# CITY OF ANGLETON

## COMPREHENSIVE PLAN ADVISORY COMMITTEE AGENDA
## CITY HALL CONFERENCE RM.,121 S. VELASCO ST. OR 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
## WEDNESDAY, JUNE 24, 2026 AT 6:00 PM

**Members |** Michelle Townsend, Sunni Weeks, Ashley Khoury, Janie Schwartz-Shaw, Andrew Heston, Tara Sartin, Regina Bieri, Gina Aguire Adams, Christi McCracken, Karen O. McKinnon, Brent Bowles, Denese Jackson, Michele Alison, Mayor John Wright, Council Member Blaine Smith, and Council Member Christiene Daniel

**NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE COMPREHENSIVE PLAN ADVISORY COMMITTEE FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING TOUR, OPEN TO THE PUBLIC, ON WEDNESDAY, JUNE 24, 2026, AT 6:00 PM, AT THE CITY OF ANGLETON CITY HALL CONFERENCE ROOM, LOCATED AT 121 S. VELASCO STREET OR 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.**

### DECLARATION OF A QUORUM AND CALL TO ORDER

### REGULAR AGENDA

1. Discussion, update and possible action on the Comprehensive Plan Draft Recommendations, Implementation Plan, and Future Land Use Plan Draft.

2. Discussion and Updates on other matters related to the GLO RCP Grant, Comprehensive Plan Update, Building and Zoning Code Update, such as scheduling of future meetings and hearings.

### ADJOURNMENT

### CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Tuesday, June 16, 2026, by 5:30 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Otis Spriggs
Otis Spriggs
Development Services Director

*Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.*

THE HEART OF BRAZORIA COUNTY ANGLETON

# AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 24, 2026

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion, update and possible action on the Comprehensive Plan Draft Recommendations, Implementation Plan, and Future Land Use Plan Draft.

**AGENDA ITEM SECTION:** Regular Agenda Item

**BUDGETED AMOUNT:** N/A **FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Ardurra and Staff will provide the CPAC with updates on the Comprehensive Plan Draft Recommendations, Goals and Objectives, the Implementation Plan, and Future Land Use Plan Draft.

**RECOMMENDATION:**

Staff recommends that the Committee receive updates on the progress of the Comprehensive Plan Draft update and process.




City of Angleton

# Comprehensive Plan Update 2027

To be updated

Rev. 5/22/26



# ACKNOWLEDGEMENTS

This 2027 Angleton Comprehensive Plan Update has been developed by the City of Angleton with the assistance of the Comprehensive Plan Advisory Committee, City staff, and the planning team of Ardurra and Community Development Strategies. This Angleton Comprehensive Plan Update is a result of invaluable input, expertise, and collaboration among many organizations and individuals. It would not have been possible without their assistance, guidance, time, and dedication.

# City of Angleton City Council

- **John Wright** - Mayor
- **Christiene Daniel** - Position 1
- **Travis Townsend** - Mayor Pro-Tem
- **Barbara Simmons -** Position 3
- **Blaine Smith** - Position 4
- **Tanner Sartin -** Position 5

# Planning and Zoning Commission

- **Regina Bieri** - Position 4
- **Andrew Heston** - Position 5
- **Jeff Roberson** - Position 7
- **Michelle Townsend** - Position 6

# Comprehensive Plan Advisory Committee (CPAC)

- **Tara Sartin** - Resident/Retired Educator) – Chairperson
- **Denese Jackson** - Angleton Better Living Corporation (ABLC) Board Member – Vice Chairperson
- **John Wright** - Mayor
- **Blaine Smith** - Council Member
- **Christiene Daniel** - Council Member
- **Andrew Heston** – Planning and Zoning Commission (P&Z) Member
- **Regina Bieri** - Planning and Zoning Commission (P&Z) Member
- **Janie Schwartz-Shaw** - Board of Adjustments
- **Michelle Townsend** – Planning and Zoning Commission (P&Z) Member
- **Sunni Weeks** - Resident/Regional Sales Manager
- **Ashley Khoury** - Small Business Owner
- **Gina Aguire Adams** – President/CEO, Brazoria County Hispanic Chamber of Commerce
- **Christi McCracken** - Angleton Independent School District (ISD)
- **Stephen Keen** - HGAC Council/Resident/Transportation Planner
- **Karen O. McKinnon**, PE - Brazoria County Engineering
- **Brent Bowles**, AIA - Brazoria County Economic Development Alliance
- **Michele Allison** - President CEO Angleton Chamber of Commerce

DRAFT

## Stakeholders and Focus Groups

- City Leadership
- Homeowners' Associations and Residential and Commercial Developers
- TxDOT
- Gulf Coast Transit District
- City Council Members
- Nonprofit and Faith-Based Organizations
- Angleton High School Student Group
- Senior Citizens










## Contributors

- Joseph R. Pace, City Manager, City of Wharton

## City Staff

- Otis T. Spriggs, AICP - Director of Development Services
- Lupe Valdez - Chief of Police and Acting City Manager
- Martha Eighme, PCED, CPC, CTE - Director of Communications and Marketing
- Jason O'Mara - Director of Parks & Recreation
- Hector Renteria – Director Public Works
- Kyle Reynolds – Assistant Director of Development Services

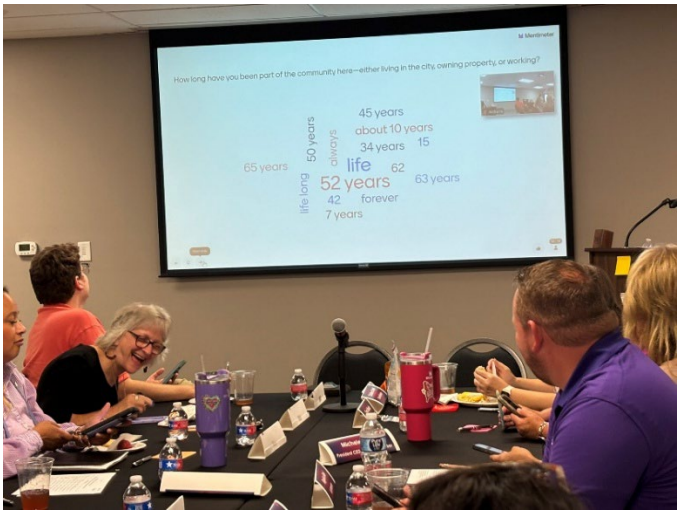
## Planning Team

- Lata Krishnarao, AICP, LEED ND, Ardurra - Planning
- Krishnaprabha Radhakrishnan, Ardurra - Planning
- Adam Eaton, Ardurra - Engineering
- Samantha Haritos - Ardurra - Engineering
- Jonathan Stanford - Ardurra - GIS Analyst
- Ty Jacobsen - Community Development Strategies

## Angleton Community

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# 1 INTRODUCTION

# 1.2 Process

The 2027 Comprehensive Plan Update for the City of Angleton was developed through extensive discussions with the city's residents regarding their aspirations for the future. This dialogue played a crucial role in shaping recommendations that align with the community's vision for their families, neighborhoods, and the city as a whole.

To begin with, an assessment of the existing conditions in Angleton was conducted. This involved a thorough analysis to establish context, including a review of current planning documents. Data was gathered on numerous factors, including population demographics, land uses, floodplains, economic conditions, market trends, and infrastructure.

Following this initial assessment, a collaborative effort was initiated to formulate a vision and recommendations for Angleton's future. This process involved engaging all stakeholders in the City and coordinating with City leadership early in the plan development. Emphasizing inclusivity, the plan ensured that residents and stakeholders were effectively engaged through a diverse outreach strategy that incorporated both traditional communication methods and modern technology, including multilingual communications. The details of the community engagement are outlined in Chapter 2 of the report.

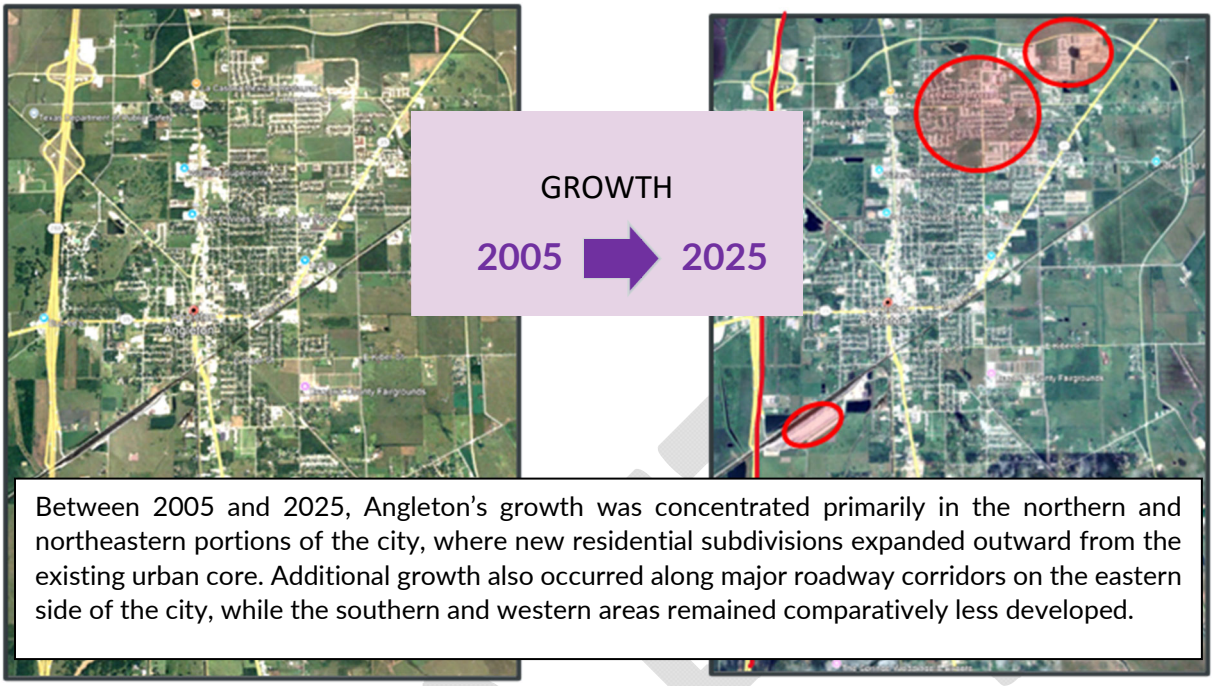


The project's work plan envisioned six (6) phases that were completed over a period of eleven months. The following flow chart describes the phases, and the activities performed in each phase.



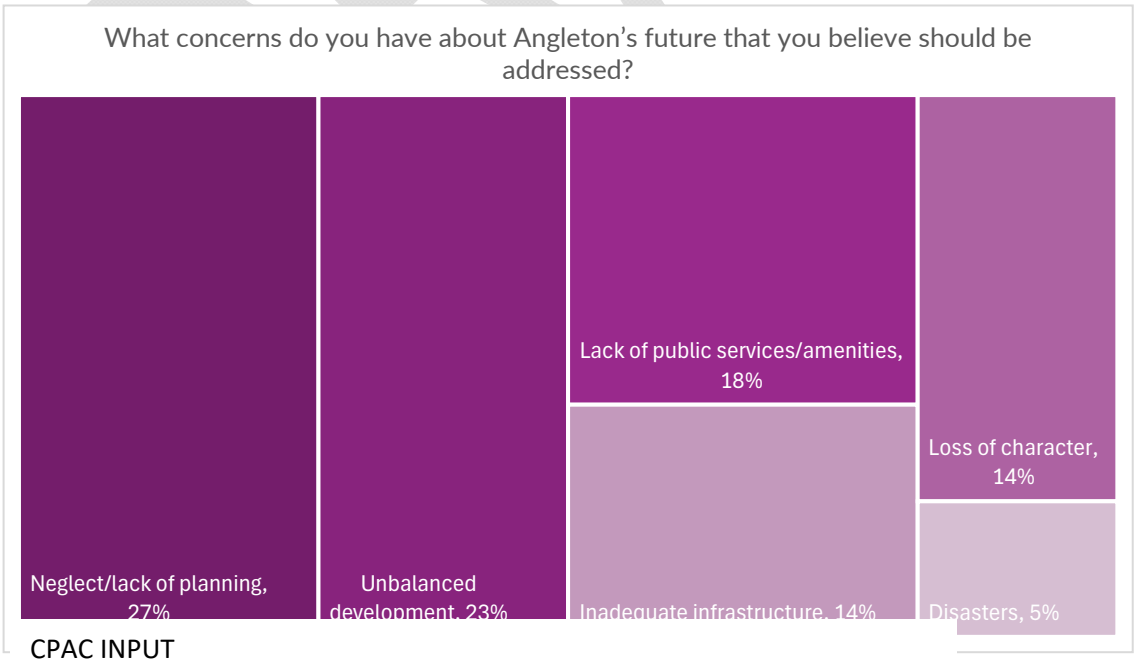

## 1.3 Why Do This Now?

Like many communities across the country, the future of the City of Angleton will be shaped by a combination of global, national, regional, and local forces. As the county seat of Brazoria County, Angleton sits at the center of a rapidly evolving regional economy. Several emerging trends, including the concentration of Fortune 1000 companies, growth in manufacturing and logistics, and continued expansion of major economic anchors such as Port Freeport and DOW's industrial operations—are reshaping development patterns throughout the county. Port Freeport's ongoing expansion is driving significant increases in freight movement, logistics activity, and supporting industrial growth. While the proximity of the DOW Chemical plant and related industrial employers also contribute to strong regional job demand and associated housing needs. Additionally, neighboring communities such as Lake Jackson are approaching full build-out, redirecting development interest and housing pressure toward Angleton. At the same time, the region is experiencing shifts in housing preferences, a diversifying younger population, increasing remote-work opportunities, and a tight labor market.




Between 2005 and 2025, Angleton's growth was concentrated primarily in the northern and northeastern portions of the city, where new residential subdivisions expanded outward from the existing urban core. Additional growth also occurred along major roadway corridors on the eastern side of the city, while the southern and western areas remained comparatively less developed.

While these trends create opportunities, they also present challenges. Without a coordinated long-range vision, incremental and unplanned development may erode Angleton's small-town character, strain transportation networks, increase flooding and drainage vulnerabilities, and place additional pressure on utilities, public services, and surrounding agricultural lands. The inevitable change and the pace of growth in surrounding areas and Brazoria County requires Angleton to proactively shape its desired future.




CPAC INPUT

The City contains significant vacant and underutilized land that represents an opportunity for strategic and high-quality development if guided by updated policies. Portions of Angleton's existing development regulations are outdated and no longer aligned with current market conditions or community expectations. The City also faces vulnerabilities to natural hazards, underscoring the need for resilient land use, stormwater, and infrastructure strategies. In addition, the availability of grant funding—including support through programs such as the GLO Resilient Communities Program—creates a timely and cost-effective opportunity to undertake this planning effort.

Now is the ideal moment for Angleton to establish a forward-thinking vision that honors its heritage while preparing for the next generation of growth. The Comprehensive Plan will help the City to develop context-sensitive and culturally appropriate solutions that protect community character, strengthen economic competitiveness, support mobility and infrastructure improvements, and enhance long-term resilience. The Plan will translate these ideas into actionable policies to guide future decisions on land use, development regulations, capital investments, and quality of the built environment which will position Angleton for a vibrant and sustainable future.

## 1.4 Plan Outline

The Plan outline follows the grant guidelines set by the General Land Office Resilient Communities Program (GLO RCP). In general, the Comprehensive Plan addresses the following components:

- Vision Statement
- Key Themes
- Community Profile
- Plan Elements
- Implementation Plan
- Future Land Use Map

The **Vision Statement** articulates the City of Angleton's values, aspirations, and sense of identity. It paints a picture of the community's desired future and serves as a unifying guide for all recommendations in the Plan. Developing this vision statement was an essential early step in preparing Angleton's Comprehensive Plan.

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The **Key Themes of the Comprehensive Plan** establish the overarching goals that express the community values and guide all policies and actions. These themes are interconnected and intended to work together to shape the direction of the Plan.

The **Community Profile** section provides historical context and major milestones in Angleton's evolution. It describes the City's demographic characteristics, economic conditions, school district, and regional context—forming the foundation for understanding current conditions and future opportunities.

**Elements of Comprehensive Plan** include Land Use and Growth, Urban Character and Development Standards, Housing and Neighborhoods, Mobility, Infrastructure, Drainage and Hazard Mitigation, Parks and Recreation, and Economic Development. For each of these elements, the Comprehensive Plan summarizes the existing conditions and findings and includes recommendations that support the Key Themes.

The **Implementation Plan** contains specific, achievable, measurable steps that need to be taken to achieve the goals and objectives of the community as expressed in the Comprehensive Plan. This section identifies the who, what, when, and how to accomplish the goals. This section of the plan provides a road map to the City Council for adopting ordinances, resolutions, programs, and other policies and allocating resources to fulfill the community's vision.

The **Future Land-Use Map** illustrates future desired land-use classifications and locations, both within the City limits and the Extra Territorial Jurisdiction (ETJ).

## 1.5 Authority for Plan

In the State of Texas, cities are legally empowered to create a Comprehensive Plan under Chapter 213 of the Texas Local Government Code (LGC). This chapter authorizes a community's governing body to "adopt a comprehensive plan for the long-range development of the municipality."

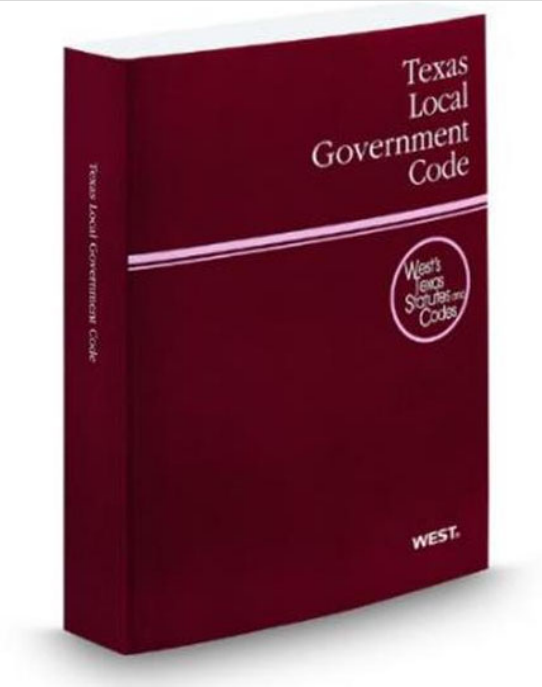
The primary purpose of a Comprehensive Plan is to promote orderly and effective development while ensuring the public's health, safety, and general welfare. Under Chapter 213, a city has full authority to determine the content, scope, and design of its Comprehensive Plan. Although the statute identifies land use, transportation, and public facilities as core areas of focus, a Comprehensive Plan may address any additional issues that reflect the community's priorities and long-term needs.

Importantly, a Comprehensive Plan is not a regulatory document. In Angleton, zoning and development decisions are implemented through the City's adopted codes—such as the Land Development Code (UDC), zoning regulations, subdivision standards, and other ordinances.

In addition, Section 211.004 of the Texas Local Government Code requires that zoning regulations be adopted "in accordance with a comprehensive plan." This statute establishes the Comprehensive Plan as the legal and policy basis for zoning decisions in Texas cities.

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The Comprehensive Plan provides the policy foundation for these regulatory tools but does not regulate development on its own. Its recommendations only become enforceable when the City adopts or updates regulations, programs, or policies to implement them.




For Angleton, this means that future updates to zoning districts, development standards, subdivision regulations, and other land-use tools must align with the vision, goals, and land-use direction set forth in the Comprehensive Plan. While the Plan itself is not regulatory, it ensures that zoning actions remain consistent, legally defensible, and supportive of the community's long-term vision.

## 1.6 City Limits and Extraterritorial Jurisdiction

A city's Extraterritorial Jurisdiction (ETJ) is the unincorporated area contiguous to its corporate boundaries—a buffer area located just outside the city limits. In 1963, the Texas Legislature granted municipalities limited authority within their ETJs to ensure orderly growth and prepare for future service and annexation boundaries. According to Section 42.001 of the Texas Local Government Code, it is the policy of the state to designate ETJs "to promote and protect the general health, safety, and welfare of persons residing in and adjacent to municipalities."

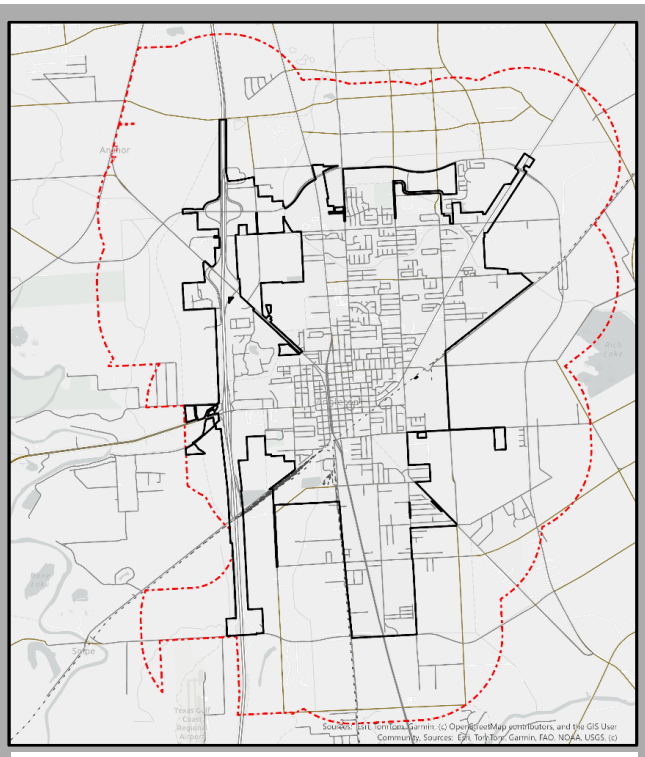
ETJs allow cities to regulate certain aspects of development outside their official boundaries—primarily related to platting, subdivision regulations, and infrastructure standards—even though municipalities are not required to provide services such as drainage, utilities, or emergency response in these areas. Land within Angleton's ETJ is subject to the City's subdivision and

development standards, which helps ensure that new development occurring just outside the city limits does not adversely impact Angleton's long-term growth, infrastructure capacity, or fiscal health.

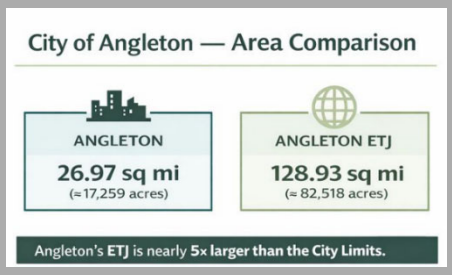
Recently, several state laws have been enacted that affect municipal authority over land use and development decisions both within city limits and in the ETJ. As these legislative changes continue to evolve, it will be important for Angleton to closely monitor new requirements and adjust policies and strategies accordingly to protect community interests and maintain responsible growth practices.

In Texas extraterritorial jurisdictions (ETJs), municipalities regulate how land is subdivided and serviced rather than how it is used. Although cities do not have authority to impose zoning or direct land use controls in the ETJ, Chapter 42 of the Texas Local Government Code authorizes municipalities to guide development through the platting process. This includes establishing infrastructure standards and utility extension policies that promote orderly and efficient growth.

In addition, municipalities retain the authority to enforce regulations that protect public health and safety, including the abatement of nuisances and mitigation of conditions that pose risks to the community. Cities may also utilize development agreements as a regulatory tool, particularly when developers seek flexibility and long-term certainty. These agreements allow municipalities to secure upfront commitments related to infrastructure provision and development standards while providing predictability for both parties.



CITY LIMITS AND ETJ




**Development agreements**, consistent with Texas Local Government Code Chapter 212, are used to guide growth and development within the Extraterritorial Jurisdiction (ETJ). Development agreements serve as a collaborative tool between the City and landowners to establish clear expectations for land use, infrastructure provision, and development standards in areas where zoning authority does not apply. Through these agreements, the City ensures that new development aligns with the Comprehensive Plan, supports orderly growth, and provides adequate public infrastructure, while also offering developers predictability, flexibility, and long-term certainty.

# 1.8 Existing Framework

As part of the Comprehensive Plan process, the City of Angleton's previous planning efforts and adopted planning documents were reviewed to understand the policy framework that guides current development and their implications for the Comprehensive Plan update. As assessment of existing documents is included in Appendix XXX.

These documents include:

***Regulatory Documents***

- ***Zoning Ordinance*** *– Regulates permitted uses, zoning districts, development standards, and site design requirements within the City of Angleton.*
- ***Land Development Code / Unified Development Code (UDC)*** *– Contains subdivision regulations, infrastructure standards, platting requirements, and other development procedures.*
- ***Code of Ordinances*** *– Includes additional regulations that influence growth, development, public safety, and community character.*

Will be updated with staff input and additional documents that may have been adopted

***Adopted Plans and Studies***






Add caption

# 2 COMMUNITY ENGAGEMENT

# 2.1 Overview

The 2027 Comprehensive Plan Update Community engagement is about listening to people and planning alongside them. It means creating meaningful opportunities for residents, stakeholders, and community partners to share their ideas, experiences, and priorities—and ensuring those voices help shape decisions about the future of their community.

When planning is guided by the people it serves, it builds trust, strengthens transparency, and leads to plans that better reflect everyday needs and lived experiences. By welcoming diverse perspectives, community engagement supports decisions that are more equitable, responsive, and widely supported. To make participation accessible and inclusive, the Comprehensive Plan process in Angleton used a tailored engagement approach developed with City officials and staff, combining both traditional and creative communication methods. The goal was to reach a wide cross section of the community where they are and in a manner that they were comfortable with.

**Community voices shape better plans.**

**Planning with people, not just for them—every step of the way.**

**City Council**

- Work Session 1 - 5/27/25
- Work Session 2 – 11/18/25

**CPAC**

1. Kick-off Meeting 7/31/25
2. Findings 10/15/25
3. City Tour 1/14/26
4. Add - XXX
5. Add - XXX

Community Events

- Angleton Market Days - August 2025
- Angleton Market Days - November 2025
- Heart of Christmas - December 2025

# 2.2 Listening to Angleton: How Community Input Shaped the Plan

A Community Engagement Plan (CEP) was developed in close coordination with City staff to guide an open, inclusive, and people-focused planning process (see Appendix XXX). Community engagement began in July 2025 and continued for approximately eight months, creating multiple opportunities for residents, business owners, and stakeholders to share their ideas and experiences.

The Community Engagement Plan (CEP) established a structured approach to ensure proactive public involvement and effective integration of stakeholder and community input into the planning process. It outlined strategies, tools, and activities for outreach and engagement, and was refined as needed throughout the project.

Community engagement was carried out as a collaborative effort between the Ardurra team and City staff. Ardurra supported staff in facilitating stakeholder meetings, advisory committee sessions, public workshops, and other engagement activities. The team developed agendas, outreach materials, presentations, boards, handouts, and reports in digital and printable formats. The City utilized its communication channels to promote engagement opportunities, assist with meeting logistics, and distribute public notifications.

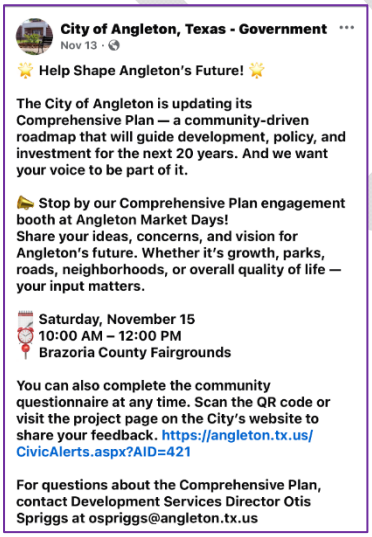


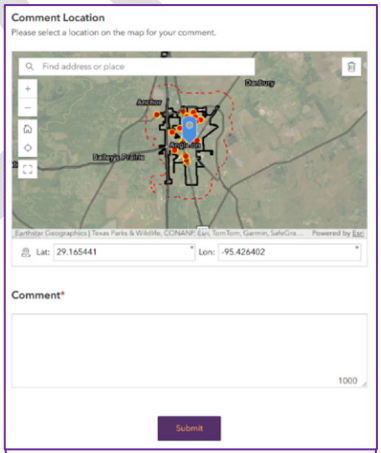
A range of outreach materials was produced to promote participation, including flyers, yard signs, and large QR code displays. Materials were provided in both digital and print formats, and engagement activities included age-appropriate giveaways and activities to encourage participation across all demographics. To support inclusivity, key materials were prepared in English and Spanish, and bilingual staff were present at public events to facilitate participation.

**Multiple engagement activities** were conducted throughout the project. A project website was maintained by the City as a central hub for information, including surveys, materials, and updates. The community input was collected continuously via activities at popup events, SurveyMonkey online questionnaire, and interactive maps and City website. Engaging with stakeholders enabled discussions regarding city-wide or specific aspects with individuals and groups.

**Work sessions** were held with City Council, Planning and Zoning Commission, and other stakeholders at key milestones to present project updates and gather feedback. These sessions included interactive tools such as live polling, mapping exercises, and group discussions.

**Stakeholder engagement** was conducted through interviews and focus groups with key community representatives, including local leaders, organizations, developers, and City officials. Up to ten meetings were conducted to gather detailed input on issues and opportunities.

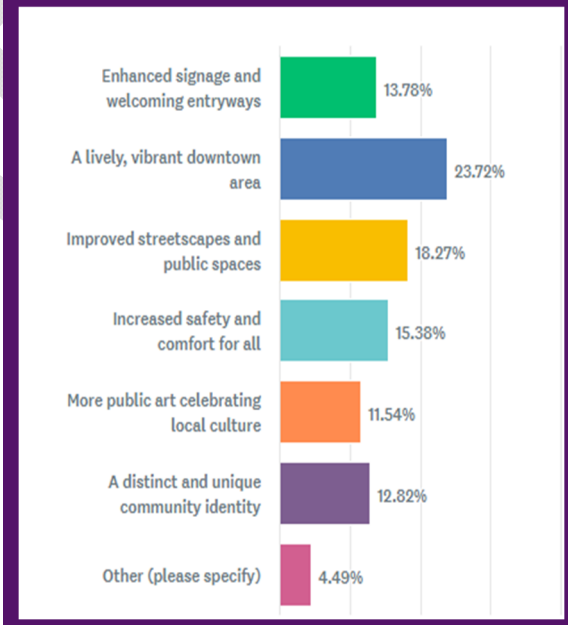



**Interactive GIS Map**

Stakeholder Involvement

- City Council Members
- City Leadership
- Homeowners' Associations
- Residential and Commercial Developers
- TxDOT
- Gulf Coast Transit Representative
- Nonprofit and Faith-Based Organizations To be updated
- Student Group
- Senior Citizens




**Character and Image**

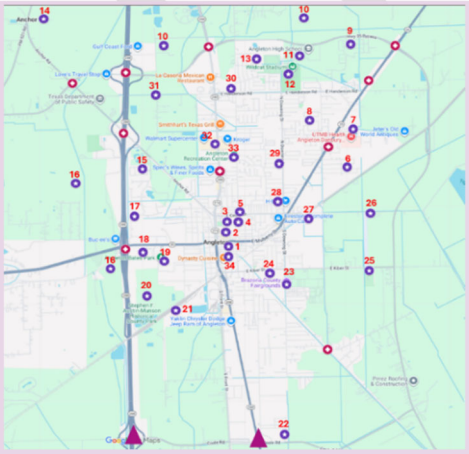
## Comprehensive Plan Advisory Committee

The Comprehensive Plan Advisory Committee (CPAC), appointed by the City Council, brought together a diverse group of residents, local business owners, organizational leaders, and public-sector partners. Representing a broad cross-section of the community.

CPAC members played a key role in reaching different parts of the community and championed the engagement process by encouraging participation and supporting the goals of the community engagement activities.

CPAC members met at key milestones throughout the planning process to share local knowledge, identify community assets and challenges, and articulate aspirations for the future.

The Committee played an active role in shaping the plan by reviewing draft ideas and recommendations, offering constructive feedback, and serving as ongoing partners in guiding the planning process from visioning through plan development.



BUS TOUR ROUTE MAP



CPAC MEETING 1



CPAC MEETING 2



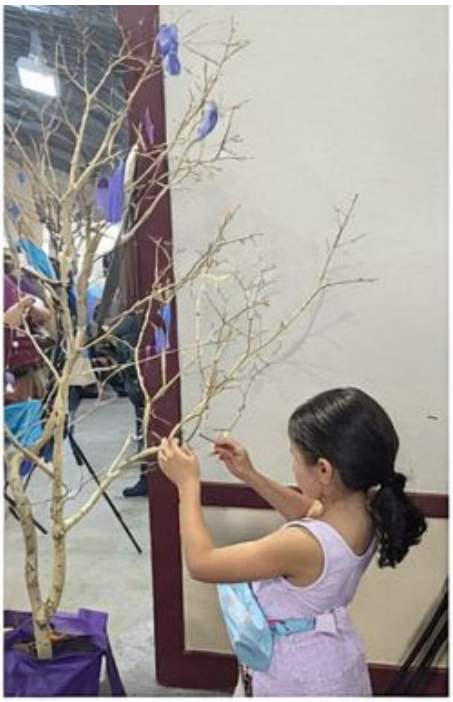
CPAC MEETING 2



CPAC BUS TOUR

**Community workshops** were held at two Angleton Market Days to engage the broader public. These in-person events included interactive stations, presentations, and opportunities for feedback on existing conditions, visioning, and draft recommendations. Workshops were also conducted as pop-up events at community gatherings such as Heart of Christmas and XXX to increase outreach.

At the conclusion of the engagement process, a **Community Engagement Summary Report** was prepared. The report documented all engagement activities, summarized input received from surveys, meetings, and workshops, and demonstrated how community feedback informed the final recommendations. It also included supporting materials such as photographs, presentation content, and other graphic displays. This report is included as Appendix XXX.











ANGLETON MARKET DAYS – AUGUST 2025

VISION TREE, PIN MAP EXERCISE, SWOT ANALYSIS BOARD

## 2.3 Takeaways

Community input emphasized preserving the **small-town feel, strengthening downtown, support small businesses, improving walkability, expanding shopping options, enhancing parks and recreation, promoting economic resilience, preparing for industrial development, and addressing housing affordability**. These themes that evolved from the extensive community engagement informed the vision, guiding principles, and recommended strategies.

- **106 + Survey Responses**
- **16,000 + Data Points**

(As of 02/26/25)

Summary of Responses – Community Voices

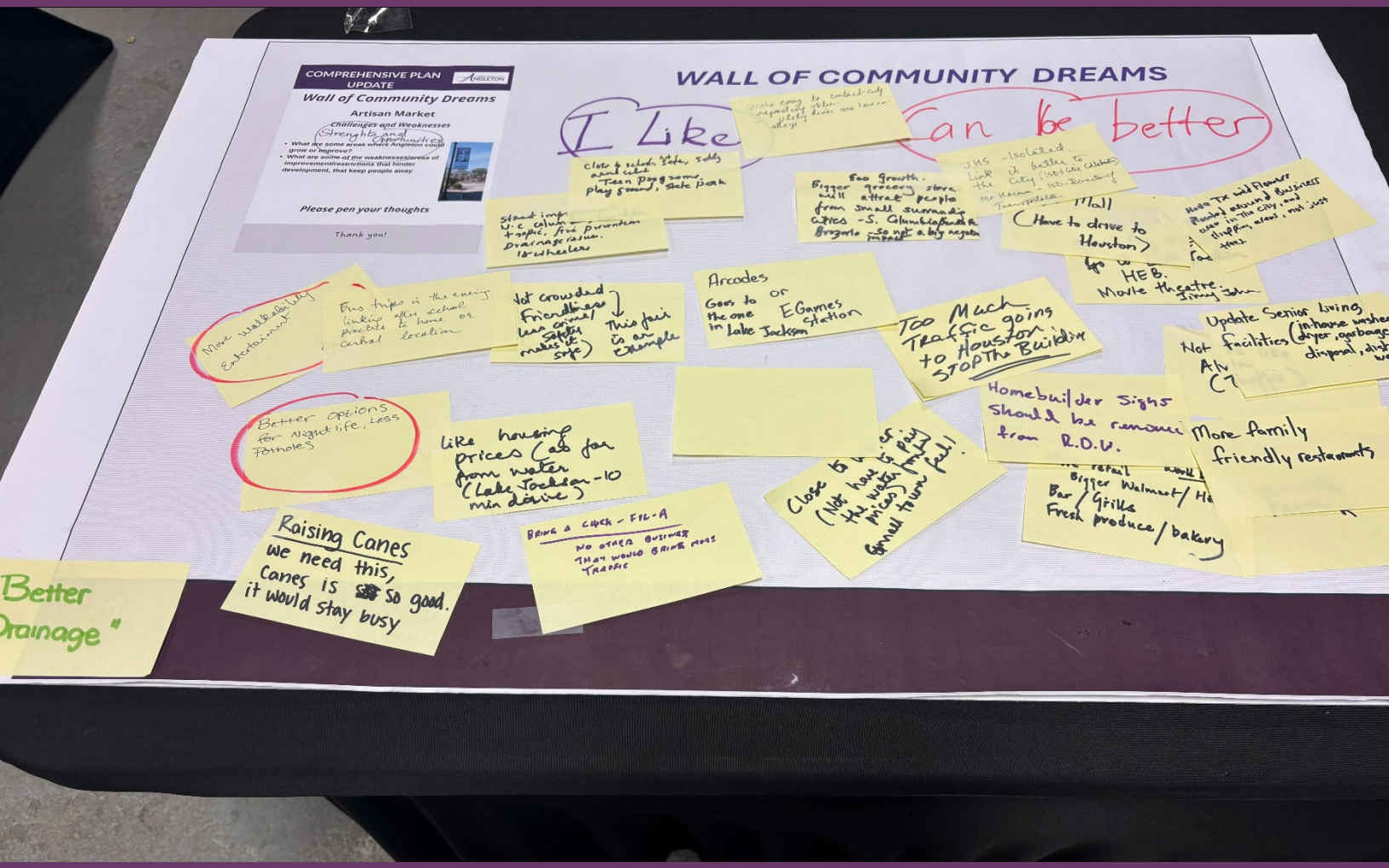
### *COMMUNITY VOICES*

*"More small business and a unique small town feel"*

*""More community parks, walkable & safe downtown. Clean up neighborhoods"*

*"Aging school facilities replaced, improvements in drainage, street improvements ( particularly Henderson), people shopping locally"*

*""Community Event Center, more grocery stores, bike trails and sidewalks throughout city."*




# 3

# VISION & GUIDING PRINCIPLES

Rev. 5/22/26

# 3.1. Vision Statement

The Vision Statement articulates the City of Angleton's values and aspirations for the community and paints a picture of the desired future. The Vision statement is future-oriented and serves as a bedrock on which long-term decisions are built. Developing a vision statement was an essential early step in creating the Comprehensive Plan.

A **Vision Statement** was developed with input gained from input received from the City Council, CPAC, and public engagement.

## Vision Statement

**Angleton, the Heart of Brazoria County, will be a resilient and welcoming community that honors its rich history and small-town character while supporting balanced growth, vibrant neighborhoods, natural beauty, and a thriving city center that enhances quality of life for generations to come**

.

Key words from other responses

- Rich history
- Small-town character
- Natural beauty
- Inclusive
- Welcoming
- Educational opportunities
- Enhance quality of life for all residents




THEMES FROM THE CPAC EXERCISE

# 3.2. Guiding Principles

The Guiding Principles establish overarching themes that reflect the vison of the community, express the values of the Plan, and apply to all policies and actions. These principles are not intended to stand alone, but to be used in concert with one another and to carry across the Comprehensive Plan as a whole. The Guiding Principles will inform City's future as a sustainable, equitable, inclusive, and healthy community for residents and visitors alike. The Guiding Principles aim to accommodate anticipated growth goals.

Shaped through conversations, workshops, and active engagement with citizens, stakeholders, and city leaders, these Guiding Principles captured the shared spirit and priorities of the community.

The Guiding Principles outlined below reinforce the priorities established by the City Council during the kickoff meeting early in the process.

Each Guiding Principle was brought to life through Goals for each component of the Plan, with Objectives that translated these aspirations into measurable outcomes, and Strategies that outlined the specific actions, programs, and initiatives needed to achieve them.

Together, this interconnected framework creates a clear path from community input to practical results, ensuring that every recommendation in the Comprehensive Plan is not just a policy but a reflection of the shared vision, energy, and spirit of the people of Angleton.




### *Community Voices*

*"Small-town feel and sense of community – strengths"*

*"Housing diversity, neighborhood preservation, large lots, walkability"*

*"Economic development, concern about unbalanced or unplanned growth"*




DRAFT

# Council Priorities

(Set by the City Council in May 27, 2025 meeting)

**Strengthen Economic Development & Industrial Growth**

- Commercial & industrial dev.
- Local job opportunities
- Tax base & local sales tax revenue
- Long-term fiscal sustainability
- Business attraction & economic investment

**Infrastructure Planning & Management**

- Streets & overall transportation connectivity
- Drainage infrastructure
- Water & wastewater capacity
- Key projects, including Henderson Rd.
- Infrastructure investment to support

**Preserve Small-Town Character & Community Identity**

- Small-town feel & sense of community
- Neighborhood character as growth occurs
- Beautification & attractive public spaces
- City's unique identity ("Purple")
- Future development with distinctiveness

**Plan Responsibly for Growth in the City & ETJ**

- Thoughtful & well-managed development
- Large lot residential development
- Coordinate planning within the ETJ
- High-density housing concerns
- Infrastructure capacity & long-term service planning

**Promote Fiscal Responsibility & Effective Governance**

- Transparent & responsive leadership
- Practical, forward-looking Plan
- Sound fiscal planning & budget management
- Promised bond projects
- Public trust through responsible financial stewardship

# Guiding Principles

(Derived from all Community input)

**Preserve Angleton's Small-Town Character and Identity**

**Promote Balanced and Sustainable Growth**

**Promote Fiscal Responsibility & Effective Governance***

**Strengthen Neighborhoods and Expand Housing Choices**

**Invest in Connected Infrastructure and Mobility**

**Create Vibrant Places and Enhance Quality of Life**

# 3.3. Goals, Objectives, and Strategies

In a Comprehensive Plan, goals are broad, outcome-oriented statements that define what a community aims to achieve over the long term. They translate the community's vision into clear directions for future growth, development, and quality of life. Guiding Principles inform and shape the development of Goals. While principles articulate what matters most, Goals define what the community intends to accomplish in response to those priorities. Each Goal should align with one or more guiding principles, ensuring that the plan remains consistent with the community's values.

## Goals

### LU
**Land Use and Growth**

Guide balanced and coordinated growth that supports economic vitality, protects neighborhoods, and promotes efficient land use patterns.

### HN
**Housing and Neighborhoods**

Provide diverse, high-quality housing options while preserving stable and attractive neighborhoods.

### UC
**Urban Character**

Enhance Angleton's identity as the Heart of Brazoria County through attractive design, revitalized corridors, and vibrant public spaces.

### TM
**Transportation and Mobility**

Develop a safe, connected, and multimodal transportation system that improves mobility for residents, businesses, and visitors.

### ID
**Infrastructure and Drainage**

Provide reliable and resilient infrastructure systems that support existing residents and future growth.

### RS
**Resiliency and Sustainability**

Strengthen Angleton's ability to withstand environmental, economic, and disaster-related challenges.

### PR
**Parks, Recreation, Open Space and Cultural Activities**

Expand access to parks, recreation, and cultural amenities that promote health, community interaction, and quality of life.

### ED
**Economic Development**

Strengthen Angleton's economy through job creation, business attraction, and a vibrant local commercial environment.

The Objectives & Strategies for each Goals are included in the corresponding chapters.



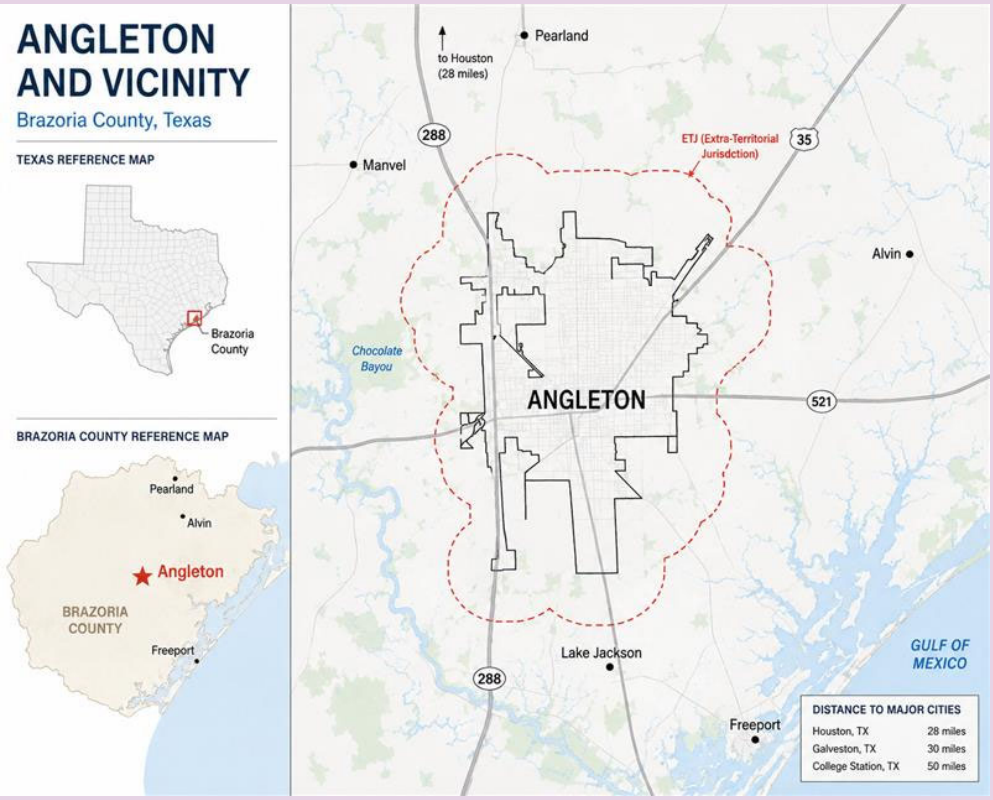

STOREFRONT IN ANGLETON DOWNTOWN

# 4 COMMUNITY SNAPSHOT

Rev. 5/29/2026

# 4.1. Overview

The City of Angleton is located 30 miles south of Houston and 15 miles north of the Gulf of Mexico in the geographic heart of Brazoria County. Angleton lies approximately 10 miles north of Lake Jackson and 25 miles south of Pearland. The city is served by several major roadways, including State Highway 288, which runs north–south along the western edge of the city, and State Highway 35, which passes through the community in a northeasterly direction. The SH 288 Business overpass provides direct access to both the Houston metropolitan area and the Brazosport region. The Texas Gulf Coast Regional Airport is located three (3) miles south of Angleton, and William P. Hobby Airport is approximately 35 miles to the north. This strategic location that includes the Brazoria County Courthouse positions Angleton as the civic and governmental center of Brazoria County and an important hub between Houston, Port  Freeport, and the Gulf Coast.




*ANGLETON & VICINITY*

Angleton's historic downtown surrounds the Brazoria County Courthouse and features a mix of civic buildings, local businesses, and traditional storefronts that reflect the city's late-nineteenth-century origins. Tree-lined residential neighborhoods radiate outward from downtown, transitioning to suburban subdivisions and commercial corridors along major roadways. Beyond the city limits, the landscape shifts to agricultural lands, drainage ways, and emerging master-planned communities within the extraterritorial jurisdiction.

Regional destinations such as the Brazoria County Fairgrounds, the Angleton Recreation Center and Sports Complex, and nearby access to the Brazos River corridor draw visitors from across the region and the county.

Like many Gulf Coast communities, Angleton has been affected by significant storm events, including Hurricane Harvey (2017) and Hurricane Beryl (2024), highlighting the importance of resilient infrastructure and flood-mitigation planning.

# 4.2. History of Angleton

**Early Settlement and Impact**

Long before Angleton became known as the "Heart of Brazoria County," this area played a central role in early Texas history. In 1821, Stephen F. Austin—later celebrated as the "Father of Texas"—led his colony of 300 settlers to lands that would become modern-day Angleton, marking one of the first organized Anglo settlements in Texas. For decades the region remained largely rural, characterized by ranching, farming, and scattered homesteads tied to the fertile coastal prairie and the Brazos River watershed.

**Founding of Angleton and the Railroad**

Angleton emerged from the expansion of the railroad. In 1890, developers Faustino Kiber and Lewis Bryan acquired land to extend the Velasco Terminal Railway north from the port community of Velasco. They laid out a townsite and named it Angleton in honor of the wife of George Angle, general manager of the railway. A post office was established in 1892, signaling the community's growing permanence.

The railroad quickly made Angleton a focal point for trade and travel. Its central location within Brazoria County led citizens to vote in 1896 to relocate the county seat from Brazoria to Angleton. The Brazoria County Courthouse was completed in 1897, and the town's first school opened the same year, establishing Angleton as the civic heart of the county.

**Incorporation and Community Building**

The early twentieth century brought steady growth as merchants, farmers, and professionals settled near the courthouse square. Angleton was incorporated in 1912, and electrical service followed soon after, supporting new businesses and residential expansion.







ANGLETON (CIRCA 1940)

Agriculture, oil related industry, and county government formed the backbone of the local economy, while the railroad continued to connect Angleton to regional markets.

Civic and social life flourished in the young community. Residents organized amateur theatricals, ice cream suppers to support churches, and a "reading and rest room" created by local women to provide a welcoming place for farmers' families while business was conducted in downtown. A volunteer fire department was established and remained a cornerstone of public safety for decades. Baseball became a beloved pastime, with special trains carrying fans to out-of-town games. Community organizations such as the Angleton Embroidery Club (founded 1923) reflected a strong tradition of volunteerism. The local newspaper editor, W.F. Reed, organized a community band in 1907 that performed throughout the Houston–Galveston region and became a source of civic pride.

**Growth, War, and Regional Identity (1940–1969)**

Angleton originally developed as a trade center for agriculture—supporting cotton, corn, truck farming, cattle, rice, and soybeans. The economic landscape shifted in 1940 when Dow Chemical located a major facility in nearby Freeport, launching Brazoria County's petrochemical era. Angleton increasingly served as a banking, professional, and distribution center for the expanding industrial corridor while retaining its agricultural base.

The Brazoria County Fairgrounds has evolved from its original fair site into a premier 120-acre regional venue that hosts the largest county fair in Texas and a wide range of community, cultural, and economic events throughout the year. During World War II, the fairgrounds were temporarily converted for federal use—first as a prisoner-of-war camp and later as a U.S. Signal Corps radar base—illustrating Angleton's contribution to national defense.




CHERISHED TRADITIONS – BRAZORIA COUNTY FAIR PARADE




UTMB HEALTH ANGLETON DANBURY CAMPUS

**Diversification and Suburban Expansion (1970–2000)**

As Brazoria County industrialized, Angleton evolved from a small courthouse town into a diversified service center. New neighborhoods, schools, and commercial corridors emerged, and the city strengthened its role as the county seat and governmental hub. Healthcare became a defining component of the local economy, particularly with the growth of the Angleton-Danbury hospital and its transition to the UTMB Health Angleton Danbury Campus in 2014, which expanded emergency, specialty, and outpatient services for central Brazoria County. Banking, healthcare, education, and professional services expanded alongside manufacturing employment in the Freeport–Lake Jackson area. Community traditions—including the county fair, market days, youth sports, and civic clubs—continued to anchor local identity.

**Resilience and Modernization (2001–2025)**

Entering the twenty-first century, Angleton has balanced growth with preservation of its small-town character. Investments in parks, the recreation center, downtown revitalization, and public facilities have enhanced quality of life. The city has also faced significant challenges from Gulf Coast storms, most notably Hurricane Harvey (2017) and Hurricane Beryl (2024), which reinforced the need for resilient infrastructure and improved drainage. Initially, it served as a trade center for surrounding agricultural production, including cotton, corn, truck farming, cattle, rice, and soybeans. While these roots remain part of the community's identity, the economic base has diversified over time.




**Angleton Today**

From its roots as the land settled by Stephen F. Austin, to its position as County Seat and its role as a trade and distribution hub across changing economic eras, Angleton has always played a central role in the life of Brazoria County—truly living up to its title of "The Heart of Brazoria County." Today that legacy continues through a growing and diverse community that values both progress and tradition. Events such as Angleton Market Days showcase this spirit by supporting local artisans, and small businesses, promoting downtown and creating new pathways to entrepreneurship. As the City experiences continued development and population growth, its historic character, civic pride, and community traditions remain at the core of its identity, guiding Angleton into the next generation.

# Historic Milestones

IN THE HISTORY OF ANGLETON



**1821 - Austin Colony Settlement**

Lands that would become Angleton are settled as part of Stephen F. Austin's First Colony (Old 300).



**1890 - Founding of Angleton**

Established along the Velasco Terminal Railway.



**1896 - County Seat Relocation**

Angleton becomes the county seat of Brazoria County.

**1912 - Incorporation as a City**

Angleton residents vote to incorporate.



**1940s Industrial Era & Wartime Use of Fairgrounds**

Dow Chemical opens in Freeport as a POW camp set up at fairgrounds during WWII.



**2014 - UTMB Angleton Danbury Campus**

Local hospital joins UTMB Health system, expanding emergency and specialty services.



**2017 & 2024 Major Storm Events**

Impact of Hurricane Harvey (2017) and Hurricane Beryl (2024).

**2014 - UTMB Angleton Danbury Campus**

Local hospital joins UTMB Health system, expanding emergency and specialty services.

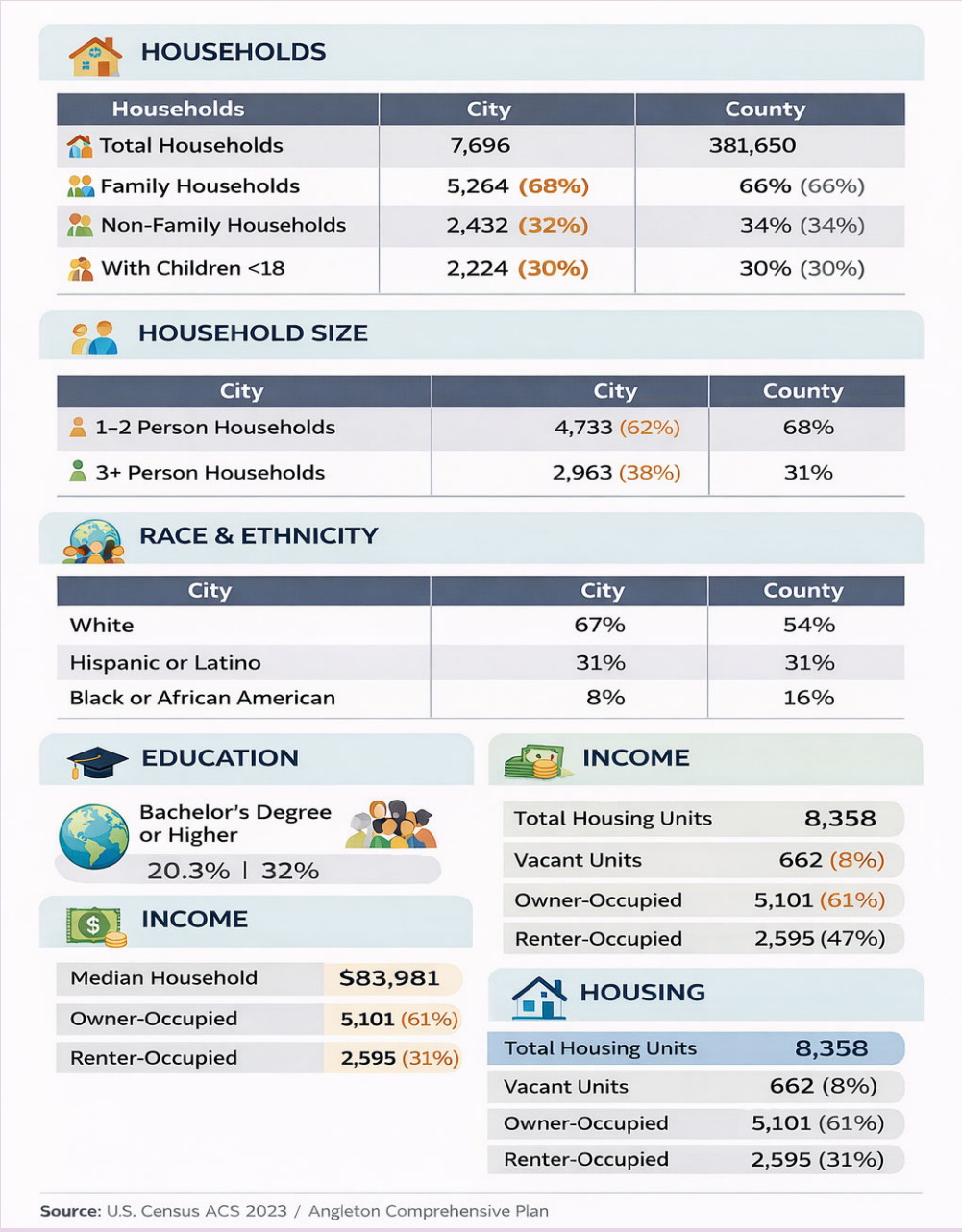


**2020s Downtown Revitalization & Community Renaissance**

Expansion of Angleton Market Days and support for local artisans.

# 4.3. Demographics

The Comprehensive Plan guides the future development of Angleton and, in doing so, shapes the daily lives of its residents, businesses, and neighborhoods. To ensure the plan reflects community needs and opportunities, it is developed through an inclusive public process grounded in reliable data. Among the most essential data are demographics, the characteristics of Angleton's population and how they have changed over time. Understanding population trends, household composition, age, income, and housing conditions, together with Angleton's history and current growth patterns, help anticipate future needs, inform policy decisions, and measure progress toward community goals. A snapshot of Angleton's key demographic indicators is summarized in the table that follows:



**HOUSEHOLDS**

| Households | City | County |
|---|---|---|
| Total Households | 7,696 | 381,650 |
| Family Households | 5,264 (68%) | 66% (66%) |
| Non-Family Households | 2,432 (32%) | 34% (34%) |
| With Children <18 | 2,224 (30%) | 30% (30%) |

**HOUSEHOLD SIZE**

| City | City | County |
|---|---|---|
| 1–2 Person Households | 4,733 (62%) | 68% |
| 3+ Person Households | 2,963 (38%) | 31% |

**RACE & ETHNICITY**

| City | City | County |
|---|---|---|
| White | 67% | 54% |
| Hispanic or Latino | 31% | 31% |
| Black or African American | 8% | 16% |

**EDUCATION**

Bachelor's Degree or Higher
20.3% | 32%

**INCOME**

| | |
|---|---|
| Median Household | $83,981 |
| Owner-Occupied | 5,101 (61%) |
| Renter-Occupied | 2,595 (31%) |

**INCOME**

| | |
|---|---|
| Total Housing Units | 8,358 |
| Vacant Units | 662 (8%) |
| Owner-Occupied | 5,101 (61%) |
| Renter-Occupied | 2,595 (47%) |

**HOUSING**

| | |
|---|---|
| Total Housing Units | 8,358 |
| Vacant Units | 662 (8%) |
| Owner-Occupied | 5,101 (61%) |
| Renter-Occupied | 2,595 (31%) |

**Source:** U.S. Census ACS 2023 / Angleton Comprehensive Plan

Graphics may be updated

## Historic Population

Angleton's population history reflects several distinct eras of growth. Prior to the 1970s, the **city's most dramatic expansion occurred between 1930 and 1950**, when Angleton grew by 93 percent (1930–1940) and 115 percent (1940–1950), far outpacing Brazoria County, Houston, and the state. This period reflects Angleton's early role as a civic and agricultural center and the post-war economic boom across the Gulf Coast.

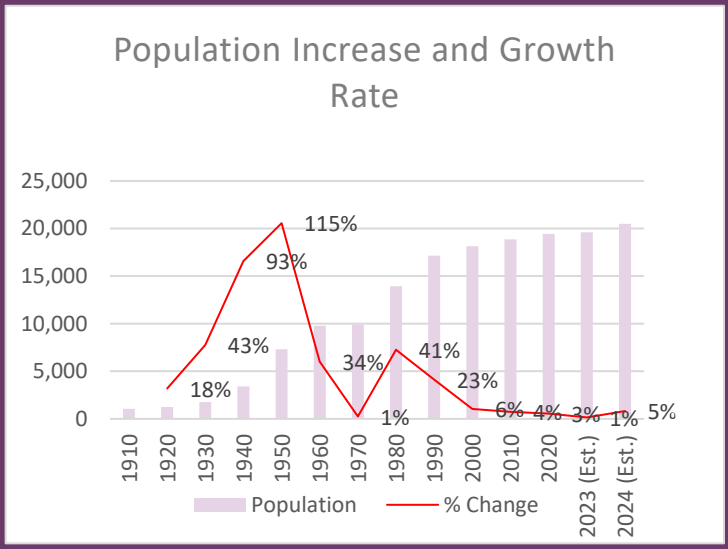
Between 1940 and 1950, Angleton more than doubled in size, growing 115 percent from 3,399 to 7,312 residents, followed by another strong 34 percent increase from **1950 to 1960** (7,312 to 9,770).

Growth slowed in the 1960s, and between **1960 and 1970**, Angleton grew by only 1 percent (9,770 to 9,906). During this time Brazoria County expanded by 42 percent, signaling that regional growth was beginning to concentrate outside the city limits.

Angleton rebounded in the **1970–1980** decade with 41 percent growth, paralleling Brazoria County's 57 percent surge tied to petrochemical expansion and suburbanization, though still below the countywide pace.

Growth then moderated significantly; from **1990 to 2010**, when the population rose only 10.1 percent (17,140 to 18,862). From 2010 to 2020, **Angleton grew by 3 percent, compared with 19 percent in Brazoria County and 25 percent statewide, underscoring a widening gap between the city and the rapidly growing county context.**

While Angleton transitions from an early high-growth community to a more mature, incremental growth pattern, Brazoria County has emerged as a major regional growth engine influenced by Port Freeport, SH 288, and Houston-area employment dynamics.




DEMOGRAPHIC CHANGES

*DEMOGRAPHIC CHANGES*

## Race and Ethnicity

As illustrated below, Angleton's demographic profile closely parallels that of Brazoria County, though several meaningful differences emerge. The median age is identical (36.5 years), and the share of residents identifying as Hispanic or Latino is the same at 31 percent, reflecting a broadly similar cultural composition.

Angleton also shows lower overall diversity (58 percent Diversity Index) than Brazoria County (68 percent) and slightly lower levels of higher educational attainment. About 54 percent of Angleton residents have some level of post-secondary education, compared to 64 percent in the county, though the city has a slightly higher share of technical or associate degree holders (34.1 percent vs. 32.3 percent).

| Parameter | City of Angleton | Brazoria County |
|---|---|---|
| Median age | 36.5 | 36.5 |
| Population. 65+ | 18% | 13% |
| Population 46-64 | 28% | 32% |
| Hispanic or Latino | 31% | 31% |
| Diversity Index | 58% | 68% |
| Education | • Some level of higher education - 54.4%<br>• Technical/associates degree – 34.1% | • Some level of higher education - 64.4%<br>• Technical/associates degree - 32.3% |
| Median household size | 2.5, 29% have children<18 years, 33% is two-person households | 2.8 persons |
| Median household income (annual) | $84,000, 42% earns>$100,000 | $95,000 |

## Age and Income

Both Angleton and Brazoria County have relatively young populations, with a median age of approximately 36.5 years. **However, Angleton has a larger share of older adults—about 18 percent of residents are age 65 and over, compared to 13 percent in Brazoria County—indicating a somewhat more established population base.**

**The median household income in Angleton is $84,000**, and approximately 42 percent of households earn more than $100,000 annually. While this reflects a solid middle-income community, incomes in Angleton remain below the Brazoria County median of $95,000.

### Property Value and Ownership

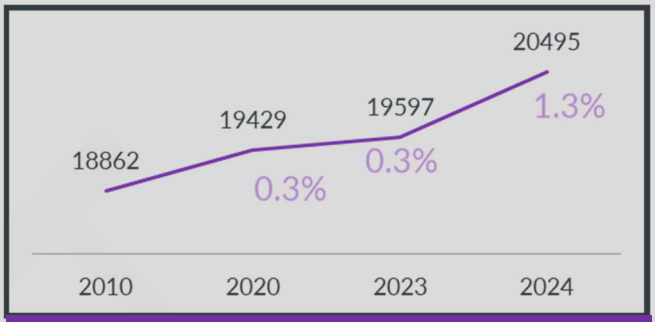
Angleton's median home value is $238,400 according to 2024 ACS 1-Year Supplemental Estimates, which is below the Texas median ($260,400) and substantially lower than the U.S. median ($303,400).

Angleton has a close-to-average home-owner population, with 61 percent of housing units being occupied by homeowners, which is only slightly less than the Texas rate average (63 percent) as well as the national average (66 percent).

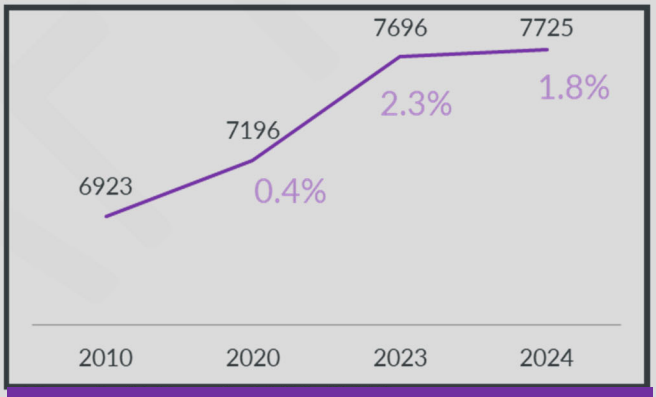
Household growth is at a higher rate than population growth. **Newer families are moving in with a smaller household size.**

## Commute

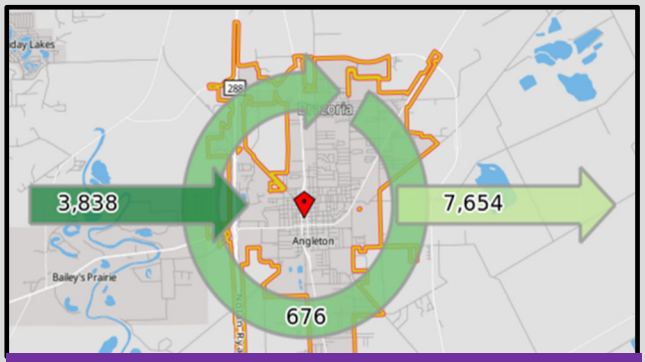
Angleton has a highly mobile workforce, with approximately 92 percent of residents commuting outside the city for employment. At the same time, 85 percent of jobs located in Angleton are filled by workers who live elsewhere, reflecting a significant in-commuting pattern. The city's primary employment concentrations are found in downtown Angleton, northeast Angleton, and northern Angleton along the SH 288/SH 35 corridors, where commercial,




*POPULATION GROWTH (2010-2024)*




*HOUSEHOLD GROWTH (2010-2024)*




*COMMUTING PATTERNS*

institutional, and service uses are clustered and provide regional job opportunities.

Commuting patterns in Angleton are strongly dominated by personal vehicle use, with 90.5 percent of workers traveling by car, truck, or van, compared to 81.6 percent in Brazoria County. The share of residents driving alone is especially high at 81.0 percent, well above the county rate of 70.9 percent, underscoring Angleton's highly auto-oriented development pattern and limited alternatives for daily travel.

Carpooling accounts for 9.5 percent of trips, similar to the county share (10.6 percent), while only 8.3 percent of Angleton residents work from home, slightly below the 10.8 percent county average.

Public transportation use in Angleton is reported at zero percent, compared to 2.6 percent countywide. This reflects the lack of fixed-route transit service within the city and the presence of limited demand-response micro transit services.

Active transportation plays a minimal role, with just 0.4 percent walking and 0.1 percent bicycling to work, both far lower than Brazoria County rates (2.2 percent walking and 0.7 percent bicycling). These figures highlight the community's reliance on driving and point to opportunities to expand local walking and biking infrastructure, improve neighborhood connectivity, and explore employer-supported or regional mobility options over time.

## Angleton Commuting Patterns

| | City of Angleton | Brazoria County |
|---|---|---|
| Drove alone | 81.0% ↑ | 70.9% |
| Carpooled | 9.5% ↓ | 10.6% ↑ |
| Public transportation | 0.0% ↓ | 2.6% ↑ |
| Walked | 0.4% ↓ | 2.2% ↑ |
| Bicycled | 0.1% ↓ | 0.7% ↑ |
| Worked from home | 8.3% ↓ | 10.8% ↑ |

Source: U.S. Census Bureau, 2019-2023 ACS 5-Year Estimate

### Key Takeaways

- Angleton's commuters are **highly car-dependent.**
- **Few residents walk** (0.4%), **bike** (0.1%), or take transit (0.0%).
- **8.3% of workers now work from home,** though less than in the county (10.8%)
- Angleton's commuters plays a **minimal role,** with just **0.4%** percent walking and **0.1%** percent on Brazoria County rates.

Source: U.S. Census Bureau, 2019-2023 ACS 5-Year Estimate

### Education

Established in 1940, Angleton Independent School District (AISD) is the primary public education provider for the City of Angleton and surrounding portions of Brazoria County, continuing a local tradition of public schooling that dates to the late 19th century. The district serves approximately 7,000 students in grades Pre-K through 12 across a network of neighborhood campuses, including

- Angleton High School
- Angleton Junior High School
- Seven elementary schools—Central, Frontier, Heartland, Northside, Rancho Isabella, Southside, and Westside

AISD also operates specialized and alternative education programs to meet a wide range of student needs.

| Enrollment by Race/Ethnicity | | | |
|---|---|---|---|
| African American | 12.7% | 12.6% | 12.8% |
| Hispanic | 45.5% | 52.6% | 53.5% |
| White | 35.9% | 30.4% | 24.4% |
| American Indian | 0.2% | 0.2% | 0.3% |
| Asian | 0.2% | 0.4% | 5.6% |
| Pacific Islander2.nc | 0.0% | 0.1% | 0.2% |
| **Enrollment by Student Group** | | | |
| Economically Disadvantaged | 61.5% | 65.3% | 60.5% |
| Special Education | 22.6% | 17.9% | 15.3% |
| Emergent Bilingual/EL | 2.5% | 16.9% | 24.3% |

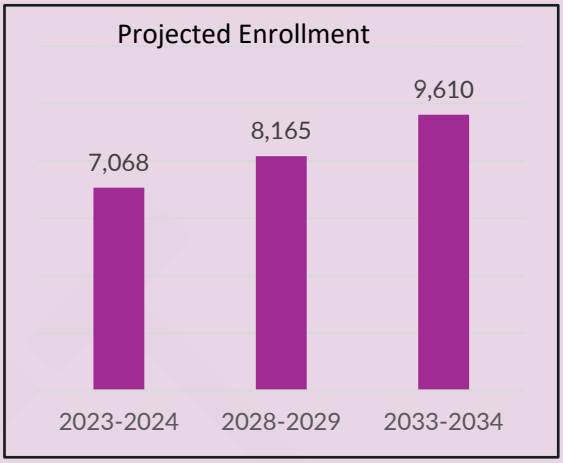


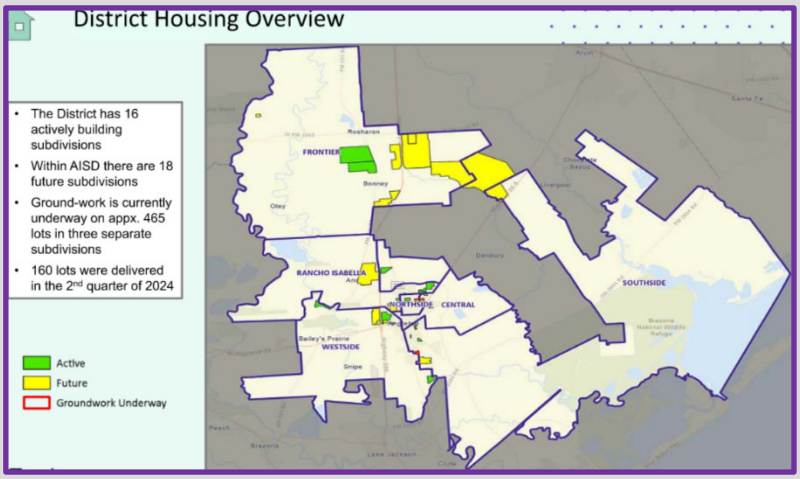

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The student population reflects the diversity of the city, with a majority Hispanic enrollment followed by White (non-Hispanic), Black, and Asian students. A substantial share of students is economically disadvantaged, and the number of English language learners continues to grow, mirroring broader demographic trends in Angleton and its extraterritorial jurisdiction.

Development activity in the AISD catchment area indicates continued demand for school services with the following anticipated increases:

- 16 active subdivisions with approximately 735 lots (2024)
- An additional 19 planned subdivisions representing about 12,000 future lots
- **The most significant enrollment increases in 2023 occurred in grades 3–6, signaling near-term pressure on intermediate and junior high facilities**

AISD projections reflect continued growth with student population increasing to 9610 students in 2034, from 7,068 in 2024. Angleton ISD has responded to residential growth by expanding capacity on the city's north and west sides, where much of the recent subdivision activity has occurred.



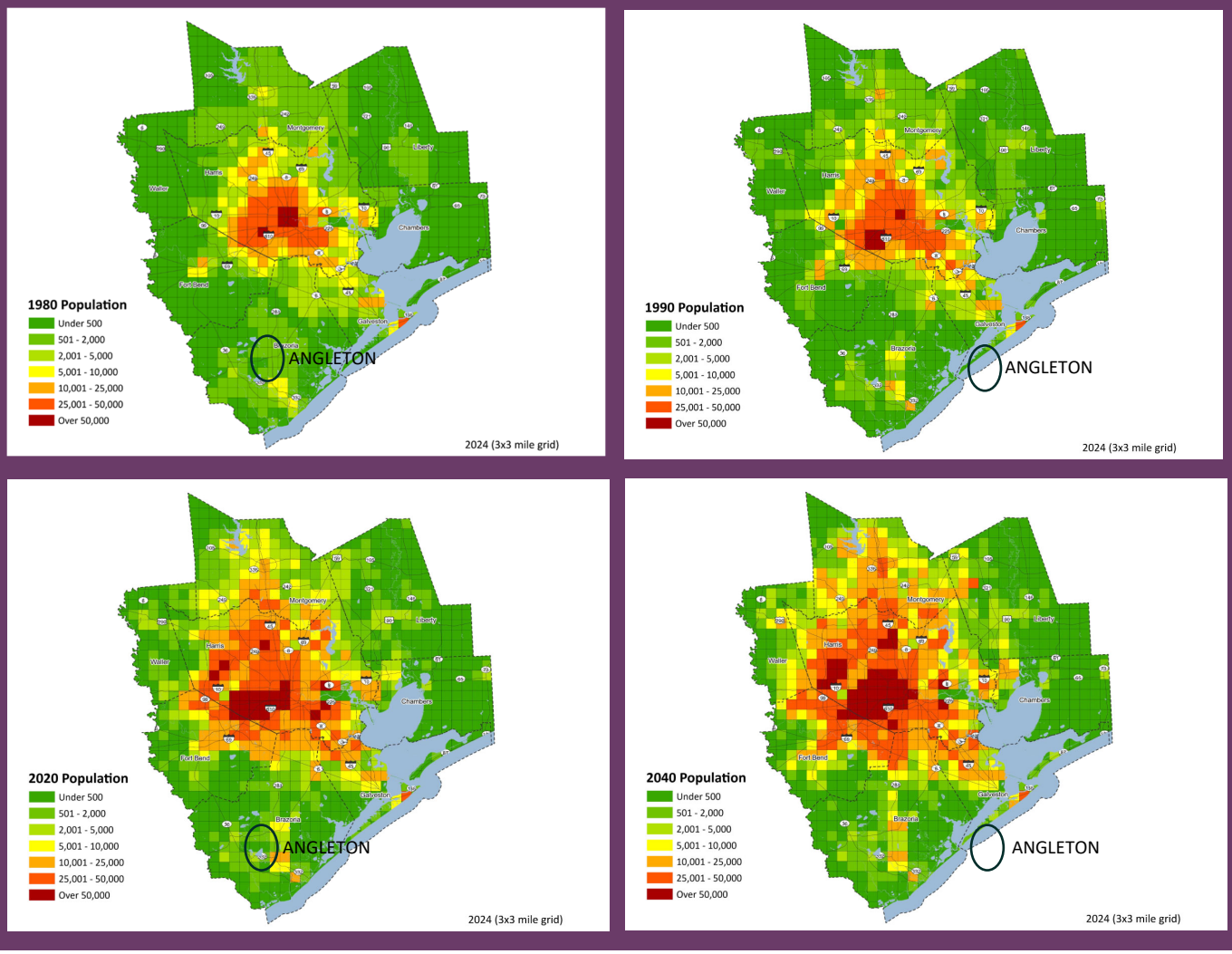
**Workforce Readiness and Career Pathways**

AISD plays a central role in preparing the local workforce through Career and Technical Education (CTE), dual-credit, and early college pathways aligned with Angleton's economic base. Programs support career tracks in:

- Maritime and port logistics connected to Port Freeport and regional supply chains
- Industrial and advanced manufacturing supporting petrochemical and energy employers
- Health sciences and public safety serving regional medical and emergency services
- Business, technology, and skilled trades that strengthen local entrepreneurship and small businesses

# 4.4. Regional Context and Future

REGIONAL POPULATION GROWTH




*SOURCE: H-GAC REGIONAL PROJECTIONS*

Angleton's location within Brazoria County and the greater Houston metropolitan region places the city directly in the path of sustained regional growth. Positioned along State Highway 288 and near the

expanding Port Freeport complex, Angleton is influenced by some of the most significant infrastructure and economic investments underway in Southeast Texas.

Brazoria County is among the fastest-growing counties in Texas and the nation, with population more than doubling since 2000 and projected to continue rising through 2050. Major regional projects are accelerating this growth:

- **Port Freeport Expansion** – Ongoing channel deepening, new container terminals, and industrial investments are transforming the port into a premier Gulf Coast logistics hub, generating thousands of jobs and increased demand for housing and services in Angleton and surrounding communities.
- **Grand Parkway (SH 99) Expansion** – The continued extension of the Grand Parkway through Brazoria and Fort Bend counties will strengthen east-west connectivity, opening new development corridors and making Angleton more accessible to the broader Houston region.
- **SH 288 Corridor Improvements** – Capacity upgrades and toll lane investments are reinforcing SH 288 as a primary commuter and freight route between Houston, Pearland, Lake Jackson, and Freeport.
- **Petrochemical and Advanced Manufacturing Growth** – Major employers in Freeport, Oyster Creek, and the Brazosport area continue to expand, driving workforce demand and spin-off commercial development.
- **Regional Drainage and Resiliency Projects** – County-wide investments in flood mitigation, detention, and coastal resiliency are reshaping where and how development can occur.

These catalysts are reshaping land use patterns across Brazoria County. Rural and agricultural lands are steadily transitioning to suburban residential neighborhoods, master-planned communities, logistics parks, and employment centers clustered along SH 288, SH 35, FM 523, and emerging Grand Parkway interchanges. **Single-family housing remains the dominant form of new development, while commercial and industrial growth is concentrating near transportation corridors and port-related activity centers**.

As growth radiates outward from Houston into communities such as Angleton, the city faces both opportunity and responsibility. New investment can expand the tax base, support downtown revitalization, and attract diverse housing and jobs. However, uncoordinated growth could strain infrastructure, increase traffic, and erode Angleton's small-town character.

For these reasons, **Angleton must pursue a proactive, data-driven land use strategy that coordinates transportation, utilities, drainage, and economic development with community priorities. Despite the currently stable growth in Angleton, aligning local decisions with regional catalysts such as Port Freeport, SH 288, and the Grand Parkway will be essential to ensure that growth enhances quality of life and long-term resilience.**

DRAFT

Place holder

# 5

# LAND USE AND GROWTH

Rev. 5/29/2026

## 5.1 Introduction

## 5.2 Development Pattern

## 5.3 Existing Land Uses

## 5.4 Developable Land

## 5.5 Character Districts

## 5.6 Existing Zoning and Regulatory Framework

## 5.7 Future Outlook

## 5.8 Goals, Objectives, and Strategies

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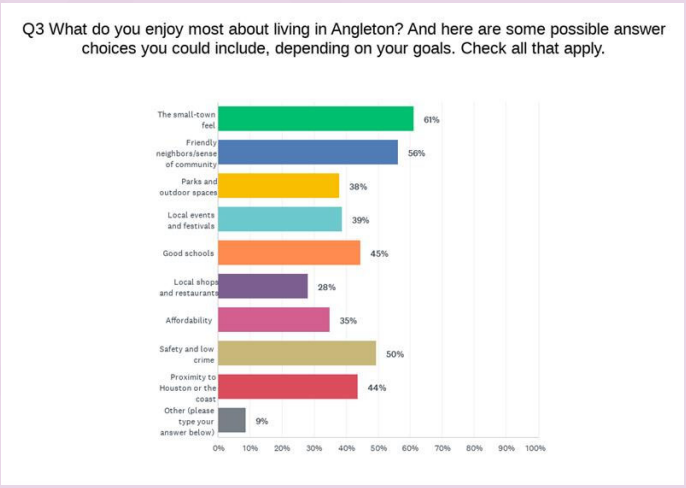
# 5.1 Introduction

A comprehensive understanding of existing community character and land-use patterns is patterns reflect the cumulative choices of residents, businesses, and civic leaders over time and inform where people live, work, shop, worship, learn, and gather. Because land use is closely tied to human behavior, it continues to evolve in response to economic conditions, demographic change, infrastructure investment, and development pressures. These factors—acting together—inform the City's future land-use plan and its vision for growth.

# 5.2 Development Pattern

Angleton's community character reflects its origins as a rail-centered town platted in 1895, when a traditional grid of small blocks created a compact and walkable downtown around the railroad and depot. Over time, commercial uses concentrated along the rail corridor and major streets, while residential neighborhoods expanded outward, producing a mix of older homes on 10,000–14,000 square-foot lots and newer subdivisions with 6,000–7,200 square-foot lots. Since the mid-twentieth century, growth has become more auto oriented, with increasing development along the SH 288 and SH 35 corridors, which now function as primary gateways and economic spines for the city. Throughout much of Angleton, mature shade trees, open ditches and swales, and a pedestrian-scale downtown continue to express its historic identity, while parks such as Lakeside, Freedom, and Bates and remaining agricultural lands illustrate the blend of small-town heritage and suburban evolution that will shape future land-use planning.




*COMMUNITY QUESTIONNAIRE RESPONSES*



Single-family residential neighborhoods are the predominant land use within Angleton's city limits, with denser, grid-pattern neighborhoods surrounding downtown and progressively lower densities toward the outskirts where curvilinear streets and cul-de-sacs are more common. Angleton and its extraterritorial jurisdiction (ETJ) contain a substantial supply of undeveloped lots, agricultural tracts, and raw land, providing significant capacity for future growth, particularly along the SH 288 and SH 35 corridors that serve as the city's primary gateways. In addition to natural population growth, Angleton has expanded through a series of voluntary annexations that have incorporated new residential areas and development sites into the city. These developments have been well coordinated, incremental, clustered, and contiguous. There is no strong evidence of classic "leapfrog" development happening with development that is scattered or skipping over large undeveloped areas. However, in light of projected growth, community concerns, and ongoing land development challenges, there is a clear need to strategically coordinate annexation, infrastructure investment, and land use planning to ensure orderly and sustainable growth over the next decade.

## 5.3 Existing Land Uses

The Existing Land Use Map illustrates the current distribution of land uses across Angleton and demonstrates how development over time has shaped the character of different parts of the city.

**General Land Use Characteristics**

The traditional downtown area contains a mix of commercial, civic, and institutional uses with adjacent established residential neighborhoods. Major public buildings—including City Hall, the Brazoria County Courthouse, and the Brazoria County Tax Office—are concentrated in downtown, reinforcing its role as the governmental and civic center of the community.

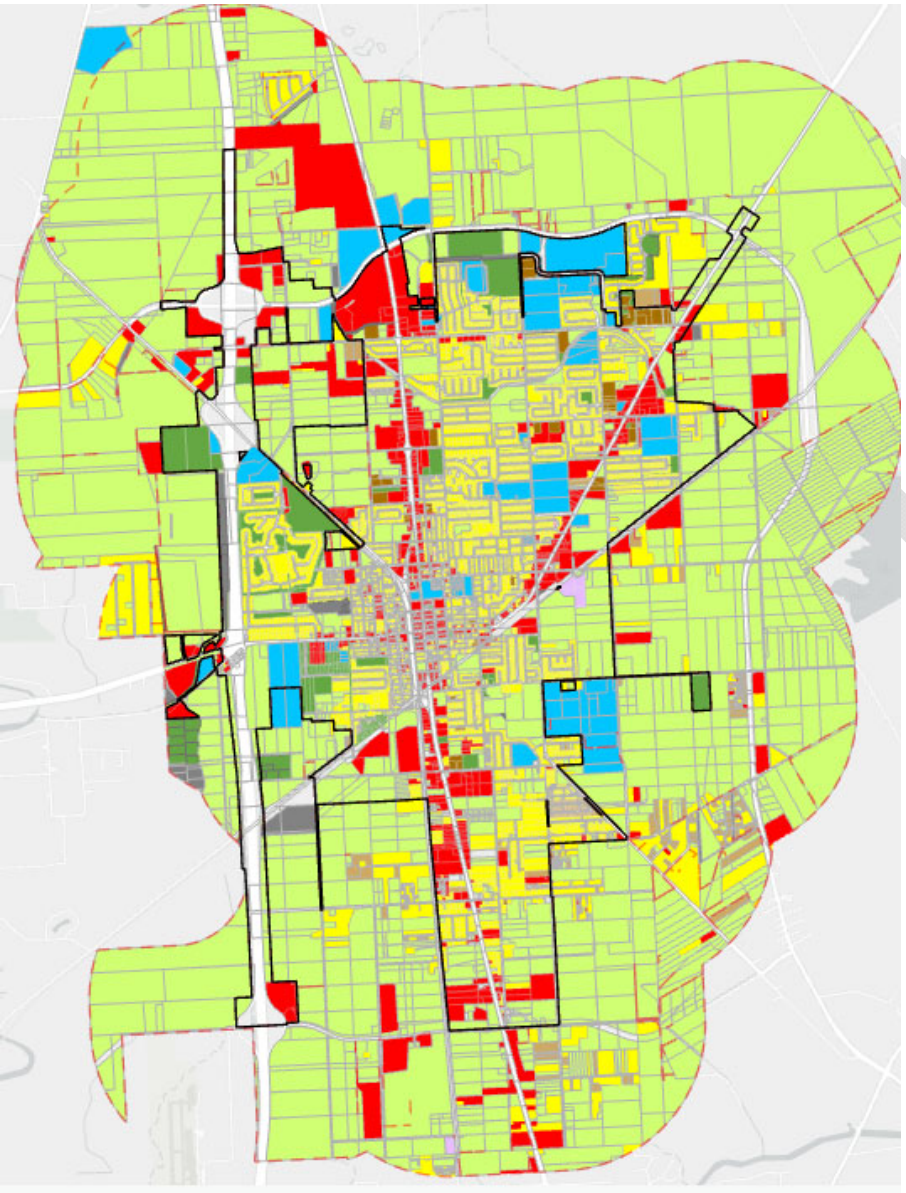
Religious and community facilities are distributed throughout the city, with several historic congregations and organizations such as the Brazoria County Historical Museum, Brazoria County Historical Commission, Brazoria County Museum Alliance, Stephen F. Austin-Munson Historical County Park, and Brazoria County Courthouse (1897) located in or near downtown. These long-standing institutions contribute to Angleton's civic identity and neighborhood stability.

Angleton is served by a network of neighborhood and community parks, including Lakeside Park, Freedom Park, and Bates Park, which provide recreation, gathering spaces, and green relief within both residential areas and commercial districts.

Commercial development outside downtown is concentrated primarily along the city's major transportation corridors, including SH 288 Business, SH 35 Bypass, FM 523, and FM 521, as well as along the historic railroad alignment. Heavier commercial and light industrial uses are generally located near SH 288 Business and the former railroad right-of-way, where access and visibility support employment and service activities.

The city's residential land is overwhelmingly developed with single-family homes, though housing types and lot sizes vary by era. Multifamily development is present in several larger complexes near SH 288 Business and SH 35 Bypass, with smaller apartments and duplexes scattered in established neighborhoods.

Significant agricultural parcels and vacant tracts remain within the city limits, while the ETJ continues to be predominantly agricultural in character. At the same time, multiple new residential subdivisions and commercial developments are planned or underway, particularly along SH 288 Business, SH 35 Bypass, FM 523, and FM 521.



## Land Use Percentages

- Single-Family Residence - **24.7%**
- Agricultural or Vacant - **23.3%**
- ROW/Utilities - **19.6%**
- Commercial - **17.5%**
- Parks/Open Space - **5.9%**
- Public/Semi-Public - **4.2%**
- Duplex/MF/Mobile Home - **3.5%**
- Other - **2.7%**

**Map Legend**

- Commercial
- Duplex
- Industrial
- Mobile Homes
- Multifamily
- Others
- Parks/Open Space
- Public/Semi Public
- ROW
- Single Family Residential
- Utilities
- Vacant/Agricultural

**Uses within City Limits**

### Agricultural / Vacant 23.3%

Agricultural or vacant land makes up 23.3% of Angleton's overall land use composition. These areas include active agricultural uses, undeveloped tracts, and parcels that represent the city's largest opportunity area for future growth and conservation. Some locations classified as agricultural/vacant may also include environmentally sensitive features such as drainage corridors and flood-prone lowlands, making them important for both long-term development planning and resource protection.

### Single-Family Residential 24.7%

Single-Family Residential is the largest land use category at 24.7%. This includes established neighborhoods near downtown and along historic corridors as well as newer master-planned communities such as Windrose Green, Heritage Court, Rancho Isabella, and other emerging subdivisions on the city's north and west sides. These areas reflect Angleton's continued suburban growth, with newer developments typically featuring 60-foot lots and modern neighborhood amenities. Across the city, single-family areas provide the primary housing base and shape neighborhood identity, with variations in lot sizes, street patterns, and housing age reflecting different eras of development.

### Right-of-Way / Utilities 19.6%

Right-of-way and utilities account for 24.7% of Angleton's land use composition. This category includes roadway corridors and transportation infrastructure, as well as utility easements and associated facilities that support community services.

### Commercial 14.7%

Commercial land uses comprise 14.7% of the city's land use composition. These areas include retail, services, and office uses that support residents and the broader trade area. Commercial development is generally concentrated along Angleton's key corridors and nodes, where visibility and access support business activity and reinvestment opportunities.

### Parks / Open Space 5.8%

Parks and open space make up 5.8% of land use in Angleton. This category includes major community parks and recreation assets such as Bates Park, Freedom Park, and Lakeside Park, along with other open space areas that provide opportunities for trails, sports, events, and outdoor recreation.

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### Public / Semi-Public 7.1%

Public and semi-public uses represent 7.1% of Angleton's land use composition. These include civic facilities, schools, institutional uses, and government-related sites that serve community needs and function as important anchors. This category includes city facilities, public safety services, Angleton ISD campuses, and county-related uses that support Angleton's role as a governmental and service center.

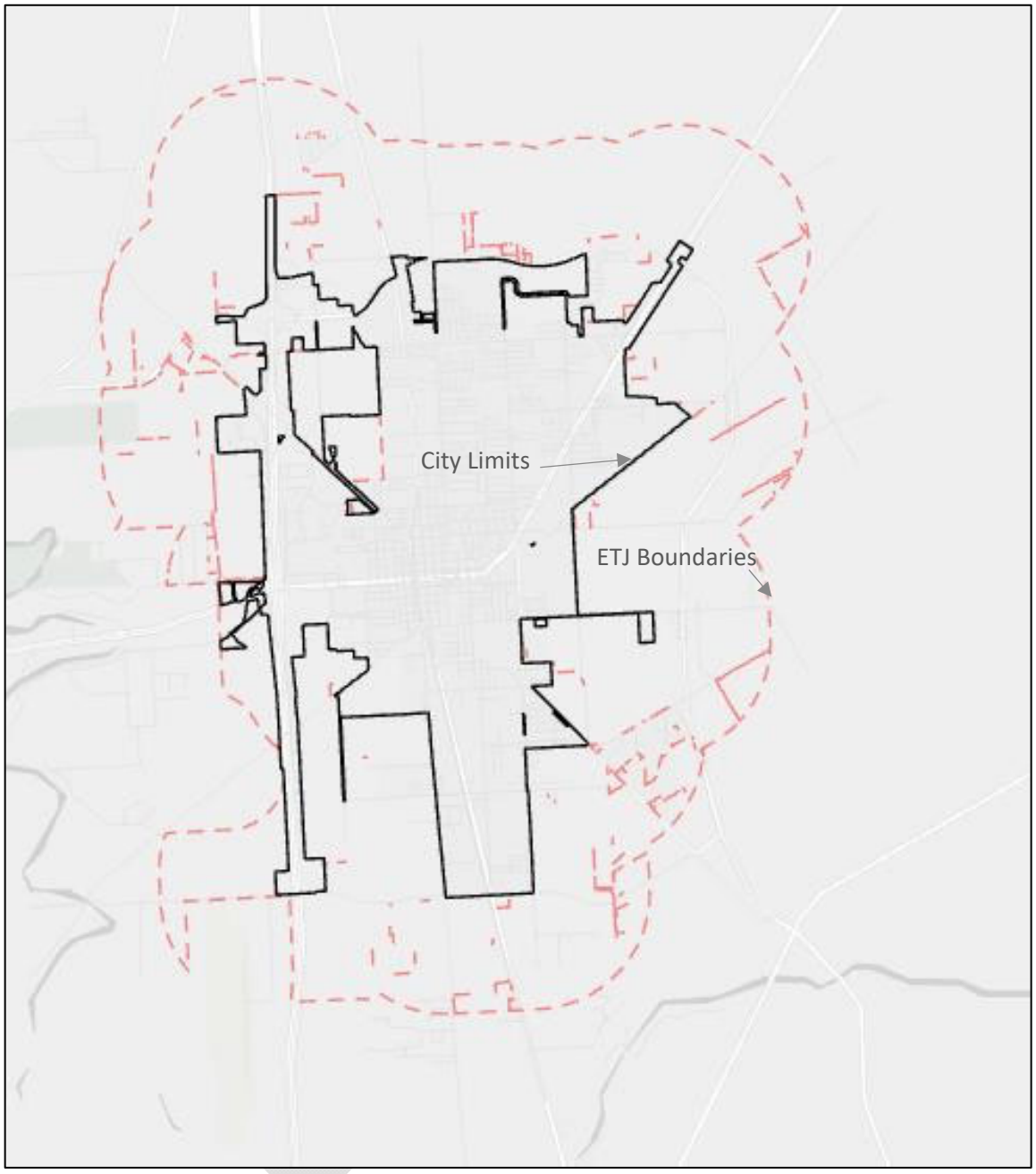
### Duplex/ Multifamily / Mobile Home 2.2%

Duplex, multifamily, and mobile home land uses account for 2.2% of the city's composition. These housing types—located in areas such as neighborhoods near Windrose Green and other mixed-residential districts—contribute to overall affordability and provide options for smaller households, seniors, and workforce needs. These areas are typically located near key corridors and services, improving access to jobs and daily needs.

**Extraterritorial Jurisdiction (ETJ)**

Angleton's future growth is closely tied to development occurring both within the City limits and throughout the Extraterritorial Jurisdiction (ETJ), where the majority of vacant and developable land is located. Approximately 23 percent of developable land lies within the city limits, while nearly 78 percent is located in the ETJ, indicating that much of the community's long-term expansion will occur outside the incorporated boundary. Although the City has limited authority to regulate land use within the ETJ, subdivision regulations allow Angleton to guide infrastructure layout and development patterns as growth continues. Recent residential development, including Windrose Green and other emerging subdivisions surrounding the community, reflects continued outward expansion, while industrial and employment-related activity along major corridors such as SH 288 and SH 35 supports local job growth and regional economic activity. Much of the land identified as developable consists of unimproved platted lots and larger tracts currently in agricultural use that may transition to urban development over time, depending on market conditions and landowner decisions. While infrastructure availability and development costs may influence the pace of growth, the presence of large undeveloped tracts positions Angleton to accommodate increasing demand for housing, commercial services, and employment uses. Additionally, much of the ETJ lies within the Angleton Independent School District, which continues to attract new residential development due to access to local schools and community amenities.

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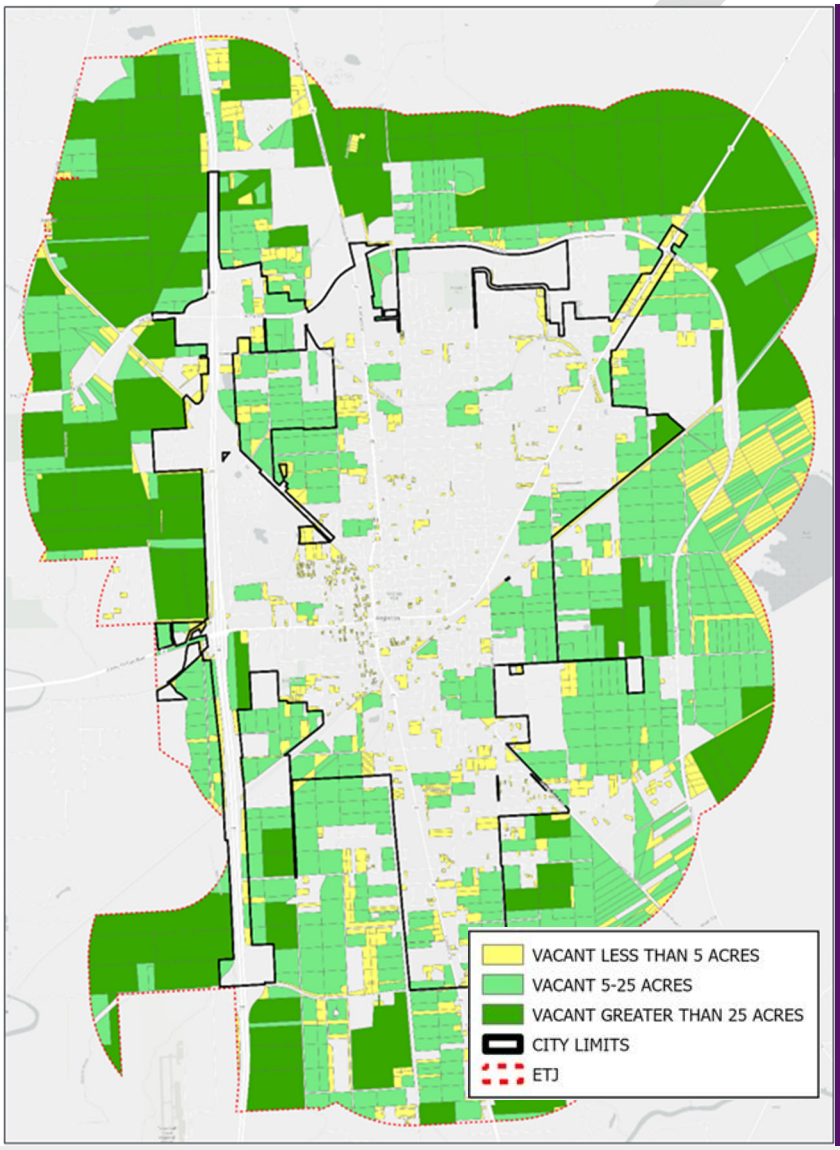



ANGLETON CITY LIMITS AND ETJ

# 5.4 Developable Land

Development Potential

As noted earlier, 78% of land in the ETJ and 23% of land within the city is unimproved land that is potentially available for development. This 'developable land' includes both platted lots with no improvements, as well as undivided tracts currently in agricultural use. Land considered 'developable' may not be available for redevelopment at this time, depending on the landowner's desires. The lack of infrastructure and high development costs may inhibit or slow redevelopment, but the availability of large tracts will nonetheless attract developers to meet the growing demand for new housing, retail, and other uses. Angleton's ETJ is located within the Angleton ISD boundary, which is attractive to new homebuyers with children. Considering current trends, the vacant land is likely to be developed as commercial along the corridors and as residential elsewhere.




Development Potential

## Vacant Land

**23 %**
**City limits**
(1800 of 7700 acres)

**78%**
**ETJ**
(12,500 of 16,000 acres)

### Development Agreements

Although the City of Angleton cannot levy taxes in the ETJ and has little control over changes in the ETJ or land uses due to a lack of zoning authority, it can preserve community character, encourage high value uses and quality development, and annex new areas through incentives and development agreements.

A development agreement is a contractual arrangement that typically involves a property developer and a local government or municipality. It serves to coordinate various aspects of a development project, including land use, zoning, infrastructure, and public services.

## Map showing development agreements to be added

## Development Agreements Benefits

**Municipalities**
Increased tax base
Economic development and job-base
Community amenities
Desired land uses
Construction of public infrastructure
Higher-quality development
Desired density and open space

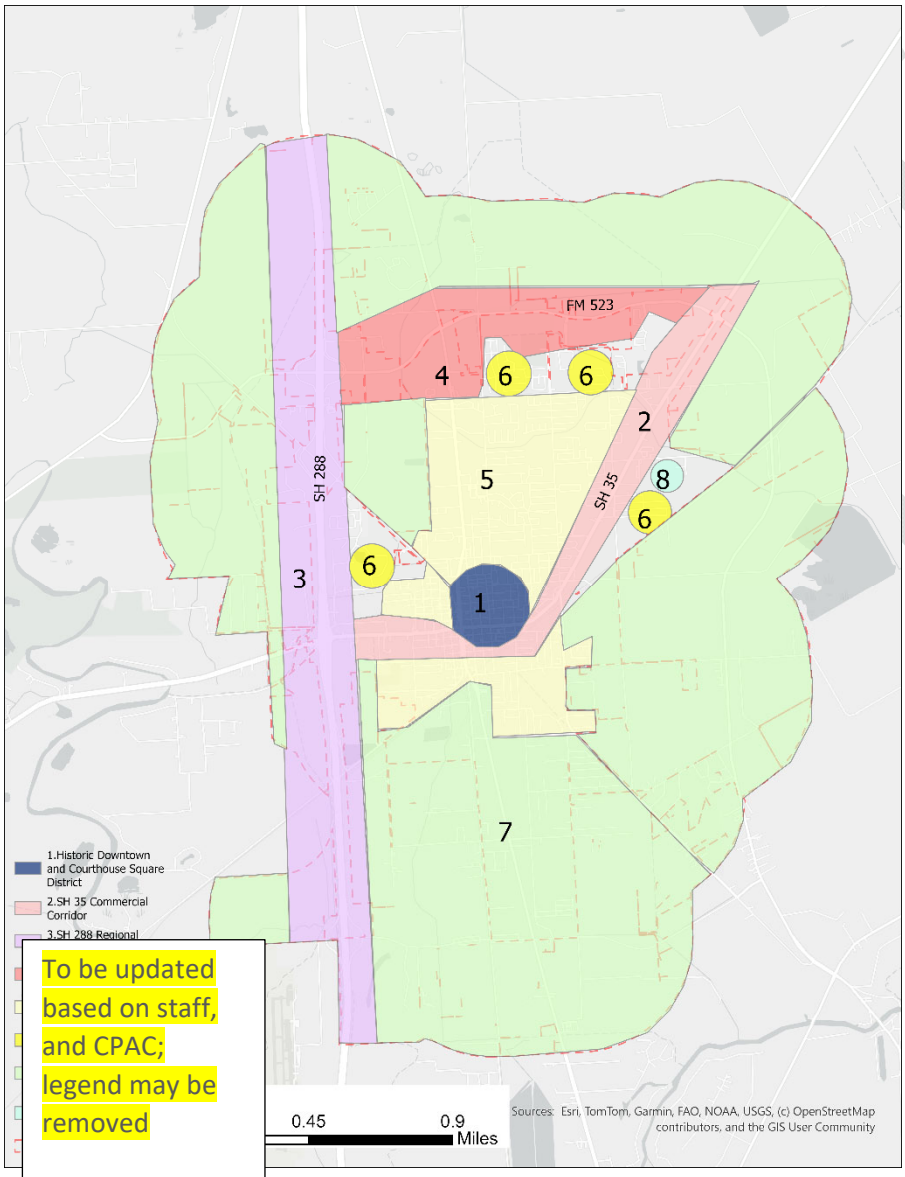
**Land Owners**
Reimbursement of development cost
Removal of encumbrances
Assistance with public infrastructure
Regulatory relief and predictability
Deferral of annexation
Availability of City Services

**XX% of the ETJ is subject to Non-annexation Development Agreements.**

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# 5.5 Character Districts

Angleton's urban fabric is composed of a diverse range of character areas that reflect its historical development patterns and evolving growth dynamics. As the county seat and a regional service center, the city exhibits a layered development pattern shaped by transportation corridors, civic institutions, and expanding residential neighborhoods.




To be updated based on staff, and CPAC; legend may be removed

## Character Districts

1. Historic Downtown and Courthouse Square District (Civic Core + SH 35 Segment)
2. SH 35 Commercial Corridor (Primary North–South Gateway)
3. SH 288 Regional Employment Corridor (Eastern Regional Corridor)
4. FM 523 / Hwy 35 Bypass Corridor (Primary East–West Connector)
5. Central Residential Core (Established Neighborhood District)
6. Planned Communities (Emerging Residential Expansion Area)
7. Agricultural and ETJ Future Growth District (Long-Term Expansion Area)
8. UTMB Health Angleton Danbury Campus

1. **Historic Downtown and Courthouse Square District (Civic Core)**

   Located along SH 35 in central Angleton, this district serves as the city's historic and civic heart. It includes the courthouse square, municipal facilities, small-scale commercial storefronts, offices, and some established residential neighborhoods. This area features a traditional street grid, mature tree canopy, and a mix of residential, civic, and small-scale commercial uses that contribute to the city's heritage, identity, and walkability. The presence of the County courthouse, municipal buildings, and longstanding local businesses reinforces Downtown's role as both an employment hub and community gathering place.

   Role: Civic, cultural, small-scale commercial center

   Planning Focus: Revitalization, streetscape enhancements, mixed-use infill, pedestrian connectivity

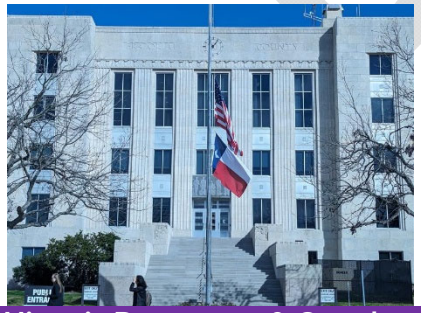
2. **SH 35 Commercial Corridor (Northern and Western Gateway)**

   Extending north and south of Downtown, SH 35 functions as Angleton's primary commercial spine and gateway. Development is predominantly auto-oriented retail, service businesses, and community-serving uses. The corridor acts as a gateway for the communities of Alvin, Danbury, and others in the north and West Columbia, Bailey's Prairie, and others in the west.

   Role: Major commercial corridor, gateway into the city, and regional connector

   Planning Focus: Access management, corridor aesthetics, redevelopment standards, gateway improvements

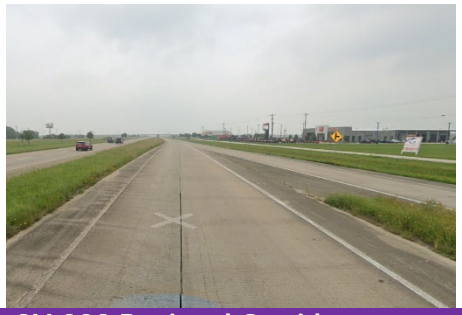
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Historic Downtown & Courthouse




SH 35 Commercial Corridor



SH 288 Regional Corridor

3. **SH 288 Regional Employment Corridor (Regional Corridor)**

   Located along the eastern edge of the city, SH 288 connects the port of Freeport to the greater Houston area and beyond. The corridor supports regional mobility, freight movement, and employment-generating uses that contribute significantly to regional as well as local employment. The corridor includes highway commercial, light industrial, warehousing, service business, and large undeveloped tracts.

   Role: Economic and employment base and logistics corridor

   Planning Focus: Employment growth, buffering, infrastructure coordination, landscape enhancements, corridor beautification measures, utility capacity, freight access, long-term expansion areas, improved access to parcels along the highway.

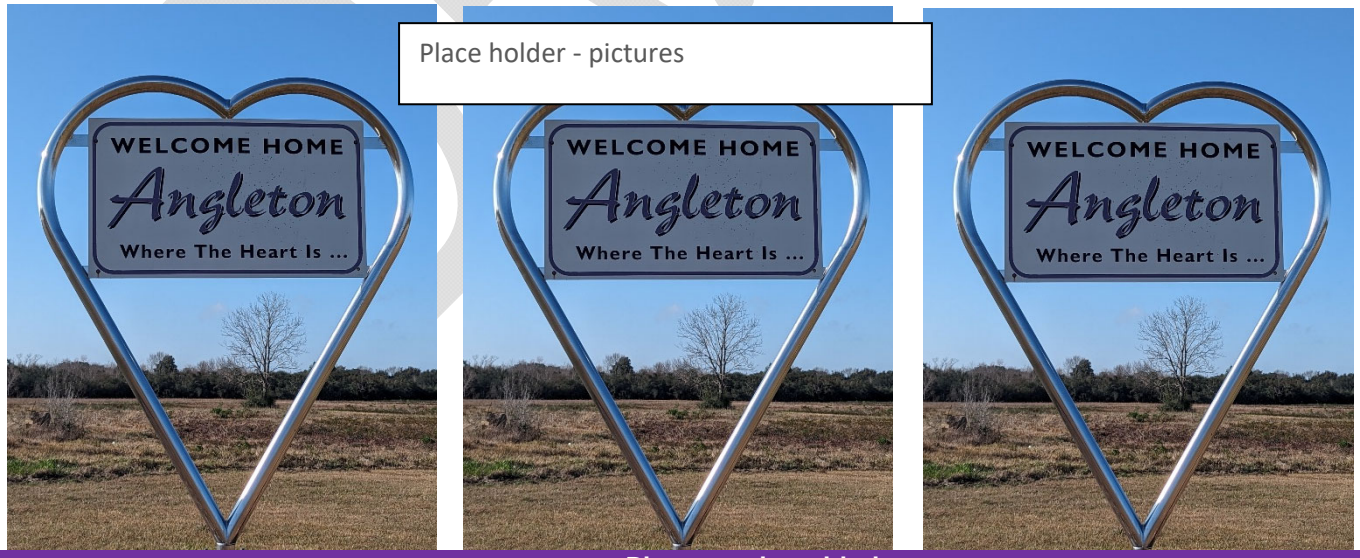
4. **FM 523 / Hwy 35 Bypass Street Corridor (Primary East–West Connector)**

   This east–west corridor connects SH 35 to SH 288 and serves as a key internal mobility route. Land uses include the Angleton High School, residential communities such as Windrose Green, and civic uses. This stretch also includes a TX DOT facility.

   Role: Major multi-use connector with A high school; a designated evacuation route

   Planning Focus: Intersection improvements to improve safety; multi-modal, non-motorized connectivity including sidewalks, bike lanes, electric scooters; shade trees; signage; lighting; and ADA compliance.

Place holder - pictures




**Photos to be added**

5. **Central Residential Core (Established Neighborhood District)**

   Beyond the City core and transportation corridors, established residential neighborhoods form much of the city's interior fabric. Composed primarily of single-family residential neighborhoods located around Downtown, this district reflects a range of housing ages and lot configurations tied to different phases of growth with grid and semi-grid street networks.

   Role: Stable residential base

   Planning Focus: Drainage upgrades, street improvements (Henderson Road), neighborhood preservation, sidewalk connectivity

6. **Planned Residential Communities (Emerging Residential Expansion Area)**

   Located primarily west, east, and north, of the Central Residential Core, this district includes newer developments, with conventional suburban characteristics, including low- to medium-density single-family homes, curvilinear street patterns, and homeowner association-managed open spaces. These neighborhoods represent the city's recent growth and reflect contemporary development trends.

   Role: Managed suburban growth area, predominantly residential

   Planning Focus: Planned residential growth with neighborhood services, amenities and recreational opportunities, park expansions, infrastructure phasing, connectivity between subdivisions and surrounding uses, and coordination with the school district.

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Place holder - pictures







**Photos to be added**

7. **Agricultural and ETJ Future Growth District (Long-Term Expansion Area)**

   Large agricultural and undeveloped tracts—particularly in the ETJ—represent the city's primary opportunity areas for future annexation and development.

   Role: Long-term growth reserve

   Planning Focus: Infrastructure planning, drainage protection, preservation of agricultural land and rural character, roadway extensions, strategic development agreements

8. **UTMB Health Angleton Danbury Campus**

   UTMB Health Angleton Danbury Campus is a 53-acre acute care hospital serving the communities of Angleton, Danbury, Rosharon and the surrounding areas. Established in 1969, the facility provides a variety of quality services including 24 Hour emergency services and serves more than 60,000 patients throughout the southern Brazoria County.

   Role: Regional healthcare hub and employment center; potential expansions will reinforce the area as a major healthcare and employment hub, drive additional supporting development and increase infrastructure and access needs.

   Planning Focus: Campus cohesion and identity, multimodal access and circulation, expansion of medical and support services, quality housing, compatible adjacent development, and high-quality site design

Together, this blend of historic urban form, employment corridors, established neighborhoods, suburban expansion areas, and significant undeveloped land within the ETJ presents both opportunities and challenges. Coordinating future land use, mobility and infrastructure investment, managing corridor design, supporting Downtown revitalization, preserving neighborhoods, and planning for long-term growth will be central to Angleton's future growth strategy and maintaining its unique character.



# 5.6 Existing Zoning and Regulatory Framework

**Zoning**

The City of Angleton's regulatory framework consists of the Zoning Ordinance, Subdivision Regulations (Land Development Code), and other development-related codes that collectively guide land use, site design, and infrastructure provision. These regulations establish standards for development review, ensure compliance with state law, and provide predictability for property owners, developers, and staff. Together, they implement the Comprehensive Plan by directing growth, promoting compatibility between land uses, protecting public health and safety, and supporting coordinated and efficient development.

The Zoning Ordinance establishes zoning districts, permitted land uses, and development standards within the incorporated city limits.

Angleton's zoning regulations are codified in Chapter 28 – Comprehensive Zoning Ordinance, adopted under Texas Local Government Code authority. The ordinance is intended to implement the city's comprehensive plan and guide orderly development. The City's zoning ordinance was adopted in 1965 and has been amended periodically to reflect changing development patterns and community priorities. Currently, the City has 18 zoning districts. The largest zoning district is SF-7.2 encompassing approximately 2200 acres (34% of the City's total area), single family residential lots with a minimum lot size of 7,200 square feet.

The zoning map illustrates the distribution of zoning districts across the City, highlighting the spatial organization of residential, commercial, industrial, and agricultural areas. A mix of single-family residential districts (e.g., SF-5, SF-6.3, SF-7.2) is prevalent throughout much of the city, with higher-density residential and multifamily districts (e.g. MFR-29, MFR-36) consisting 3% of the City's total area concentrated near the central core and key corridors. Commercial districts (C-G, C-N, C-OR) are primarily located along major roadways, supporting retail and service uses, while light industrial (LI) areas are situated along transportation corridors and peripheral locations. Agricultural (AG) zoning remains on the outskirts, reflecting undeveloped or rural land. The Central Business District (CBD) is focused in the historic downtown area. The dashed boundary represents the City's Extraterritorial Jurisdiction (ETJ), indicating areas beyond city limits where future growth and development may occur.

**Subdivision Regulations and Land Development Code**

Complementing zoning regulations, the City's Land Development Code establishes subdivision and development standards governing:

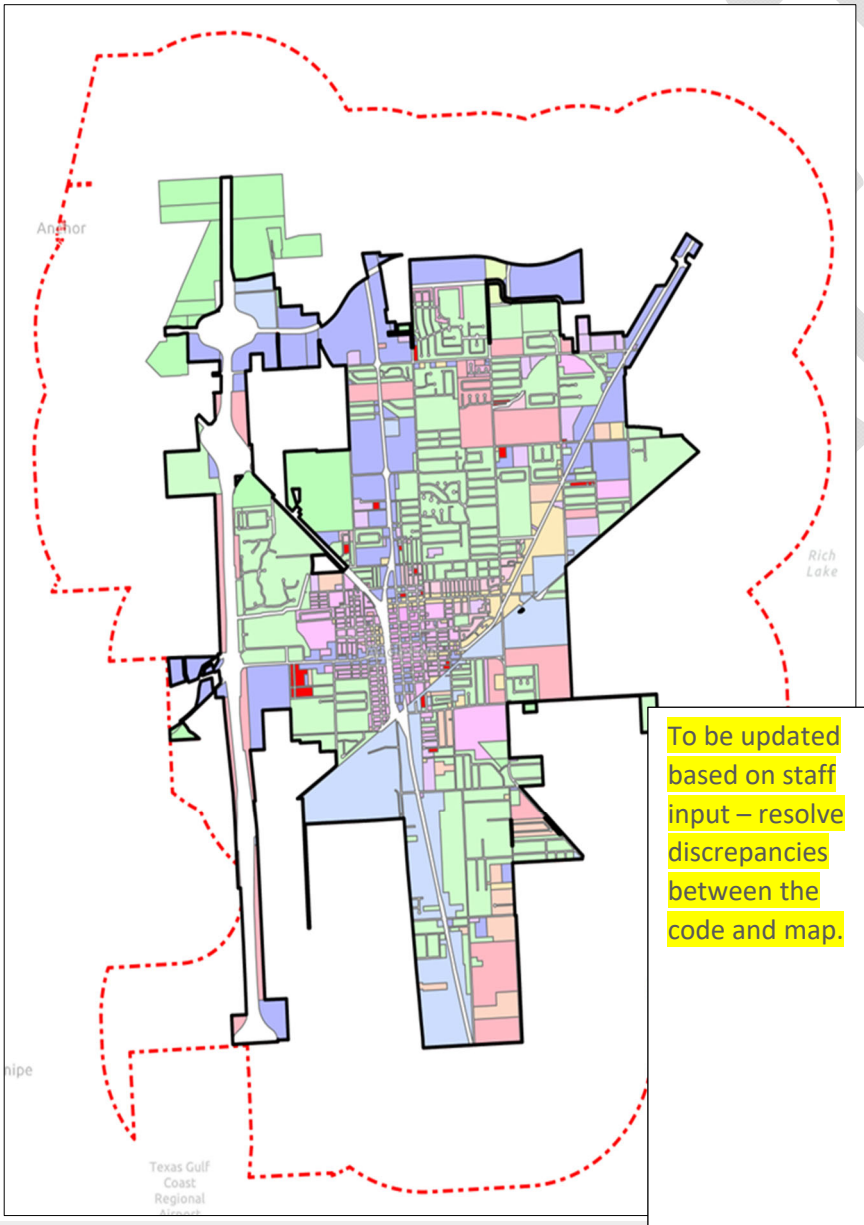
- Platting procedures
- Lot size and dimensional standards
- Street and infrastructure requirements
- Drainage and utility provisions
- Easements and right-of-way dedication

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Subdivision regulations apply both within the city limits and within Angleton's Extraterritorial Jurisdiction (ETJ), ensuring coordinated infrastructure extension and orderly urban expansion.

The first subdivision regulations were adopted in 2018.

The Zoning Ordinance and **Land Development Code** serve as the City's primary tool for managing growth, protecting neighborhood character, guiding the location and intensity of residential, commercial, and industrial development, advancing economic development, and ensuring long term fiscal sustainability.




To be updated based on staff input – resolve discrepancies between the code and map.

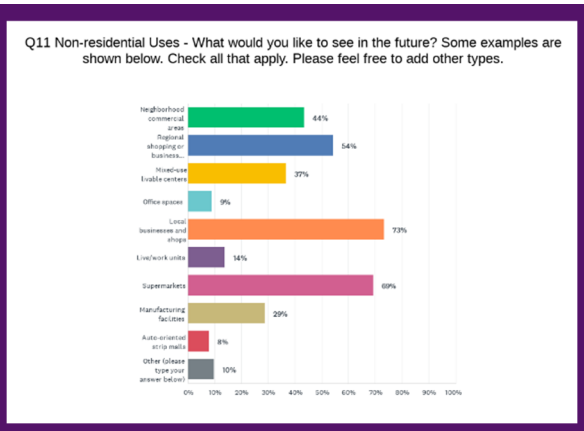
Expand the zoning district names and add a new legend

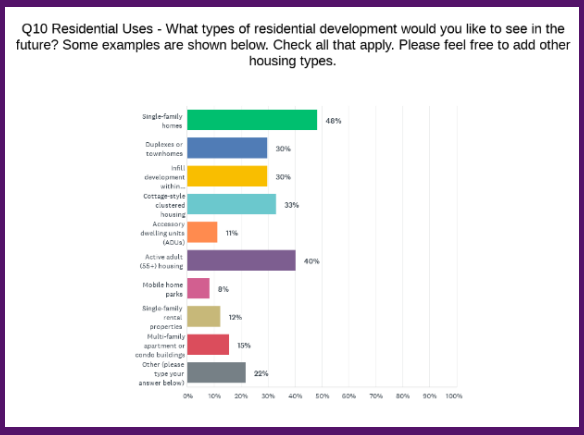
| Area (%) | Zoning Districts |
|---|---|
| 1.13% | 2F |
| 11.13% | AG |
| 16.89% | C-G |
| 0.01% | C-N |
| 2.54% | C-OR |
| 0.65% | CBD |
| 12.31% | LI |
| 0.08% | MFR-14 |
| 2.41% | MFR-29 |
| 0.35% | MFR-36 |
| 2.64% | MH |
| 9.66% | PD |
| 0.42% | SF-5 |
| 4.88% | SF-6.3 |
| 34.24% | SF-7.2 |
| 0.53% | SFA |
| 0.02% | SFE-20 |
| 0.11% | SUP |

# 5.7 Future Outlook

Future land uses will be greatly influenced by growth trends, economic development outlook and market forecasts on land use. A deep understanding of these forces will enable the City to equip itself to steer the growth in a manner that is desired by the community.

Angleton is experiencing renewed growth, with population growth accelerating since 2020 and several large residential developments planned or underway, including Ashland and Windrose Green. The city's current land use pattern remains dominated by low-density residential neighborhoods, commercial corridors along SH 35 and SH 288B, industrial areas in the northern portions of the city, and a traditional downtown core. The housing market remains strong, with increasing home values and continued demand for both ownership and rental housing, indicating ongoing development pressure. At the same time, much of the existing housing stock and commercial development is aging, creating opportunities for reinvestment and redevelopment.




*COMMUNITY RESPONSES*

Looking ahead, continued population growth, regional economic expansion, and major residential projects are expected to increase demand for housing, commercial services, employment opportunities, parks, transportation improvements, and utility infrastructure. Growth is likely to continue along major transportation corridors and at the city's edges, while redevelopment opportunities will emerge within older commercial areas and Downtown. To maintain Angleton's small-town character while accommodating growth, the City will need to strategically guide development, encourage a mix of housing types and employment uses, protect established neighborhoods, and ensure that infrastructure capacity keeps pace with future development.

***Market Conditions Summary***

*Industrial rents in Angleton are currently nearly 20% above the median range, while office rents are approximately 10% higher than typical levels. To restore competitiveness, we recommend policies that expand supply and reduce rental pressures:*

- *Property tax adjustments to encourage new development*
- *Zoning and building code reform to streamline approvals*
- *Targeted incentive agreements for retail, industrial, and office projects*

*Market Context: According to the existing conditions report, Angleton's industrial lease rates have steadily risen over the past 5 years, with occupancy rebounding to nearly 95% in the most recent quarter. The office market shows similar strength, with occupancy recovered from post-pandemic lows, though it declined slightly in 2024. These market dynamics underscore the urgency of expanding supply.*

*By increasing supply and aligning average rents with market norms, Angleton will strengthen its competitive position and attract greater investment.*

# 5.8 Goals, Objectives, and Strategies

## LU Land Use and Growth

Goal

Guide balanced and coordinated growth that supports economic vitality, protects neighborhoods, and promotes efficient land use patterns.

### Objectives & Strategies*

#### LU-1 Promote Desired Use Patterns

- Modify zoning districts to achieve the desired character areas, align with the new Future Land Use Map, and promote the economic development objectives.
- Encourage non-residential uses to enhance the tax base and increase employment opportunities for residents.
- Ensure adequate infrastructure improvements to support all new growth, including housing.
- Support mixed-use and activity centers in appropriate locations, especially at intersections of major streets and with convenient access.
- Allocate land for public and commercial uses to support the current and future populations in locations that will not adversely impact existing neighborhoods, character, and traffic patterns. . (Community Event Center, Grocery stores etc.)
- Update zoning to discourage incompatible uses such as game rooms, vape shops, and solar farms.
- Discourage incompatible development adjacent to established neighborhoods
- Revise mobile home and nonconforming zoning regulations to improve compatibility with surrounding uses.

### Guiding Principles

- ✓ Preserve Angleton's Small-Town Character and Identity
- ✓ Promote Balanced and Sustainable Growth
- ✓ Promote Fiscal Responsibility & Effective Governance*
- ✓ Strengthen Neighborhoods and Expand Housing Choices
- ✓ Invest in Connected
- ✓ Infrastructure and Mobility Create Vibrant Places and Enhance Quality of Life

*After the next exercise with CAPC - Just keep what applies*

### COMMUNITY VOICES

Growth / Development

- *Less development; more sidewalks.*
- *quit approving new housing, you don' t have the infrastructure to support it*
- *Less neighborhoods*
- *Too many houses. grocery stores lack updates.*
- *Stop enticing more people to move here. Soon, Angleton will be Pearland, Jr.*
- *Too much growth*
- *Smart growth (even if it means capturing less than 100% of growth opportunities). 90% if done well is more valuable than 100% crammed corner to corner.*
- *"More small business and a unique small-town feel"*
- *""More community parks, walkable & safe downtown. Clean up neighborhoods"*
- *"Aging school facilities replaced, improvements in drainage, street improvements ( particularly Henderson), people shopping locally"*
- *""Community Event Center, more grocery stores, bike trails and sidewalks throughout city."*

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- Ensure residential diversity, including large lots with adequate setbacks and vertical mixed-use development with housing integrated in upper floors.

**LU-2 Direct Growth to Strategic Areas**

- Focus commercial and employment uses along major corridors.
- Encourage development within serviced areas to maximize infrastructure efficiency.
- Coordinate development within the ETJ through subdivision regulations and intergovernmental coordination.

## Guiding Principles

✓ Preserve Angleton's Small-Town Character and Identity

✓ Promote Balanced and Sustainable Growth

✓ Promote Fiscal Responsibility & Effective Governance*

✓ Strengthen Neighborhoods and Expand Housing Choices

✓ Invest in Connected

✓ Infrastructure and Mobility Create Vibrant Places and Enhance Quality of Life

*After the next exercise with CAPC - Just keep what applies*

## COMMUNITY VOICES

Lot Size /Density

- *quit approving 50ft. lot sizes. these are typically multi-generational homes with 3-5 cars. they can't all park in the drive, forcing them to park in the street. hard to navigate in a car much less a fire truck.*
- *Acreage / larger homesites*
- *Larger affordable lots with new residential single-family homes*
- *If we must have more housing at least have space between houses with a decent sized yard front and back.*
- Residential
- *Too much high-density housing*
- *No condos*
- *No more apartments or big corporations that get tax breaks for building here.*
- *Less cookie cutter homes.*
- *Not cookie cutter, not small house lots*
- *We have ENOUGH housing, need to build infrastructure to accommodate all this continued growth.*

Mixed-Use / Development Pattern

- *Mixed use*
- *Mixed use Livable centers*
- *Combined commercial and residential buildings (similar to downtown's multi zone style)*
- *Housing above business, more starter homes*

Infrastructure / Services

- *Too many houses. grocery stores lack updates.*

### LU-3 Support Redevelopment and Infill

- Promote reinvestment in underutilized properties.
- Encourage adaptive reuse of vacant or aging structures.
- Provide incentives for redevelopment in targeted areas.

## Guiding Principles

- ✓ Preserve Angleton's Small-Town Character and Identity
- ✓ Promote Balanced and Sustainable Growth
- ✓ Promote Fiscal Responsibility & Effective Governance*
- ✓ Strengthen Neighborhoods and Expand Housing Choices
- ✓ Invest in Connected
- ✓ Infrastructure and Mobility Create Vibrant Places and Enhance Quality of Life

*After the next exercise with CAPC - Just keep what applies*

### LU-4 Modernize Zoning and Development Regulations to Support Reinvestment, Compatibility, and Desired Community Character

- Update zoning to allow mixed-use and higher-intensity development "by right" in appropriate areas.
- Update corridor zoning, particularly along Business 288, to better reflect desired development patterns that will promote walkable and mixed-use development with a strong sense of place.
- Simplify development standards to reduce permitting time and uncertainty.
- Strengthen design, landscaping, and buffering requirements citywide.

## Guiding Principles

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- ✓ Promote Balanced and Sustainable Growth
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*After the next exercise with CAPC - Just keep what applies*

DRAFT



*Conceptual rendering of a gateway and mixed use development on Business 288 and Henderson Road*

**LU-5 Ensure Compatibility and Community Character**

- Establish design standards addressing building placement, height transitions, and façade quality.
- Encourage appropriate and sensitive transitions between residential, commercial, and industrial uses.

## Regulatory Reform

Angleton has already implemented online permitting, which is a strong foundation. To further accelerate growth, we recommend:

- ✓ Expanding the one-stop shop model to coordinate planning, zoning, utilities, and inspections
- ✓ Gradually loosening select zoning restrictions (e.g., targeted commercial or industrial districts), drawing inspiration from Houston's flexible approach
- ✓ Introducing waivers or reduced fees for small businesses and priority projects

## *Guiding Principles*

✓ **Preserve Angleton's Small-Town Character and Identity**

✓ **Promote Balanced and Sustainable Growth**

✓ **Promote Fiscal Responsibility & Effective Governance***

✓ **Strengthen Neighborhoods and Expand Housing Choices**

✓ **Invest in Connected**

✓ **Infrastructure and Mobility Create Vibrant Places and Enhance Quality of Life**

*After the next exercise with CAPC - Just keep what applies*

### LU-6 Promote Quality Development Design

- Encourage context-sensitive architecture and site design.
- Integrate public art and placemaking elements citywide.
- Ensure walkable developments that cater to all modes of non-motorized transportation – pedestrians, bikers, wheelchairs, strollers, scooters, etc.

## COMMUNITY VOICES

*"Overdevelopment – could lead to traffic congestion similar to Houston or Alvin."*
*"Loss of small-town identity – as large chains and construction increase."*
*"Planned developments such as Riverwood Ranch and Windrose Green cost money (MUD tax)."*
*"Growth pressures in ETJ."*
*"Residents repeatedly expressed concern about development occurring without long-term planning or infrastructure alignment."*
*"Unbalanced growth without support services."*

## Guiding Principles

- ✓ Preserve Angleton's Small-Town Character and Identity
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*After the next exercise with CAPC - Just keep what applies*

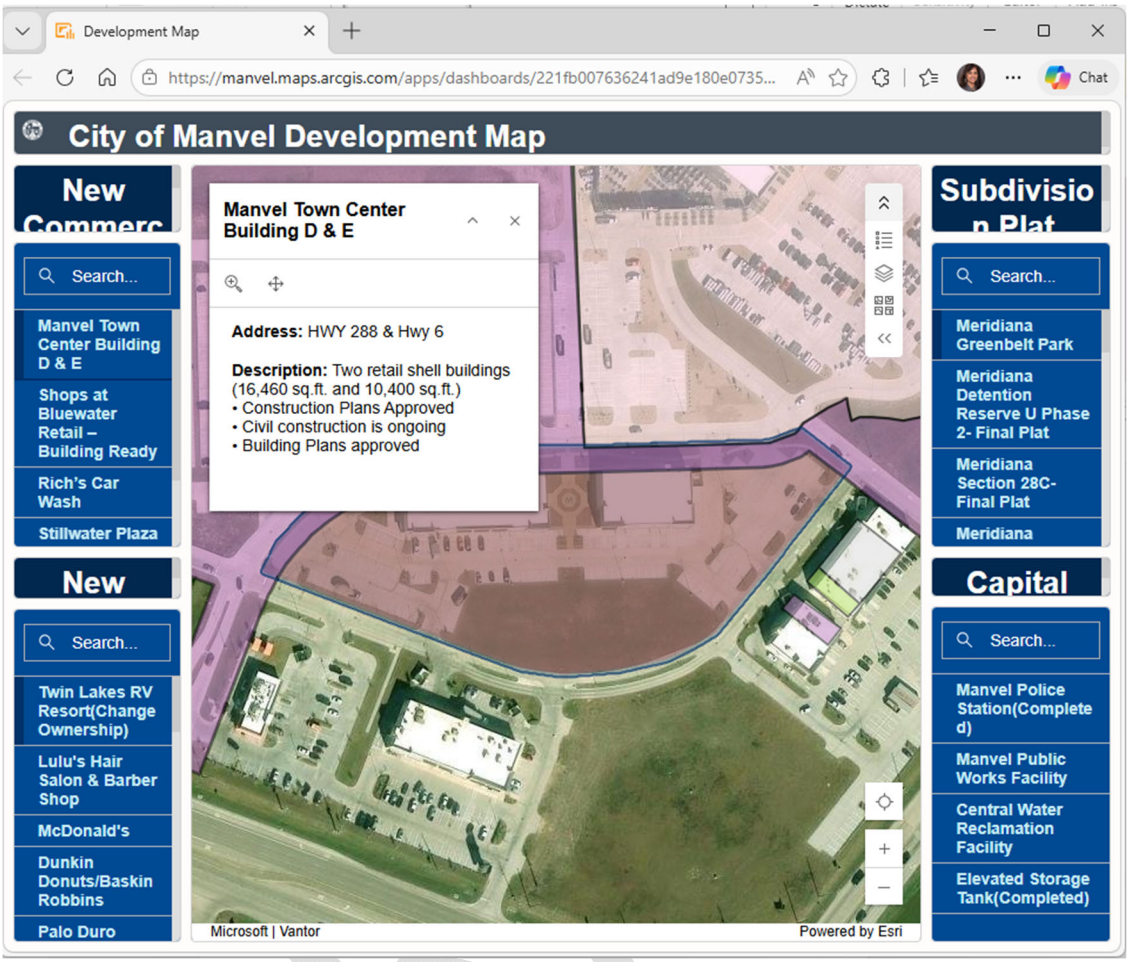
### LU-7 Improve Intergovernmental Coordination and Public Communications

- Partner with TxDOT, utilities, drainage districts, school districts, and major employers on growth planning.
- Provide a website GIS-based development activity dashboard to track where residential, commercial, and industrial developments are occurring and identify emerging growth areas. This portal will serve as a tool for developers, businesses, residents, and service industry to track new developments and permits.

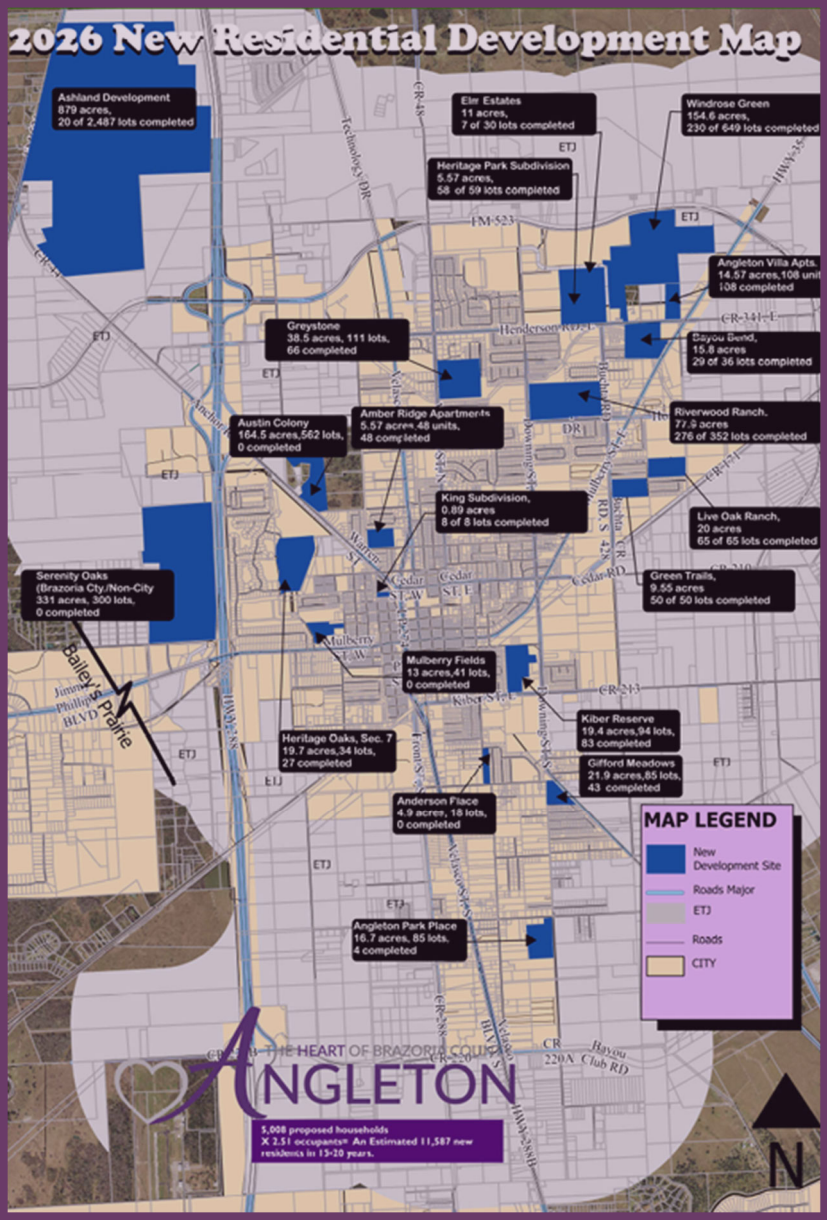
## Guiding Principles

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*After the next exercise with CAPC - Just keep what applies*




EXAMPLE OF A DEVELOPMENT ACTIVITY TRACKER – CITY OF MANVEL




# 6

# HOUSING AND NEIGHBORHOODS

Rev. 5/29/2026

## 6.1 Introduction

## 6.2 Housing

## 6.3 Neighborhoods

## 6.4 Goals, Objectives, and Strategies

DRAFT

# 6.1 Introduction

Housing and neighborhoods are more than physical structures—they form the social, economic, and environmental foundation of a community. They influence affordability, equity, resilience, and overall quality of life, making them essential components of long-range planning.

Housing establishes the framework for population growth and economic vitality. Without a sufficient range of housing options, communities may struggle to attract and retain residents across different life stages and income levels. Providing diverse housing types—ranging from single-family homes to townhomes, multifamily units, and workforce housing—helps ensure that residents can remain in the community as their needs evolve. Thoughtful housing policies also guide density, land use patterns, infrastructure investment, and energy efficiency, helping to manage growth responsibly, reduce sprawl, and minimize environmental impacts. In coastal and flood-prone regions such as Angleton, resilient housing design and updated building standards further support disaster preparedness and long-term recovery.

Neighborhoods, meanwhile, define a city's character and identity. Well-designed neighborhoods that are connected by streets, sidewalks, trails, and transit options enhance mobility and reduce social and geographic isolation. Access to parks, schools, civic spaces, and neighborhood-serving businesses strengthens daily quality of life. Well-designed features such as sidewalks, lighting, drainage infrastructure, and street trees promote public health, safety, and environmental sustainability. Strong neighborhood design also fosters civic engagement, social interaction, and a shared sense of belonging among residents.

**Demographic trends—including household size, income distribution, and tenure patterns—provide important context for understanding current housing demand, affordability conditions, and the types of housing needed to support the City's future growth.** Together, strategic housing and neighborhood planning ensures sustainable growth, protects community character, and provides an impetus for future generations to call Angeton their home.

**Housing Overview**

Single-family homes on spacious lots dominate Angleton's landscape, accounting for nearly half of the city's land area.

Older homes, including modest bungalows and ranch-style houses, on smaller lots are concentrated near downtown, while newer subdivisions on the city's edges feature consistent lot sizes and architectural styles.

Generally, lots range from 6,500 to 14,000 square feet. XX% of lots are over 6,500 square feet

Add summary from City's housing study – staff to provide a copy of the study

DRAFT

# 6.2 Housing

Add a summary of City's housing study

DRAFT

## Housing Overview

Single-family homes on spacious lots dominate Angleton's landscape, accounting for nearly half of the city's land area. Of approximately 8,358 housing units, 74% are single-family detached homes, 8.1% are mobile/manufactured homes, and 14.5% are multifamily units of varying sizes.

Older homes, including modest bungalows and ranch-style houses, are concentrated near downtown, while newer subdivisions on the city's edges feature consistent lot sizes and architectural styles. Lots range from 6,000 to 14,000 square feet.

**The occupancy rate for the housing units is 92%. Approximately 61% are owner-occupied and 31% are occupied by renters.**

### Age of Housing

Most of Angleton's older housing stock (1950s–1970s) is concentrated near the historic core and central neighborhoods, reflecting the city's early growth patterns. Newer residential development (1990s–2020+) is primarily located toward the southern and eastern portions of the city, indicating outward expansion and more recent subdivision activity .

**54% of units built before 1980**

- **20.1% of units constructed in 1980s**
- **10.8% in 1990s**
- **15.6% after 2000s**

**Housing Stock Profile** (2023 ACS)

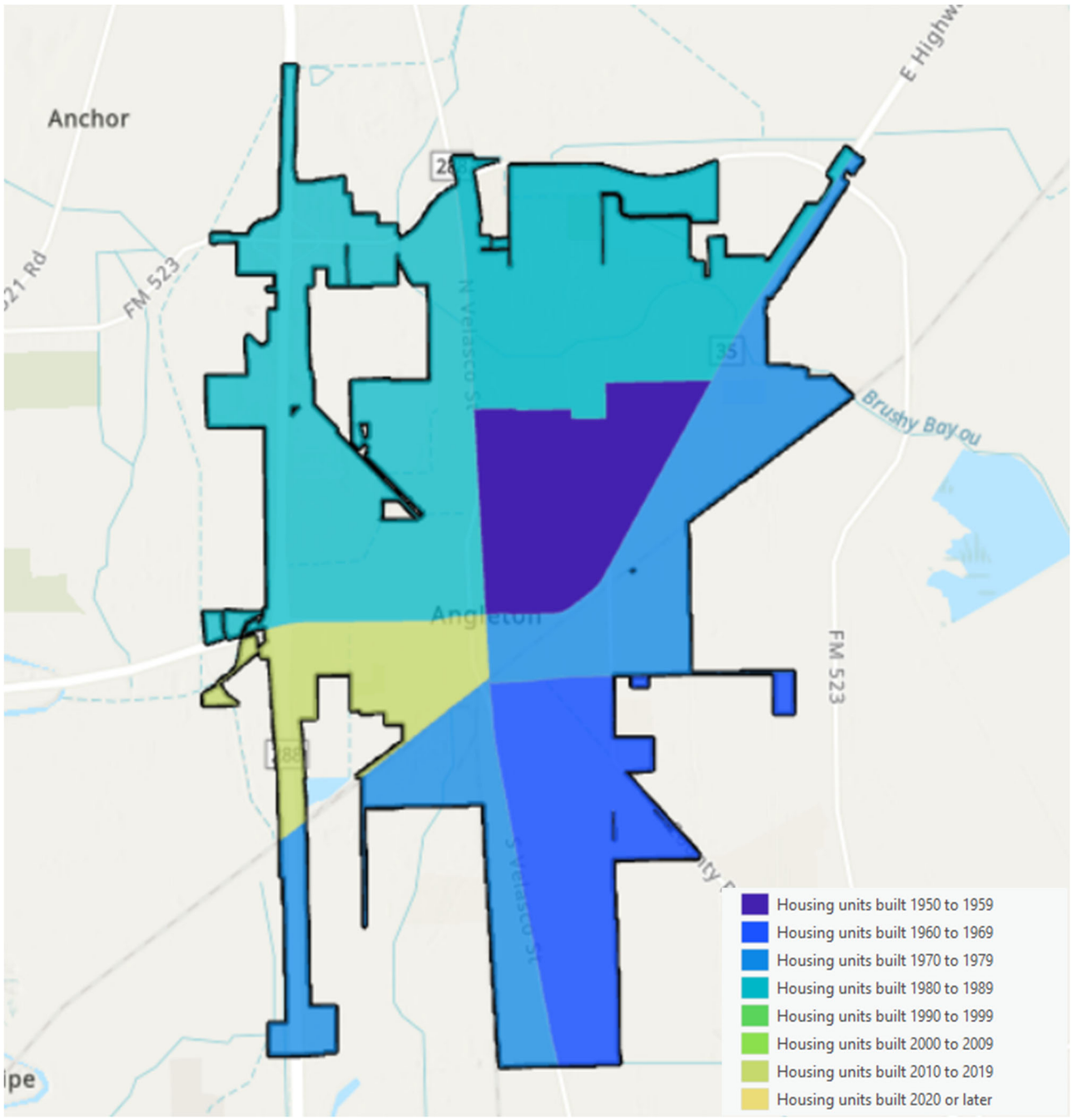
- Total units: 8,358
- Occupied: 92% (7,696 units)
- Vacant: 7.9% (662 units)
- Structure types:
  - Detached single-family: 6,184 (74%)
  - Attached single-family: 272 (3.3%)
  - Multifamily (2–20+ units): 1,151 (13.8%)
  - Mobile homes: 674 (8.1%)

61%-31% Owner- renter split (of the total occupied homes)





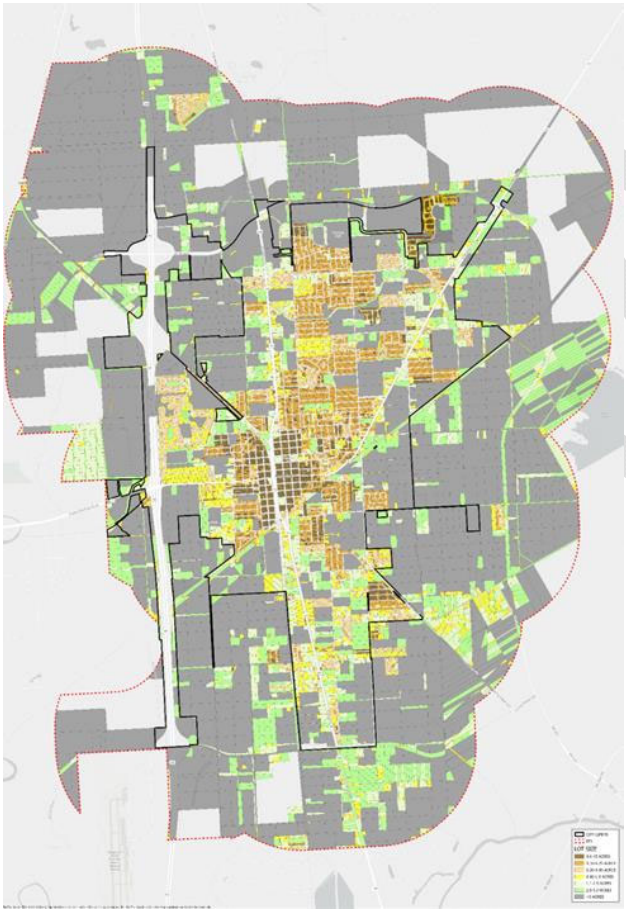

According to the 2023 American Community Survey (ACS), Angleton's household composition and age structure reflect a stable, established community with more than half of the housing stock 45 years old.




*AGE OF HOUSING MAP*

### Lot Sizes

Lot sizes in Angleton vary significantly between the established city limits and the surrounding ETJ, reflecting historic development patterns and more recent suburban expansion. Smaller lots—generally between 0.10 and 0.25 acres—are concentrated within the older central neighborhoods, supporting traditional neighborhood character, walkability, and more efficient use of infrastructure. Larger lots, including parcels exceeding one acre, are more common in the ETJ and peripheral areas where development remains rural or transitional in nature and larger lots are necessitated by private water and wastewater systems.



*LOT SIZES*







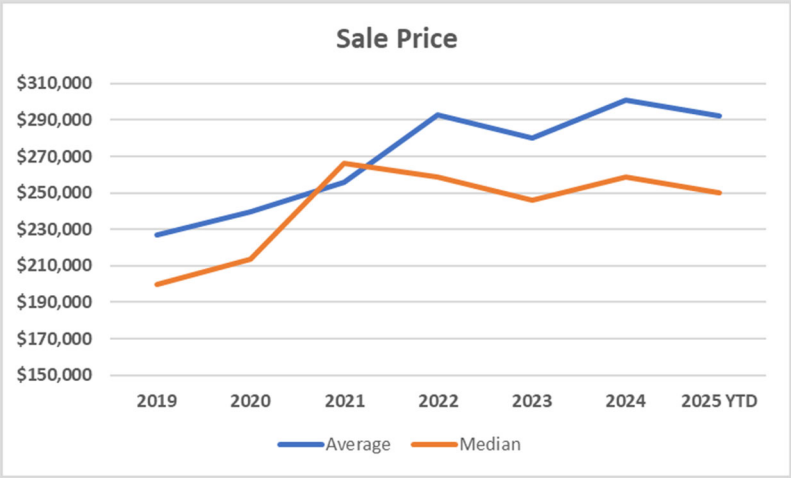
## Housing Sales

Single-Family homes sales peaked in 2022, before slightly decreasing across 2023 and 2024. Sales have been exceeding 450 homes per year since 2022, which amounts to 6-7% of Angleton's housing stock.




*SINGLE FAMILY HOUSING – NUMBER OF SALES (UP TO FIRST QUARTER OF 2025)*

*THE DIP IN THE GRAPH FOR 2025 IS DUE TO INCOMPLETE DATA FOR 2025.*

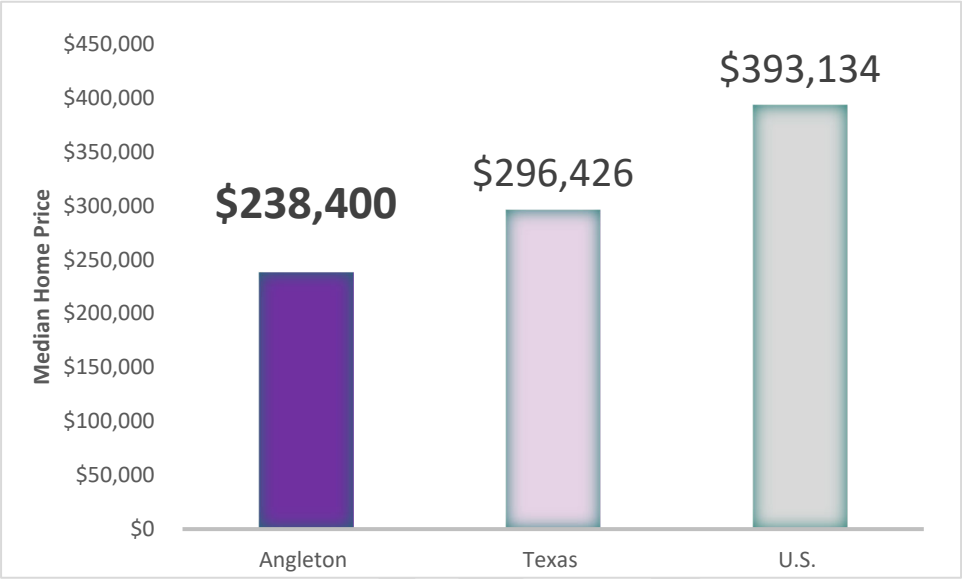



*SINGLE FAMILY HOUSING SALES - SALE PRICE*

The sale prices have remained steady since 2022. However, days on market nearly doubled in 2023 as compared to 2021 and 2022. signaling slower sales. The median days on market has been 40 days since 2023.

### Cost of Housing

Median home prices have been generally lower as compared to the state of Texas and the country. As indicated by the data for 2023 (Houston Association of Realtors).




*Comparison of Median Home Prices*

According to the 2023 American Community Survey (ACS), approximately **18% of homes face a housing cost burden** (where more than 30% of the income is spent on housing). This burden is higher for renter households, as more than 30% of renters face a housing cost burden. Approximately 13% of owner households face a housing cost burden. The burden is highest for younger owners (24%) and older renters (53%).

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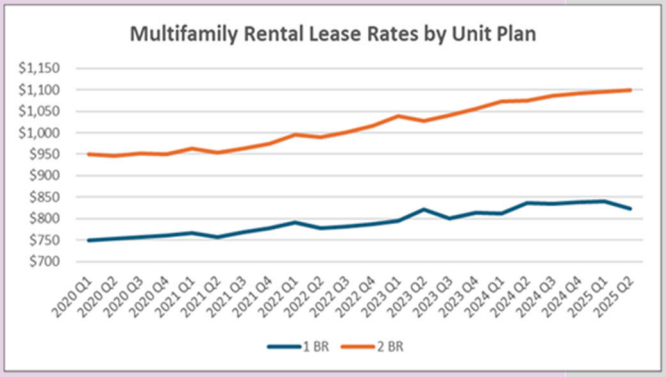
## Rental Market

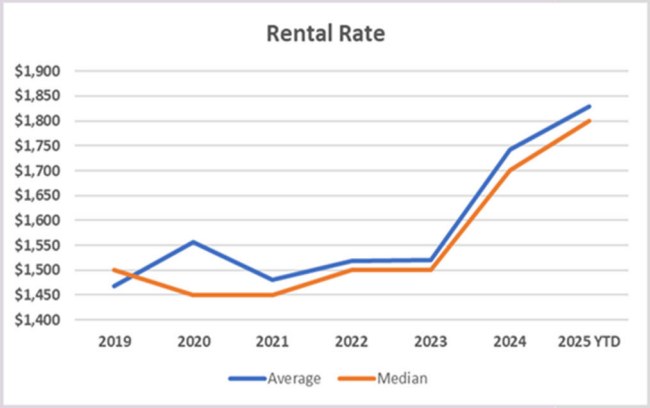
**Multifamily** - The multifamily rental market is relatively tight, with approximately 2,600 renting households competing for about 1,900 apartment units. Occupancy rates exceed 90 percent, indicating strong and sustained demand. This demand has supported steady rent growth, particularly for two-bedroom units, while rising pressure in the broader housing market has also contributed to increasing rental rates for single-family homes.

| | |
|---|---|
| Renting Households | 2,600 |
| Apartment Units | 1,900 |
| Apartment Occupancy | >90% |
| 2-Bedroom Units Rent | ↑ |
| Single Family Rental Leases | ↑ |

**Single-Family** - The single-family rental market has experienced significant expansion, with the number of rental homes nearly doubling between 2020 and 2024. Average monthly rents have climbed to $1,865, an increase of $300 over that period—reflecting heightened demand and limited supply. Typical rental homes are relatively large, averaging three bedrooms and approximately 2,025 square feet, appealing to households seeking more space and flexibility.

| | |
|---|---|
| 2020–2024 Rental Homes | Doubled |
| Average monthly rent | $1,865 ↑ |
| ($300 increase since 2020) | |
| Median monthly rent | $1,800 ↑ |
| ($350 increase since 2020) | |




Average rental home:

**3 bedrooms**

**2,025 sq. ft**

Housing Challenges:

Rising for-sale prices (average listing ~$380k)

Rental pressure (multifamily median $1,337; single-family rental avg $2,283) indicate constrained supply and affordability stress—particularly for renters where 42% are cost-burdened.

DRAFT

Angleton's housing stock is predominantly single-family, with limited diversity in housing types and a strong concentration of older homes near the city's core. While occupancy rates remain high and home prices are relatively affordable compared to regional benchmarks, the market is increasingly constrained by limited supply, particularly in the rental sector, where demand exceeds available units and rents are rising. A significant portion of the housing stock is aging, creating reinvestment and maintenance challenges, while newer development trends toward uniform subdivisions on the periphery. Key issues include a lack of housing variety to meet changing demographic needs, increasing housing cost burdens (especially for renters), pressure on rental supply, and the need for resilient and updated housing standards in a flood-prone environment.

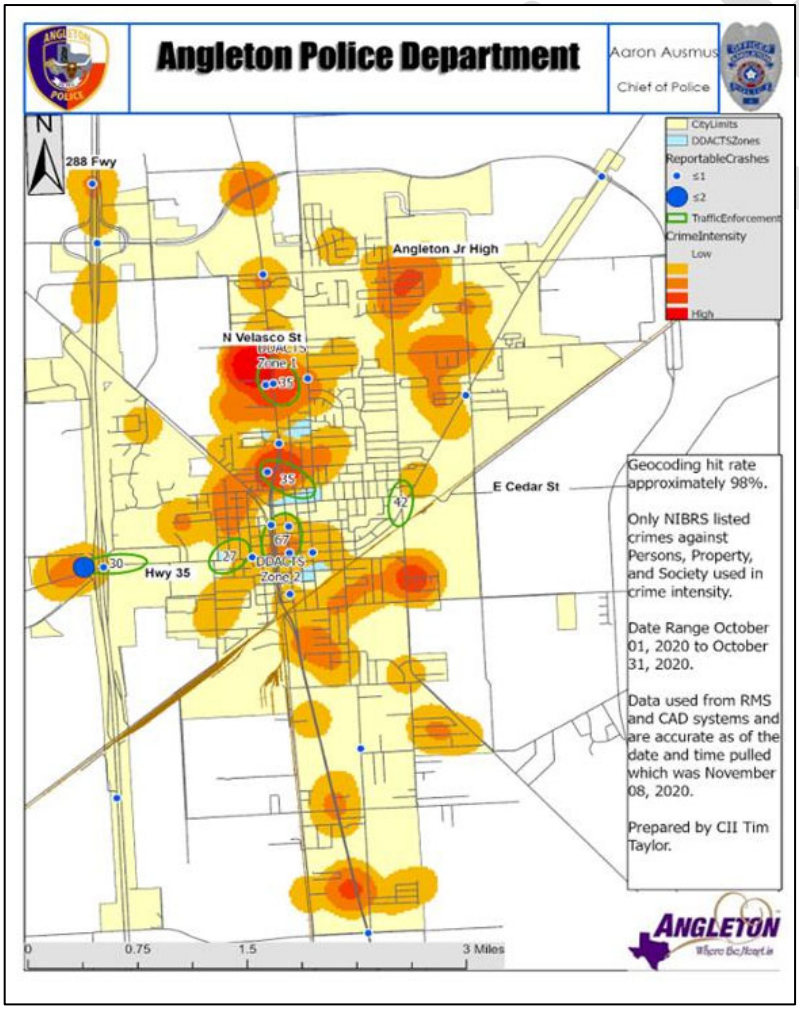
**Place holder – Ashland Map and info.**

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# 6.3 Neighborhoods

Neighborhoods define Angleton's identity, reflecting a blend of established residential areas near the historic core and newer subdivisions developed along the City's growth corridors. Older neighborhoods are generally characterized by modest single-family homes, mature trees, larger lots, and aging infrastructure, with varying levels of reinvestment and property maintenance.

Newer subdivisions tend to feature more uniform lot sizes, contemporary housing styles, and family-oriented amenities, including sidewalks and neighborhood open spaces. While overall public safety conditions remain stable, perceptions of desirability and investment levels vary across different parts of the city. The map below illustrates crime rates per 1,000 residents to provide geographic context for neighborhood concerns within Angleton.



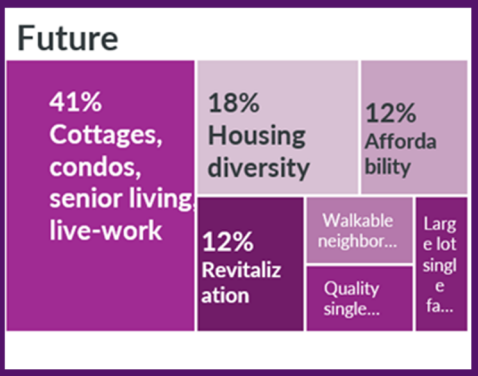

## COMMUNITY VOICES

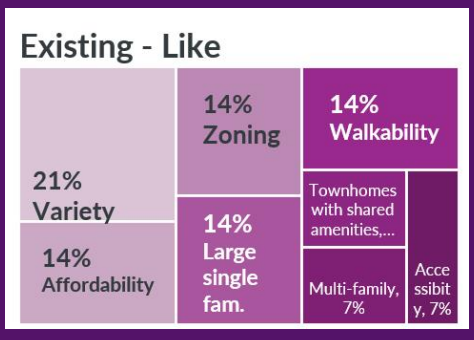
*"Safety and low crime are key strengths"*

*"Gaps in sidewalks in older neighborhoods"*

*"Keeping up with current infrastructure (street repair; cleaning up litter)"*

*"Sidewalks in older residential areas that did not require walks when built"*




**CPAC INPUT**

### Notable Residential Areas in Angleton

Angleton's neighborhoods reflect a range of housing ages, lot sizes, and price points that contribute to the city's overall housing diversity.

- Heritage Oaks – newer single-family subdivision with family-oriented design and modern amenities.
- Rancho Isabella – one of Angleton's more recent large-scale developments, featuring larger homes and higher-value properties.
- The Enclave at Chenango Ranch (ETJ) – newer residential growth area with estate-style homes on larger lots.
- Sunrise Meadow – established neighborhood offering relatively attainable entry-level housing options.
- Established Central Neighborhoods – areas near Downtown and along Henderson Road with older housing stock, mature trees, and larger lots, reflecting earlier periods of development.
- Windrose Green – newer master-planned subdivision featuring contemporary single-family homes, sidewalks, and neighborhood amenities; represents recent residential growth and higher-value housing.
- West and East Bronco Bend Drive – One of Angleton's most distinctive residential areas, featuring large estate properties, scenic surroundings, and a strong sense of privacy and exclusivity.
- Greystone – A well-established planned community developed through a Public Improvement District (PID), featuring upscale homes, attractive streetscapes, quality amenities, and a distinctive affluent residential character.

Map showing neighborhoods – need info from staff

DRAFT

### Manufactured Housing and Recreational Vehicle (RV)Communities

Angleton includes several manufactured home communities and RV parks that provide an important source of attainable housing within the city. Many of these developments were established decades ago and remain occupied, contributing to overall housing diversity and affordability.





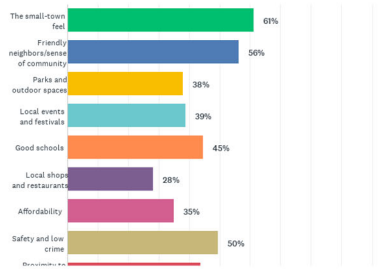
ENHANCED DESIGN STANDARDS

As housing demand increases, future reinvestment or redevelopment efforts could focus on infrastructure upgrades, improved connectivity, and enhanced design standards to better integrate manufactured housing areas with surrounding neighborhoods while maintaining affordability options.

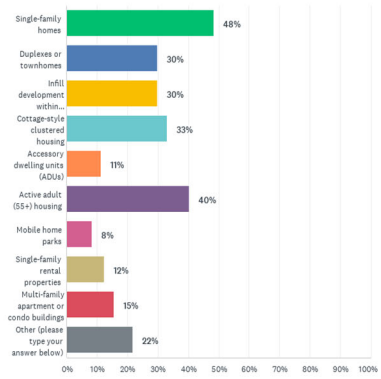
Angleton's neighborhoods reflect a mix of established areas with mature character and newer subdivisions with modern amenities, contributing to overall community identity but also highlighting disparities in infrastructure and investment. Older neighborhoods often face challenges such as aging infrastructure, gaps in sidewalks, drainage concerns, and inconsistent property maintenance, while newer areas tend to offer better connectivity and amenities but can lack character and diversity in design. Community feedback points to concerns about excessive density, "cookie-cutter" development, inadequate walkability, lighting, and flooding, alongside a desire to preserve neighborhood character and safety. Key issues include uneven infrastructure quality, limited connectivity in older areas, balancing growth with neighborhood compatibility, and ensuring reinvestment while maintaining affordability and community cohesion.

### *CPAC INPUT*

Q3 What do you enjoy most about living in Angleton? And here are some possible answer choices you could include, depending on your goals. Check all that apply.




Q10 Residential Uses - What types of residential development would you like to see in the future? Some examples are shown below. Check all that apply. Please feel free to add other housing types.



# 6.4 Goals, Objectives, and Strategies

## HN Housing and Neighborhoods

### Goal

Provide diverse, high-quality housing options to support workforce and community needs while preserving stable and attractive neighborhoods.

### Objectives & Strategies*

### HN-1 Expand Housing Choice

- Balance the housing mix to meet the needs of current and future residents, including workforce households, young professionals, families, and seniors. Encourage a range of housing types, including large-lot single-family homes, townhomes, senior housing, workforce housing, multifamily housing in mixed-use settings, live-work units, infill housing, accessory dwelling units, and high-quality RV or specialty housing where appropriate.
- Promote context-sensitive infill that respects existing lot patterns, setbacks, and neighborhood scale.
- Promote residential development within and adjacent to Downtown, including housing above ground-floor commercial uses.
- Enforce enhanced property maintenance standards to protect housing quality, neighborhood stability, and community appearance.
- Incentivize developments that provide attainable and workforce housing through partnerships with private developers and nonprofit organizations. Align housing policies with employers' needs to support workforce recruitment and retention.

## Guiding Principles

✓ **Preserve Anglet Character and Identity**

✓ **Promote Balanc Growth**

**Quality of Life**

*Just keep what applies from CPAC meeting*

The missing middle, a concept that grew out of new urbanism, includes row houses, duplexes, apartment courts, and other small to midsize housing designed at a scale and density compatible with single-family residential neighborhoods.

Gentle density infill refers to a housing development strategy that integrates new housing into existing neighborhoods while respecting the character and scale of the area. This approach aims to increase housing density in a way that blends with the surroundings, often incorporating smaller housing types such as duplexes, townhouses, and accessory dwelling units (ADUs).

Rising for-sale prices (average listing $345,000) and rental pressure (average $1,100 for two-bedroom multifamily rental and $1,160 for single-family) indicate constrained supply and affordability stress, particularly for renters where 38% are cost-burdened.

### HN-2 Preserve Neighborhood Character

- Maintain compatible lot sizes and development patterns.
- Promote property maintenance and neighborhood reinvestment programs.
- Explore alternatives to traditional development patterns and opportunities for conservation (**Conservation Development Alternative/Cluster Housing**) and - other formats to maintain diverse housing choices while preserving open space and rural character.
- Encourage a mix of housing in neighborhoods and planned communities to support neighborhood stability, aging in place, and diverse social connections.



*EXISTING LANDSCAPE* | *CONVENTIONAL SUBDIVISION* | *CONSERVATION DEVELOPMENT ALTERNATIVE*

*CONCEPTUAL RENDERING OF POTENTIAL DENSITY NEUTRAL CONSERVATION SUBDIVISION DEVELOPMENT*

*Source:* *https://www.planning.org/publications/document/9182713/*
*Conservation Subdivision Design By David Morley, AICP, PAS QuickNotes 81*

***Guiding Principles***

✓ **Preserve Angleton's Small-Town Character and Identity**

✓ **Promote Balanced and Sustainable Growth**

**Quality of Life**

## Conservation or clustered subdivision design can be considered as a way to balance development with environmental protection. Conservation subdivision is a residential development that preserves substantial open space while concentrating homes on a smaller portion of the site.

Conservation subdivisions can devote "**at least half of its potentially buildable land area to undivided, permanently protected open space**."

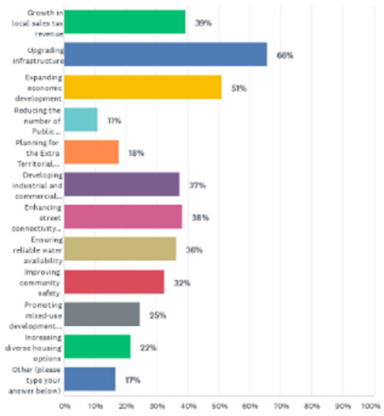
Clustered development is typically **density-neutral**, meaning it does not increase the number of permitted homes. Instead, it redistributes development to preserve natural features and open space. As described in conservation planning guidance co-published with American Planning Association (APA), conservation design preserves land "**in a density-neutral manner**" while allowing the number of lots permitted by right.

*References/Sources:*
*American Planning Association, PAS QuickNotes 81: Conservation Subdivision Design (2019)*
*Randall Arendt, Conservation Design for Subdivisions, co-published with APA and ASLA*

### HN-3 Ensure Housing Quality, Neighborhood Compatibility, and Connectivity

- Require high-quality design standards, durable materials, and appropriate building scale.
- Integrate greenways, detention areas, and open space into new developments.
- Establish adjacency, buffering, and transition standards to ensure compatibility with surrounding neighborhoods.
- Establish minimum lot size and design standards to support long-term neighborhood quality.
- Discourage substandard housing types, including poorly designed mobile homes or transient rental developments.
- Avoid overly small lot sizes that contribute to livability, parking, and infrastructure challenges.
- Encourage master-planned developments integrating schools, recreation, and neighborhood services such as Ashland development.
- Partner with Angleton ISD to align housing
- growth with planned school investments.
- Expand sidewalks and safe pedestrian connections, especially to improve access to schools, parks, and neighborhood services (15-minute walk radius).

Q5 Looking ahead, what opportunities should Angleton focus on? Check all that apply.




***CPAC INPUT***

### *Guiding Principles*

Preserve Angleton Character and Identity

Promote Balanced Growth

Quality of Life

*Just keep what applies from CPAC meeting*

## *COMMUNITY VOICES*

**Lot Size /Density**

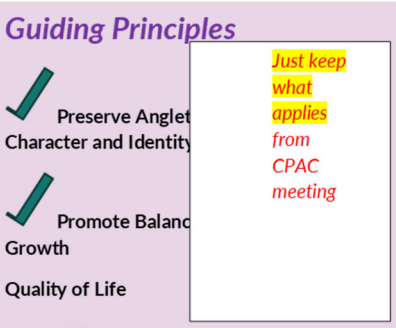
- *Quit approving 50ft. lot sizes.*
- *Too much high-density housing*
- *No condos*
- *No more apartments or big corporations that get tax breaks for building here.*
- *Less cookie cutter homes.*
- *Not cookie cutter, not small house lots*

**Neighborhood Concerns**

- *Sidewalks, trails, and walkability*
- *"Filling empty buildings"*
- *"Activate vacant or underutilized properties"*
- *"Concerns about cookie-cutter housing"*
- *"Flooding concerns & increased crime"*
- *"More streetlights in neighborhoods"*
- *"Need much better street lighting in older neighborhoods"*
- *"Bike and walking friendly"*

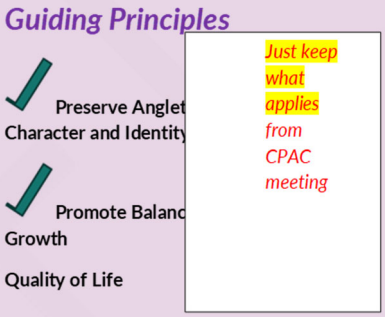
### HN-4 Encourage Homeownership and Long-Term Residency

- Incentivize owner-occupied housing over speculative investment rentals.
- Strengthen rental inspection and compliance programs in established neighborhoods.




### HN-5 Reduce Vacancy and Promote Adaptive Reuse

- Prioritize adaptive reuse of large vacant buildings.
- Identify properties with high reuse potential and create targeted strategies. Proactively identify priority redevelopment and reuse sites, particularly along Anchor Road and the southern city limits.
- Support flexible zoning to facilitate reuse.
- Coordinate code enforcement with economic development tools to encourage reinvestment rather than abandonment.




POTENTIAL TOOLS TO CONSIDER:

Tax Increment Financing (TIF) Districts dedicate the future increase in property tax revenues (from rising property values post-redevelopment) to pay for infrastructure, site improvements, or even "gap financing" for new or rehabbed projects within the neighborhood.

TIFs can leverage private investment by offsetting up-front costs and have been instrumental in urban renewal where access to conventional lending is limited.

Historic Preservation Tax Credits offset a percentage of qualified rehabilitation expenses for certified historic buildings. Blending federal and state programs can cover 20–40% or more of eligible costs.

**HN-6 Protect Safety and Community Appearance; Address Unsafe and Dilapidated Structures**

- Establish a board, such as a Dangerous Structures Board, and create demolition funds for the remediation of unsafe properties.
- Apply cost-recovery mechanisms, such as liens on resale for demolitions.
- Establish clear thresholds and procedures for condemnation to ensure consistent application.
- Apply condemnation and demolition policies and programs strategically, paired with incentives such as redevelopment assistance or lien-on-resale programs.
- Consider incentives and financing mechanisms to promote upkeep of structures.

**HN-7 Strengthen Property Maintenance Enforcement**

- Evaluate and update the property maintenance code to address any gaps.
- Apply graduated enforcement measures for repeat violations.
- Coordinate code enforcement with economic development incentives.
- Coordinate with County and Precinct officials on joint cleanup and enforcement initiatives.

**December 2014 – Covington, Kentucky**

Neighborhood neglect is expensive. Eight hundred vacant properties, both dilapidated homes and empty lots, cost the city more than $800,000 annually to maintain or demolish.

## Guiding Principles

✓ Preserve Anglet
Character and Identity

✓ Promote Balanc
Growth

Quality of Life

*Just keep what applies from CPAC meeting*

## Guiding Principles

✓ Preserve Anglet
Character and Identity

✓ Promote Balanc
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Quality of Life

*Just keep what applies from CPAC meeting*

**'Broken window' theory**

A broken window left unrepaired leads to others being broken and sends the signal that nobody cares.

Abandoned cars, graffiti, blighted houses and other visible signs of neglect can deter others from investing in or improving nearby properties.

All it takes in one house on the street!

### HN-8 Preserve Safe and Habitable Rental Housing

- Evaluate the effectiveness of the current rental registration and inspection programs and modify them as needed.
- Focus on older properties and those with recurring violations.
- Augment code enforcement efforts with technical assistance.

### Guiding Principles

✓ Preserve Anglet
Character and Identity

✓ Promote Balanc
Growth

Quality of Life

Just keep what applies from CPAC meeting

## Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) are design tactics for developments, parks, trails, and open spaces to address safety concerns that can prevent crime. These tactics contribute to making spaces safer, while embracing and preserving the natural environment.

Principles that enhance safety include:

1. Access Control – Use the design to physically guide where to go and place barriers or harder access points to areas of where not to go, this detours even unwanted users to access these areas
2. Surveillance – Eliminate too many barriers that prevent natural observers surveilling the area and enhance it with lighting, placement of shrubbery, and well-located windows
3. Territorial Reinforcement – Collaborate, incentivize, or turn an area over to active members who will take ownership of an area to tend to it, this increases the monitoring and reduces nuisances. This can be implemented through the use of walls, fences, landscaping, light fixtures, flags, clearly marked addresses, and decorative sidewalks
4. Maintenance and Management – Keep areas green, clean, and maintained including, removal of trash, graffiti, and damaged property

Safety has been voiced by the Angleton community as a concern and adoption of these design principles can contribute to enhancing safety of the City.




# 7 URBAN CHARACTER

5/29/26

## 7.1 Introduction

## 7.2 Major Corridors

## 7.3 Gateway Opportunities

## 7.4 Historic Downtown

## 7.5 Goals, Objectives, and Strategies

# 7.1 Introduction

As part of the City of Angleton's broader Comprehensive Plan update, this Urban Character analysis examines the location, identity, physical form, and spatial qualities of the key areas that shape the community's overall experience.

This analysis focuses on three primary components

- Major Corridors
- Entry Locations
- Historic Downtown District

These areas are essential to understanding how Angleton functions and feels—both for residents and visitors—as they present meaningful opportunities to reinforce the city's unique identity as the Heart of Brazoria County.



# 7.2 Major Corridors

**Corridors**: SH 288, SH 35, and FM 523 serve as Angleton's primary transportation spines and visual corridors. Anchor Road was also identified as a minor corridor. These roadways function not only as regional connectors, linking Angleton to Houston, Lake Jackson, and surrounding communities, but also as defining edges and development frontages that shape first impressions, commercial activity, and mobility patterns throughout the city. The following analysis is compilation of onsite observations and input received from the stakeholders and community

## SH 288

| STRENGTHS | WEAKNESSES |
|---|---|
| ✓ Strong regional connectivity to Houston and coastal communities<br>✓ High visibility for commercial and institutional development | ✓ Limited pedestrian infrastructure and walkability<br>✓ Auto-oriented development pattern<br>✓ Lack of cohesive visual identity |

| OPPORTUNITIES | THREATS |
|---|---|
| ✓ Establish signature gateway treatments<br>✓ Attract higher-quality retail, office, and service uses<br>✓ Enhance landscaping, lighting, and corridor branding | ✓ Continued strip-style development<br>✓ Increasing traffic congestion<br>✓ Corridor functioning as pass-through only |

## SH 35

| STRENGTHS | WEAKNESSES |
|---|---|
| ✓ Limited pedestrian infrastructure and walkability<br>✓ Auto-oriented development pattern<br>✓ Lack of cohesive visual identity | ✓ Heavy truck traffic impacts safety and aesthetics<br>✓ Visual clutter and varied building setbacks<br>✓ Limited pedestrian accommodations |

| OPPORTUNITIES | THREATS |
|---|---|
| ✓ Corridor beautification and streetscape upgrades<br>✓ Truck routing and safety enhancements<br>✓ Redevelopment of underutilized parcels | ✓ Continued strip-style development<br>✓ Increasing traffic congestion<br>✓ Perception as utilitarian highway<br>✓ Reduced pedestrian comfort without investment |

## FM 523

| STRENGTHS | WEAKNESSES |
|---|---|
| ✓ Key north–south mobility route<br>✓ Established commercial frontage<br>✓ Regional connectivity<br>✓ Supports local and regional traffic | ✓ Heavy truck traffic impacts safety and aesthetics<br>✓ Visual clutter and varied building setbacks<br>✓ Limited pedestrian accommodations |

| OPPORTUNITIES | THREATS |
|---|---|
| ✓ Corridor beautification and streetscape upgrades<br>✓ Truck routing and safety enhancements<br>✓ Vacant or underdeveloped frontage parcels | ✓ Aging commercial properties without reinforcement<br>✓ Continued freight dominance<br>✓ Perception as utilitarian highway |

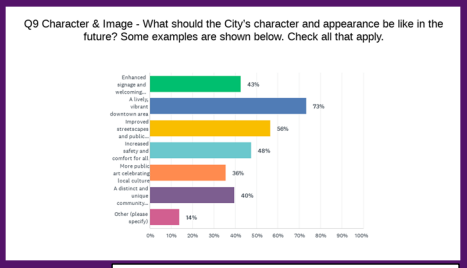
## Henderson Rd.

| STRENGTHS | WEAKNESSES |
|---|---|
| ✓ Direct connection to Downtown<br>✓ Supports city and institutional uses<br>✓ Important internal connector<br>✓ Opportunity for walkability improvements | ✓ Inconsistent streetscape treatment<br>✓ Limited gateway identity<br>✓ Auto-oriented segments<br>✓ Limited branding or wayfinding |

| OPPORTUNITIES | THREATS |
|---|---|
| ✓ Develop as a Downtown Gateway Corridor<br>✓ Improve sidewalks-crosswalks, and lighting<br>✓ Strengthen landscaping and placemaking | ✓ Continued auto-dominant design<br>✓ Reduced Downtown visibility<br>✓ Traffic increases without multimodal upgrades |

The map below indicates the location of the identified corridors.

**Photo**




Need the entire question -fix.

## COMMUNITY VOICES

*"A small town downtown feel"*

*"Downtown needs sidewalks that are wheelchair accessible"*
*"Beautification, more trees, more retail opportunities. Safe and clean with community activities like concerts downtown. Lots of community activities"*
*"Beautify downtown, bigger Senior facilities"*
*"Art district in downtown area"*
*"Thank-you to city and community leaders for what you're doing to improve and preserve our town"*
*"Angleton downtown needs improvement and more community events"*
*"If downtown collapses, Angleton will lose its identity. Downtown needs revitalization"*

Add a map and images of corridors after finalizing the corridor and boundaries

# 7.3 Gateway Opportunities

**Gateways**: Key entry points along SH 288 interchanges SH 35 corridors, and major intersections such as FM 523 and Henderson Road create important transition zones into Angleton. These locations influence how the city is perceived and offer opportunities to strengthen community identity through coordinated signage, landscaping, lighting, and enhanced streetscape design treatments.

Add a map and images of corridors after finalizing the corridor and boundaries with CPAC

# 7.4 Historic Downtown

**Historic Downtown**: Downtown Angleton serves as the historic, civic, and cultural heart of the community. Anchored by government facilities, local businesses, and community gathering spaces, the downtown area plays a central role in shaping the city's sense of place and long-term identity. With the location of the Brazoria County Courthouse and surrounding civic institutions City Hall, the Brazoria County Courthouse, and the Brazoria County Tax Office), downtown remains one of the City's most recognizable and historic areas.

The downtown is characterized by a compact development pattern, a connected street network, and a mix of civic, cultural, and commercial uses. Buildings are typically oriented toward the street, forming a defined street edge that supports pedestrian activity and storefront visibility.

Enhancing its walkability, appearance, and economic vitality remains a key priority for reinforcing Angleton's character.

Key characteristics of a successful downtown include:

- Walkable block structure
- Buildings fronting sidewalks with minimal setbacks
- On-street parking that supports businesses and calms traffic
- Transparent storefronts and active ground-floor uses
- Public spaces that encourage gathering and community interaction
- Multimodal access, including pedestrian, bicycle, and vehicular connectivity
- Downtowns are not only economic centers — they are places of identity, memory, and civic life.

Photo

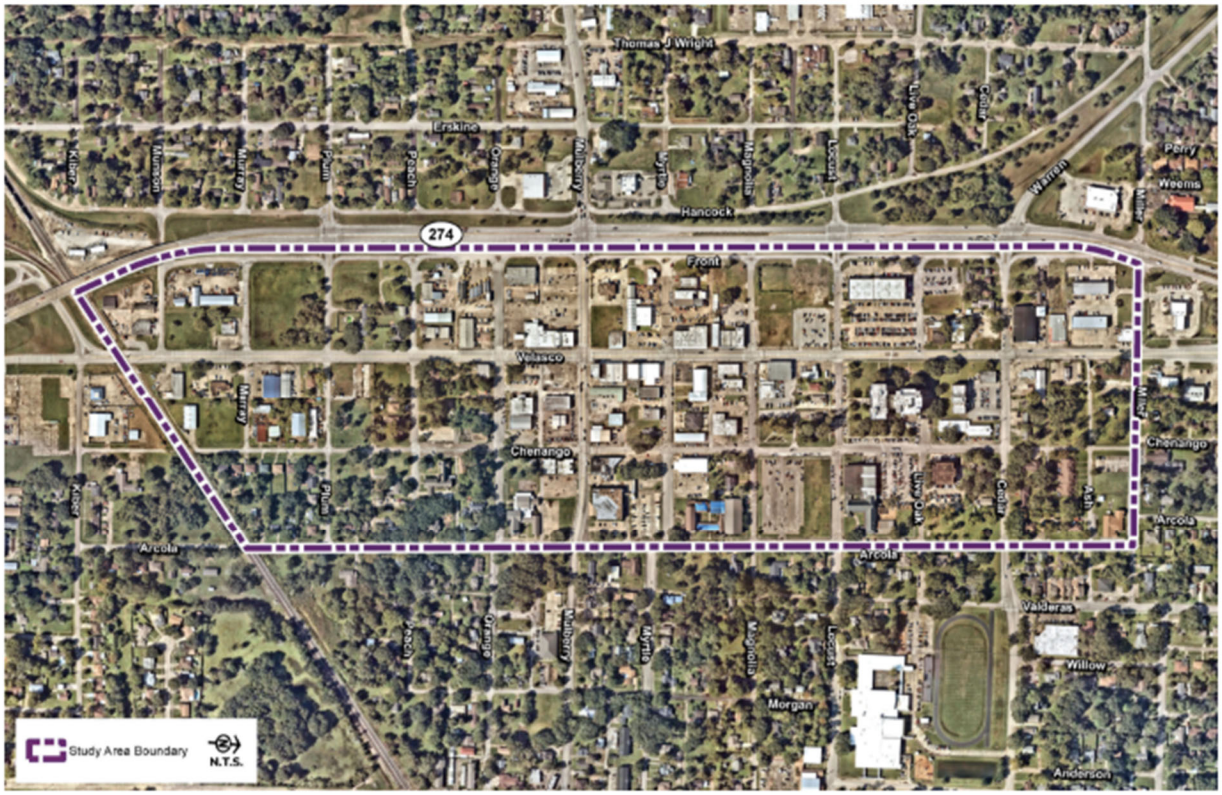
***COMMUNITY VOICES***

*"A reinvention of downtown"*

### 2021 H-GAC Livable Centers Study

The City conducted the Angleton Livable Center Study in 2021, funded by H-GAC, to guide the future development and revitalization of Downtown Angleton. The study outlines strategies to enhance urban design, improve mobility, and

strengthen downtown as a vibrant, walkable civic center. Key assessments, recommendations, and strategies from the study are summarized below.




Angleton's Historic Downtown was the focal area of the 2021 H-GAC Livable Centers Study, which evaluated opportunities to strengthen the downtown core through strategic reinvestment, mobility enhancements, and placemaking initiatives. The Downtown boundary generally includes the historic courthouse square and surrounding commercial blocks, extending:

- North Boundary: Along SH 274 (Mulberry Street / Front Street corridor)
- South Boundary: Generally along Arcola Street
- East Boundary: Near Valderas Street / eastern Chenango Street blocks
- West Boundary: Along the railroad corridor and western Front Street transition area

Strengths

- Civic Anchor Presence – The courthouse square and adjacent public buildings create a strong sense of place and reinforce downtown as the governmental heart of Brazoria County.
- Traditional Block Pattern – A connected street grid supports walkability and ease of navigation.
- On-Street Parking – Convenient curbside parking supports local businesses and slows traffic.

- Historic Building Stock – Zero-lot-line and shallow setback buildings create a defined urban street wall and architectural continuity.
- Community Identity – Downtown hosts events, gatherings, and small businesses that reflect Angleton's small-town character.
- Human-Scaled Environment – Sidewalks, storefronts, and compact blocks create an environment that is pedestrian-friendly compared to highway commercial corridors.

The following observations were gathered from field reconnaissance and input from the community.

## STRENGTHS

**Civic and Government Hub**

- Brazoria County Courthouse and County offices anchor Downtown
- Identified "Government Hub" and "Commercial Hub" activity centers (p. ix)

**Traditional Street Grid**

Add more pictures; obtain from Martha





Compact block pattern supports walkability

- Defined primary corridors: Velasco, Chenango, Mulberry

**Existing Public Assets**

- Two public parks
- Front Street green space (identified for linear park enhancement)
- Peach Street Market activity

**Community Vision Alignment**

- Strong desire for local retail, restaurants, entertainment (p. vi)
- Clear goals for mobility, character preservation, and placemaking






## WEAKNESSES

**Limited Active Transportation Infrastructure**

- Sidewalk gaps and pedestrian comfort issues
- Need for improved crossings and streetscape (Transportation Recs. 7–12)

**Underutilized Spaces**

- Alleyways not fully activated
- Front Street green space not maximized

**Parking Organization**

- Need for coordinated public parking strategy
- Wayfinding and signage improvements needed

**Corridor Design Inconsistencies**

- Velasco and Chenango require enhanced streetscape identity

## OPPORTUNITIES

**Placemaking Catalysts**

- Convert alleyways to outdoor seating
- Create Front Street Linear Park
- Expand and enhance park spaces
- Downtown gateways and branding

**Economic Revitalization**

- Catalyst commercial and retail development
- Greater Peach Street District concept
- Mixed-use redevelopment opportunities
- Leverage grants and funding tools

**Mobility Enhancements**

- Downtown bicycle loop

- Enhanced primary/secondary corridors
- Bus stop facility improvements

**Public-Private Partnerships**

- Parking coordination
- County collaboration (Courthouse expansion synergy)

**THREATS**

**Highway Commercial Competition**

- SH 288 and SH 35 corridor retail draw

**Auto-Oriented Design Pressures**

- Risk of widening projects reducing walkability

**Market Constraints**

- Demand may not immediately support full mixed-use buildout

**Funding and Implementation Timing**

- Capital improvements dependent on grant cycles and coordination

# 7.5 Goals, Objectives, and Strategies

## UC Urban Character

**Goal**

Enhance Angleton's identity as the **Heart of Brazoria County** through attractive design, revitalized corridors, and vibrant public spaces. Incorporate the recommendations of the Livable Centers Study as appropriate.

**Objectives & Strategies***

**UC-1 Establish Downtown as a Vibrant, Identifiable Civic and Cultural Core**

- Develop a central town square on the vacant lot near City Hall or the County

## *Guiding Principles*

*Just keep what applies*

✓ **Preserve Angleton's Small-Town Character and Identity**

✓ **Promote Balanced and Sustainable Growth**

~~**Promote Fiscal Responsibility & Effective Governance***~~

~~**Strengthen Neighborhoods and Expand Housing Choices**~~

~~**Invest in Connected Infrastructure and Mobility**~~

✓ **Create Vibrant Places and Enhance Quality of Life**

Annex as the defining civic space. Incorporate flexible open space, pocket parks, plazas, seating, shade structures, public art, and infrastructure to support events and daily use.

- Integrate the town square and surrounding blocks into the Downtown Livable Centers framework.
- Explore a two-downtown strategy to preserve the historic core while supporting a newer mixed-use center in other areas of the city.

*Conceptual renderings of a potential plaza in the vacant lot next to City Hall*







## *Livable Centers Study - Recommendations at a Glance*

The study organizes recommendations into four coordinated focus areas—**placemaking, transportation, economic development, and implementation priorities** —to implement the downtown vision, enhance walkability, and stimulate reinvestment.

**Placemaking (Create a Strong Sense of Place)** Make downtown more attractive, walkable, and memorable.

- Focus on improving the physical environment and downtown identity:
- Update land use policies to guide mixed-use, compatible development
- Transform underutilized spaces (e.g., alleyways) into active public areas
- Develop new public amenities like a Front Street linear park and enhanced parks
- Introduce gateways, branding, and streetscape improvements
- Strengthen landscaping and design standards

**Transportation (Improve Access & Connectivity)**
Enhance mobility for all users—cars, bikes, and pedestrians. Create a safe, connected, and multimodal downtown.

- Reconfigure key streets (especially Front Street)
- Expand and better organize public parking
- Build a connected downtown bike network loop
- Improve major corridors with streetscape and mobility upgrades
- Upgrade sidewalks, crossings, and ADA accessibility
- Enhance transit stops and facilities

**Economic Development (Stimulate Investment & Activity)** Revitalize downtown as an active commercial and entertainment center.

- Encourage redevelopment and business growth:
- Promote infill development and redevelopment along key corridors
- Support retail, restaurants, and entertainment uses
- Use incentives (e.g., tax abatements, partnerships) to attract investment
- Develop a Greater Peach Street District as a catalyst for small businesses

**Implementation Priorities** Phase improvements strategically to create early success and long-term impact.

- Start with pedestrian improvements connecting major activity hubs (courthouse and Velasco corridor)
- Focus early efforts on key streets (Velasco, Chenango, Locust, Magnolia, Myrtle)
- Leverage public-private partnerships and funding tools (e.g., TIRZ, grants)
- Use quick, visible projects to build momentum

### UC-2 Activate Downtown with Engaging Uses and Programming

- Encourage active ground-floor uses such as restaurants, cafés, entertainment venues, and cultural spaces.
- Program recurring events, including farmers markets, festivals, performances, and pop-up activities.
- Partner with local businesses, civic organizations, and sponsors to host and promote downtown events.
- Market Downtown as the preferred location for community gatherings and special events.
- Expand multimodal access, including scooters, bicycle connections, and pedestrian-oriented streets.
- Maintain a land use balance by keeping portions of the historic downtown residential while allowing modern commercial uses.
- Support urban lofts, mixed-use housing, and live-work units while preserving select residential blocks downtown.
- Update Downtown zoning to allow mixed-use and higher-intensity development by right.
- Establish Downtown as an entertainment district supporting outdoor markets, performances, and community events year-round.
- Market Downtown as a destination for all ages, including youth, families, and seniors.
- Leverage economic development incentives such as Chapter 380 agreements and targeted tax abatements to encourage downtown reinvestment.

### UC-3 Enhance the Public Realm and Downtown Experience

- Implement streetscape improvements, including lighting, landscaping, signage, and wayfinding.
- Improve pedestrian connectivity between the town square, surrounding businesses, and nearby neighborhoods.



*Watermelon Thump - Luling*



*Main Street Fest - Grapevine*




*Downtown Dinner - El Campo*




*Blue Bonnet Festival - Burnet*

- Support structured parking solutions, including a two-story parking structure near civic buildings and shared parking strategies.

**UC-4 Improve Downtown Image, Cleanliness, and Safety**

- Establish regular maintenance, beautification, and code compliance efforts.
- Incorporate public art, signage, and branding elements.
- Improve lighting and visibility in public spaces.

**UC-5 Preserve and Strengthen Neighborhoods Surrounding the Downtown Core.**

- Reinforce zoning and land use policies that maintain existing neighborhoods as primarily residential and limit encroachment of incompatible commercial uses. Support compatible infill housing that respects neighborhood scale and character.
- Review and refine Specific Use Permit standards for non-residential uses in residential areas to ensure compatibility.
- Promote rehabilitation incentives and housing improvement programs.
- Discourage prolonged vacancy through code enforcement and incentive-based reinvestment strategies.
- Prioritize adaptive reuse of existing buildings through special use permits rather than demolition.

**UC-6 Protect Downtown Neighborhood Character and Historic Assets**

- Conduct surveys of historic homes and evaluate the creation of a neighborhood conservation or historic overlay district.
- Monitor trends related to the conversion of existing residential structures to ensure a mix of uses, walkable neighborhoods, preservation of historic buildings, and long-term neighborhood stability.

In Texas, Historic Overlay Districts and preservation regulations are enabled primarily through state statutes that give cities zoning and historic preservation authority.

**Texas Local Government Code Chapter 211**

Allows creation of overlay districts
This is the main zoning authority statute.
It allows cities to:

- Regulate land use, building size, and development
- Create overlay districts (including historic overlays) as part of zoning
- Protect the "public health, safety, morals, and general welfare," which courts have interpreted to include preservation

**Texas Local Government Code Chapter 211 Subchapter Z**

Historic preservation–specific authority.
Provides the specific tools (designation, review, commissions)
This section explicitly authorizes cities to:

- Designate **historic landmarks and districts**
- Establish **Historic Preservation Commissions**
- Require **Certificates of Appropriateness (COA)** for exterior changes, demolition, or new construction
- Adopt preservation design standards and guidelines

Supporting legislation (sometimes relevant)

**Texas Local Government Code Chapter 212**

Enables cities to regulate plats and development layout, which can support preservation goals.

**Texas Government Code Chapter 442**

Establishes the state preservation framework and the role of the Texas Historical Commission.

- Establish development standards addressing building scale, massing, setbacks, and compatibility for expansion and new construction.
- Offer incentives to encourage preservation, rehabilitation, and adaptive reuse of historic structures that preserve neighborhood character, historic patterns, and community identity.
- Discourage demolition-driven redevelopment that is incompatible with architectural patterns, materials, rhythm, and streetscape character.

**UC-7 Redevelop Underutilized and Aging Corridor Properties**

- Prioritize redevelopment of obsolete big-box and large-format commercial sites, particularly along key corridors such as Business 288.
- Support infill development along corridors, including Henderson Road and Business 288.
- Periodically reevaluate corridor land use designations to reflect market realities, infrastructure capacity, and community goals.

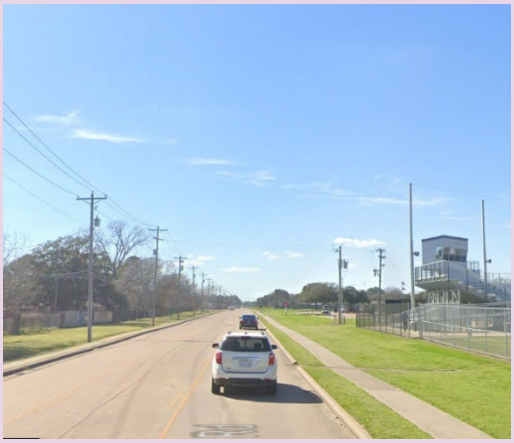
**UC-8 Improve Safety, Mobility, and Appearance Along Major Corridors**

- Prioritize streetscape and mobility improvements along Henderson Road, Downing Road, FM 521, SH 288, and FM 523.
- Coordinate with TxDOT on intersection safety, signage, speed limits, and access management.
- Improve gateway signage, landscaping, and corridor identity at major city entrances.
- Promote consistent community branding and wayfinding.

**UC-9 Encourage Walkable, Mixed-Use Corridor Development**

- Integrate pedestrian-oriented design, public open spaces, trail connections, and streetscape improvements.
- Provide appropriate buffering and transitions between residential, commercial, and industrial uses.

- Encourage residential components within corridor developments to support workforce housing and attract younger residents.





Conceptual Rendering of Henderson Road Improvements

***COMMUNITY VOICES Add***

- Identify underutilized sites for mixed-use, employment-focused redevelopment in the southern city limits and western ETJ areas.

# 8 TRANSPORTATION & MOBILITY

## 8.1 Introduction

## 8.2 Existing Conditions

## 8.3 Goals, Objectives, and Strategies

# 8.1 Introduction

The Mobility and Transportation Plan serves as a guide for decision-making related to the city's transportation and mobility network, and includes recommendations for new roads, intersection improvements, sidewalks and crosswalks, and active multimodal transportation. Safe and efficient movement for pedestrians, bicycles, golf carts, public transit and commercial vehicles, in addition to passenger cars and trucks, is essential for a healthy community.

As Angleton grows, the capacity and connectivity of the transportation and mobility network will greatly affect residents' quality of life.

Transportation is a fundamental need which significantly impacts quality of life. The growing pace of the City of Angleton shows the need to prioritize improving the existing transportation infrastructure and strategically plan to accommodate future growth. In addition to vehicle travel, other modes of travel should also be considered when prioritizing improvements to the transportation network. Pedestrian facilities, transit operations, aviation, and the railroad system all play an important part in the transportation network. The proposed transportation network lays the foundation in achieving mobility goals and ensuring that the City has an infrastructure set up for success.

## COMMUNITY VOICES

*"More pedestrian infrastructure - bike trails, bike trails in wilderness, sidewalks."*

*"More walkability – paths, sidewalks, pedestrian-friendly areas."*

*"Evening bus service – connect after-school activities to homes or central spots."*

*"Transportation Connectivity and Walkability."*

*"Missing sidewalks, bike facilities, and street connections limit mobility and neighborhood access."*

*"Street connectivity and improvements."*

*"Traffic congestion and poor street connectivity."*

*"Lack of sidewalks, trails, and safe crossings."*

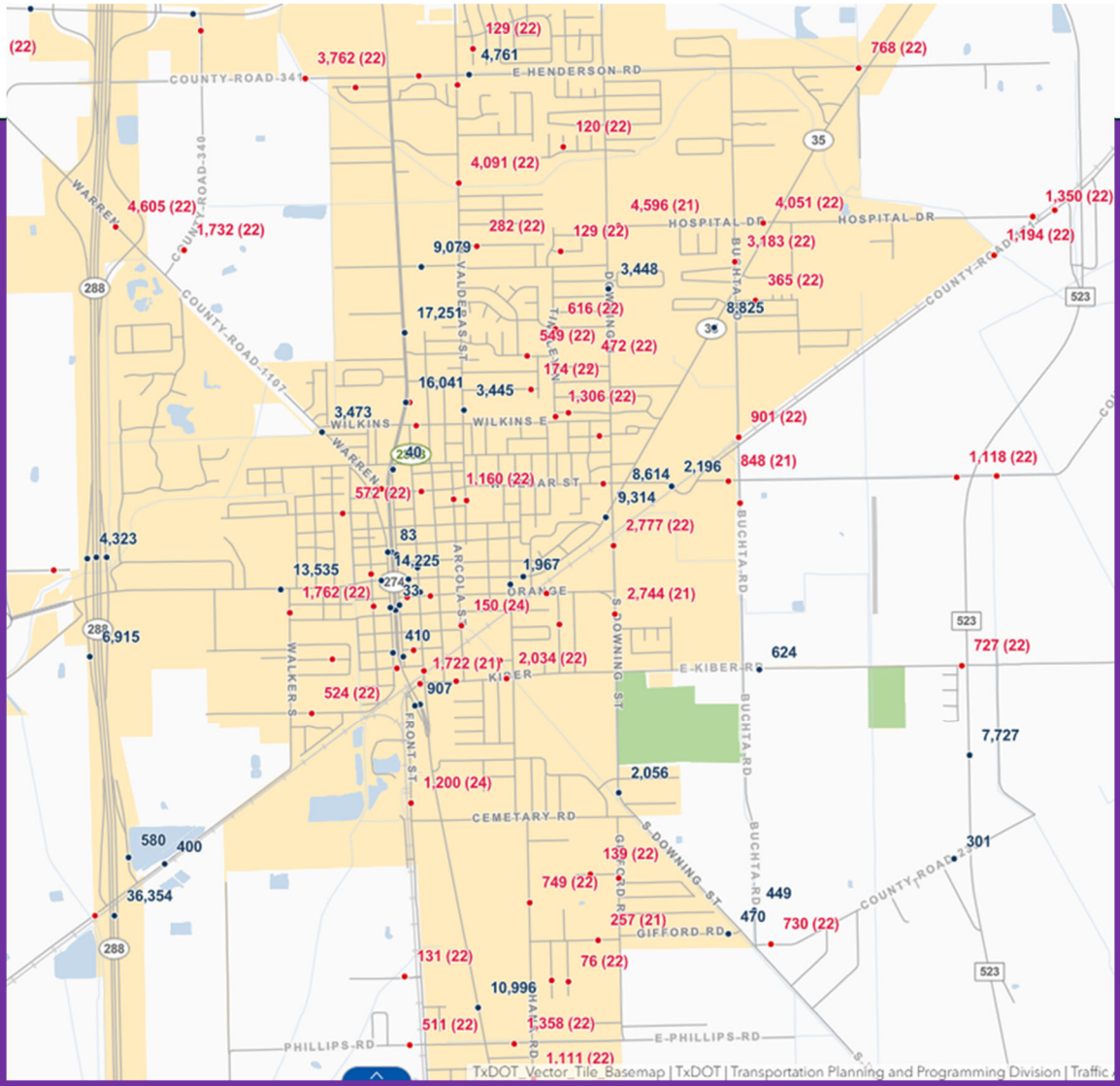
# 8.2 Existing Conditions

**Description of Existing Conditions**

The City has multiple major thoroughfares that permit mobility and access around and through the city limits and the ETJ and permit connections to other major hubs to the north and south. State Highway 288 (SH 288, South Freeway) is a limited access highway that serves as a major north/south regional route, connecting the City and other communities in the southern portion of Brazoria County to Houston and Harris County. SH 288 runs on the west side of downtown. Other regional connectors include principal Velasco Street, Farm-to-Market 523 (FM 523) and State Highway 35 (SH 35), principal thoroughfares that facilitate connection across southern Brazoria County. Within the City and ETJ, County Roads (CRs) 44, 48, 171, 210, 219, 220, 288, and 543 are all major thoroughfares that serve as major mobility corridors.

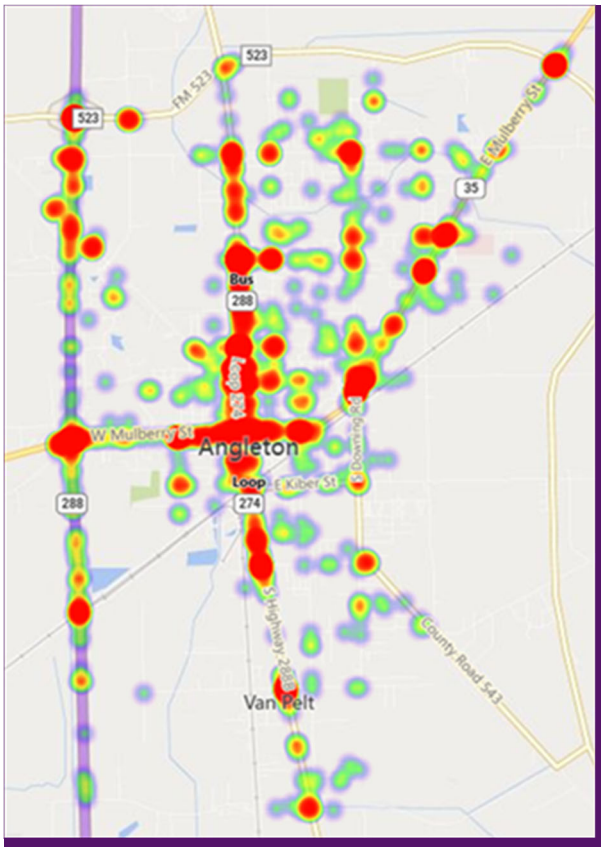
## Annual Average Daily Traffic (AADT)

The average daily traffic (ADT) volume to maintain a reasonable level of service (LOS) for two-lane roads is between 14,000 and 16,000 vehicles per day (vpd). Based on current (2024) data, the highest traffic volumes in annual average daily traffic (AADT) counts occur along the major corridors including SH-35, Velasco Street/SH-274, and FM-523, as well as local roads like Henderson Road, Hospital Drive, Canaan Drive, and Valderas Street (see Map X below). Traffic counts are highest on local roads near intersections with the major corridors: at the intersection of Velasco Street with SH-35, AADT is 14,225 vehicles per day while the AADT at the intersection of Velasco Street and Clement Street is 17,251.



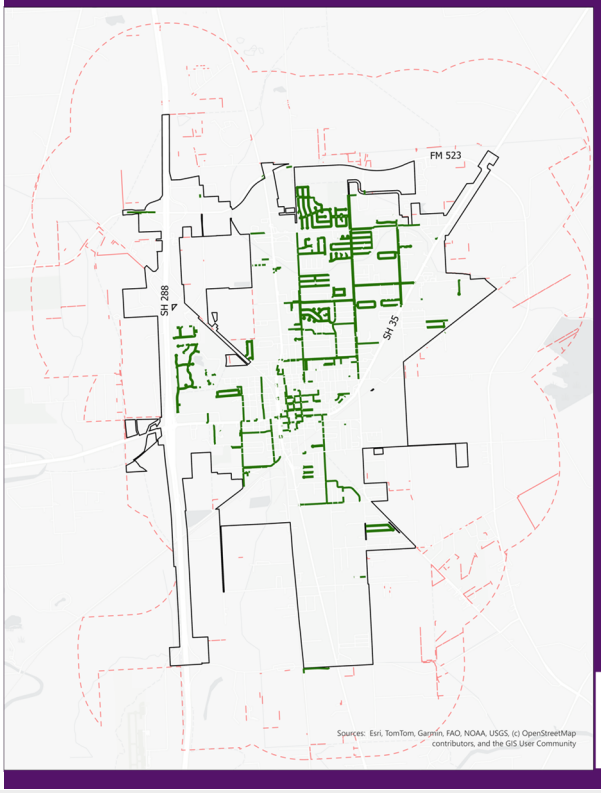
## Crash Analysis

Between 2020 and 2025, Angleton experienced a total of 2,084 reported crashes, including 23 fatal incidents. While crash activity remains concentrated along the City's primary transportation corridors, data indicate a slight decline in total crashes from 2024 to 2025. The most significant crash hot spots are located along Loop 274 between SH 35 and Henderson Road, at the intersection of SH 35 and North Velasco Street/Henderson Road, along North Downing Street, and at the junction of SH 288 and SH 35. These locations reflect the interaction of high regional traffic volumes, commercial access points, and local circulation patterns. The concentration of crashes along these corridors underscores the importance of targeted intersection improvements, access management strategies, and enhanced pedestrian safety measures as part of the City's long-term mobility planning efforts.

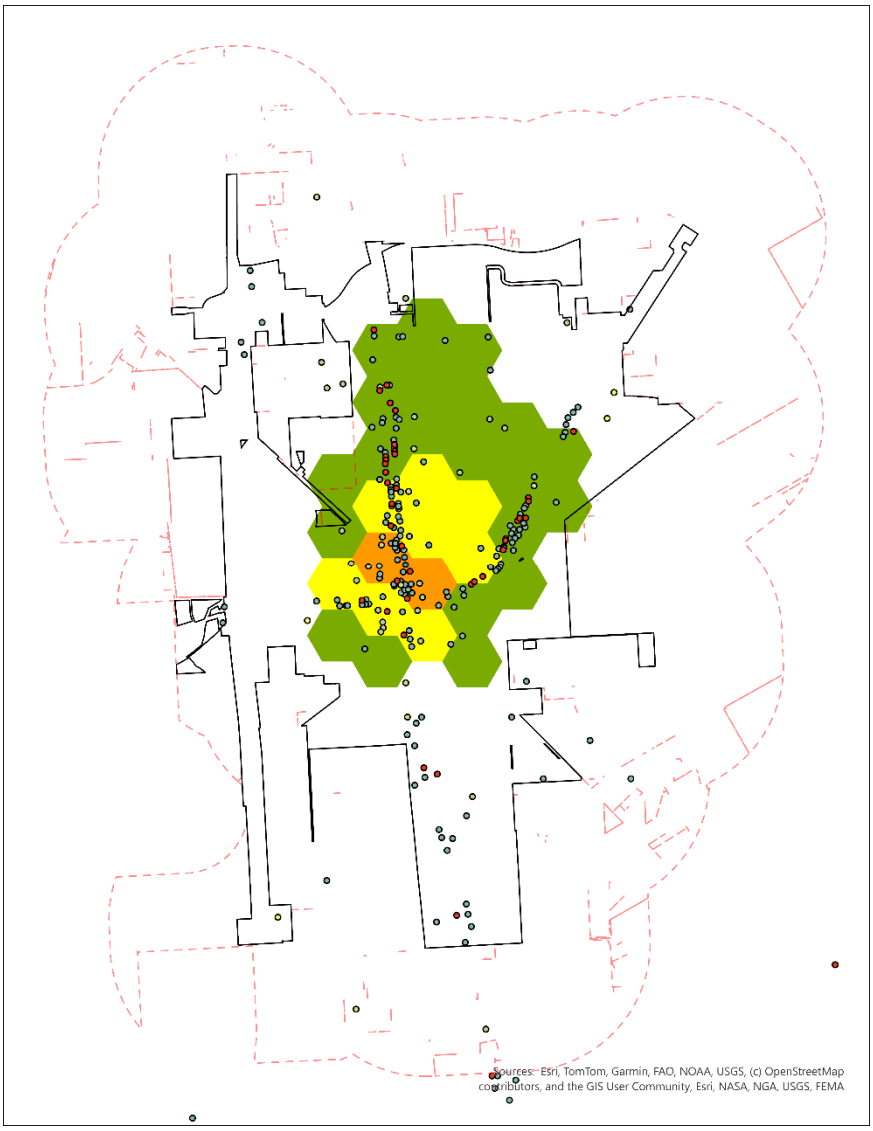



## Sidewalks, Trails, and Multimodal Facilities

Angleton contains several established pedestrian and bicycle destinations, including parks, schools, medical facilities, civic buildings, and commercial areas concentrated near Downtown and along major corridors. Existing sidewalks—primarily located within older neighborhoods and near schools and civic uses—provide localized connectivity, as illustrated in Map XXXX. However, sidewalk coverage becomes less consistent toward the City's edges and in newer development areas. While pedestrian infrastructure exists in portions of the community, the system is fragmented and does not yet function as a fully connected network.



Map showing destinations and accessibility score










At present, Angleton does not have designated regional bikeways or dedicated bicycle corridors linking the City to surrounding communities or regional trail systems. Bicycle activity primarily occurs on shar ed roadways without striped bike lanes or separated facilities. The absence of regional bicycle connections limits opportunities for recreational cycling, alternative transportation, and regional tourism linkage. Expanding multimodal infrastructure and improving network continuity represent key opportunities in the Comprehensive Plan update.

However, gaps remain along major corridors and between residential areas and parks. Newer subdivisions vary in sidewalk continuity, and there is not yet a fully integrated citywide pedestrian or trail network.

Opportunities exist to strengthen connections to and between:

- Lakeside Park
- Freedom Park
- Bates Park
- Schools and civic facilities
- Drainage corridors and open space areas
- Downtown

Expanding multimodal infrastructure would support health and wellness, Safe Routes to School initiatives, and improved accessibility for all including youth and seniors.

### Rail and Freight Infrastructure

Rail infrastructure supports freight movement and industrial activity within the community. While rail contributes to economic vitality, it can also create physical barriers and traffic delays at crossings. Future coordination with freight operators may be necessary to improve safety and minimize circulation impacts. Safety at the railroad crossings and abatement of noise remains a major concern.




### Public Transit

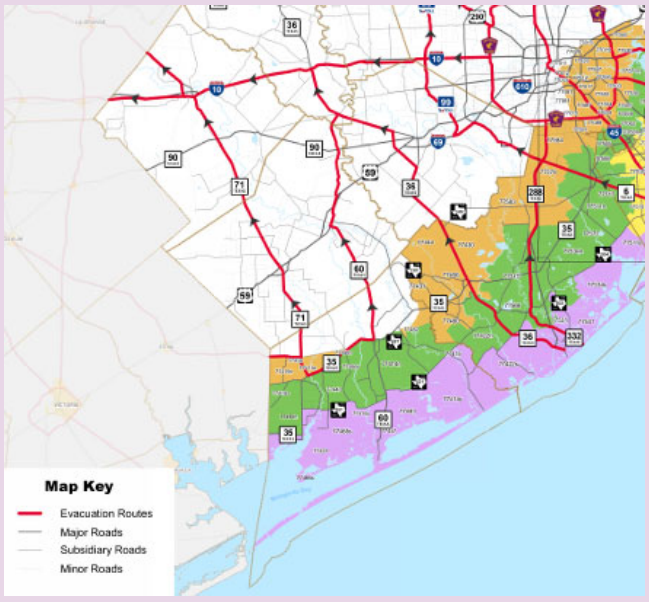
Public transit service in Angleton is provided by the Gulf Coast Transit District (GCTD) through a primarily door-to-door, demand-response system. Service demand has been steadily increasing, with approximately two to four vehicles operating within the city at any given time. A transfer center is located at City Hall, and service extends beyond Angleton to Clute, Lake Jackson, and the Houston VA Medical Center. Veteran-specific non-demand-based service is also available with advance booking requirements. Medical trips are available seven days per week, and fares remain affordable, including discounted rates for individuals with disabilities and veterans.

While the current system provides essential mobility—particularly for seniors, individuals with disabilities, and residents without access to a personal vehicle—service outside city limits requires advance scheduling. Regional connectivity to destinations such as Houston and specialty medical providers in Pearland remains limited and is the subject of a planned transit study.

### Hurricane Evacuation

In Angleton and surrounding Brazoria County, the primary designated hurricane evacuation routes include:

- State Highway 288 (SH 288) – Primary northbound evacuation route toward the Houston metropolitan area
- State Highway 35 (SH 35) – Regional east–west connector and coastal evacuation route
- FM 523 – Provides north–south local connectivity to SH 288 and SH 35
- FM 521 – Additional northbound route connecting to inland areas




HGAC Hurricane Evacuation Route

Evacuation routing and traffic control are coordinated regionally with the Texas Department of Transportation (TxDOT) and county emergency management officials. SH 288 serves as the major regional spine for large-scale evacuations from coastal Brazoria County communities.

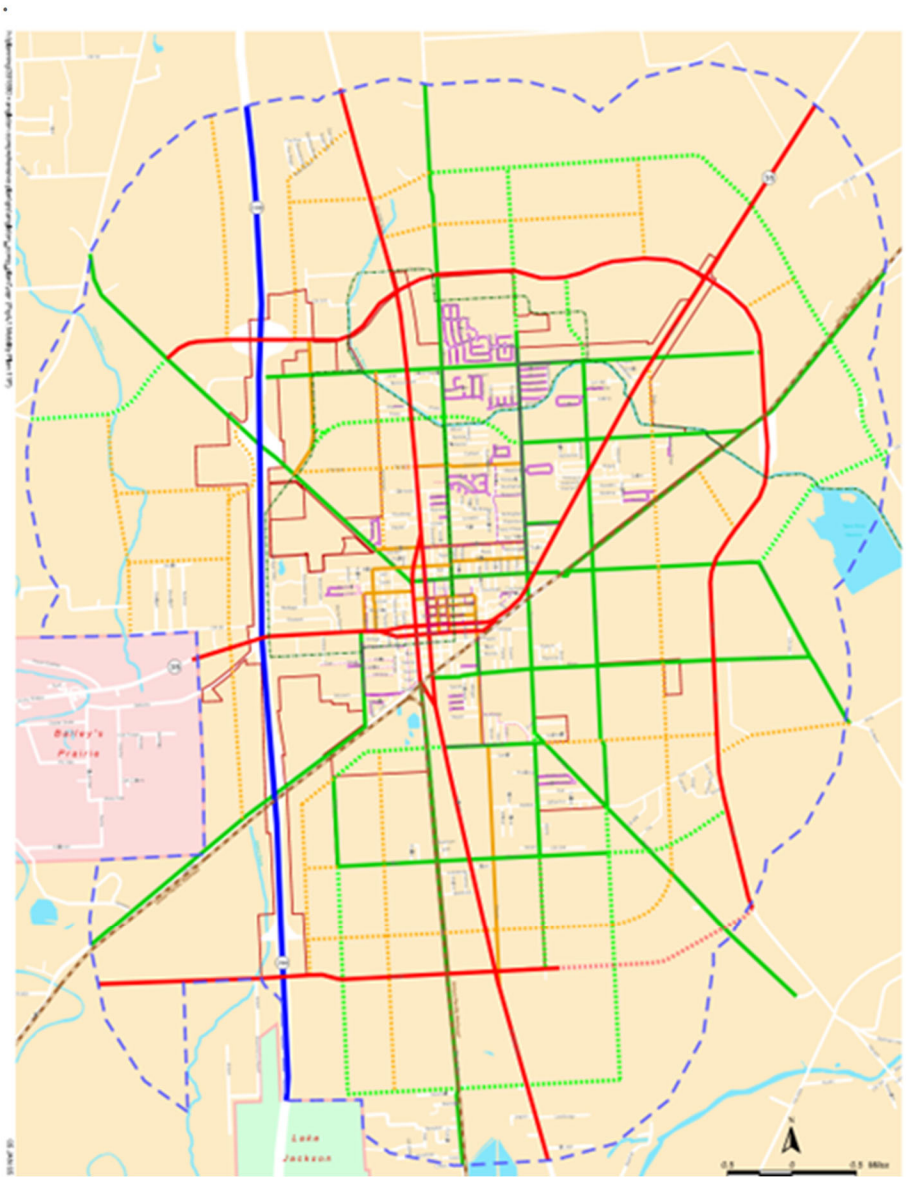
**Previous Mobilty Related Planning Effort - 2003 Comprehensive Plan**

The 2003 Comprehensive Plan included a Mobility Plan that established a long-range framework for future street, sidewalks, and trail improvements in the City of Angleton. The plan recognized that transportation infrastructure significantly influences development patterns, land use desirability, and overall community growth for 20 years.

## Flooding and Resiliency Considerations

Angleton's flat topography and flood-prone areas influence transportation performance. Certain roadways may experience temporary flooding during heavy rainfall events. Maintaining roadway functionality during storm events is critical for emergency response and evacuation.

Integrating drainage improvements, roadway elevation strategies, and hazard mitigation planning into mobility investments will strengthen long-term system resilience.



**At a glance:**

- Identified future roadway connections to support growth.
- Proposed new arterial and collector corridors throughout the study area.
- Recommended expanded sidewalk and trail networks.
- Improved connectivity between neighborhoods, Downtown, schools, and parks.
- Established a long-range framework for future transportation investments

Existing Freeway
Existing Arterial
Existing Major Collector
Existing Minor Collector
Proposed Arterial
Proposed Major Collector
Proposed Minor Collector
Rail
Existing Sidewalk
Proposed Sidewalk
Proposed Trail
Angleton Study Area
Angleton City Limits

**Roadway Classifications**

The 2003 Mobility Plan is based on four large scale classifications - arterial, major collector, minor collector, and local street, besides the freeway. The 2023 Mobility Plan did not recommend standard cross-sections for these classifications.

- Freeway
  State Highway 288 (SH 288) represents the only freeway. Freeways are designed exclusively for regional mobility, carrying high traffic volumes at higher speeds over longer distances. Access is strictly controlled through interchanges, with no direct driveway connections. Their primary purpose is to facilitate efficient regional movement rather than local accessibility.

- Arterials
  State Highway 35 (SH 35), Business 288, and Loop 523 function as arterial roadways. Arterials are intended to move traffic efficiently between major destinations and across the community. While mobility is the primary objective, arterials often attract commercial development due to their visibility and traffic exposure. Although access is considered secondary to traffic flow, driveway management and corridor access strategies are critical to maintaining long-term capacity and safety.

- Major Collectors

  Downing Street, Hospital Street, and CR 290/Walker Street serve as major collectors.

  Major collectors balance two important functions:

  - Providing access to neighborhoods and community destinations
  - Maintaining steady traffic flow between local streets and arterial roadways

Placeholder – photos of

SH 288

SH 35

Downing Street

A neighborhood street

- Because of their traffic role, direct access to individual residential lots should be limited. Design features such as controlled driveway spacing, turn lanes, and intersection improvements help preserve safety and operational efficiency.

- Minor Collectors
  Locust Street, Walker Street (north of SH 35), and Myrtle Street function as minor collectors.

  Minor collectors serve as transition corridors between neighborhood streets and the larger arterial network. Compared to major collectors, they place greater emphasis on accessibility to adjacent properties rather than uninterrupted traffic flow. Key characteristics of minor collectors include:

  - Provide direct access to residential neighborhoods
  - Include stop-controlled intersections
  - Allow residential driveways
  - Operate at lower speeds than major collectors

  In addition to vehicular access and circulation, minor collectors often accommodate additional community functions, such as:

  - On-street parking
  - Bicycle lanes or shared-lane conditions
  - Pedestrian activity
  - Local Streets

  By far the most prevalent roadway type in Angleton is the local street. Examples include Manor Drive, Bert Street, Meadow Lane, and Glenview Lane, which primarily serve established residential neighborhoods.

- Local streets are designed almost exclusively for direct site access rather than through movement. Key characteristics include:

  - Shorter uninterrupted street segments
  - Narrower pavement widths
  - Lower operating speeds
  - Frequent residential driveways

  Unlike higher-order roadways, local streets perform multiple community functions. In addition to providing access to homes, they often accommodate:

  - On-street parking
  - Bicycle activity
  - Pedestrian movement
  - Informal neighborhood gathering and play space

  Because of these roles, traffic calming, safety design, and neighborhood character are critical considerations in the design and improvement of local streets. Their function is less about mobility and more about livability, safety, and neighborhood identity.

### Changes Since Adoption of the 2005 Plan

Population growth in and around the city has increased the amount of traffic, particularly on major thoroughfares, which impacts mobility for residents and commuters alike. Table XX presents traffic counts for areas identified in the 200X Comprehensive Plan Update compared against current (2024 data) counts:

| Area | 2005 Data (ADT) | 2024 Data (AADT) | % Change |
|---|---|---|---|
| Loop 523 near SH 35 | 7,900 | 9,100 | +15% |
| SH 288 south of SH 35 | 22,000 | 36,300 | +65% |
| Business 288 north of Loop 274 | 17,800 | 17,300 | -3% |
| Velasco Street south of SH 35 | 5,100 | 12,200 | +139% |
| SH 35 between Loop 523 and Velasco Street | ND | 8,600 – 12,000 | - |

### 2003 Mobility Plan – Implementation Status Review

| 2003 Mobility Recommendation | 2026 Status |
|---|---|
| **Complete eastern loop of FM 523 Bypass via Airport Road improvements** | Partially Implemented |
| **Develop service road system along SH 288 (rear access to freeway properties)** | Not Initiated / Limited |
| **Extend Hospital Drive west to SH 288 service road (major collector)** | Not Initiated |
| **Expand Cannan/Tigner to Anchor Road (minor collector)** | Partially Implemented |
| **Expand Buchta Road south of CR 220 (major collector)** | Partially Implemented |
| **Recognize Chenango & Magnolia as minor collectors** | Implemented (Policy Recognition) |
| **Establish minor collector framework in expansion areas** | Ongoing / Partially Implemented |

## Regional Conditions and Impacts

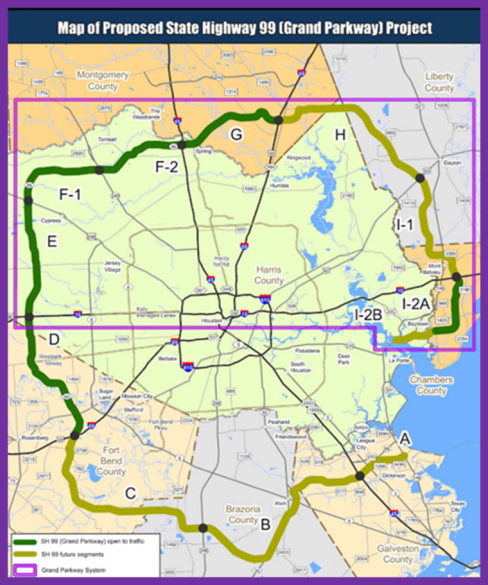
### Grand Parkway Expansion

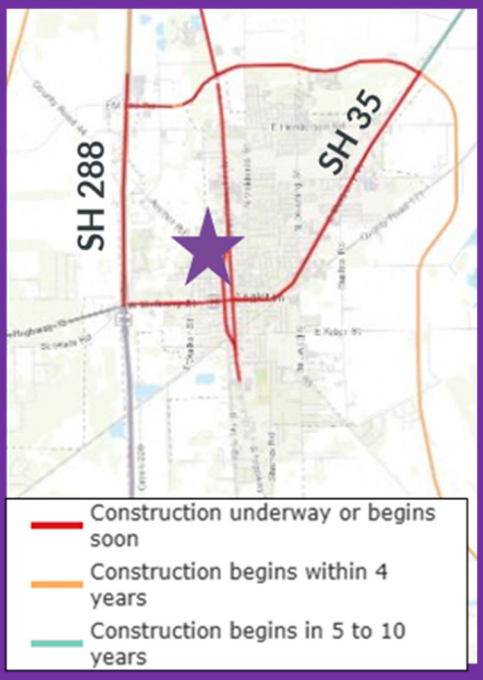
SH-99 Grand Parkway serves as the newest mobility corridor across the region, which once completed will encircle the greater Houston MSA and provide direct connection across six counties. The highway is being implemented in segments, of which only five of the total nine planned segments (Segments D, E, F, and G) have been constructed that connect US-59/I-69 South in Fort Bend County near Sugar Land to US-59/I-69 North in Montgomery County, as well as one short portion of Segment I in Chambers County. The completion of the segments of the Grand Parkway has induced significant development in the western and northern portions of the region.

Segment B of the Grand Parkway, which will connect I-45 in League City with SH-288 south of Pearland, is expected to begin construction in mid-2026. Construction of Segment C, which will then connect SH-288 at the end of Segment B to US-59/I-29 at the end of Segment D, is expected to begin construction shortly after the completion of Segment B. While the highway itself will be located outside the City, the potential growth that could follow will directly impact the entire region, including the City. Future planning for City growth and infrastructure improvements must consider the impact that the Grand Parkway will have on the region.

### TxDOT Improvements

Recent and ongoing Texas Department of Transportation (TxDOT) improvements along SH 35 and SH 288 are shaping mobility and corridor character within Angleton. SH 35 has undergone restoration efforts to improve roadway conditions and operational efficiency, supporting regional connectivity and local access. Along SH 288, landscape and scenic enhancements have been implemented to improve corridor aesthetics and reinforce a stronger visual gateway into the community. These improvements enhance safety, functionality, and the overall appearance of key state highway corridors that serve as major entry points to the city.



The 2020 Brazoria County Major Thoroughfare Plan (MTP) provides a long-range framework for roadway planning and transportation coordination throughout the County, including areas within and surrounding the City of Angleton. Specific goals in the plan include:

- Preserve adequate rights-of-way
- Establish countywide design standards
- Institute policies/procedures to coordinate/optimize transportation investments in the County
- Collaborate with the development community
- Preserve wetlands and wildlife areas within the County
- Develop a well-connected multimodal transportation system

Multiple inconsistencies exist between the County's Thoroughfare Plan and the City's 2003 Mobility Plan, particularly regarding roadway classification and corresponding minimum right-of-way standards, as shown in the table below.

| Angleton | Recommended Right of Way | Brazoria County | Recommended Right of Way |
|---|---|---|---|
| Freeway | Not addressed | Limited Access Highway | 300' |
| Arterial *(E.g., 288 Business)* | 400' | Principal Thoroughfare | 150' |
| Major Collector | 300' | Major Thoroughfare | 120' |
| Minor Collector | 200' | Major Collector | 80' |

Any long-term planning that includes improvements to the City's mobility network must consider the goals of the county's plan. Additionally, the Brazoria County MTP proposes extensions for many major thoroughfares around the City. These proposed expansions align with the Mobility Plan included in the City's 2003 Comprehensive Plan. Continued growth in the ETJ will require revisiting these recommendations to make sure that all major thoroughfares are considered for potential expansion or extension, and that any improvements are coordinated to best enhance mobility across the City. To




**2020 Brazoria County Major Throughfare Plan (MTP)**

## Thoroughfare Plan

Four roadway classifications were used in the 2020 BCTP; each classification is associated with minimum ROW widths and general design characteristics. Classifications include:

***Limited Access Highway*** – 300' ROW minimum
***Principal Thoroughfare*** – 150' ROW minimum
***Major Thoroughfare*** – 120' ROW minimum
***Major Collector*** – 80' ROW minimum

resolve discrepancies between the Angleton Mobility Plan and the Brazoria County Thoroughfare Plan, the City should align roadway classifications, right-of-way standards, and corridor alignments through a unified thoroughfare map and ongoing coordination with the County and TxDOT. Adopting county standards for major corridors, requiring development to follow the reconciled network, and integrating multimodal elements and access management will ensure consistency while supporting efficient and future-ready mobility.

**Henderson Road Traffic Study**

The purpose of the study was to evaluate traffic conditions for Year 2020 and Build Year 2030 and to identify improvements needed to enhance traffic flow along the corridor from N. Velasco Street (BU 288) to E. Mulberry Street (SH 35). With significant new development occurring and multiple residential communities proposed or under construction, the City sought guidance on the improvements required to maintain adequate transportation operations. The report documents the study methodology, analysis results, and recommendations. Relevance to the Angleton Comprehensive Plan Update:

Key Considerations: The Comprehensive Plan update will incorporate the observations and recommendations from the Henderson Road Traffic Study such as:

- Detailed evaluation of existing and future traffic operations along Henderson Road between BU 288 and SH 35.
- Existing congestion points, bottlenecks, and failing Level of Service (LOS) movements at key intersections.
- Projects 2030 traffic volumes based on background growth and planned residential developments, helping to forecast long-term mobility needs.
- Qualification of development impacts from major subdivisions such as Windrose Green, Palmetto Creek, Riverwood Ranch, and others, informing land-use and growth-management policies.

Figure 6-1 Henderson Road Option 1 Cross-Section

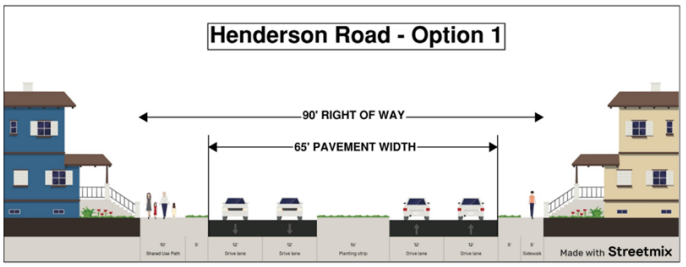
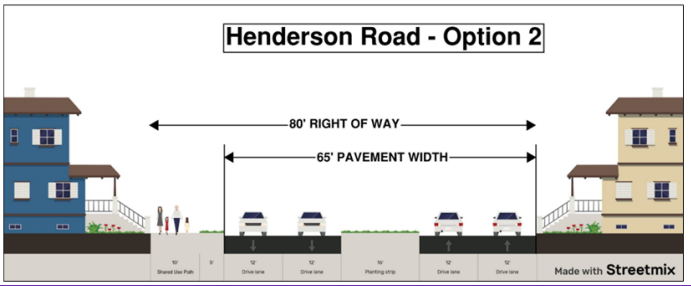



Figure 6-2 Henderson Road Option 2 Cross-Section




Recommendations

**Based on traffic analysis, the following improvements are recommended:**

**1. An additional through lane is recommended to be added in each direction on Henderson Road, along with a raised median between N Velasco Street (BU 288) and E Mulberry Street (SH 35).**

**2. Existing turn lanes are recommended to be upgraded (storage length, deceleration length and taper length) to TxDOT standards. New turn lanes proposed at the study intersections are summarized in**

- Demonstration that without improvements, multiple intersections will deteriorate to LOS E/F with severe queuing—supporting the need for capital improvement planning.
- Specific roadway geometry upgrades (four-lane cross section, raised median, extended turn lanes) that guide the Comprehensive Plan's transportation network vision.
- Justification of new traffic signals at N. Valderas, N. Downing, and Heritage Park/Buchta based on MUTCD warrants—informing future signalization policy and capital planning.
- Importance of school-related traffic at Angleton Junior High and the need for safe pedestrian crossings and school-zone enhancements.
- Multimodal planning by assessing pedestrian and bicyclist accommodations and identifying right-of-way needs for future improvements.
- Phased, data-driven recommendations aligned with the Comprehensive Plan's goals for safe, efficient, and resilient mobility.

**Angleton Livable Center Study**
Adopted on March 11, 2021, Angleton Livable Center Study guides future development of Downtown Angleton by providing strategies and tools to address building form, planning future improvements, enhancing public spaces, improving bike and pedestrian facilities, and creating an overall sense of place. One of the recommendations included reinforcing Downtown Angleton as a walkable, mixed-use activity center by incorporating the placemaking, mobility, and public-realm strategies identified in the Livable Center Study.

Transportation recommendations that need to be considered in the Mobility Plan include:

- Reconfigure Front Street
- Create a Downtown Bike Network Loop
- Establish Primary and Secondary Enhanced Corridors
- Enhance Bus Stop Facilities
- Implement Sidewalk Improvements

# 8.3 Goals, Objectives, and Strategies

## TM Transportation and Mobility

**Goal**

Develop a safe, connected, and multimodal transportation system that improves mobility for residents, businesses, and visitors.

**Objectives & Strategies***

### TM-1 Prepare an updated and detailed Major Thoroughfare Plan

- Ensure consistency with the Brazoria County MTP
- Address current and projected future traffic conditions, incorporate the proposed Henderson Road improvements and the Livable Center Study.
- Account for planned improvements to SH 99 and SH 288
- Address network redundancy study to xxx

### TM-2 Establish general cross sections for each type of roadway

- Include multi-modal and pedestrian components and facilities, to be utilized when planning and implementing roadway improvements

### TM-3 Develop a Continuous Citywide Pedestrian and Bicycle Network

- Prepare a Sidewalk and Trails Master Plan to improve pedestrian access and connectivity across the city. The Master Plan should include standards for sidewalk and multi-use trail design and should account for future connections throughout the ETJ and should be coordinated with any similar efforts across the county

## *Guiding Principles*

✓ **Preserve Angleton's Small-Town Character and Identity**

✓ **Promote Balanced and Sustainable Growth**

~~**Promote Fiscal Responsibility & Effective Governance***~~

~~**Strengthen Neighborhoods and Expand Housing Choices**~~

~~**Invest in Connected Infrastructure and Mobility**~~

✓ **Create Vibrant Places and Enhance Quality of Life**

- Expand sidewalks, bike lanes, and shared-use paths to connect neighborhoods, Downtown, parks, schools, civic facilities, and activity centers.
- Prioritize closing gaps in the sidewalk, bicycle, and trail network, especially in Downtown and other high-activity areas.
- Require new development to provide internal pedestrian and bicycle connections and links to the broader network.

**TM-4 Leverage Regional Corridors and Green Infrastructure**

- Coordinate with TxDOT to improve pedestrian and bicycle accommodation along FM 521 and other regional routes.
- Integrate trails within drainage corridors, utility easements, greenways, and open space systems.
- Prioritize Henderson Road and Downing Road for multimodal safety and streetscape improvements.

**TM-5 Enhance Safety, Walkability and Accessibility**

- Improve lighting, sidewalks, crosswalks, and ADA accessibility throughout the city, with priority in Downtown and around civic uses.
- Strengthen pedestrian connections between Downtown, surrounding neighborhoods, and employment and activity centers.
- Plan for micromobility options such as scooters in Downtown, around schools, and in mixed-use areas.
- Expand sidewalks and bike facilities, particularly near schools and along major corridors.
- Require new development to provide internal pedestrian connections that link to the citywide network.
- Implement traffic calming in neighborhoods.
- Improve intersection safety and access and prioritize safety improvements along SH 35, SH 288, and near UTMB and school areas.
- Explore opportunities to promote mobility options such as golf carts.
- Improve railroad crossing safety through upgraded crossings, lighting, warning systems, and coordination with rail operators.
- Enhance lighting ,add shaded sidewalks, benches, and pedestrian amenities to improve walkability and comfort.

Golf carts (or neighborhood electric vehicles) can improve accessibility—especially in small communities like Angleton—by filling short-distance mobility gaps that traditional transit doesn't cover well:

- First/last-mile connections – Help residents reach transit stops, the City Hall transfer center, or nearby destinations without needing a car
- Short local trips – Ideal for quick travel to grocery stores, parks, clinics, and downtown areas
- Affordable mobility option – Lower cost than owning and operating a full vehicle
- Senior- and disability-friendly – Easier to operate and park, supporting independent mobility
- Flexible, on-demand use – Can complement demand-response transit without requiring scheduling
- Access in low-density areas – Works well where fixed-route transit is not viable
- Supports local connectivity – Strengthens links between neighborhoods and nearby services
- Low-speed, low-impact travel – Safer and more comfortable for short community trips



Dell Web Sweetgrass Development, Richmond, TX.

**TM-6 Improve Accessibly and Availability of Transit Options**

- Expand Service Coverage and Frequency - Increase the number of vehicles and operating hours to reduce wait times and better accommodate rising demand, including evening and weekend service beyond medical trips.
- Improve first/last-mile connectivity to assist residents to get to the transit stops from their origin and destination locations.
- Enhance Regional Connectivity - Establish more consistent and flexible connections to key regional destinations such as Houston, Pearland, Clute, and Lake Jackson through coordinated routes, timed transfers, or regional partnerships
- Introduce Hybrid Transit Options - Complement demand-response service with fixed or deviated fixed routes along high-demand corridors to improve efficiency, predictability, and ridership
- Improve Scheduling and Technology Systems - Implement user-friendly mobile apps, real-time tracking, and more flexible booking options (same-day or short-notice scheduling) to enhance convenience and reliability.
- Strengthen Access to Key Destinations - Prioritize service to essential locations such as medical facilities, employment centers, grocery stores, and civic uses to improve quality of life and economic access
- Enhance Equity-Focused Services - Maintain and expand discounted fare programs and targeted services for seniors, veterans, and individuals with disabilities, ensuring equitable access across all populations
- Develop Mobility Hubs and Transfer Facilities - Upgrade the City Hall transfer center and explore additional strategically located hubs to improve connectivity, comfort, and multimodal integration
- Advance Regional Transit Planning Efforts - Support and implement findings from the planned transit study to identify long-term solutions for expanded regional service and partnerships with neighboring jurisdictions and agencies.
- Promote Public Awareness and Outreach - Increase marketing and community engagement to improve awareness of available transit services and encourage broader ridership.



Existing transit center near City Hall, Angleton, TX.

**From City of Angleton's Home Page**
**Micro-transit - Bus Schedule**

**Ride The Wave**

Experience the future of transportation with our micro-transit service and discover the flexibility it offers.

**Say goodbye to fixed routes.**

Micro-transit is a flexible and cost-effective transport service that combines buses and vans to pick up and drop off passengers along dynamic routes. Enjoy the convenience of being picked up and dropped off at your desired locations.

Schedule a ride on our free app or by calling our scheduling team at 1-800-266-2320.
Gulf Coast Transit District now offers a free app!






# 9

# INFRASTRUCTURE & DRAINAGE

## 9.1 Introduction

## 9.2 Water Distribution Systems

## 9.3 Wastewater Collection Systems

## 9.4 Stormwater Drainage Systems

## 9.5 Goals, Objectives, and Strategies

# 9.1 Introduction

The City of Angleton's various departments shape future development by setting limitations, forming patterns, and giving direction to each other. City Comprehensive plans use existing and projected data to show what these branches have shaped today and how to meet tomorrow's growth capacity prospects.

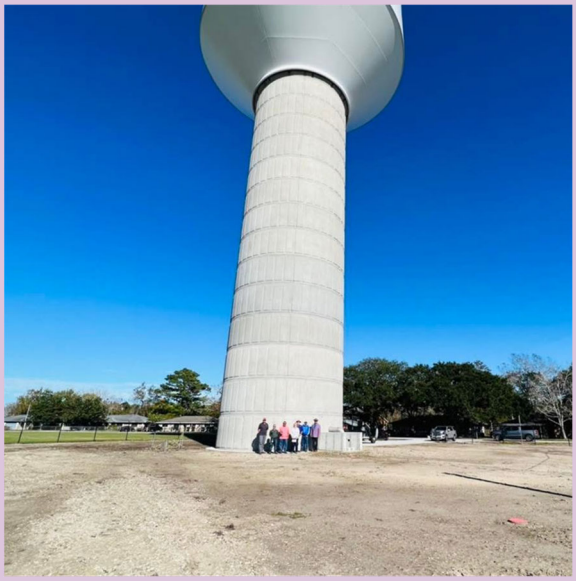
Every City's growth capacity is regulated by its existing infrastructure. Infrastructure Master Plans generally examine water, wastewater, and storm drainage systems, but they can also include any Public Service department, including parks, libraries, police, fire, administrative branches or other service branches. Quantifying existing capacity includes existing costs, and quantifying future capacity includes projected costs.

**Existing Infrastructure and Drainage Planning Efforts**

The City of Angleton has undertaken several planning efforts to evaluate existing infrastructure conditions and guide long-term system improvements. Ŧ

- The 2025 Utility Master Plan (Water and Wastewater)



The 2025 Utility Master Plan (Water and Wastewater) serves as the City's primary utilities infrastructure planning document, developed to support anticipated population growth and future service demands. The plan includes a comprehensive evaluation of the water distribution system and wastewater collection network through hydraulic modeling and capacity analysis. It establishes both near-term (10-year) and long-term (30-year) Capital Improvement Program (CIP) projects and outlines a long-range water supply strategy extending through 2073. The study identifies system deficiencies such as localized pressure limitations, undersized or aging pipelines, and areas vulnerable to sanitary sewer overflows,

and prioritizes infrastructure investments necessary to accommodate approximately 15,700 additional service connections.

- City Strategic Planning and Infrastructure Assessment (2020)
  This assessment documented broader infrastructure challenges affecting community resilience and service delivery. Key needs identified include aging streets and sidewalks, wastewater capacity constraints, expansion of municipal facilities, and upgrades to street lighting and operational equipment. The assessment also highlighted Angleton's flood vulnerability associated with its relatively flat topography and limited drainage conveyance capacity.

# 9.2 Water Distribution Systems

**Existing Conditions**

The City's potable water system comprises four water plants that provide 2 million gallons per day (MGD) of drinking water and approximately 124 linear miles of water mains.

The City is part of the Brazoria County Groundwater Conservation District (BCGCD) and is subject to the District's goals related to water conservation, subsidence, rainwater harvesting, brush control, and groundwater recharge. to convert from groundwater as a primary source of potable water to an alternative source. Future water infrastructure planning must balance growth and expansion while considering the impacts of subsidence, which is ubiquitous across the region.

List of water infrastructure facilities, capacity, age (table)

The City of Angleton's existing water distribution system was constructed incrementally over several decades, with the majority of infrastructure installed between the mid-20th century and early 2000s as the community expanded outward from the historic core. Today, the system consists of more than 215 miles of water distribution piping, with pipe diameters generally ranging from 2 inches to larger transmission mains serving key growth corridors and elevated storage facilities. The system is predominantly composed of 8-inch diameter water lines, which form the backbone of neighborhood-level distribution throughout the city.

**At a glance:**

**4** water plants

**2 million gallons** per day (MGD) of drinking water

**124 linear miles** of water mains.

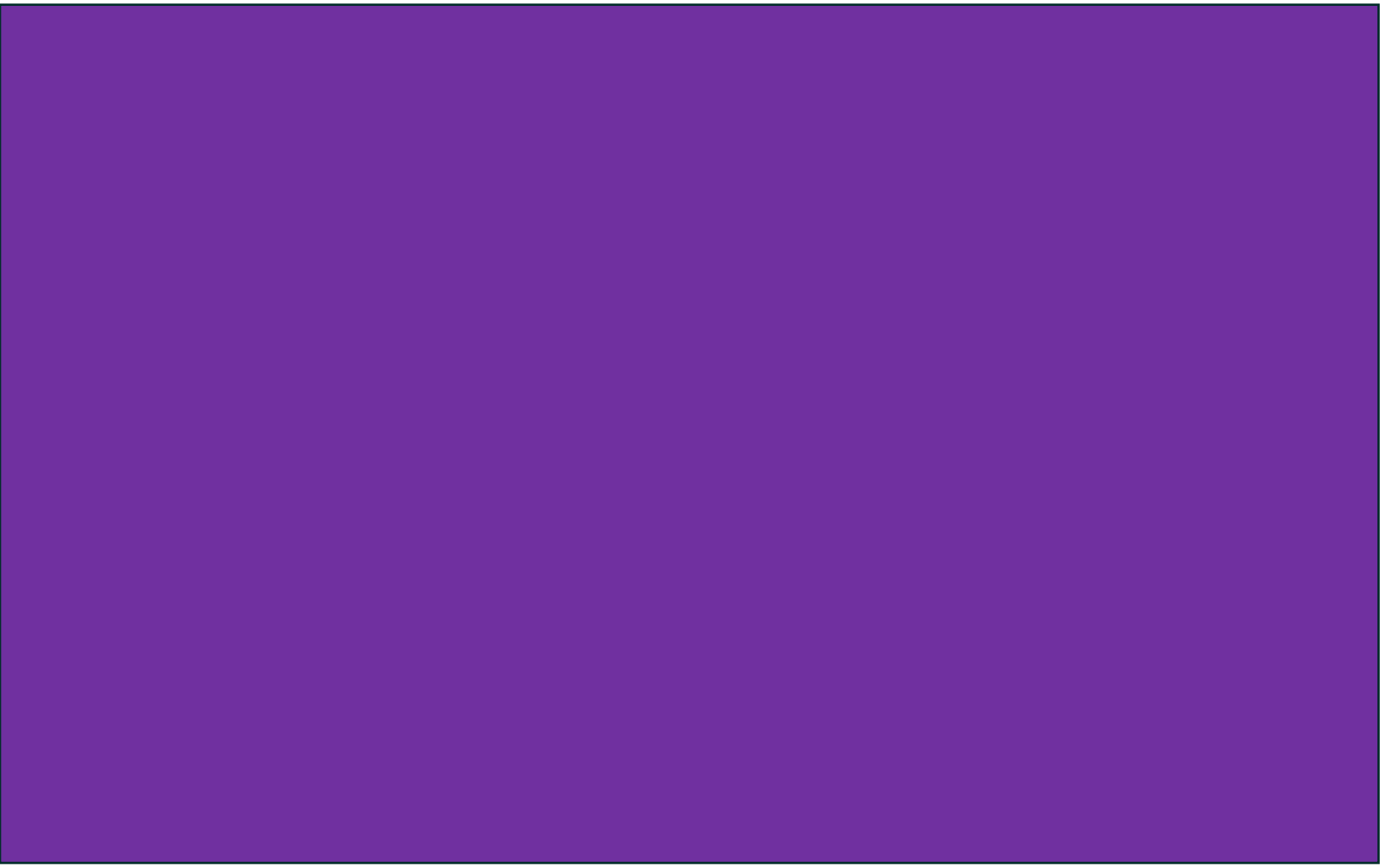
majority of infrastructure installed **i**s more than **25 years old**

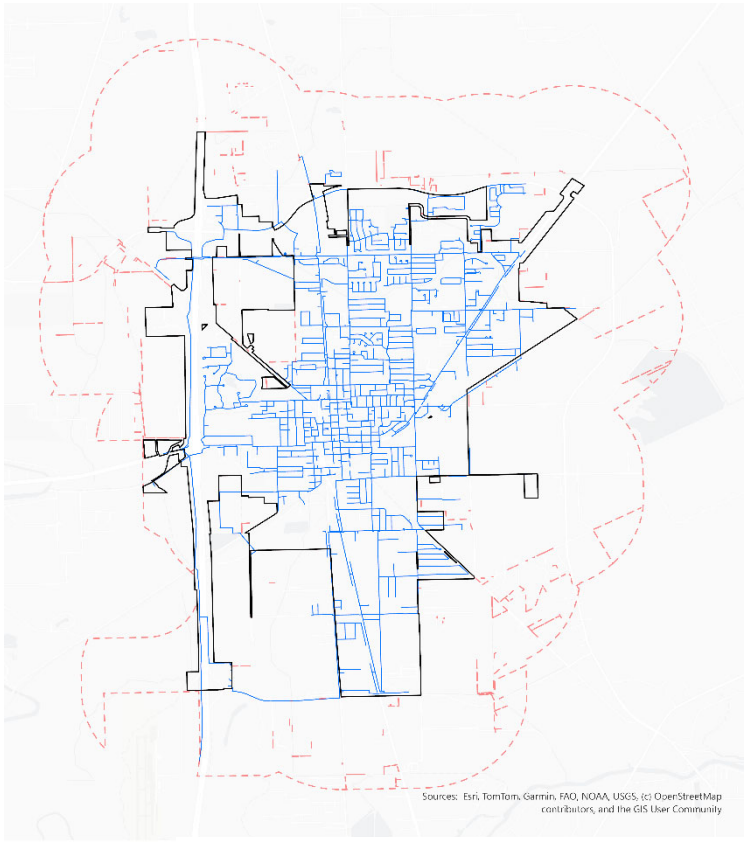
**215 miles** of water distribution piping

Primary groundwater soiurce - **Gulf Coast Aquifer system**

Primary pipe materials include polyvinyl chloride (PVC), ductile iron, transite (asbestos cement), and limited legacy materials associated with older system segments. Consistent with findings from the 2025 Utility Master Plan, portions of the older transite and aging ductile iron infrastructure are approaching the end of their useful life and may contribute to maintenance challenges, pressure variability, and leakage risks. The City maintains an ongoing capital improvement and pipe replacement program focused on systematically replacing aging materials with modern PVC piping to improve system reliability, water quality protection, and long-term operational efficiency while supporting future growth and service expansion.

Add photos -staff could you please share images posted on social media related to infrastructure?






*EXISTING WATERMAINS*

XXXX

**System Demand and Capacity**

Based on operational data evaluated in the City of Angleton 2025 Utility Master Plan (Water and Wastewater), the City's water system experiences peak seasonal demand during summer months when irrigation use, higher temperatures, and system losses place increased stress on production and distribution facilities. Historic peak day demand reflects the maximum loading condition under which the system must reliably operate and is used to evaluate compliance with Texas Commission on Environmental Quality (TCEQ) capacity requirements.

The Utility Master Plan indicates that Angleton's available water supply and distribution capacity is primarily governed by groundwater well production capability, pumping capacity, and transmission system performance. When evaluated against the TCEQ standard of 0.6 gallons per minute (gpm) per connection, system capacity establishes the practical limit on the number of equivalent single-family connections (ESFCs) that can be reliably served. Continued population growth and development within the city limits and extraterritorial jurisdiction (ETJ) will require phased expansion of production, pumping, and storage facilities to maintain adequate pressure, fire flow capability, and regulatory compliance during peak demand conditions.

**TCEQ Emergency Preparedness Plan (EPP)**

In accordance with TCEQ Emergency Preparedness Plan (EPP) requirements, the City of Angleton maintains emergency power provisions to ensure continuity of water service during electrical outages or disaster events. Critical water system facilities are equipped with backup generators and portable emergency power connections, allowing essential wells, pump stations, and treatment components to remain operational during emergency conditions. These measures support system resiliency during hurricanes, severe storms, and regional power disruptions, which are recognized hazards affecting the Gulf Coast region.

**Existing Water Distribution Service Area**

The City of Angleton's water supply and distribution system generally serves properties located within the incorporated city limits, with service extending to select areas beyond the City through coordinated utility service agreements. Portions of the surrounding area remain served by independent providers or are currently outside the municipal service network. Areas within the ETJ represent future opportunities for coordinated utility expansion as development occurs.

The Utility Master Plan evaluates existing service coverage relative to incorporated boundaries, developable land, and projected growth areas. Expansion of water infrastructure into developing areas will require extension of transmission mains, looping of distribution lines, and coordination with future annexation and subdivision development to ensure efficient and sustainable service delivery.

**Groundwater Management and Regulatory Framework**

The City of Angleton relies primarily on groundwater supplies obtained from the Gulf Coast Aquifer system and operates within the regulatory authority of the Brazoria County Groundwater Conservation District (BCGCD). The District is responsible for managing groundwater withdrawals to promote long-term aquifer sustainability, prevent excessive drawdown, and reduce the potential for land subsidence across Brazoria County.

Unlike areas within the Fort Bend Subsidence District, Angleton is not currently subject to mandatory groundwater conversion requirements to surface water supplies. However, groundwater production permits issued by the District establish pumping limits, monitoring requirements, and conservation expectations that guide municipal water supply planning. As growth continues, the City must coordinate future water supply expansion, conservation practices, and infrastructure investments with District regulations to ensure long-term water availability and regulatory compliance.

The City's long-range water planning efforts recognize the importance of groundwater conservation, system efficiency improvements, and demand management strategies to maintain sustainable withdrawals while supporting projected residential and economic growth.

**Capital Improvements Program (CIP)**

The 2025 Utility Master Plan (Water and Wastewater) establishes a phased Capital Improvement Program (CIP) intended to maintain and expand the performance of Angleton's water distribution and supply infrastructure. Planned improvements focus on maintaining service reliability, addressing aging infrastructure, and accommodating future development.

Key capital improvement initiatives include:

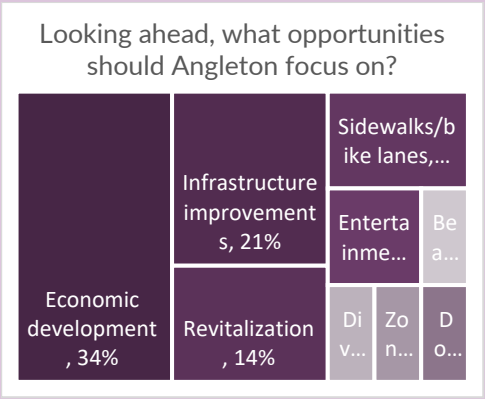
- Replacement of aging or undersized water lines
- Rehabilitation and maintenance of water production and storage facilities
- Transmission main upgrades to improve system pressure and redundancy
- Expansion of infrastructure to serve developing areas within the city limits and ETJ
- System modernization to improve operational efficiency and resiliency

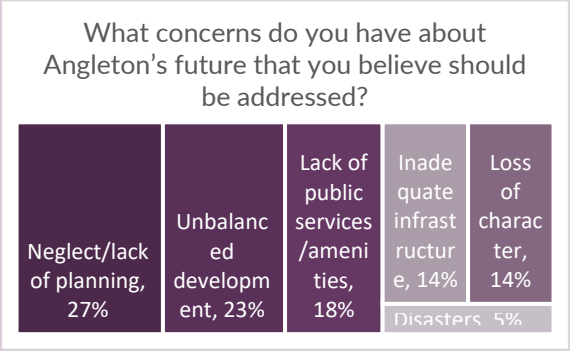
Consistent with industry-standard infrastructure life-cycle assumptions, portions of the water system are expected to require ongoing replacement over time to maintain acceptable levels of service. The CIP provides a structured framework for prioritizing investments, coordinating infrastructure expansion with growth, and ensuring long-term sustainability of the municipal water system.

**Infrastructure Replacement Planning**

Based on the inventory and condition assessment completed as part of the 2025 Utility Master Plan (Water and Wastewater), ongoing replacement of aging water distribution infrastructure is necessary to maintain reliable system performance and minimize service disruptions. Industry best practices recommend systematic replacement of waterlines based on anticipated service life cycles rather than reactive maintenance alone.

Applying lifecycle replacement planning principles to Angleton's existing water distribution network, a portion of the system is expected to require annual replacement to sustain long-term operational reliability. Replacement needs will increase incrementally over time as additional infrastructure reaches the end of its useful life and as the overall system expands to serve new development. Accordingly, future Capital Improvement Programs (CIPs) should incorporate phased waterline replacement alongside facility rehabilitation and modernization projects.



In addition to pipeline improvements, long-term capital planning should account for replacement and upgrades of critical system components—including wells, pump stations, storage tanks, and treatment facilities—to ensure continued compliance with regulatory standards, maintain adequate system pressure, and support projected population growth. Proactive infrastructure reinvestment will help reduce emergency repairs, improve system resiliency, and extend the operational lifespan of municipal water assets.

# 9.3 Wastewater Collection Systems

**Existing Conditions**

The City of Angleton's wastewater collection system provides sanitary sewer service to residential, commercial, institutional, and industrial development throughout the city limits. The system conveys wastewater through a combination of gravity sewer mains and force mains to centralized treatment facilities in compliance with Texas Commission on Environmental Quality (TCEQ) regulations.

The City currently operates one wastewater treatment plant (WWTP) with a permitted treatment capacity of approximately 3.6 million gallons per day (MGD). Wastewater flows are conveyed to the treatment facility through a system supported by approximately forty-seven sanitary sewer lift stations, which are necessary due to the City's relatively flat coastal topography that limits gravity flow in portions of the service area. The collection system includes approximately 135 miles of wastewater gravity mains and force mains, forming the backbone of municipal wastewater service across Angleton.

The existing system serves developed areas within the city limits and is designed to accommodate continued growth through planned infrastructure upgrades identified in the 2025 Utility Master Plan (Water and Wastewater). Ongoing system improvements focus on maintaining treatment capacity, reducing inflow and infiltration, improving lift station reliability, and extending sanitary sewer infrastructure to future growth areas.

**At a glance:**

**1** wastewater treatment plant

**3.6 million gallons** per day (MGD) treatment capacity

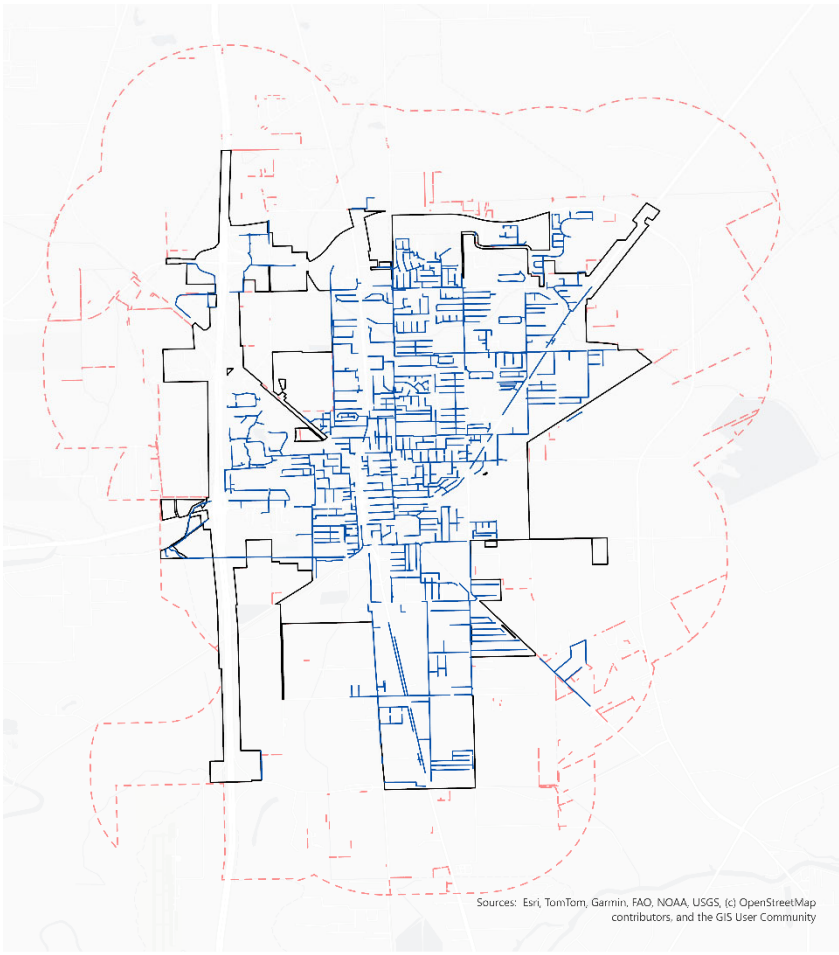
**47** sanitary sewer lift stations,

**124 linear miles** of water mains.

majority of infrastructure installed **i**s more than **25 years old**

**135 miles** of wastewater gravity and force mains

**Texas Commission on Environmental Quality (TCEQ)** regulatory agency




*EXISTING SEWERMAINS*

Sanitary Sewer Lines

**Photo- facility**

**Community Concerns:**

**Residents are concerned about unmanaged growth and infrastructure capacity.**

**Top Concerns (quantitative)**

- **Aging infrastructure (14.4%) – highest**
- **Water/wastewater capacity (8.3%)**

### Collection System Characteristics

Angleton's relatively flat coastal topography limits the ability of the sanitary sewer system to operate entirely under gravity flow conditions. As a result, the City's wastewater collection system relies on a network of sanitary sewer lift stations to convey wastewater to treatment facilities. The City currently operates and maintains approximately forty-seven (47) lift stations located throughout the service area, which pump wastewater from low-lying areas into major interceptor lines leading to the City's wastewater treatment plant.

Wastewater flows discharged from lift stations are conveyed through a system of force mains connected to an extensive gravity collection network. The overall wastewater collection system includes approximately 135 miles of gravity mains and force mains, forming the backbone of sanitary sewer service within the city limits.

Much of Angleton's wastewater infrastructure was constructed incrementally as development expanded outward from the historic core areas, with system components installed over multiple decades. Pipe sizes vary throughout the network to accommodate neighborhood collection, trunk conveyance, and interceptor functions. Common pipe materials include polyvinyl chloride (PVC) and ductile iron associated with newer and rehabilitated system segments.

System monitoring and operational control are supported through lift station controls and flow monitoring equipment that allow City operators to track wastewater flows and respond to changing wet-weather or peak demand conditions.

**System Capacity**

Wastewater treatment and collection system design requirements established by the Texas Commission on Environmental Quality (TCEQ) are based on projected sanitary sewer flows and biochemical oxygen demand (BOD) loadings. For treatment facilities with flows greater than 1.0 million gallons per day, wastewater generation is typically estimated using a per-capita flow rate of 75 gallons per person per day (GPD). Assuming an equivalent single-family connection (ESFC) represents approximately 3.5 persons per household, average wastewater generation is estimated at approximately 262 gallons per day per connection.

The City of Angleton currently operates one wastewater treatment plant with a permitted treatment capacity of approximately 3.6 million gallons per day (MGD). Average daily flows and peak wet-weather conditions are evaluated through ongoing operational monitoring to ensure compliance with TCEQ discharge and loading requirements. As population and development increase, future system capacity will depend on phased expansion of treatment processes, interceptor upgrades, and lift station improvements identified in the Utility Master Plan.

**Existing Wastewater Service Area**

The municipal wastewater collection system generally serves developed areas within the incorporated City limits, with infrastructure extensions coordinated alongside subdivision development and capital improvement projects. Areas located within the extraterritorial jurisdiction (ETJ) represent future opportunities for sanitary sewer expansion as growth occurs and annexation or service agreements are implemented.

The wastewater collection network, lift station locations, and treatment facility service area boundaries are illustrated in Figure X.X – Existing Wastewater Collection System.

**Capital Improvements Program (CIP)**

The 2025 Utility Master Plan (Water and Wastewater) establishes a phased Capital Improvement Program (CIP) to maintain acceptable levels of wastewater service and accommodate long-term growth. Planned improvements include:

- Replacement of aging wastewater collection lines
- Rehabilitation and modernization of lift stations
- Wastewater treatment plant maintenance and upgrades
- Interceptor and force main capacity improvements
- System extensions to future growth areas

Consistent with typical infrastructure life-cycle expectations, wastewater collection systems require ongoing reinvestment over time. Long-range capital planning incorporates systematic pipeline replacement and facility upgrades to reduce inflow and infiltration, minimize sanitary sewer overflows, and maintain regulatory compliance as the City continues to grow.

**Photo- facility**

# 9.4 Stormwater Drainage Systems

**Existing Conditions**

The City of Angleton's stormwater drainage system consists of a combination of open roadside ditches, enclosed storm sewer systems, roadside swales, culverts, channels, and detention facilities designed to convey runoff and reduce localized flooding impacts. The system reflects the City's incremental development history, with older neighborhoods primarily relying on open ditch drainage and newer subdivisions incorporating curb-and-gutter streets supported by underground storm sewer networks.

Angleton's flat coastal topography and relatively low ground elevations create unique drainage challenges. Limited natural slope requires stormwater to travel longer distances before discharge, making coordinated detention and controlled conveyance essential during heavy rainfall events. Stormwater mitigation throughout the community is achieved through a combination of publicly owned regional detention facilities and privately maintained detention or retention ponds constructed as part of subdivision development. While this decentralized approach supports localized drainage management, it can present challenges related to long-term system coordination, maintenance consistency, and watershed-level flood mitigation planning.

The City maintains an extensive drainage network consisting of approximately 124 miles of storm sewer infrastructure and more than 4,000 inlets that ultimately discharge into regional drainage systems and tributaries draining toward Brazoria County waterways and coastal drainage basins. Infrastructure materials vary based on construction era and include reinforced concrete pipe (RCP), high-density polyethylene (HDPE), polyvinyl chloride (PVC), corrugated metal pipe, cast iron, and legacy vitrified clay systems. Portions of the drainage network date back to the late 1940s, while new facilities continue

**At a glance:**

**TCEQ** regulatory agency

**124 linear miles** of storm sewer infrastructure

Portions of the drainage area more than **80 years old**

**4000** inlets

Discharge draining toward **Brazoria County waterways and coastal drainage basins**

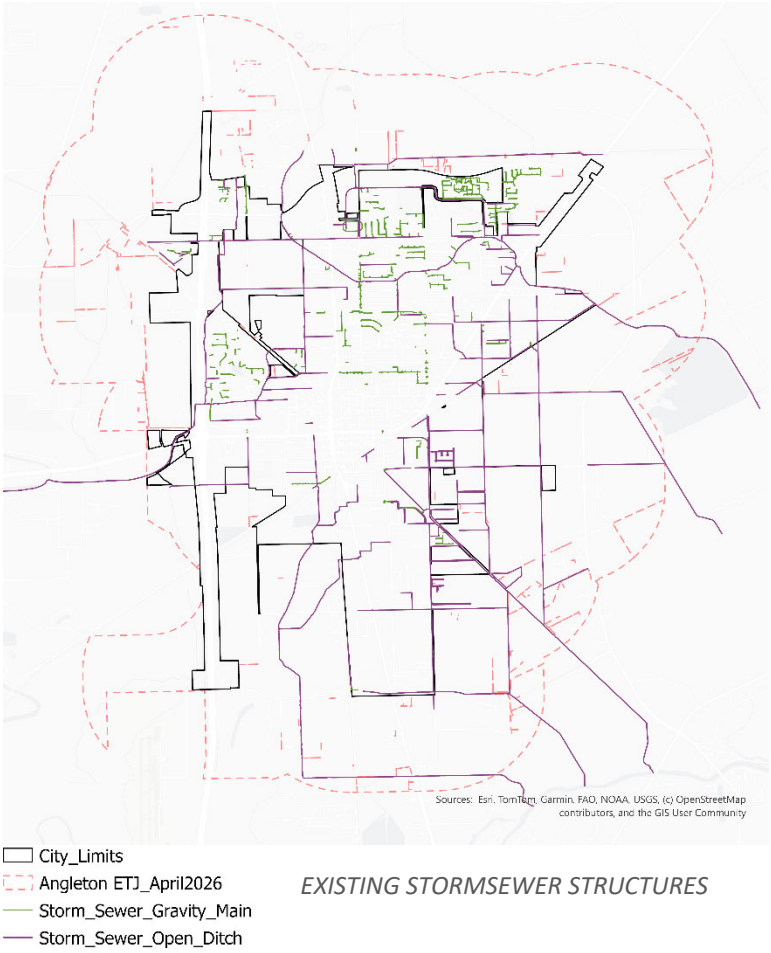
Shared ownership and maintenance - **City of Angleton, Brazoria County, TxDOT, drainage districts, private property owners**

to be constructed through ongoing development extending through 2025.

Ownership and maintenance responsibilities for drainage infrastructure are shared among multiple agencies and entities, including the City of Angleton, Brazoria County, the Texas Department of Transportation (TxDOT), drainage districts, and private property owners. The City conducts routine inspections and maintenance of publicly owned infrastructure and coordinates with private entities to ensure detention facilities function properly and do not create downstream drainage or safety concerns.

Angleton participates in the Texas Commission on Environmental Quality (TCEQ) Municipal Separate Storm Sewer System (MS4) Program, which establishes requirements for stormwater quality management, public education and outreach, illicit discharge detection and elimination, and construction runoff controls. Participation in the MS4 program supports the City's efforts to protect water quality and reduce pollutant loading into downstream waterways.

**Most of the incorporated City lies outside of the regulatory floodplain; however, localized flood risk exists along portions of SH 288 south of the railroad corridor and in areas west of SH 288 City's extraterritorial jurisdiction (ETJ).**




*EXISTING STORMSEWER STRUCTURES*

Community engagement conducted during the Comprehensive Plan process consistently identified drainage capacity and localized flooding as priority concerns, particularly within older neighborhoods and areas experiencing continued growth and development pressure.

Overall, Angleton's drainage system represents a hybrid network of legacy and modern infrastructure. Continued growth, aging facilities, and decentralized detention systems highlight the need for oordinated, citywide stormwater planning, proactive maintenance, and long-term investments aimed at improving system resilience, flood risk reduction, and watershed-based drainage management.

**Floodplain Management**

Portions of Angleton are subject to periodic flooding associated with intense rainfall events and regional watershed conditions. Flood hazard areas identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) indicate areas susceptible to inundation that may result in property damage, disruption of transportation networks, and public safety risks.

The City administers local floodplain regulations consistent with the National Flood Insurance Program (NFIP) requirements under Title 44 of the Code of Federal Regulations. The designated Floodplain Administrator reviews development proposals within mapped flood hazard areas to ensure compliance with elevation, drainage, and flood damage prevention standards intended to minimize future flood risk.

**Capital Improvements**

The City identifies drainage capital improvement projects through multiple sources, including infrastructure condition assessments, post-storm evaluations, citizen service requests, and long-range planning initiatives such as the Utility and Comprehensive Planning efforts. Drainage improvements are incorporated into the City's Capital Improvement Program (CIP) and coordinated with roadway reconstruction, park improvements, and utility infrastructure projects where feasible.

As future land development occurs and impervious surface coverage increases, continued updates to drainage planning efforts and capital programming will be necessary to maintain acceptable levels of flood protection and system performance.

## *COMMUNITY VOICES*

*""Fix our roads... drainage... sidewalks"*

*Residents identified clear gaps in amenities, infrastructure, and connectivity.*

*Top Priorities - Areas that City should focus: (quantitative)*

- *Infrastructure & drainage improvements (12.6%)*

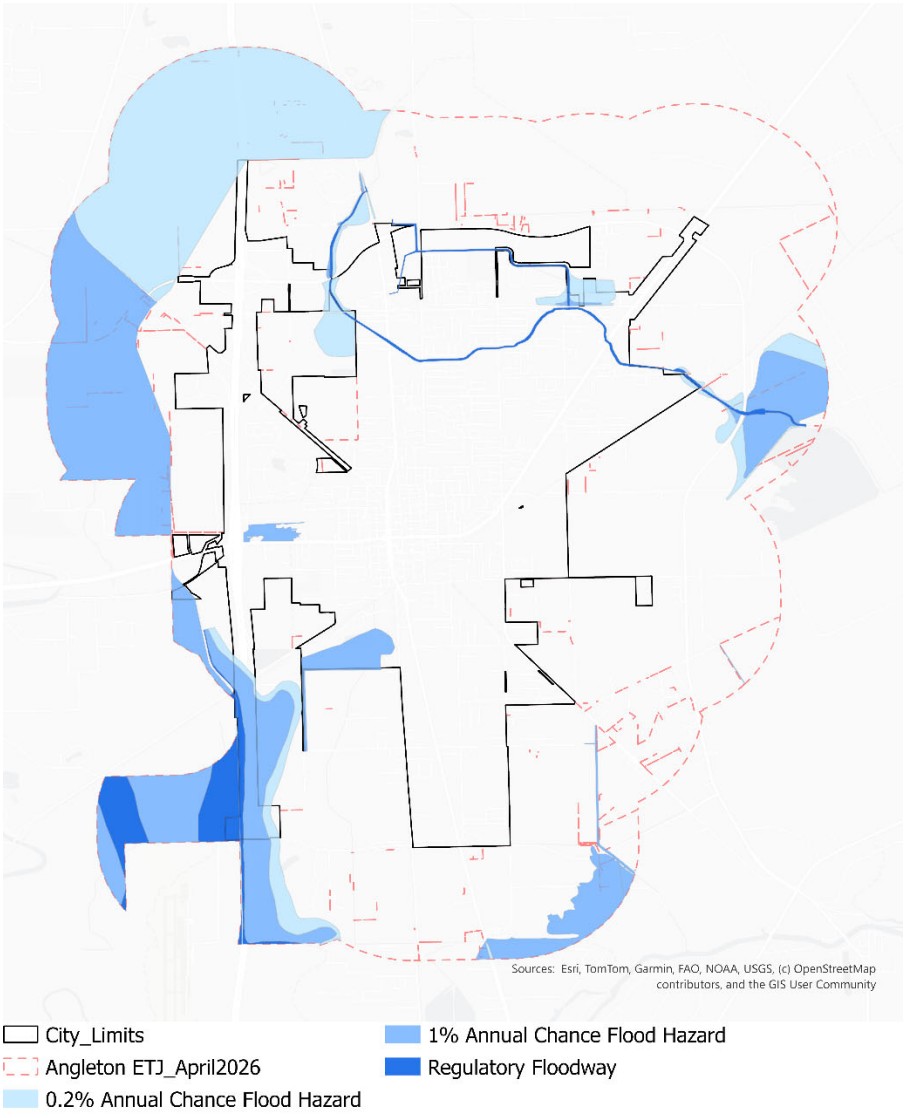
*Top Opportunities for the City (quantitative)*

- *Upgrading infrastructure (16.8%) – highest*

*Residents see strong opportunity in aligning growth with infrastructure and economic development.*

### Regional Conditions and Impacts

Like much of the region, the City has a mostly flat topography that prevents most existing stormwater infrastructure from being deepened as a means to increase capacity. The proximity to the Gulf of America also presents increased risk for major storm events or hurricanes. Further, much of the rest of the region has moved toward adopting Atlas-14 rainfall data as the new standard for infrastructure and development planning. Since Atlas-14 rainfall depths for intensity, frequency, and duration events that are commonly used to size infrastructure systems are higher than the current (effective) depths, it is expected that regulatory floodplains will expand from current limits. Infrastructure planning must also consider flooding that occurs outside the regulatory floodplain but is not commonly mapped, which can be extensive in more developed areas. Continued development in the City and the ETJ can then be expected to both experience increased rainfall and create increased stormwater impacts, all of which will need to be considered in future stormwater and roadway infrastructure planning efforts.



# 9.5 Goals, Objectives, and Strategies

## ID Infrastructure and Drainage

**Goal**

Provide reliable and resilient infrastructure systems that support existing residents and future growth.

**Objectives & Strategies***

**ID-1 Modernize Utility Infrastructure**

- Plan water and wastewater capacity for growth. Update the City's Water and Wastewater Masterplans
- Prioritize replacement of aging infrastructure systems.
- Coordinate infrastructure expansion with development.

**ID-2 Improve Drainage and Flood Management**

- Update the City's Drainage Master Plan
- Expand regional detention and stormwater facilities.
- Maintain drainage channels and roadside systems effectively.
- Incorporate low-impact development practices.

**5.3 Promote Coordinated Capital Planning**

- Align capital improvement investments with growth areas.
- Pursue state and federal infrastructure funding.

**5.4 Integrate resiliency best practices into infrastructure planning, design, and maintenance**

- Embed Resiliency Standards into Policy and Design. Incorporate Best Management Practices (BMPs) and Low Impact Development (LID) strategies and requirements into the Unified Development Code, engineering standards, and capital

## *Guiding Principles*

✓ **Preserve Angleton's Small-Town Character and Identity**

✓ **Promote Balanced and Sustainable Growth**

~~**Promote Fiscal Responsibility & Effective Governance***~~

~~**Strengthen Neighborhoods and Expand Housing Choices**~~

~~**Invest in Connected Infrastructure and Mobility**~~

✓ **Create Vibrant Places and Enhance Quality of Life**

**Best Management Practices (BMPs)** are proven methods or structural and non-structural techniques used to reduce pollution, manage stormwater, and improve environmental performance in development and infrastructure projects.

**Low Impact Development (LID)** is a stormwater management approach that uses natural, small-scale features to capture, filter, and reduce runoff close to where it falls, helping mimic natural hydrology and reduce flooding impacts.

improvement planning to ensure all public and private projects contribute to a more resilient infrastructure system.

- Implement BMPs to Manage Stormwater Quantity and Quality. Require the use of detention and retention systems, bioswales, and permeable pavements to reduce peak runoff, improve water quality, and minimize downstream flooding impacts.
- Expand the Use of Low Impact Development (LID) Approaches. Promote green infrastructure solutions such as rain gardens, green streets, and naturalized drainage corridors that mimic natural hydrology and reduce reliance on conventional stormwater systems.
- Establish and Track Performance-Based KPIs Develop and monitor metrics such as reductions in peak runoff rates, increases in on-site stormwater capture, expanded permeable surface area, improved water quality, and reduced flood risk to evaluate infrastructure effectiveness over time.
- Integrate Resiliency into Capital Improvement Programming. Prioritize and fund infrastructure projects that demonstrate measurable resilience benefits and align with adopted KPIs, ensuring long-term return on investment.
- Strengthen Interdepartmental Coordination and Review Processes. Ensure planning, engineering, and public works departments collaborate to apply BMP and LID strategies consistently across projects, from design through maintenance.
- Monitor, Maintain, and Adapt Infrastructure Systems. Establish ongoing maintenance protocols and data collection practices to assess BMP and LID performance, allowing the City to refine standards and respond to evolving climate conditions.

Examples of Low Impact Development (LID) practices:

- **Rain gardens** – landscaped depressions that capture and filter stormwater runoff
- **Bioswales** – vegetated channels that slow, filter, and convey runoff
- **Permeable pavement** – surfaces that allow water to infiltrate into the ground
- **Green roofs** – vegetated roof systems that absorb rainfall and reduce runoff
- **Rainwater harvesting systems** – collection and reuse of rooftop runoff
- **Tree trenches / urban tree pits** – engineered soil systems that support tree growth while capturing stormwater
- **Constructed wetlands** – naturalized systems that treat and store stormwater
- **Infiltration basins** – shallow landscaped areas designed to allow water to soak into the ground

Infrastructure projects should be evaluated and guided by clear, measurable **Key Performance Indicators (KPIs)**.

Commonly used KPIs:

Hydrology & Flooding

- Runoff volume reduction
- Peak flow reduction
- Time to peak increase
- Freeboard at critical assets for design storms (10-, 25-, 50-, 100-yr)
- Overtopping frequency (events/yr)

Water Quality

- TN-Total Nitrogen load removal
- TP-Total Phosphorus load removal
- TSS -Total Suspended Solids load removal
- Metals removal
- E. coli / bacteria indicator reduction
- Event Mean Concentration (EMC) reduction

Asset Performance, O&M, and Resilience

- Infiltration capacity retention over time
- Sediment accumulation rate and cleanout interval
- Recovery time after storms

Cost & Benefit

- Cost of construction
- Lifecycle cost
- Cost per acre treated (removal of TP-Total Phosphorus, TN-Total Nitrogen, TSS -Total Suspended Solids
- Cost per volume captured




# 10 RESILIENCY AND SUSTAINABILITY

5/29/26

# 10.1 Introduction

Resiliency and sustainability are essential to the City of Angleton's ability to accommodate future growth while protecting public health, safety, and overall community well-being. As a Gulf Coast community, Angleton is exposed to a variety of natural hazards, including flooding, extreme rainfall events, hurricanes, and severe weather conditions that influence development patterns, infrastructure performance, and emergency response capabilities. These environmental risks affect existing neighborhoods, critical infrastructure systems, economic activity, and future growth areas making proactive resilience planning an important component of long-range community planning.

This chapter evaluates existing environmental conditions, hazard vulnerabilities, and regional trends that may impact Angleton's long-term sustainability. It examines how infrastructure systems, land use patterns, and natural resources interact with hazard risks and identifies opportunities to strengthen the City's capacity to prepare for, withstand, and recover from disruptive events. The resiliency and sustainability framework builds upon established federal, state, regional, and local programs and regulations, including participation in the National Flood Insurance Program (NFIP), Federal Emergency Management Agency (FEMA) floodplain mapping, NOAA Atlas 14 rainfall standards, and regiona watershed and drainage planning efforts applicable to Brazoria County and the broader Gulf Coast region.

Together, these efforts provide the foundation for guiding policies, investments, and strategies that support sustainable infrastructure systems, responsible growth, environmental stewardship, and long-term community resilience in Angleton.



**Resiliency - Ability to cope with and recover from setbacks, bounce back and keep moving forward**

# 10.2 Existing Conditions

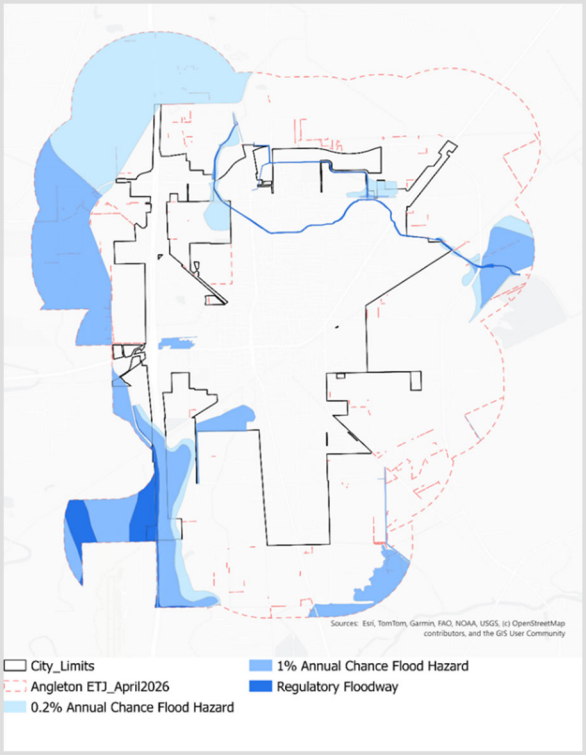
## 10.2.1 Floodplain and Hazard Mitigation

### Floodplain and Flood Hazard Areas

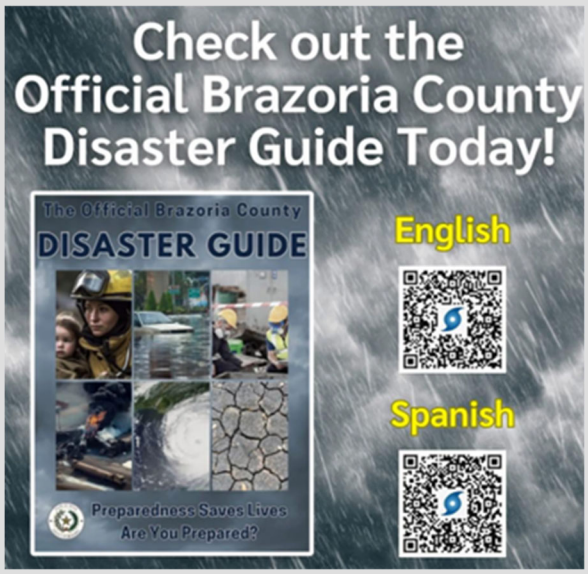
Flood hazard areas within the City of Angleton are subject to periodic inundation resulting from intense rainfall events, regional watershed conditions, and coastal storm systems. Flooding can result in property damage, disruption of transportation and public services, economic losses, and risks to public health and safety. These impacts influence existing development patterns, infrastructure investment decisions, and long-term community resilience.

The City administers floodplain management regulations consistent with the National Flood Insurance Program (NFIP) requirements established under Title 44 of the Code of Federal Regulations. Development within mapped flood hazard areas requires floodplain development permits to ensure compliance with elevation, drainage, and flood damage prevention standards. The City Engineer serves as the Floodplain Administrator responsible for implementation and enforcement of these regulations.

Flood hazard areas identified through Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) occur primarily along natural drainage corridors, low-lying areas, and regional conveyance systems that ultimately drain toward Brazoria County coastal watersheds. Portions of the city and surrounding extraterritorial jurisdiction (ETJ) are located within mapped 100-year and 500-year floodplains, reflecting the community's flat coastal terrain and limited natural relief.




Map to be fixed with clearer image and legends



## Hazard Mitigation Planning Framework

The City of Angleton's resiliency efforts are guided by both the City of Angleton Hazard Mitigation Plan (2025) and the Brazoria County Hazard Mitigation Plan (2023), which establish a coordinated regional approach to reducing risks associated with natural hazards. The Comprehensive Plan complements and reinforces these adopted mitigation strategies by integrating hazard resilience considerations into land use planning, infrastructure investment, and capital improvement decisions. The Angleton Hazard Mitigation Plan identifies priorities focused on reducing risks to life and property, strengthening infrastructure resiliency, improving interagency coordination, and incorporating hazard mitigation principles into ongoing community planning efforts. Key objectives include protecting residents and businesses from hazard impacts, addressing repetitive flood losses, upgrading aging infrastructure, improving public education and emergency preparedness, and ensuring reliable backup power for critical facilities.

At the regional level, the Brazoria County Hazard Mitigation Plan provides additional policy direction aimed at reducing damage to public and private infrastructure throughout the county. Strategies applicable to Angleton include elevating or removing structures located within high-risk flood hazard areas, updating local development regulations to minimize future flood exposure, and implementing protective measures—such as levees or berms—to safeguard essential infrastructure, including wastewater treatment facilities. By incorporating both local and countywide mitigation strategies into existing planning mechanisms, Angleton supports a coordinated, multi-jurisdictional approach to hazard preparedness, disaster recovery, and long-term community resilience.

**Texas landmark faces $750,000 restoration bill after Hurricane Beryl**

Story by Brammhi Balarajan
https://www.msn.com/en-us/news/us/texas-landmark-faces-750000-restoration-bill-after-hurricane-beryl/ar-AA1IFUha?ocid=BingNewsSerp

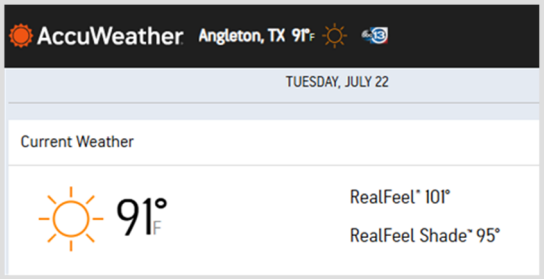


## Regional Conditions and Emerging Impacts

In 2018, the National Oceanic and Atmospheric Administration (NOAA) released Atlas 14, which updated rainfall frequency estimates used for drainage design and floodplain modeling across Texas. For the Upper Gulf Coast region, updated rainfall depths significantly

increased design storm values used for infrastructure planning. Many existing stormwater facilities within Angleton were constructed prior to adoption of Atlas 14 standards and may not fully accommodate current rainfall intensities.

As FEMA floodplain mapping is updated to incorporate Atlas 14 rainfall data, floodplain boundaries within Angleton are expected to expand. In addition to mapped floodplain flooding, the City experiences localized urban flooding, which occurs outside regulatory flood zones due to drainage limitations, aging infrastructure, or rapid runoff associated with development. These conditions represent an ongoing resiliency challenge for infrastructure planning and maintenance.



Heat Index

## 10.2.2 Heat Island effect

The urban heat island effect occurs when developed areas experience higher temperatures than surrounding rural environments due to concentrations of buildings, paved surfaces, and reduced vegetation cover. Within Angleton, expanding development, roadway infrastructure, and commercial areas contribute to localized heat retention, particularly during extended summer heat periods common to the Gulf Coast climate.

Elevated temperatures can increase energy consumption, strain utility systems, reduce air quality, and create public health concerns—especially for vulnerable populations during extreme heat events. Urban heat conditions may also increase water demand through irrigation and cooling needs.

Existing development patterns characterized by large paved areas and limited tree canopy in certain corridors contribute to localized warming effects. Consideration of shading, vegetation preservation, reflective materials, and green infrastructure practices is increasingly recognized as an important component of sustainable community planning and infrastructure resilience.

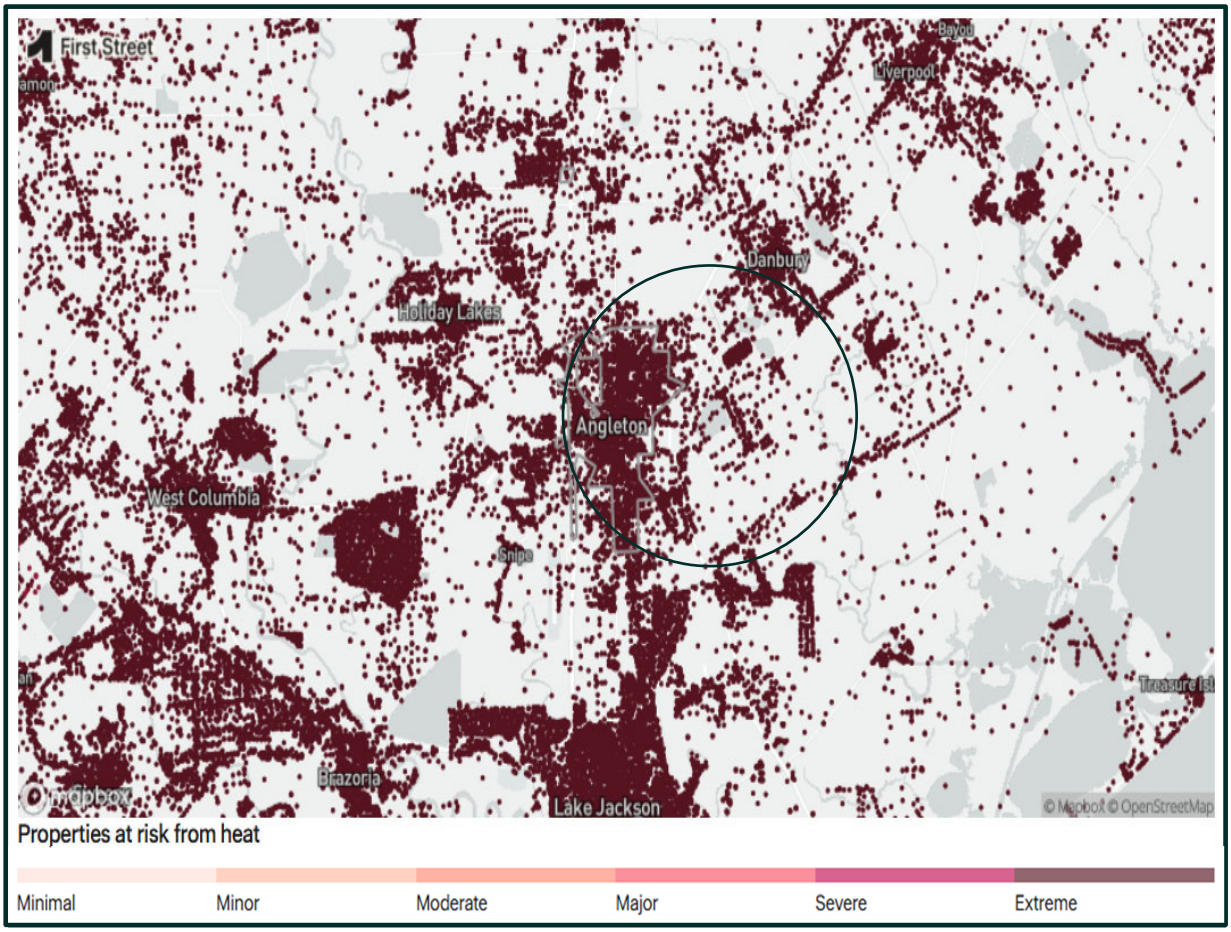
## 10.2.3 Drought

Drought represents a recurring environmental hazard affecting water supply reliability, natural systems, and regional economic activity within Brazoria County and the broader Gulf Coast region. Periods of prolonged below-average rainfall combined with high temperatures increase water demand while reducing groundwater recharge and surface water availability.

Angleton's municipal water supply relies primarily on groundwater resources, making the system sensitive to extended dry conditions. During drought periods, increased consumption may place stress on water production and distribution infrastructure and may require implementation of conservation measures to maintain adequate supply and fire protection capability.

Drought conditions may also affect surrounding agricultural activities, open space areas, and regional ecosystems that contribute to the local economy and environmental health. Declining groundwater levels during extended dry periods can influence long-term aquifer sustainability and increase operational costs associated with water supply production.

Understanding drought vulnerability and promoting efficient water use practices remain important considerations for maintaining reliable infrastructure systems and supporting long-term community sustainability.




*Properties at risk from heat*

# 10.3 Goals, Objectives, and Strategies

## RS Resiliency and Sustainability

### Goal

Strengthen Angleton's ability to withstand environmental, economic, and disaster-related challenges.

### Objectives & Strategies*

### RS-1 Reduce Hazard Vulnerability

- Maintain a Hazard Mitigation Plan for the City and ETJ to address all hazards to which City is susceptible, including wildfires, flooding, extreme heat and drought, hazardous materials, and hurricanes.
- Integrate hazard mitigation strategies into development decisions.
- Protect flood-prone and environmentally sensitive areas.
- Develop two-dimensional Hydraulic Models as a tool for communities to assess local, developing conditions, provide insight to the key flood-prone areas, and allow for targeted mitigation strategies.
- Alleviate flood risk by providing additional flow paths for flood waters. For lower magnitude, more frequent flooding, these types of channels can greatly support mitigation of flood damage.

Any improvements or mitigation strategies that result in modification to mapped floodplain boundaries will require the community to go through FEMA's Map Revision Process

## Guiding Principles

✓ Preserve Angle
Character and Identit

✓ Promote Balan
Growth

Quality of Life

*Just keep what applies from CPAC meeting*

***Planting trees, particularly along paved streets, can help mitigate heat:***

***shaded surfaces may be 20-45 degrees cooler than the peak temperatures of unshaded surfaces.***

**RS-2 Promote Sustainable Development**

- Encourage water conservation and energy efficiency.
- Support green infrastructure practices.
- Consider implementing Envision and LEED requirements for large capital improvement projects or private developments to encourage and implement sustainable design. These requirements may raise the initial capital cost but lower the lifecycle costs of large budgeted projects.
- Incorporate flood control with all new and existing developments to prevent future damage. Incorporate resiliency and sustainability measures in all land use and infrastructure decisions. See sustainability matrix prepared by Ardurra.
- Coordinate with county, federal, state agencies, and the Drainage District on flood improvements. Evaluate the impact of growth under current guidelines and address compliance with subsidence district to prevent future penalties.
- Mitigate heat island effects by integrating sustainable strategies, such as limiting paved areas and increasing shade, especially along streets, sidewalks, trails and parking areas, to mitigate increased heat due to development.
- Conduct studies to understand species of interest in the area and take caution to not disrupt the habitat of threatened and endangered species through development.
- Perform a wetland study to identify wetlands in the City and surrounding areas that are being developed, differentiating regulated wetlands and non-regulated wetlands.

**Conservation Development**

Conservation or Cluster Development is a type of land subdivision in which residential lots that are smaller than the required lot size are clustered together on a portion of a site to allow the remainder of the land to be preserved for other purposes, usually as open space or for agricultural use. Clustering allows developers to attain the overall allowable density on a site—getting the most development potential out of the land – while preserving some of the rural character. The following are some methods used in the Conservation Development:

- Preservation of unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands, and wildlife habitats

## Guiding Principle

Just keep what applies from CPAC meeting

✓ Preserve Angleton's Character and Identity

✓ Promote Balanced Growth

Quality of Life

**Envision and LEED** are established certification programs that help planners and engineers create resilient designs. In general, LEED is geared towards sustainable buildings, while Envision is for sustainable infrastructure. Both systems should be integrated early in the design stage and considered throughout the life of a project.

**The Envision Sustainable Infrastructure Rating System** rates projects across several elements, granting projects different levels of awards based on several factors. These categories include:

| | |
|---|---|
| Quality of Life | Natural World |
| Leadership | Climate and Risk |
| Resource Allocation | Infrastructure |

**LEED certification** is a point system based on several factors, including:

Location and Transportation
Indoor Environmental Quality
Water Efficiency
Innovation
Energy and Atmosphere
Regional Priority
Materials and Resources

- Preservation of important historic and archaeological sites
- Clustering of houses and structures on less environmentally sensitive soils to reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for
- residential development
- Promotion of interconnected greenways and corridors throughout the community
- Street designs that reduce traffic speeds and reliance on major arteries
- Promotion of landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles
- Conservation of scenic views and a reduction in perceived density by maximizing the number of houses with direct access to and views of open space




Figure 3.8: Visualizing Conventional Development versus Smart Growth | Source: ***Rural by Design***[112]

These images are intended to illustrate some of the benefits of conservation development patterns in a smart growth context. The landscape shown is more akin to New England than Central Texas, but the principle of preserving rural character and contiguous open space by clustering buildings away from main roads applies equally to both landscapes.

### Ardurra Sustainability Framework Matrix

The following matrix summarizes several sustainability and resilience frameworks that can help guide Angleton as it plans for continued growth, infrastructure expansion, and redevelopment. Together, these frameworks offer tools and best practices that can support Angleton's efforts to balance economic growth with flood mitigation, environmental stewardship, neighborhood quality, and preservation of the community's historic character and cultural identity.

● Applicable | ◐ Partially Applicable | NA Not Applicable

| Framework/ Measurement Tools | Water & Wastewater | Stormwater & Flood | Energy & Power | Transportation/Mobility | Buildings | Solid Waste & Materials | Digital / Smart | Public Realm & Green | Governance & Finance | Land Use and Urban Planning | Landscaping/ Climate/Open Space |
|---|---|---|---|---|---|---|---|---|---|---|---|
| UN Sustainable Development Goals (SDGs) | ● | ● | ● | ● | ● | ● | ◐ | ● | ● | ● | ● |
| New Urban Agenda | ◐ | ◐ | ◐ | ● | ● | ◐ | ◐ | ● | ● | ● | ◐ |
| ISO 37120 / 37122 / 37123 | ● | ◐ | ● | ● | ◐ | ● | ● | ◐ | ● | ● | ◐ |
| STAR Community Rating System | ● | ● | ● | ● | ● | ● | ◐ | ● | ● | ● | ● |
| Envision | ● | ● | ● | ● | ◐ | ● | ◐ | ● | ◐ | ◐ | ● |
| ISO 55000 | ● | ● | ● | ● | ● | ● | ◐ | ◐ | ● | ◐ | ◐ |
| ICLEI (5 Pathways) | ● | ● | ● | ● | ● | ● | ◐ | ● | ● | ● | ● |
| SITES Initiative | ● | ◐ | NA | ◐ | ◐ | ◐ | NA | ● | ◐ | ◐ | ● |
| Env. Protection Agency (EPA) | ● | | | ◐ | | ◐ | NA | | NA | ● | ● |
| Living Building Challenge | ● | ◐ | ● | ◐ | ● | ◐ | NA | ● | NA | ◐ | ● |
| USGBC LEED for Cities and Communities | ● | ◐ | ● | ◐ | ● | ◐ | NA | ● | NA | ● | ● |
| ENV SP | ● | ◐ | ● | ◐ | ● | ◐ | NA | ● | NA | ◐ | ● |

**RS-3 Enhance Community Preparedness**

- Improve emergency response coordination.
- Support resilient infrastructure and recovery planning.
- Plan for emergency management and evacuation routes.
- Address street flooding and ensure safe access during flooding.
- Ensure accessibility to all infrastructure, especially to the pump stations during a flooding event.

**COMPREHENSIVE PLAN STANDARDS FOR SUSTAINING PLACES – AMERICAN PLANNING ASSOCIATION**

The comprehensive plan standards are organized into a framework of related components: (1) six principles, (2) two processes, and (3) two attributes. Each of these components is implemented through a set of best practices. Collectively, these principles, processes, attributes, and supporting best practices define what the comprehensive plan for sustaining places should do.

Principles are normative statements of intent that underlies a plan's overall strategy, including its goals, objectives, policies, maps, and other content. The six principles are:

1. Livable Built Environment
2. Harmony with Nature
3. Resilient Economy
4. Interwoven Equity
5. Healthy Community
6. Responsible Regionalism

Two processes are:

1. Authentic Participation
2. Accountable Implementation

Two attributes are:

1. Consistent Content
2. Coordinated Characteristics




Developed by the American Planning Association
Refer to Appendix xx for additional information.

Source: xxx



# 11
# PARKS, OPEN SPACE, AND CULTURAL ACTIVITIES

5/29/26

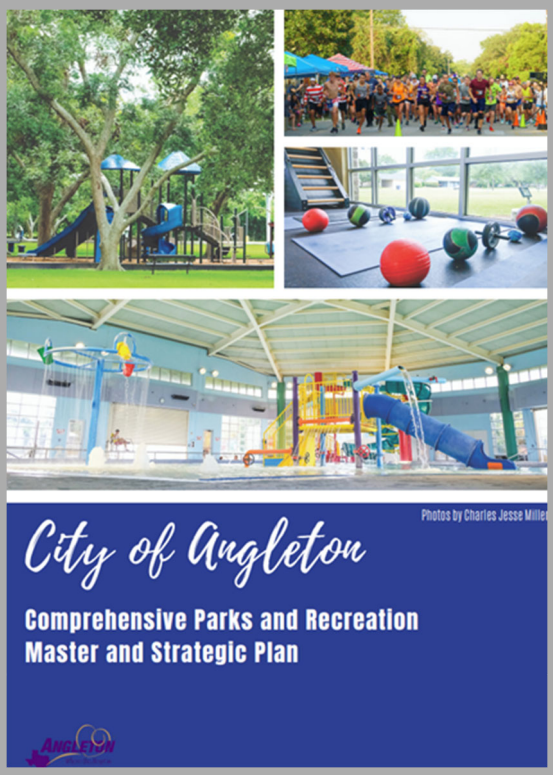
Captions will be added later

5.1 Introduction
5.2 Development Pattern
5.3 Existing Land Uses
5.4 Developable Land
5.5 Character Districts
5.6 Existing Zoning and Regulatory Framework
5.7 Goals, Objectives, and Strategies

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# 11.1 Introduction

Parks, trails, open spaces, and recreational facilities play a critical role in supporting community health, environmental resilience, and overall quality of life in the City of Angleton. As the county seat of Brazoria County and a growing community within the Houston metropolitan region, Angleton's park system contributes to neighborhood livability, recreational opportunities, stormwater management, and community identity. Accessible parks and open spaces also support active lifestyles, social interaction, and economic attractiveness for residents and businesses.




The City completed the Comprehensive Parks and Recreation Master and Strategic Plan (Parks and Recreation Master Plan) in 2019 to guide the future development, maintenance, and operation of Angleton's park and recreation system. The Plan establishes a coordinated framework for balancing recreational facilities, open space preservation, programming, and community needs over time while responding to anticipated population growth and changing demographics. The Master Plan serves as an implementation tool supporting long-range planning efforts and functions as an element of the City's Comprehensive Plan.

The Parks and Recreation Master Plan was developed through extensive community engagement, stakeholder coordination, facility inventory assessments, and level-of-service analysis. The planning process identified system strengths as well as key needs, including improved park connectivity, expanded recreational programming, facility upgrades, enhanced accessibility, and equitable access to parks throughout the community.

**T**his chapter summarizes the findings and recommendations of the adopted Parks and Recreation Master Plan and evaluates existing park facilities, open spaces, trails, and recreational programs within Angleton. The chapter also identifies opportunities to expand access, improve maintenance and connectivity, and align park investments with future growth, resiliency goals, and community priorities to ensure Angleton continues to provide high-quality recreational amenities for current and future residents.

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# 11.2 Existing Conditions

**Parks, Trails, and Open Spaces**

Current Facilities

The City of Angleton maintains a system of public parks and outdoor recreational facilities that provide opportunities for active recreation, community gathering, and open space enjoyment for residents and visitors. According to the Angleton Parks and Recreation Master and Strategic Plan (2019), the City's park system includes approximately 220 acres of publicly maintained parkland and outdoor recreation facilities distributed throughout the community. These facilities range from neighborhood parks serving nearby residential areas to larger community parks and athletic complexes that accommodate organized sports, special events, and citywide recreational programming.

Angleton's park system is anchored by several community-scale recreational destinations, including B.G. Peck Soccer Complex, Freedom Park, and Lakeside Park, which provide athletic fields, open play areas, trails, and spaces for organized recreation and tournaments. Community parks such as Bates Park, Rueben Welch Park, Dickey Park, and Bryan Street Park provide playgrounds, picnic areas, and informal recreation opportunities that support daily neighborhood use. Smaller parks and specialty facilities—including Brushy Bayou Park, Masterson Park, Veterans Park, the Officer Cash Memorial Dog Park, and outdoor areas associated with the Angleton Recreation Center and Municipal Pool—expand recreational access and serve localized community needs.

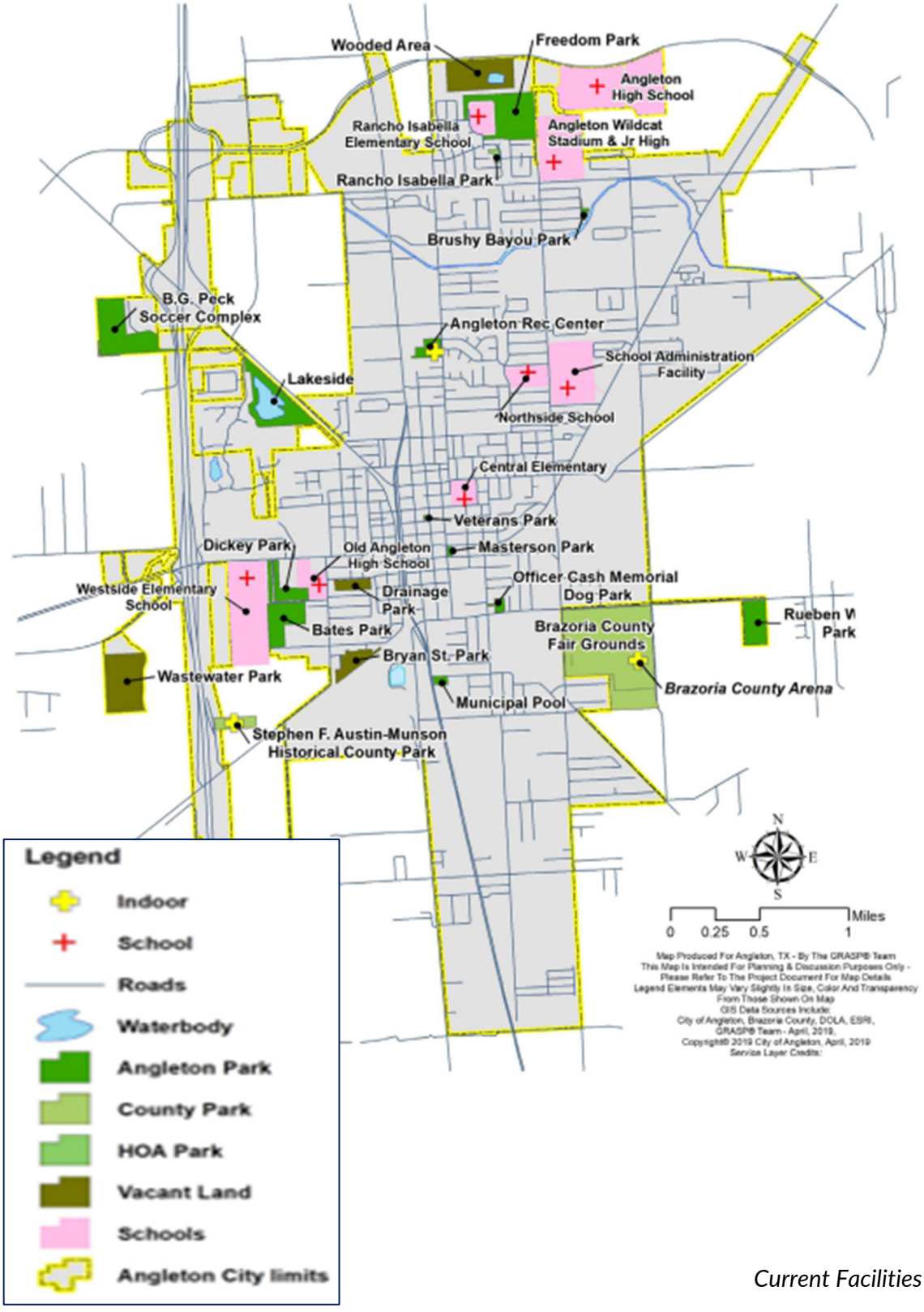
The Parks and Recreation Master Plan notes that Angleton's park facilities have developed incrementally over time and vary in age, condition, and amenity availability. While the City provides a diverse range of recreational opportunities, some facilities include aging infrastructure requiring rehabilitation or modernization. In addition, the geographic distribution of parks results in varying levels of access across neighborhoods, highlighting opportunities to improve connectivity, accessibility, and equitable park service coverage as the community continues to grow.

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# 11.3 Parks, Trails, and Open Spaces

The City of Angleton maintains a system of public parks and outdoor recreational facilities totaling approximately 220 acres of City-owned parkland, providing a range of recreational amenities including athletic fields, playgrounds, open green space, trails, and community gathering areas. While the park system offers diverse recreational opportunities throughout the community, many facilities have developed incrementally over time and reflect varying ages, maintenance needs, and levels of investment. As identified in the Parks and Recreation Master and Strategic Plan, park access and geographic distribution vary across neighborhoods, resulting in differing levels of proximity to parks and recreational amenities for some residents.

| Facility Name | Type | Ownership | Acreage (Acres) |
|---|---|---|---|
| **Angleton Recreation Center (Outdoor Areas)** | Community Recreation | City of Angleton | 8.5 |
| **B.G. Peck Soccer Complex** | Athletic Complex | City of Angleton | 44.6 |
| **Bates Park** | Community Park | City of Angleton | 23.9 |
| **Brushy Bayou Park** | Neighborhood Park | City of Angleton | 1.5 |
| **Bryan Street Park** | Neighborhood Park | City of Angleton | 12.6 |
| **Dickey Park** | Community Park | City of Angleton | 14.7 |
| **Freedom Park** | Community Park | City of Angleton | 43.6 |
| **Lakeside Park** | Community Park | City of Angleton | 44.6 |
| **Masterson Park** | Mini Park | City of Angleton | 0.9 |
| **Municipal Pool** | Special Use Facility | City of Angleton | 2.5 |
| **Officer Cash Memorial Dog Park** | Special Use Park | City of Angleton | 3.0 |
| **Rueben Welch Park** | Community Park | City of Angleton | 20.1 |
| **Veterans Park** | Mini Park | City of Angleton | 0.5 |
| **Total City Park Acreage** | | | **220.8 Acres** |
| **Brazoria County Fairgrounds** | Regional Event & Recreation Facility | Brazoria County | 154 |
| **Stephen F. Austin–Munson Historical County Park** | Historic / Cultural Park | Brazoria County | 10 |
| **Rancho Isabella Park** | Neighborhood Park | HOA (Private) | 2 |




*Current Facilities*

**2019 Parks and Recreation Master Plan Summary**

The City of Angleton Parks and Recreation Master and Strategic Plan (2019) provides a comprehensive evaluation of Angleton's existing parks and recreation system, assessing current facilities, service levels, accessibility, programming needs, and long-term recreational priorities. The Plan establishes a strategic framework to guide park improvements, capital investments, maintenance practices, and future recreational development as the community continues to grow.

Each park was evaluated in the Master Plan based on location, acreage, amenities, condition, service function, and opportunities for improvement or expansion. The analysis found that Angleton maintains a diverse park system that provides a strong foundation for community recreation; however, facilities have developed incrementally over time and vary in age, condition, and level of investment. While the City provides a range of athletic and community recreation opportunities, gaps exist in connectivity between parks, neighborhood access, and modernization of aging amenities. The Plan emphasizes that future decisions should be guided by local recreation demand and community priorities rather than national standards alone.




**System Needs and Community Priorities**

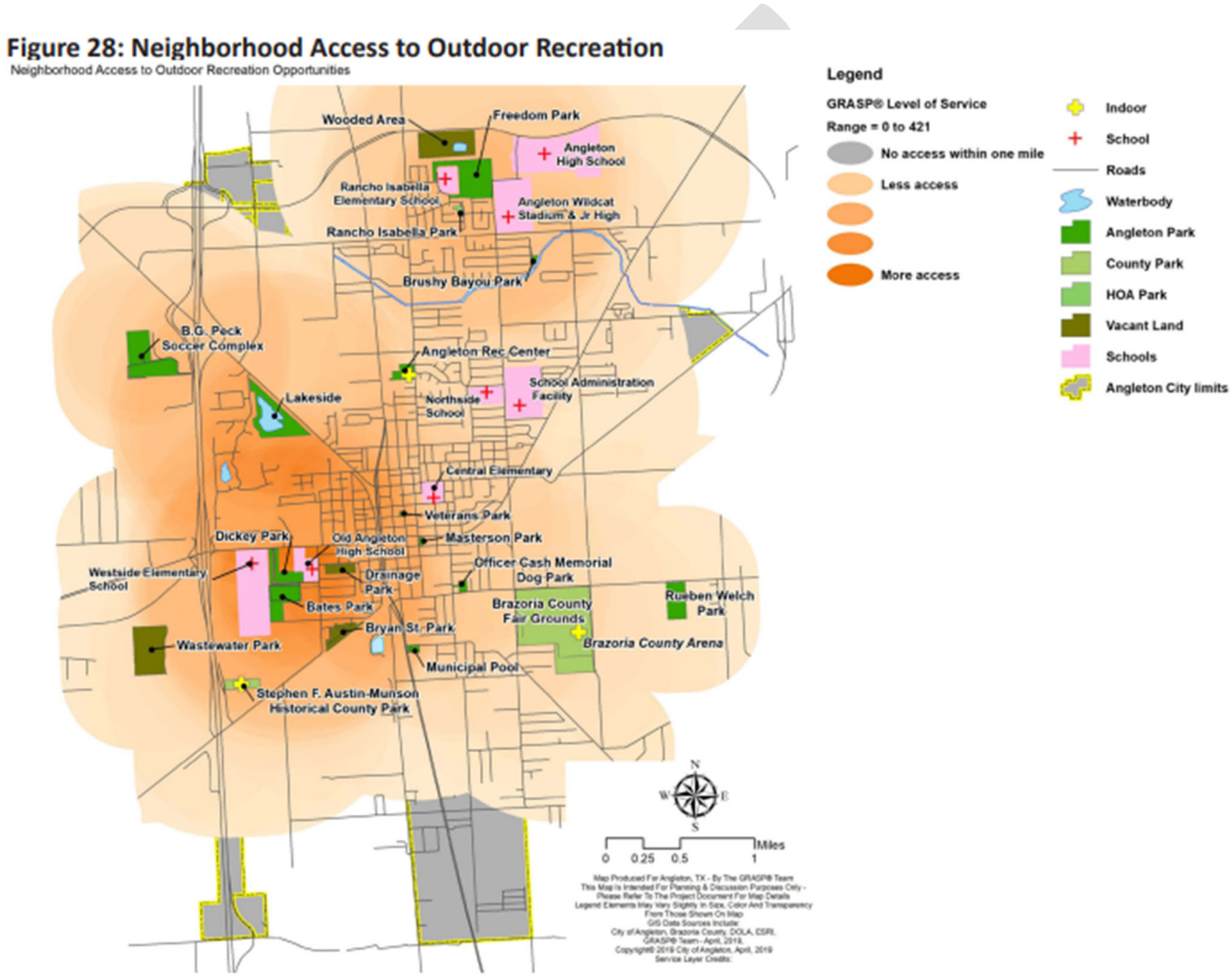
The Plan identified aging park amenities, limited shade and support facilities, and deferred maintenance needs at several locations as key challenges facing the system. Community engagement conducted during the planning process identified several consistent recreation priorities, including:

- Rehabilitation and modernization of existing park amenities
- Expanded walking trails and fitness opportunities
- Improved playground equipment and shade structures
- Enhanced athletic facilities and practice space

- Improved park maintenance and restroom facilities
- Increased opportunities for community events and gatherings
- More essential community assets supporting youth recreation, health and wellness, and social interaction

**While most residents are located within one mile of a park or outdoor recreation opportunity, access is comparatively more limited along the city's outer edges, highlighting opportunities for future park expansion and connectivity improvements**

**Figure 28: Neighborhood Access to Outdoor Recreation**




*Source: xxxx*

**Natural Resources and Resiliency**

The Parks and Recreation Master Plan highlights the important role parks and open spaces play in supporting environmental sustainability and community resiliency. The Plan encourages preservation of open space and integration of parks with drainage and floodplain areas where appropriate. Nature-based design approaches, including tree planting, green infrastructure, and

low-impact development practices are recommended to improve stormwater management, enhance environmental quality, and reduce long-term maintenance impacts.

**Implementation and Future System Improvements**

The Master Plan provides a roadmap for reinvestment in existing parks while strategically expanding recreational opportunities to accommodate future growth. Recommended actions include renovation of aging park facilities, enhancement of recreational amenities, expansion of trail and sidewalk connections, and continued partnerships with Angleton Independent School District, Brazoria County, and other recreation providers. Key implementation strategies focus on improving park accessibility, strengthening neighborhood connections, modernizing facilities, and ensuring that future park investments align with projected population growth and community needs.

These recommendations are incorporated into relevant chapters of this Comprehensive Plan, including Mobility, Infrastructure, Resiliency, and Implementation.

### Recommendations of the 2019 Parks and Recreation Master Plan

| Category | Recommendation / Action Item | Implementation Status |
|---|---|---|
| **Organization & Partnerships** | Strengthen partnerships with Angleton ISD for shared recreation facilities | ☐ Not Started ☐ In Progress ☐ Completed |
| | Reevaluate agreements with youth sports organizations | ☐ ☐ ☐ |
| | Coordinate use of Brazoria County Fairgrounds for recreation and events | ☐ ☐ ☐ |
| | Update Parks and Recreation Mission and Vision statements | ☐ ☐ ☐ |
| | Improve department marketing, outreach, and communication strategies | ☐ ☐ ☐ |
| | Expand social media and community engagement efforts | ☐ ☐ ☐ |
| **Programs & Services** | Expand youth, teen, and family recreation programming | ☐ ☐ ☐ |
| | Establish Teen Advisory Board | ☐ ☐ ☐ |
| | Expand senior programming opportunities | ☐ ☐ ☐ |
| | Increase adult athletics and wellness programs | ☐ ☐ ☐ |
| | Expand outdoor fitness and nature-based programming | ☐ ☐ ☐ |
| | Improve recreation access in underserved areas of the city | ☐ ☐ ☐ |
| | Evaluate and expand community events and festivals | ☐ ☐ ☐ |
| **Park Facilities & Amenities** | Rehabilitate aging park infrastructure and amenities | ☐ ☐ ☐ |
| | Implement routine park condition assessment program | ☐ ☐ ☐ |
| | Upgrade playgrounds to ADA accessibility standards | ☐ ☐ ☐ |

| Category | Recommendation / Action Item | Implementation Status |
|---|---|---|
| | Improve restroom facilities systemwide | ☐ ☐ ☐ |
| | Increase shade structures and seating areas | ☐ ☐ ☐ |
| | Expand multi-purpose recreation spaces | ☐ ☐ ☐ |
| | Upgrade Officer Cash Memorial Dog Park | ☐ ☐ ☐ |
| | Evaluate need for additional dog park facilities | ☐ ☐ ☐ |
| | Improve maintenance practices and mowing strategies | ☐ ☐ ☐ |
| | Transition athletic field maintenance to City operations where feasible | ☐ ☐ ☐ |
| **Connectivity & Access** | Develop citywide trail and multimodal connectivity plan | ☐ ☐ ☐ |
| | Improve pedestrian and bicycle access to parks | ☐ ☐ ☐ |
| | Strengthen neighborhood connectivity to recreation facilities | ☐ ☐ ☐ |
| | Evaluate walkability and access standards for future development | ☐ ☐ ☐ |
| **Recreation Facilities Expansion** | Evaluate feasibility of expanded aquatics facilities | ☐ ☐ ☐ |
| | Optimize Recreation Center indoor and outdoor space | ☐ ☐ ☐ |
| | Expand outdoor recreation programming areas | ☐ ☐ ☐ |
| | Plan for large community gathering or amphitheater space | ☐ ☐ ☐ |
| **Level of Service & Equity** | Develop parks in underserved growth areas | ☐ ☐ ☐ |
| | Maintain equitable park level of service citywide | ☐ ☐ ☐ |
| | Prepare site-specific master plan for Rueben Welch Park | ☐ ☐ ☐ |
| | Implement ADA Transition Plan improvements | ☐ ☐ ☐ |
| **Safety & Operations** | Improve park lighting and visibility | ☐ ☐ ☐ |
| | Expand park patrol and safety coordination | ☐ ☐ ☐ |
| | Apply CPTED principles in park design | ☐ ☐ ☐ |
| | Encourage neighborhood watch participation | ☐ ☐ ☐ |
| **Site-Specific Park Improvements** | Implement improvements at Freedom Park | ☐ ☐ ☐ |
| | Implement improvements at Dickey Park | ☐ ☐ ☐ |
| | Implement improvements at Bates Park | ☐ ☐ ☐ |
| | Implement improvements at B.G. Peck Soccer Complex | ☐ ☐ ☐ |
| | Implement improvements at Lakeside Park | ☐ ☐ ☐ |
| | Implement improvements at Brushy Bayou Park | ☐ ☐ ☐ |

| Category | Recommendation / Action Item | Implementation Status |
|---|---|---|
| | Implement improvements at Masterson Park | ☐ ☐ ☐ |
| | Coordinate improvements with Rancho Isabella Park | ☐ ☐ ☐ |
| **Financial & Funding** | Pursue grants, sponsorships, and partnerships | ☐ ☐ ☐ |
| | Evaluate future bond or capital funding opportunities | ☐ ☐ ☐ |
| | Establish recreation scholarship program | ☐ ☐ ☐ |
| | Develop cost recovery and fee policies | ☐ ☐ ☐ |

# 11.4 Cultural Activities

**Overview**

Cultural planning is a place-based planning process that establishes a shared vision and implementation framework for strengthening and expanding a community's arts, heritage, and cultural resources.

Cultural plans typically include goals and strategies addressing topics such as social cohesion, community engagement, arts and cultural programming, support for creative industries, cultural economic development, cultural facility investment, and funding mechanisms for public art and cultural initiatives. These efforts may include both permanent installations and temporary programming that activate public spaces.

The cultural planning process provides communities with an opportunity to:

- Expand access to arts and cultural experiences for residents, visitors, and the creative community;
- Strengthen and coordinate cultural resources across municipal departments and community organizations; and
- Leverage arts and culture to advance broader community objectives related to economic vitality, social equity, environmental stewardship, and community identity.

**A Brief History of Cultural Planning**

Modern cultural planning evolved alongside innovations in urban design and public art during the late nineteenth and early twentieth centuries. Rapid urbanization prompted civic leaders and community organizations to promote beautification, civic pride, and coordinated development through art, architecture, and public spaces.

Movements such as the City Beautiful Movement emphasized the integration of public art, cultural institutions, and civic design into city planning efforts. These early initiatives established the foundation for recognizing arts and culture as essential components of community development, quality of life, and long-term urban planning.

**Types of Cultural Plans**

Cultural plans vary in scale and focus depending on community priorities and local conditions. Plans may be led by municipal governments, nonprofit organizations, or community partnerships.

Regardless of leadership structure, cultural plans typically establish a framework that aligns arts and cultural initiatives with broader community goals and identifies actionable strategies for implementation.

**Components of a Cultural Planning Process**

A comprehensive cultural planning process generally includes:

- Establishing a leadership or advisory team to guide plan development, outreach, and stakeholder engagement;
- Conducting an inventory and assessment of cultural assets, including individuals, organizations, institutions, and facilities located on both public and private property; and
- Developing a community vision, action plan, and implementation strategy that identifies partnerships, funding opportunities, and resource needs.
- Successful cultural planning strengthens collaboration among municipal departments—including planning, parks, public works, libraries, and public safety—and fosters stronger relationships between local government and the community.

**Conducting an Inventory and Assessment**

Cultural assessment typically includes a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis informed by cultural asset mapping.

Cultural asset mapping serves as a foundational step in identifying and documenting the people, places, traditions, and organizations that contribute to community identity. Recognizing and tracking these assets enables communities to make informed decisions and strategically invest in cultural development.

Cultural assets generally include:

- Tangible Assets
  Physical and organizational resources located on public or private land, such as:
  - Cultural and performing arts facilities
  - Museums, historic sites, and heritage resources
  - Public art and urban design features
  - Cultural industries and creative businesses
  - Artist networks and organizations
  - Festivals, events, and cultural programming
- Intangible Assets
  Non-physical elements that shape community character and sense of place, including:
  - Local traditions and cultural practices
  - Community stories and shared history
  - Social networks and creative collaborations
  - Cultural expressions that reflect community identity

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**Role of Cultural Facilities in Angleton's Community Development**

Cultural facilities are public or semi-public spaces that support cultural expression, education, community gathering, and heritage preservation. Facilities such as libraries, museums, civic centers, performance venues, parks, and historic sites play a significant role in shaping community identity and supporting long-term growth. Their value extends across economic, social, spatial, and cultural dimensions.

In Angleton, cultural facilities, particularly those located within and surrounding Historic Downtown and key civic corridors—serve as important community anchors that reinforce local identity, support community events, and contribute to economic activity and quality of life.

1. **Economic Growth and Community Vitality**

   **Local tourism and community spending:** Angleton's cultural destinations, including historic downtown assets, civic gathering spaces, and community events, attract residents and visitors from across Brazoria County. Signature events, seasonal festivals, and community celebrations generate activity that supports local restaurants, retail businesses, and small enterprises while strengthening downtown economic vitality.

   **Support for local businesses and entrepreneurship:** Cultural programming, markets, festivals, and public events help activate public spaces and increase foot traffic within downtown and surrounding commercial areas. These activities contribute to sales tax generation, encourage small business development, and enhance Angleton's competitiveness as a regional destination within Brazoria County.

2. **Urban Revitalization and Spatial Development**

   Historic Downtown as a civic and cultural anchor: Angleton's Historic Downtown functions as the symbolic and social heart of the community. Civic buildings, historic structures, public gathering spaces, and community institutions collectively create a








Title

walkable environment that supports community interaction and reinforces downtown revitalization efforts.

**Preservation and adaptive reuse:** Historic buildings and heritage resources contribute to community character while offering opportunities for adaptive reuse as cultural, civic, or commercial spaces. Continued preservation efforts support reinvestment, maintain local history, and align with broader redevelopment and placemaking goals identified through regional planning initiatives.

3. **Social Cohesion and Community Identity**

**Community gathering and engagement:** Cultural facilities provide inclusive spaces where residents of all ages and backgrounds can participate in educational programs, arts activities, civic events, and social gatherings. Facilities such as libraries, parks, and community centers foster interaction, strengthen social connections, and promote civic pride.

**Celebration of local heritage:** Angleton's cultural resources reflect the community's history as the county seat of Brazoria County and its longstanding agricultural and civic traditions. Community events, heritage celebrations, and local storytelling help preserve shared history while reinforcing a strong sense of place.

4. **Education and Human Capital Development**

**Informal and lifelong learning:** Institutions such as the Angleton Public Library and local historical resources provide educational opportunities that extend beyond traditional classrooms, supporting lifelong learning and community enrichment.

**Youth and community engagement:**
Arts programs, public events, and recreational programming encourage creativity, leadership development, and community participation among youth and residents, contributing to long-term social and economic resilience.

5. **Cultural Identity and Heritage Conservation**

**Heritage preservation:**
Historic resources, local traditions, and community events celebrate Angleton's agricultural roots, civic history, and evolving community character. Preservation and interpretation efforts help maintain continuity between past and future development.

**Community identity anchors:**
Downtown civic spaces, historic landmarks, and annual community events collectively serve as cultural anchors that define Angleton's identity and distinguish the city within the broader Brazoria County region.

6. **Planning Policy and Governance**

Integrated planning approach:
Angleton's Comprehensive Plan and downtown revitalization efforts recognize cultural facilities as important components of economic development, placemaking, and

community livability. Cultural investments support broader goals related to mobility, redevelopment, and quality of life.

**Community partnerships:**
Collaboration among the City, civic organizations, schools, nonprofits, and local businesses supports festivals, public programming, and cultural initiatives that strengthen community engagement and implementation capacity.

7. **Challenges and Opportunities**

   As Angleton continues to grow, maintaining investment in cultural facilities alongside infrastructure and residential development will be important to ensure equitable access to cultural amenities. Opportunities exist to expand programming, enhance downtown activation, improve marketing of community events, and strengthen partnerships that connect Angleton's cultural assets with regional visitors and future residents.

### Cultural Assets in Angleton

Preliminary findings identified the following cultural facilities, gathering spaces, and community events within the City of Angleton. It is recommended that this inventory be further refined and expanded through a comprehensive **Cultural Asset Mapping** process to ensure continued recognition and support of Angleton's cultural resources.

### Attractions and Common Venues for Cultural and Seasonal Events

1. **Historic Downtown Angleton**
   Serves as the primary hub for community gatherings, seasonal celebrations, markets, parades, and civic events. Downtown streets and public spaces regularly host festivals and small business events that reinforce Angleton's historic identity and walkable civic core.



2. **Angleton Market Days**
   A recurring downtown event that brings together local vendors, artisans, food trucks, and residents, activating public spaces and supporting small businesses. Market Days strengthen community interaction while contributing to downtown economic activity and placemaking.

3. **Brazoria County Historical Museum**
   Located in Historic Downtown, the museum preserves and interprets the history of Brazoria County through exhibits, educational programming, and cultural events. The facility serves as an important heritage destination and educational resource for residents and visitors.

4. **Brazoria County Courthouse and Courthouse Square**
   A historic civic landmark that functions as a symbolic and physical gathering space for ceremonies, public events, and community celebrations.

5. **Angleton ISD Performing Arts and School Facilities**
   School auditoriums and event spaces support concerts, theatrical performances, graduations, and community gatherings that contribute to the city's cultural life.

6. **Brazoria County Fairgrounds**
   Hosts the annual Brazoria County Fair and Rodeo along with exhibitions, markets, and regional events that attract visitors from across the county and Gulf Coast region.

7. **Heart of Christmas**
   A signature seasonal community event held in Historic Downtown featuring holiday lighting, local vendors, performances, and family-oriented activities. The event attracts residents and visitors, strengthens community traditions, and supports downtown businesses during the holiday season.

8. **Stephen F. Austin–Munson Historical County Park**
   A significant historic landmark commemorating Stephen F. Austin, known as the "Father of Texas." The statue and surrounding park serve as an important heritage site reflecting Angleton's historical connection to early Texas settlement and provide a public space for reflection, education, and community visitation.

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# 11.5 Goals, Objectives, and Strategies

## PR Parks, Recreation, Open Space and Cultural Activities

### Goal

Expand access to parks, recreation, and cultural amenities that promote health, community interaction, and quality of life.

### Objectives & Strategies*

#### PR-1 Expand and Activate Public Gathering Spaces

- Expand and activate parks, open spaces, and community facilities to support recreation, community gatherings, and quality of life.
- Program parks and public spaces to support farmers markets, performances, festivals, and community events, and increase programming to activate city parks throughout the year.
- Develop neighborhood and community parks in growth areas.
- Expand trails and recreational programming.
- Upgrade existing park facilities.

#### PR -2 Celebrate Culture and Community Identity

- Support festivals, arts, and cultural programming.
- Integrate public art and heritage interpretation.

### Guiding Principles

✓ Preserve Angleton's Small-Town Character and Identity

✓ Promote Balanced and Sustainable Growth

✓ Promote Fiscal Responsibility & Effective Governance*

✓ Strengthen Neighborhoods and Expand Housing Choices

✓ Invest in Connected

✓ Infrastructure and Mobility Create Vibrant Places and Enhance Quality of Life

*After the next exercise with CAPC - Just keep what applies*

### Guiding Principles

✓ Preserve Angleton's Small-Town Character and Identity

✓ Promote Balanced and Sustainable Growth

✓ Promote Fiscal Responsibility & Effective Governance*

✓ Strengthen Neighborhoods and Expand Housing Choices

✓ Invest in Connected

✓ Infrastructure and Mobility Create Vibrant Places and Enhance Quality of Life

**7.3 Improve Recreational and Civic Facilities to Meet the Needs of Residents of All Ages and Abilities**

- Upgrade parks, recreation centers, and civic facilities to serve residents of all ages and abilities.
- Partner with schools, nonprofits, and community organizations to expand recreational and cultural programming.
- Expand Lakeside Park as a premier event and gathering space for large community functions.
- Coordinate park planning with long-term drainage and flood mitigation needs.
- Explore the creation of a multipurpose arena and event venue to serve as a local and regional hub for sports, concerts, graduations, and workforce development, leadership, and entrepreneurship activities.
- Plan for a dedicated Senior Center or senior-focused activity space, and explore new sites to reduce pressure on the Recreation Center.
- Pursue grants and partnerships for senior programming and other improvements.

**7.4 Develop a Multicultural Community Activity Center**

- Develop a multicultural community activity center that also serves as a hub for workforce development, leadership, and entrepreneurship.
- Collaborate with colleges, the SBA, and corporate partners to establish a multi-use hub that incorporates cultural and community activities with workforce and skills development.
- Locate the facility on a site capable of hosting 500+ people (e.g., the Angleton Complex or County Fairgrounds).
- Include programming for all ages and community events.

## Guiding Principles

✓ **Preserve Angleton's Small-Town Character and Identity**

✓ **Promote Balanced and Sustainable Growth**

✓ **Promote Fiscal Responsibility & Effective Governance***

✓ **Strengthen Neighborhoods and Expand Housing Choices**

✓ **Invest in Connected**

✓ **Infrastructure and Mobility Create Vibrant Places and Enhance Quality of Life**

*After the next exercise with CAPC - Just keep what applies*

## Guiding Principles

✓ **Preserve Angleton's Small-Town Character and Identity**

✓ **Promote Balanced and Sustainable Growth**

✓ **Promote Fiscal Responsibility & Effective Governance***

✓ **Strengthen Neighborhoods and Expand Housing Choices**

✓ **Invest in Connected**

✓ **Infrastructure and Mobility Create Vibrant Places and Enhance Quality of Life**

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# 12 ECONOMIC DEVELOPMENT

Captions will be added later

5/29/26

12.1 Introduction
12.2 Market Environment
12.3 Public Environment
12.4 Brazoria County
12.5 Port Freeport Expansion
12.6 Development Agreements
12.7 202X Capital Projects
12.8 Strategic Plan
12.9 Fiscal Impact - Land Use and Development Types
12.10 Goals, Objectives, and Strategies

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# 12.1 Introduction

Economic development encompasses activities that support existing businesses while creating conditions that encourage new investment, job creation, and long-term economic growth. The primary objective of the Comprehensive Plan is to establish a strong foundation for the City of Angleton's economic development efforts while reinforcing the goals and priorities identified by the City and its economic development partners.

Economic growth is commonly measured through job creation, a stable and expanding property and sales tax base, and a diverse mix of employers across multiple industries. The Comprehensive Plan supports these outcomes by evaluating demographic trends, workforce characteristics, base industries, and major employers to guide future development decisions and strengthen the City's economic vitality.

In addition, the Comprehensive Plan contributes to economic development by shaping land use patterns, infrastructure investments, and development regulations that support business attraction and retention. The Future Land Use Plan organizes development areas to encourage compatible land uses, efficient infrastructure utilization, and opportunities for mixed-use and employment-supportive environments. By promoting coordinated growth and strategic reinvestment, the Plan helps create an attractive and competitive environment for employers, residents, and investors.

Angleton's economic growth is closely linked to its role as the county seat of Brazoria County and its strategic location within the greater Gulf Coast and Houston regional economy. The City benefits from proximity to major employment centers, petrochemical and industrial corridors, healthcare facilities, and regional transportation routes, while maintaining a strong local identity and small-town character valued by residents.

Locally, ongoing initiatives aimed at supporting small businesses, strengthening downtown activity, expanding commercial development, and enhancing workforce opportunities continue to reinforce Angleton's economic base. Together, these efforts position Angleton to achieve long-term economic resilience, sustainable growth, and enhanced quality of life for current and future residents.

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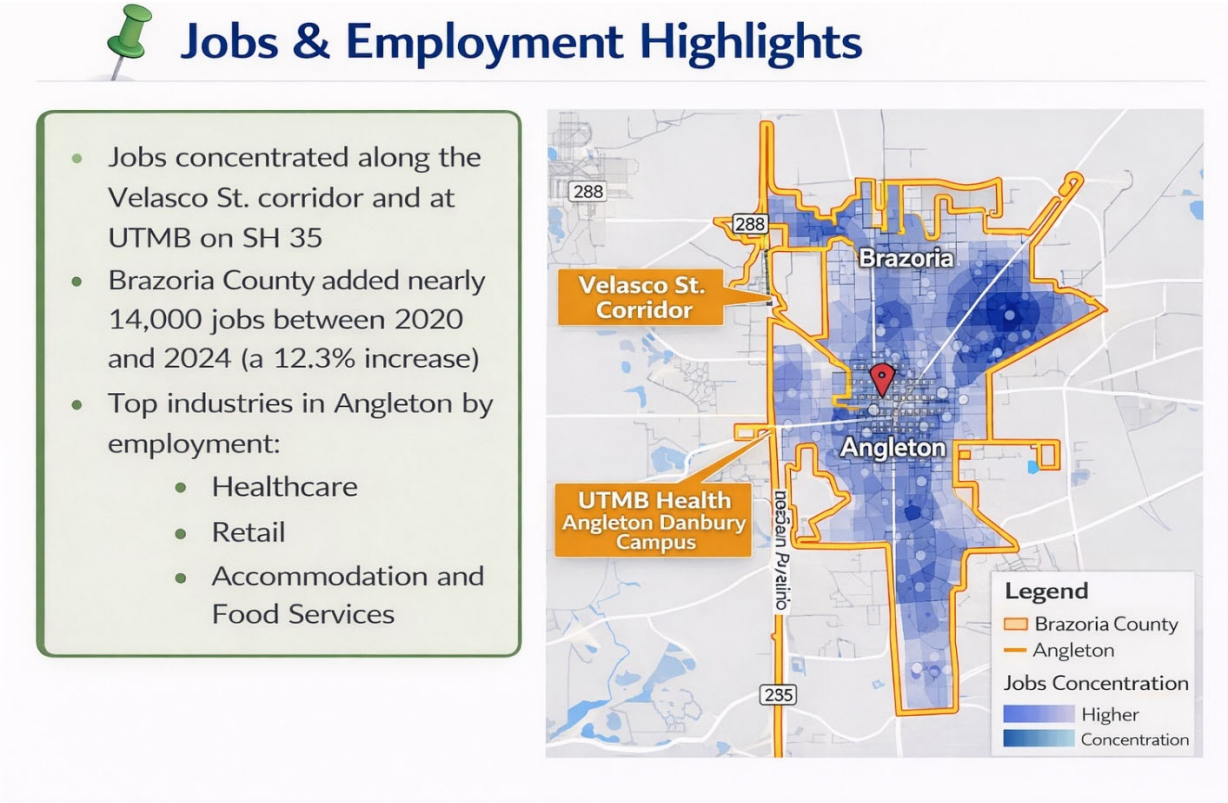
## 12.2 Market Environment

The market environment is shaped by private-sector participants, including property owners, residents, investors, developers, and businesses—whose perceptions and investment decisions influence local growth patterns. Angleton is increasingly positioned to benefit from regional growth occurring throughout Brazoria County and the greater Houston metropolitan area, with market interest focused on residential expansion, commercial reinvestment, and development opportunities along major transportation corridors.

As population growth continues within Angleton and surrounding communities, demand for retail, services, and employment opportunities is expected to increase. Without proactive planning, early commercial growth may occur incrementally through stand-alone retail, convenience services, and highway-oriented development patterns. While these uses meet short-term market demand, they may not fully support long-term community goals related to walkability, connectivity, and economic diversification.

Planned and coordinated development—particularly within emerging growth areas and along key corridors—can help organize commercial investment more strategically. Master-planned and mixed-use developments provide opportunities to cluster complementary uses, improve access and visibility, and create attractive commercial environments that benefit both the community and private investment. Strategic land use guidance allows Angleton to capture growth in a manner that strengthens economic competitiveness while preserving community character.

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**Current Market Conditions**

Angleton's market conditions reflect strengthening demand across industrial, office, healthcare, and hospitality sectors driven by regional growth, expanding employment activity, and proximity to major economic centers throughout Brazoria County. Rising occupancy levels and increasing lease rates indicate a constrained supply environment and growing investment interest. Major employers in Angleton include UTMB Health Angleton Danbury Campus, Angleton Independent School District, Brazoria County, the City of Angleton, H-E-B, and Walmart, which collectively anchor the City's healthcare, education, government, and retail employment sectors.

**Industrial**

The industrial sector in Angleton has experienced steady growth over the past five years, supported by regional expansion in manufacturing, logistics, and energy-related industries. Industrial lease rates are currently estimated to be nearly 20 percent above regional median levels, reflecting strong demand and limited available space.

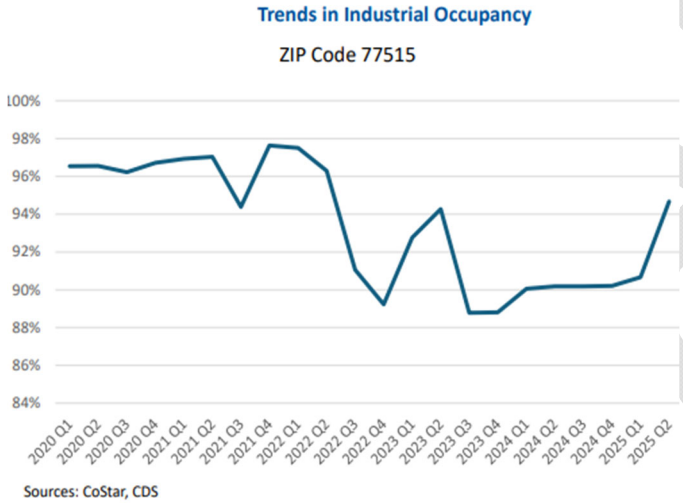
Industrial building occupancy has rebounded to approximately 95 percent in the most recent quarter, demonstrating continued market strength, although still slightly below

peak levels observed in 2021. These trends indicate that available industrial inventory is becoming increasingly limited.

Existing industrial development also presents redevelopment opportunities. More than 26 percent of industrial space within Angleton was constructed prior to 1970, suggesting aging facilities that may require modernization to remain competitive. Additionally, approximately 45 percent of industrial facilities associated with the 77515-market area operate outside Angleton city limits, limiting the City's ability to capture employment and tax revenue benefits.

To sustain economic competitiveness, expanding industrial supply will be important through:

- Development-ready industrial sites
- Streamlined zoning and permitting processes
- Infrastructure investments supporting employment growth
- Targeted incentive programs encouraging new industrial development



Sources: CoStar, CDS



Sources: CoStar, CDS

**Pictures of industrial facilities**

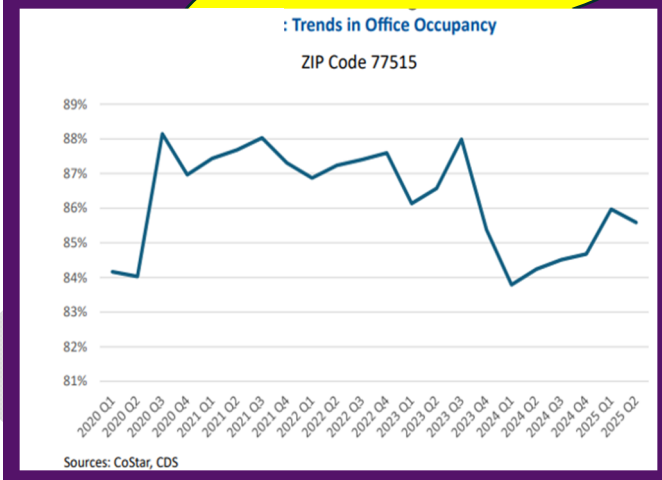
### Office

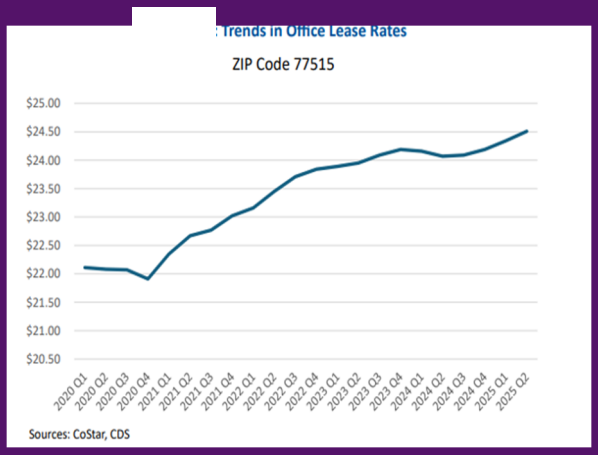
Angleton's office market has demonstrated recovery following post-pandemic declines, supported primarily by healthcare, government, and professional service employment. Office lease rates are currently estimated to be approximately 10 percent higher than comparable regional markets, reflecting stable demand and limited modern office inventory.

Occupancy levels have largely recovered from pandemic-era lows, although a slight decline was observed in 2024. Continued demand for medical and professional office space—particularly near healthcare and civic employment centers—indicates opportunities for new or upgraded office development.

### Healthcare

Healthcare remains one of Angleton's primary economic anchors. UTMB Health Angleton Danbury Campus, established in 1969 and incorporated into the UTMB Health system in 2014, serves Angleton and surrounding communities including Danbury and Rosharon. The facility includes 62 staffed beds and represents a major employment center along the SH 35 corridor. Healthcare growth continues to generate demand for supporting medical offices, services, and related commercial development.



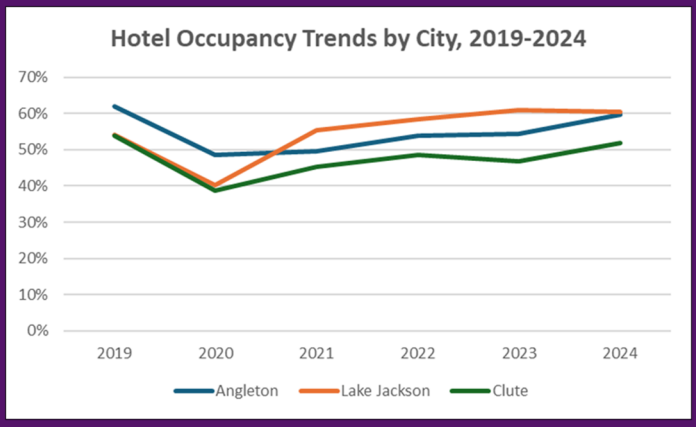



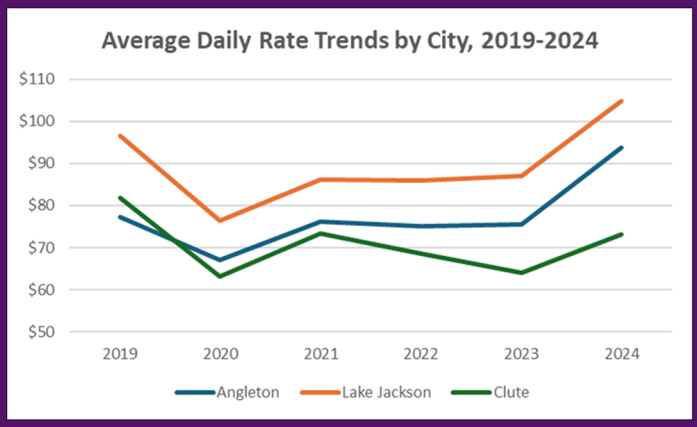

*TITLE*

## Hospitality and Lodging

Angleton's hospitality sector supports regional tourism, business travel, and event-related visits. The City currently has five hotel properties, four of which are classified as economy accommodation, resulting in fewer lodging options compared to nearby competing markets.

Average Daily Rates (ADR) have increased approximately 21.4 percent since 2019, indicating strengthening demand. However, higher-rate lodging markets in nearby communities continue to capture a portion of regional visitors, suggesting opportunities for diversified hotel development including mid-scale and extended-stay facilities.

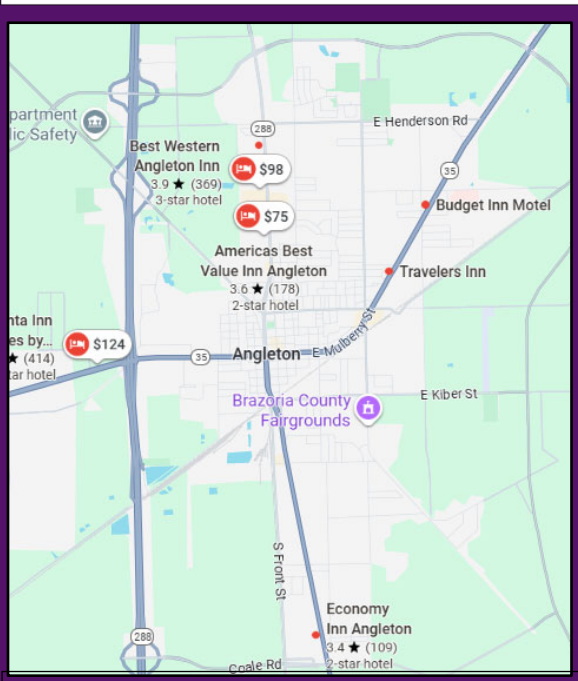



## Overall Market Implications

Strong occupancy levels and rising lease rates across industrial and office sectors indicate favorable market conditions but also highlight supply constraints. Strategic expansion of employment-supportive development, modernization of older facilities, and diversification of commercial and lodging options will help Angleton capture regional growth and strengthen long-term economic resilience.

Major transportation investments—including continued improvements along SH 35, enhanced regional mobility along SH 288, and broader regional connectivity improvements associated with the Grand Parkway (State Highway 99)—are expected to influence long-term growth patterns in




*HOTELS IN ANGLETON*

Brazoria County. While the Grand Parkway does not directly serve Angleton, expanded regional access to the Houston metropolitan area is anticipated to accelerate residential growth, increase commuter activity, and strengthen economic connections between Angleton and regional employment centers.

These regional mobility improvements, combined with local roadway and infrastructure investments identified in the Brazoria County Major Thoroughfare Plan, will continue to shape development demand, transportation patterns, and economic opportunities within the City.

## 12.3 Public Environment

The public environment consists of policies, regulations, legislative actions, and governmental programs that influence growth and development within the City of Angleton. These factors include decisions made at the federal, state, regional, county, and local levels that collectively shape land use patterns, infrastructure investment, housing development, and economic opportunity.

A significant emerging trend affecting communities across Texas is the evolving legislative framework governing local authority. Recent sessions of the Texas Legislature have enacted policies that limit or standardize certain municipal regulatory powers related to development regulation, building standards, permitting processes, and local governance authority. These changes affect cities, counties, and school districts statewide and reduce local flexibility in managing growth, development aesthetics, and service funding mechanisms.

For Angleton, these constraints reinforce the importance of proactive long-range planning. As a municipality with adopted zoning and development regulations, the City relies on coordinated planning tools—including zoning regulations, subdivision standards, infrastructure planning, capital improvements programming, development review processes, and intergovernmental coordination—to guide growth and achieve desired land use and development outcomes. These tools allow the City to manage growth, protect community character, and align future development with infrastructure capacity while operating within evolving state regulatory requirements.

Within this evolving regulatory environment, thoughtful and strategic planning becomes essential to:

- Manage population and development pressures;
- Protect community character and infrastructure capacity;
- Support economic development opportunities; and
- Ensure efficient delivery of public services

By aligning local policies with regional partnerships and state requirements, Angleton can continue to shape sustainable growth while operating within the framework established by state law.

## 12.4 Brazoria County

Brazoria County will continue to play a significant role in shaping growth and development patterns in Angleton. According to the Houston-Galveston Area Council (H-GAC) Regional Growth Forecast, the Houston-Galveston eight-county region—including Brazoria County—is projected to experience sustained long-term population and employment growth, with regional population expected to reach approximately 10.7 million residents by 2050, adding millions of new residents and jobs to the metropolitan area. Average regional population growth is projected at approximately 1.4 percent annually through 2050, reinforcing continued development pressure across suburban and emerging growth areas.

Brazoria County itself has experienced strong recent growth, increasing from approximately 372,000 residents in 2020 to more than 425,000 residents by 2025, representing sustained annual growth approaching 2.8–3.0 percent, significantly exceeding national averages. As growth continues throughout the county, particularly along major regional corridors such as SH 288 and SH 35—development activity is expected to expand outward from larger employment centers and suburban communities toward county-seat communities such as Angleton.

Regional planning initiatives led by H-GAC, including the Regional Transportation Plan and Regional Growth Forecast, emphasize the need for expanded transportation capacity, coordinated land use planning, flood mitigation investments, and infrastructure system coordination to accommodate projected increase in population and employment. These trends will directly influence residential development demand, workforce commuting patterns, and infrastructure needs within Angleton and its extraterritorial jurisdiction.

As the county seat and governmental center of Brazoria County, Angleton is positioned to benefit from regional growth while also experiencing increased demand for public services, transportation improvements, and utility infrastructure. Continued coordination with the Brazoria County Commissioners Court, regional agencies, and state partners will be essential to securing infrastructure investment and ensuring that countywide growth supports Angleton's long-term planning objectives and fiscal sustainability.

## 12.5 Port Freeport Expansion

Expansion activities at Port Freeport, located approximately 15 miles south of Angleton, represent one of the most significant regional economic drivers influencing future growth in Brazoria County. Port Freeport is consistently ranked among the nation's leading ports for foreign waterborne tonnage and continues to expand cargo handling capacity, channel depth, and logistics infrastructure to accommodate increasing global trade demand.

Recent and ongoing improvements, including channel deepening projects, terminal expansions, rail connectivity upgrades, and petrochemical and container facility investments—are expected to support substantial increases in freight movement, industrial activity, and employment

throughout the region. The Port Freeport Strategic Master Plan anticipates continued growth in maritime commerce, energy exports, and manufacturing-related logistics over the coming decades.

These expansions are expected to generate indirect and induced economic impacts across Brazoria County, including increased demand for workforce housing, commercial services, healthcare, retail, and supporting industries in nearby communities such as Angleton. As a regional governmental and service center, Angleton is positioned to capture employment-related population growth while providing residential, institutional, and professional services supporting port-related industries.

Port-driven growth will also increase regional transportation demand along key corridors such as SH 288, SH 35, and FM 523, reinforcing the importance of coordinated roadway improvements, freight mobility planning, and infrastructure investment. Continued collaboration with Brazoria County, regional economic development organizations, and transportation agencies will be essential to ensuring that economic benefits associated with Port Freeport expansion are balanced with infrastructure capacity, mobility, and community quality-of-life considerations.

## 12.6 Development Agreements

Development agreements are contractual arrangements between the City and private developers that establish development standards, infrastructure responsibilities, and long-term expectations for specific properties or projects. These agreements may address land use, infrastructure construction, public improvements, phasing, and development timing in coordination with City regulations and adopted plans.

In communities such as Angleton, where zoning and subdivision regulations already guide development, development agreements serve as supplemental implementation tools rather than substitutes for regulatory authority. When used strategically, they allow the City to coordinate infrastructure delivery, secure public improvements, and align large or complex developments with Comprehensive Plan goals. However, because development

Add pictures of Ashland or map of developments with agreements

agreements may vest development rights over extended periods, careful negotiation is necessary to ensure flexibility and protect the City's long-term planning, fiscal, and infrastructure interests.

## 12.7 202X Capital Projects

Information to be added once the document is received from the City

## 12.8 Strategic Plan

The City of Angleton's Strategic Plan (2024–2025) serves as an important implementation framework that complements the Comprehensive Plan by translating long-range community goals into near-term organizational priorities and actionable initiatives. The Strategic Plan focuses on strengthening municipal operations, improving infrastructure systems, enhancing community engagement, and supporting sustainable growth management. Key Components of the Strategic Plan are:

**Infrastructure and Facilities Investment**
- Improve roads, drainage, water, and wastewater infrastructure
- Rehabilitate and harden public facilities
- Upgrade IT systems and municipal equipment
- Allocate funding to support growth-related infrastructure needs

**Governance and Fiscal Stewardship**
- Strengthen City Council and organizational communication
- Explore diverse funding sources including grants, partnerships, and bonds
- Improve purchasing and financial management processes

**Community Engagement and Partnerships**
- Increase transparency through public meetings, surveys, and forums
- Engage underserved populations
- Strengthen partnerships with AISD, UTMB, Brazoria County, and regional stakeholders
- Expand online and in-person community engagement opportunities

**Parks, Recreation and Quality of Life**
- Plan and develop new park facilities (including Abigail Arias Park)
- Enhance parks, sidewalks, trails, and recreational amenities
- Expand programming and community events
- Promote beautification and urban tree planting initiatives

**Planning and Revitalization**
- Maintain and update master plans guiding future growth
- Coordinate planning across City departments
- Support redevelopment and community revitalization efforts

**Organizational Capacity and Staffing**
- Improve onboarding and offboarding processes for staff and elected officials
- Enhance internal collaboration and operational efficiency

- Align staffing and resources with community growth needs

These components collectively support implementation of the Comprehensive Plan by aligning municipal operations, infrastructure investment, and community development priorities.

## 12.9 Fiscal Impact - Land Use and Development Types

Information to be added

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# 12.10 Goals, Objectives, and Strategies

## ED Economic Development

### Goal

Strengthen Angleton's economy through job creation, business attraction, and a vibrant local commercial environment

### Objectives & Strategies*

**ED-1 Support Job-Generating Land Uses Aligned with Market Demand**

- Align Future Land Use Map designations with adopted economic development priorities and regional employment trends. Plan and designate appropriate areas for business parks, light industrial, flex, and mixed-use employment uses.
- Monitor and evaluate jobs-to-housing ratios to ensure employment opportunities for current and future residents and to prevent Angleton from becoming a bedroom community.
- Capitalize on Port Freeport-related employment growth while steering industrial and logistics uses to appropriate locations.
- Discourage incompatible land uses through zoning updates and enforcement.
- Steer industrial and employment uses to appropriate locations near SH 288, rail, and port-related infrastructure.
- Evaluate northern ETJ lands for industrial, utility, emergency staging, or data-center uses where appropriate.

**ED-2 Strengthen Small Businesses, Startups, and Entrepreneurs**

- Establish a Downtown and Business 288 corridor-focused business assistance program in coordination with the Chamber of Commerce and economic development partners.
- Offer targeted financial incentives such as grants, fee waivers, and tax abatements for priority redevelopment areas.
- Encourage adaptive reuse of vacant and underutilized buildings to lower barriers to entry for small businesses.
- Establish **Angleton Center**, a hub for workforce development, leadership, and entrepreneurship offering incubator space, training opportunities, telework hubs,

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coworking spaces, and business support services in partnership with Alvin Community College and workforce programs.

### ED-3 Improve Business Mix and Economic Quality

- Recruit businesses that meet daily needs and contribute to dining, entertainment, and service options.
- Prioritize high-quality design, longevity, and economic sustainability over short-term development gains.

WORK & ECONOMY

# Why are communities pushing back against data centers?

**Tech, data policy expert says concerns legitimate over rising power rates, water use, environmental issues amid mushrooming growth**

Liz Mineo | Harvard Staff Writer

Data Centers: More than **4,000** are already in operation, mostly in Virginia, Texas, and California, and 3,000 more are being planned or under construction.

*Source: https://news.harvard.edu/gazette/story/2026/04/why-are-communities-pushing-back-against-data-centers/*

### ED-4 Promote Efficient, Compatible, and Sustainable Growth

- Protect and plan for industrial land near strategic assets such as the railroad yard and the Port of Freeport.
- Coordinate infrastructure investments and access improvements to support industrial and logistics-related uses.
- Proactively establish standards for uses supported by the market to ensure long term sustainability of the community.

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A data center in Ashburn, Virginia.
*Ted Shaffrey/AP file*

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**ED-5 Encourage Compatible Commercial Development Along Major Transportation Corridors**

- Support appropriately scaled and well-planned commercial development along SH 35, FM 523, and Business 288.
- Ensure corridor development supports mobility, safety, and long-term economic performance.

**ED-6 Align Growth with Infrastructure Capacity and Environmental Conditions**

- Negotiate regional detention, green space, and long-term maintenance agreements with future developers.
- Preserve agricultural land along FM 523 where appropriate.

**ED-7 Strengthen Angleton's Role in the Regional Economy**

- Direct residential growth northward to serve Pearland and Houston commuters.
- Concentrate industrial and commercial growth near existing petrochemical, port, and SH 288 corridors.
- Evaluate ETJ lands for emergency staging, data centers, industrial uses, and utility-supportive uses.

**ED-8 Coordinate Public and Private Efforts**

- Establish a Downtown advisory group with City, businesses, industry leaders, and community representation to promote and prioritize actions for revitalization and activation.
- Leverage public-private partnerships for catalytic projects.

## *Guiding Principles*

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### ED-9 Track Progress and Adapt Over Time

- Develop performance metrics for economic development, housing, and public space activation.
- Conduct regular plan reviews and updates.

## Economic Development Metrics

Economic development KPIs help measure growth, job creation, and investment attraction:

- **Speed to Revenue**: Time from permit submission to approval and from inspection request to project completion; delays reduce tax revenue and economic momentum. (Source: safebuilt.com.)
- **Job Creation Rate**: New jobs per capita or per square mile, linked to project completions and business openings.
- **GDP per Capita Growth**: Tracks overall economic output relative to population.
- **Business Formation Rate**: New registered businesses, including startups and small enterprises.
- **Attractiveness Index**: Composite score based on infrastructure, workforce, and business climate.
- **Investment Inflows**: Total capital invested in real estate, infrastructure, and community projects.

## Housing Metrics

Housing performance indicators assess affordability, availability, and quality:

- **Affordability Index**: Median home price ÷ median household income.
- **Housing Supply Gap**: Available units vs. demand (new construction + existing stock).
- **Vacancy Rate**: Percentage of occupied units in the stock.
- **Homeownership Rate**: Share of residents owning their homes.
- **Lead Time to Homeownership**: Average time from first-time buyer application to purchase.
- **Housing Quality Index**: Safety, accessibility, and environmental standards.

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## Cross-Cutting Considerations

- **Data Standardization**: Ensure metrics are comparable over time and across neighborhoods
- **Integration**: Link economic, housing, and public space metrics to show synergies (e.g., mixed-use development boosting both housing supply and public space use).
- **Transparency & Accountability**: Publish metrics regularly to inform stakeholders and track policy impact .

## Public Space Activation Metrics

Public space activation measures how well spaces are used, accessible, and integrated into community life:

- **Foot Traffic & Usage Patterns**: Counts of pedestrians, cyclists, and visitors; time spent in space.
- **Event Participation Rate**: Number of community events hosted per square mile per year.
- **Accessibility Index**: Proximity to public transport, pedestrian/bike infrastructure, and safety.
- **Perceived Safety & Comfort**: Surveys on walkability, cleanliness, and social cohesion.
- **Community Engagement Rate**: Number of residents involved in design or stewardship of public spaces.
- **Green Space Utilization**: Usage of parks, plazas, and green corridors.

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# 14 APPENDICES

Remaining information will be added as they become available

# 14. Appendices

14. 1 Community Engagement Plan ..... X

14.2 Community Questionnaire and Interactive Map – Summary and Responses ..... X

14.2.1 Community Questionnaire Response Summary..... X
14.2.2 Questionnaire Responses ..... X
14.2.3 Interactive Map Responses Summary (to be added) ..... X

14.3 City Council ..... X

14.3.1 City Council Work Session May 27, 2025 ..... X

*Summary of Input*
*Mentimeter Exercise*
*Presentation at the Meeting*

14.3.2 City Council Update March 10, 2026..... X

*Summary of Input*
*Presentation at the CC meeting*

14.4 Stakeholder Interviews and Focus Group Meetings..... X

14.4.1 Home Owners Associations and Developers November 11, 2025 - Summary..... X
14.4.2 Senior Angleton Leadership Team (SALT) November 12, 2025 – Summary..... X
14.4.3 Faith-based and Non-profit Organizations November 18, 2025 – Summary..... X
14.4.4 Intergovernmental Agencies November 19, 2025 – Summary..... X
14.4.5 Gulf Coast Transit District (GCTD) December 12, 2025 – Summary ..... X
14.4.6 Senior Center February 19, 2026 – Summary ..... X
14.4.7 Angleton High School Students February 19, 2025 – Summary..... X

14.5 Comprehensive Plan Advisory Committee (CPAC) Meetings..... X

14.5.1 Appointed Comprehensive Plan Advisory Committee ..... X
14.5.2 Comprehensive Plan Advisory Committee Work Session 1 ..... X

*Agenda*
*Sign in Sheet*
*Summary of Input*
*Mentimeter Exercise*
*Presentation at the Meeting*

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14.5.3 Comprehensive Plan Advisory Committee Work Session 2 ..... X

*Agenda*
*Summary of Input*
*Presentation at the Meeting*

14.5.4 Comprehensive Plan Advisory Committee Bus Tour ..... X

*Sign in Sheet*
*Summary of Input*

14.6 Community Events ..... X

14.6.1 Community Events- Summaries ..... X

*Community Event #1 Artisan Market August 31, 2025* ..... X
*Community Event #1 Angleton Market Day, November 15, 2025* ..... X
*Community Event #3 Heart of Christmas December 6, 2025* ..... X

14.6.2 Outreach and Fliers ..... X

*Fliers*
*Outreach Efforts (to be added)*

14.7 Assessment of Current Plans ..... X
14.8 Market Analysis and Recommendations ..... X
14.9 City Strategic Plan *(to be added)* ..... X

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# Appendix

# 14.1 Community Engagement Plan

# 14.1 Community Engagement Plan

## 1. Introduction

The purpose of this Community Engagement Plan (CEP) is to facilitate proactive planning for public involvement and ensure that input from the stakeholders and public is effectively integrated into decision-making processes. This CEP will outline the strategy and process for community outreach and engagement, including proposed meetings and public outreach activities. The CEP will guide all community engagement activities and will be adjusted during the process as needed.

## 2. Responsibilities

Community engagement will be a collaborative effort between the Ardurra team (Ardurra) and the City.

Ardurra will assist City staff (staff) in facilitating stakeholder engagements, steering committee meetings, public workshops, and other activities. With staff input, Ardurra will develop materials including agendas, outreach materials, presentations, presentation boards, activity handouts, meeting summaries, and reports. These will be delivered in editable and digital formats and printed form as necessary. The choice of technology for the community questionnaire and real-time polling will be decided based on the availability of software and with staff guidance.

The City will leverage its available external communications channels to support all engagement efforts, using its platforms to reach relevant audiences. The City will also assist in locating appropriate meeting venues, facilitating meetings, and publishing notifications as needed.

## 3. Outreach Materials

In addition to standard public engagement workshop and meeting materials, outreach materials will include editable, digital, print, and giveaway items to promote the project. Event Materials and

- Promotion may consist of:
- Large QR code on foam boards
- Yard Signs
- Print materials and handouts such as flyers

It is recommended that giveaways and activities for all ages be provided to encourage continued engagement and involvement throughout all project phases.
This can include:

- Age-appropriate gifts
- Activities for children and other attendees

Translations: Recognizing the diversity of cultures and languages in the City, engagement materials may be produced in two (2) languages: English and Spanish. Ardurra will assist the City with any additional language needs, as needed.
Engagement materials to be translated include:

- Outreach flyers.
- Yard signs and print materials
- Public Workshop materials such as boards, digital, and print media

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- Online Public Survey

For in-person meetings and workshops, Ardurra will provide one (1) bilingual staff member to ensure Spanish-speaking stakeholders and members of the public have equal opportunities for participation. Ardurra will assist the City with additional language needs, as needed.

## 4. Community Engagement Activities

Ardurra will assist staff with the public engagement activities listed below.

### A. Project Website

The City staff will set up a project website, as part of the City's web page or as a separate landing page, to provide a central public source for project information, including but not limited to surveys, outreach materials, and project details. Ardurra will provide comments on the content and layout. Ardurra will also provide a summary and analysis of public engagement activities listed here to update the website.

### B. Community Questionnaire

An online Community Questionnaire will be launched to engage the community and collect their feedback. The questionnaire will allow participation from community members who cannot attend specific events. Ardurra will draft questions for staff review. Based on staff input, Ardurra will prepare online version on SurveyMonkey or a similar platform and send it to staff for a test session. As guided by staff, Ardurra will prepare the final print and online versions with the QR codes in English and Spanish and assist the City in hosting the questionnaire online. The City will leverage its communications channels and partners to distribute the questionnaire.

Staff will make the printed questionnaire available at the libraries, City Hall, and other locations as applicable. Staff will inform stakeholders and citizens of the online version using the project website, emails, social media platforms, and posting fliers at various locations.
Up to two questionnaires will be launched throughout the project. The initial questionnaire will include questions to obtain input on the community assets, challenges, and aspirations. If the City desires, the second questionnaire will be released in the latter half of the project for public review and feedback on the draft findings and recommendations.

### C. Work session with the City Council, Planning Commission, and others.

The purpose of the work sessions will be to provide an overview of the project and gather feedback at significant milestones. Staff will schedule the meetings, and Ardurra will facilitate them with staff assistance. Tools such as phone-based real-time interactive polls, map exercises, round table discussions, and others may be used to gather input. It is anticipated that up to three work sessions may be held. The duration of the work sessions will be determined by staff.

- Work session 1: Project introduction, overview, and schedule. Preliminary input on community assets, challenges, and aspirations
- Work session 2: Draft Vision statement and Guiding Principles, summary of findings, and preliminary recommendations. (If the City desires, this can be a written report)
- Work session 3: Draft report for review and feedback

### D. Stakeholder Engagement (Interviews/Focus Groups)

Stakeholder interviews enable discussions regarding city-wide or specific aspects with

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individuals or groups. With staff assistance, Ardurra will interview key stakeholders or focus groups to receive their thoughts on the most pressing issues that need to be addressed in this update and potential recommendations. The key stakeholders or focus groups will be identified by staff and may include developers, community leaders, associations and organizations, business community, city staff, elected and appointed officials, and others. Ardurra will assist with ten (10) meetings as mutually agreed, with additional meetings conducted by staff. Meetings will take place virtually unless otherwise noted. Meetings may last up to 1.5 hours, as needed.

Typically, these sessions will include:

- Project Introduction
- Interactive exercises to gather input for selected focus areas
- Roundtable discussion to gather any other comments
- Other specific meeting topics may be determined in coordination with the City.

**E. Comprehensive Plan Advisory Committee (CPAC)**

The CPAC will be a temporary advisory committee that will provide support and guidance for this project. It will comprise representatives from businesses, agencies, organizations, public agencies, residents, and others. The city will identify the committee members, with suggestions from Ardurra. Meetings may last approximately one (1) to two (2) hours, as needed.

The CPAC meetings will generally be in person. If needed, the CPAC meetings may be conducted virtually. The CPAC will meet four (4) times, with a possible fifth meeting if needed. The meetings will be held at major milestones throughout the project, with the following potential framework:

- CPAC 1: Project introduction, overview, and schedule. Preliminary input on community assets, challenges, and aspirations. May include an in-person or virtual city tour
- CPAC 2: Vision, guiding principles, summary of community engagement, and preliminary findings
- CPAC 3 & 4: Draft recommendations for the Comprehensive Plan elements
- CPAC 5: Draft plan and implementation strategy (if required)

As needed, the CPAC meeting may include presentations from subject-matter experts and public agency representatives.

**F. Town Hall Meetings/Community Workshops (up to two (2) meetings)**

Town Hall meetings and Community Workshops provide an opportunity to engage with the broader community, to understand community perspectives and priorities, and gather feedback on project goals and concept plans. Community Workshops are also seen as opportunities to meet community members where they are, build trust, and increase community capacity for participating in the project. Workshops will be in person, lasting approximately two (2) to three (3) hours, as needed. Workshops may also be in the form of pop-up events that will be held at city-wide festivals and celebrations. Ardurra will provide two (2) bilingual staff to ensure Spanish-speaking stakeholders and members of the public have equal opportunities for participation.

- Community Workshop 1—Project introduction, interactive stations to gather input on

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community assets, challenges, and aspirations, and information on various avenues available for continued participation. It may include a presentation of existing conditions research and information gathered from previous meetings and engagement activities.

- Community Workshop 2 - Draft Vision statement and Guiding Principles, summary of findings, and preliminary recommendations

## 5. Community Engagement Summary Report

Ardurra will produce a Community Engagement Summary Report incorporating the Community Engagement Plan and results from each engagement activity. The report will combine feedback from the engagement activities and highlight its contribution to formulating recommendations. The report will include:

- Public Engagement Plan
- Summary of Community Questionnaire responses, Stakeholder/Focus Group meetings, Community Workshops, Work Sessions with City Council and others, and CPAC meetings
- Photographs of engagement activities
- Meeting presentation materials

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# Appendix
# 14.2 Community Questionnaire and Interactive Map –

# Summary and Responses

# 14.2 Community Questionnaire and Interactive Map – Summary and Responses

## 14.2.1 Community Questionnaire Response Summary

### Overview

The City's Community Questionnaire was launched in August 2025 via SurveyMonkey as part of the Comprehensive Plan update process and remained open through March 2026. The questionnaire was made available in both English and Spanish to ensure accessibility to a broad range of residents. The questionnaire provided an opportunity for residents, stakeholders, and community members to share their perspectives on key issues, priorities, and the future direction of the City.

The City leveraged its communication channels and partners to distribute the questionnaire widely through Facebook, Instagram, and the City's website. Printed copies, QR code displays, and iPads were also made available at Angleton Market Days and Heart of the City events. Staff also informed stakeholders and residents about the online version through the project website, email communications, social media platforms, and flyers posted at various locations.

This summary presents an overview of the responses received and highlights key themes, preferences, and concerns expressed by participants. The input gathered through this questionnaire will play a critical role in informing the Comprehensive Plan by helping to ensure that future policies, strategies, and investments reflect the community's values, needs, and vision for the next 10 to 20 years.

Key excerpts from the responses are included below. Please refer to attachment A for detailed summary of responses to each question.

#### *Age of Respondents*

Responses are primarily from middle-aged and older residents.

- Largest age groups:
  - 55–64 (24%)
  - 35–44 (22%)
  - 45–54 (20%)
- Limited participation from younger residents (under 25 years - 4%)
- Majority represent established households and long-term stakeholders

*"Feedback reflects experienced residents with strong ties to the community."*

#### *Length of Time in Angleton*

Respondents are overwhelmingly long-term residents with deep community roots.

- Many respondents have lived in Angleton for:

    - 20+ years
    - Several decades or entire lifetime
- Strong representation of lifelong or multi-decade residency
- Indicates high familiarity with local conditions, history, and change

Community voices:

"All my life"
"40+ years"
"Since childhood"

*"Input reflects long-term perspectives and a strong sense of ownership in the community."*

### *What residents love about Angleton*

Residents strongly value Angleton's small-town identity and community connections.

- Small-town feel is the most valued attribute
- Friendly neighbors and sense of community ranked among the top responses
- Safety and low crime are key strengths
- Good schools and family-oriented environment
- Access to parks and outdoor spaces
- Proximity to Houston and the coast adds convenience

Community voices:

- "Family ties"
- "My church family"
- "Medical facilities close by"

*Residents clearly associate Angleton with community, safety, and familiarity.*

### *What the City needs more of*

Residents identified clear gaps in amenities, infrastructure, and connectivity.

Top Priorities (quantitative)

- Infrastructure & drainage improvements (12.6%)
- Sidewalks, trails, and walkability (12.4%)
- High-quality commercial development (12.9%)

Supporting Themes (qualitative)

- Need for more restaurants, retail, and grocery stores
- Desire for a small-town but active downtown
- Gaps in sidewalks in older neighborhoods
- Concerns about cookie-cutter housing

Community voices:

- "More decent restaurants"
- "Sidewalks in older residential areas that did not require walks when built"
- "A small town downtown feel"
- "Need bigger HEB and more diverse dining options"
- "Fix our roads, streets potholes everywhere"

*Residents want both better infrastructure and more things to do locally.*

### *Where the City should focus*

Residents see strong opportunity in aligning growth with infrastructure and economic development.

Top Opportunities (quantitative)

- Upgrading infrastructure (16.8%) – highest
- Expanding economic development (13.0%)
- Growing local sales tax base (10.0%)

Supporting Themes

- Attract new businesses and employers
- Reinvest in streets and infrastructure
- Activate vacant or underutilized properties

Community voices:

- "Filling empty buildings"
- "Attracting outside businesses"
- "Keeping up with current infrastructure (street repair; cleaning up litter)"
- "Better stores, more restaurants"

*Residents support growth—but only if it strengthens infrastructure and the local economy.*

### *Concerns about the future*

Residents are concerned about unmanaged growth and infrastructure capacity.

Top Concerns (quantitative)

- Aging infrastructure (14.4%) – highest
- Economic development/jobs (11.2%)
- Preserving community identity (9.9%)
- Water/wastewater capacity (8.3%)

Supporting Themes

- Too much or poorly planned housing growth
- Traffic and infrastructure strain
- High taxes without matching services
- Fear of becoming like larger suburban cities

Community voices:

- "Too much growth"
- "Stop enticing more people to move here. Soon, Angleton will be Pearland, Jr."
- "quit approving 50ft. lot sizes… forcing them to park in the street"
- "Taxes Taxes Taxes. Need bigger businesses."

*Growth is the central tension—residents want it managed carefully.*

### *10-year outlook*

Residents envision a more complete, connected, and economically vibrant city.

Recurring Vision Themes

- More retail, restaurants, and grocery options
- Revitalized downtown with activity and identity
- Walkable, connected city (sidewalks, trails)
- Improved roads, drainage, and infrastructure
- More jobs and local employment opportunities
- Growth that maintains small-town feel

Community voices:

- "More shopping and dining options… keep people from spending their money in surrounding cities"
- "Actual sidewalks on main thoroughfares"
- "A reinvention of downtown"
- "Families able to live, work, shop… without leaving Angleton"
- "Still recognizable as Angleton… retain identity"

*The vision is not anti-growth—it is pro-balanced, intentional growth.*

### *Five consistent priorities emerge across all responses:*

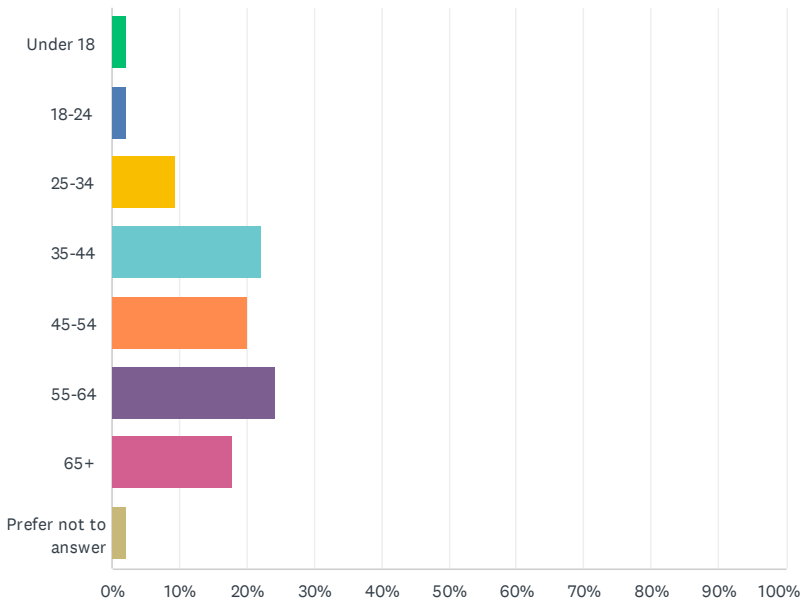
**1 Preserve Identity**
"Still recognizable as Angleton"
**2. Fix Infrastructure First**
"Fix our roads… drainage… sidewalks"
**3. Expand Local Amenities**
"More restaurants… grocery stores… retail"
**4. Grow the Local Economy**
"Attract businesses… create jobs"
**5. Improve Connectivity & Livability**
"Sidewalks… walkable downtown… safer streets"

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## Q1 What is your age?

Answered: 95 Skipped: 11



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| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Under 18 | 2.11% | 2 |
| 18-24 | 2.11% | 2 |
| 25-34 | 9.47% | 9 |
| 35-44 | 22.11% | 21 |
| 45-54 | 20.00% | 19 |
| 55-64 | 24.21% | 23 |
| 65+ | 17.89% | 17 |
| Prefer not to answer | 2.11% | 2 |
| TOTAL | | 95 |

| # | PREFER NOT TO ANSWER | DATE |
|---|---|---|
| 1 | Shouldn't matter | 11/13/2025 10:27 PM |
| 2 | No | 9/23/2025 4:11 PM |

# Q2 How long have you been part of the Angleton community—living, owning property, operating business, or working in the City?

Answered: 104 Skipped: 2

| # | RESPONSES | DATE |
|---|---|---|
| 1 | 5 years | 1/16/2026 6:13 AM |
| 2 | 10 | 1/15/2026 10:35 PM |
| 3 | 55 years | 1/15/2026 9:53 PM |
| 4 | 38 years | 1/15/2026 9:50 PM |
| 5 | 2 years | 1/15/2026 9:38 PM |
| 6 | 30 years | 1/15/2026 9:03 PM |
| 7 | 8 years | 1/15/2026 8:37 PM |
| 8 | 42 years | 1/15/2026 8:25 PM |
| 9 | My whole life | 1/15/2026 7:58 PM |
| 10 | 15 years | 1/15/2026 7:58 PM |
| 11 | 20 years | 1/15/2026 7:17 PM |
| 12 | 45+ years | 1/15/2026 7:02 PM |
| 13 | Living my whole life, property owner since 2019. | 1/15/2026 11:54 AM |
| 14 | 42 years | 1/15/2026 11:48 AM |
| 15 | 37 years | 1/15/2026 11:33 AM |
| 16 | 17 years | 1/15/2026 11:33 AM |
| 17 | 1 year | 1/15/2026 11:24 AM |
| 18 | 35 years | 1/15/2026 11:20 AM |
| 19 | 5 years | 1/15/2026 11:20 AM |
| 20 | All my life | 1/15/2026 11:19 AM |
| 21 | 3-1/2 years | 1/5/2026 7:14 AM |

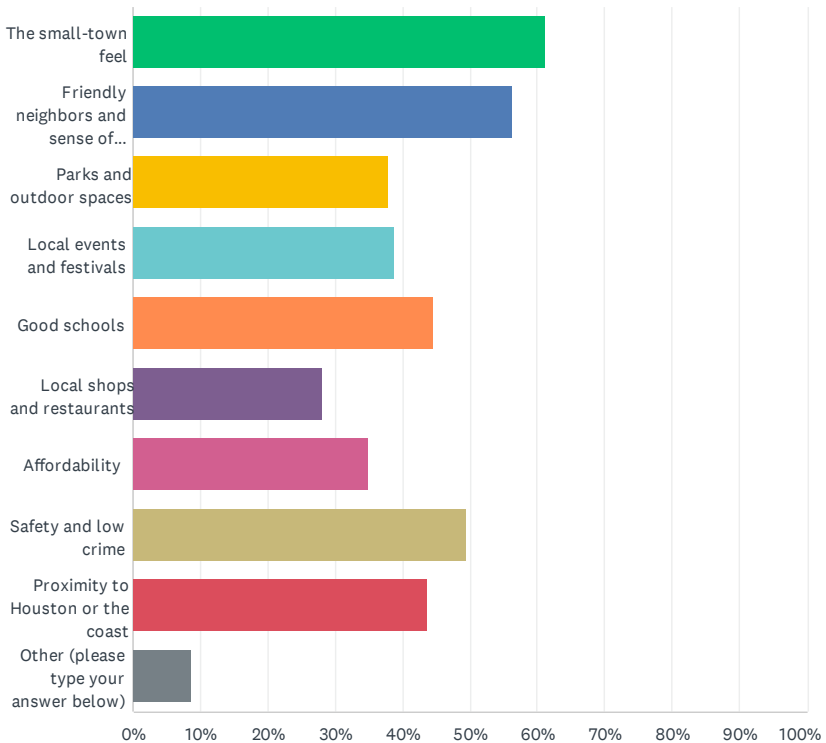
| | | |
|---|---|---|
| 22 | 26 years | 12/15/2025 9:58 AM |
| 23 | 5 years | 12/11/2025 12:38 PM |
| 24 | 46 years | 12/10/2025 12:33 PM |
| 25 | 47 years | 12/8/2025 10:48 AM |
| 26 | Since 2004 | 12/8/2025 10:44 AM |
| 27 | 40+ | 12/7/2025 2:44 PM |
| 28 | I grew up in Angleton and have lived here all my life. I've worked in Angleton for a small business ten years. I've also have been in a church community here in Angleton and been volunteering there for more than twenty years. | 12/4/2025 2:29 PM |
| 29 | 12 Yrs | 12/4/2025 10:36 AM |
| 30 | 1 year | 12/3/2025 9:57 PM |
| 31 | 20 years | 12/3/2025 5:55 PM |
| 32 | 32 years | 12/2/2025 8:16 PM |
| 33 | 23 years | 12/2/2025 7:08 PM |
| 34 | 23 years | 12/2/2025 6:00 PM |
| 35 | 40 years | 11/17/2025 7:04 AM |
| 36 | 25 years | 11/15/2025 8:35 AM |
| 37 | Since 2012 | 11/15/2025 4:49 AM |
| 38 | All of my life | 11/14/2025 10:53 PM |
| 39 | All my life | 11/14/2025 7:36 AM |
| 40 | 45 years | 11/14/2025 7:26 AM |
| 41 | 62 years | 11/14/2025 2:25 AM |
| 42 | Decades | 11/13/2025 10:27 PM |
| 43 | 10 years | 11/13/2025 4:28 PM |
| 44 | 40 years | 11/13/2025 3:02 PM |
| 45 | 4 years | 11/13/2025 11:14 AM |
| 46 | 1 year | 11/13/2025 11:08 AM |
| 47 | 12 years | 11/6/2025 3:20 PM |
| 48 | 33 years | 11/1/2025 8:59 PM |

| | | |
|---|---|---|
| 49 | 56 years | 10/31/2025 8:28 AM |
| 50 | 10 years | 10/25/2025 3:36 PM |
| 51 | 2 years | 10/17/2025 9:46 AM |
| 52 | 65+ YEARS | 10/15/2025 2:46 PM |
| 53 | 45 years | 10/14/2025 10:10 PM |
| 54 | 33 years | 10/9/2025 9:37 AM |
| 55 | 3 | 9/24/2025 9:35 AM |
| 56 | 27 years | 9/23/2025 8:10 PM |
| 57 | 3 years | 9/23/2025 5:13 PM |
| 58 | 36 years | 9/23/2025 4:16 PM |
| 59 | Year | 9/23/2025 4:11 PM |
| 60 | 25 Years | 9/23/2025 4:06 PM |
| 61 | 3 years | 9/23/2025 4:05 PM |
| 62 | >1 year | 9/23/2025 3:52 PM |
| 63 | 8 years | 9/23/2025 3:46 PM |
| 64 | 5+ years | 9/23/2025 3:44 PM |
| 65 | 36 years | 9/23/2025 3:42 PM |
| 66 | 26 yrs | 9/23/2025 3:42 PM |
| 67 | 6 years | 9/23/2025 3:37 PM |
| 68 | 73 years | 9/17/2025 6:13 PM |
| 69 | I have lived in Angleton most of my life. Born and raised then returned to raise my own family. | 9/15/2025 8:15 PM |
| 70 | My entire life. | 9/15/2025 7:33 PM |
| 71 | 48 years | 9/15/2025 5:55 AM |
| 72 | 75 years | 9/12/2025 1:35 PM |
| 73 | I have lived in Angleton my whole life. | 9/8/2025 6:55 PM |
| 74 | 20 years | 9/6/2025 10:19 AM |
| 75 | 62 years | 9/4/2025 6:13 PM |
| 76 | 25 years | 9/3/2025 7:19 PM |

| | | |
|---|---|---|
| 77 | 9 years | 9/2/2025 8:30 AM |
| 78 | 20 years | 8/31/2025 11:09 PM |
| 79 | 26 years | 8/31/2025 7:31 PM |
| 80 | 19 years | 8/31/2025 7:28 PM |
| 81 | 17 years | 8/31/2025 5:31 PM |
| 82 | Over 20years | 8/31/2025 4:18 PM |
| 83 | 2 yrs | 8/31/2025 3:20 PM |
| 84 | 7 years | 8/31/2025 3:09 PM |
| 85 | 5 YEARS | 8/31/2025 2:44 PM |
| 86 | 47 years | 8/31/2025 2:11 PM |
| 87 | 8 YEAR | 8/31/2025 2:03 PM |
| 88 | 15 | 8/31/2025 1:52 PM |
| 89 | 61 YEARS | 8/31/2025 1:35 PM |
| 90 | 30 years | 8/31/2025 1:27 PM |
| 91 | 8 years | 8/31/2025 1:02 PM |
| 92 | December 2024 | 8/31/2025 12:48 PM |
| 93 | 10 years | 8/31/2025 12:17 PM |
| 94 | 76 | 8/31/2025 12:03 PM |
| 95 | 15 ys | 8/31/2025 11:35 AM |
| 96 | 30 years | 8/30/2025 10:17 PM |
| 97 | 45 years | 8/30/2025 4:32 PM |
| 98 | 25 years | 8/30/2025 2:56 PM |
| 99 | 37 living | 8/30/2025 11:51 AM |
| 100 | 30 years | 8/28/2025 4:21 PM |
| 101 | 17 years | 8/28/2025 3:52 PM |
| 102 | 11 years | 8/28/2025 3:23 PM |
| 103 | 68 years | 8/27/2025 6:51 PM |
| 104 | 40 years | 8/27/2025 6:11 PM |

# Q3 What do you enjoy most about living in Angleton? And here are some possible answer choices you could include, depending on your goals. Check all that apply.

Answered: 103 Skipped: 3



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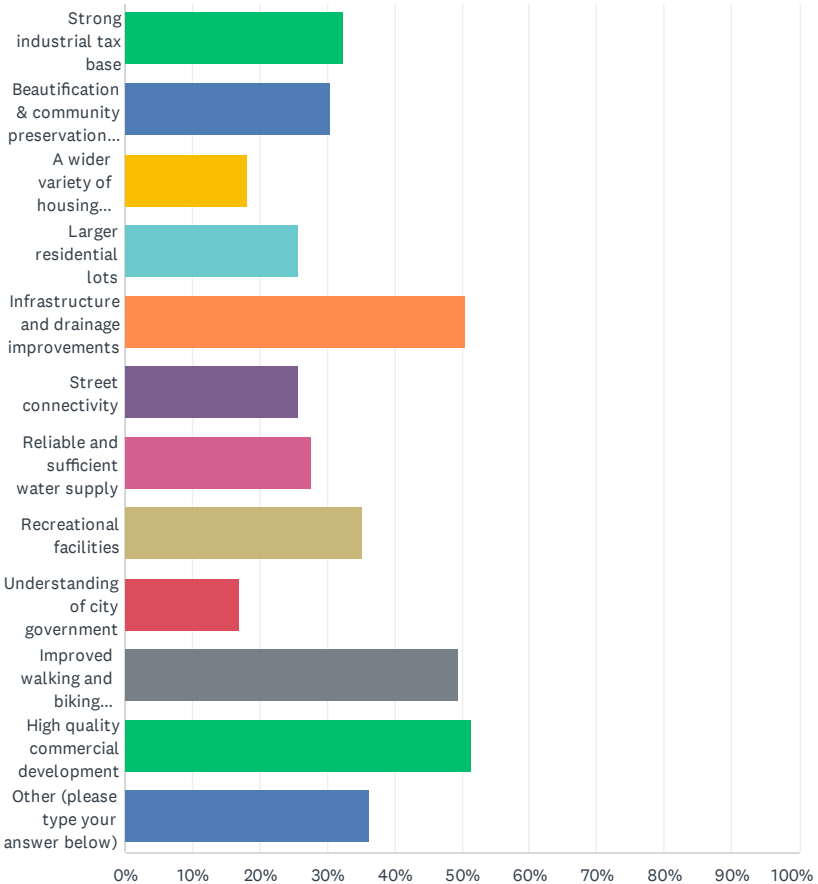
| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| The small-town feel | 61.17% | 63 |
| Friendly neighbors and sense of community | 56.31% | 58 |
| Parks and outdoor spaces | 37.86% | 39 |
| Local events and festivals | 38.83% | 40 |
| Good schools | 44.66% | 46 |
| Local shops and restaurants | 28.16% | 29 |
| Affordability | 34.95% | 36 |
| Safety and low crime | 49.51% | 51 |
| Proximity to Houston or the coast | 43.69% | 45 |
| Other (please type your answer below) | 8.74% | 9 |
| Total Respondents: 103 | | |

| # | OTHER (PLEASE TYPE YOUR ANSWER BELOW) | DATE |
|---|---|---|
| 1 | Christian school opportunity | 1/15/2026 11:24 AM |
| 2 | Angleton Christian School | 1/15/2026 11:20 AM |
| 3 | Family ties | 12/3/2025 9:57 PM |
| 4 | My church family | 12/2/2025 8:16 PM |
| 5 | I live here for my job | 11/15/2025 4:49 AM |
| 6 | Nothing it’s changed too much | 11/13/2025 10:27 PM |
| 7 | truthfully not a whole lot | 10/31/2025 8:28 AM |
| 8 | Medical facilities close by | 10/15/2025 2:46 PM |
| 9 | I only work in Angleton | 9/23/2025 4:11 PM |

# Q4 What do you think Angleton could use more of? Check all that apply.

Answered: 105 Skipped: 1

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| ANSWER CHOICES | RESP | |
|---|---|---|
| Strong industrial tax base | 32.38% | 34 |
| Beautification & community preservation efforts | 30.48% | 32 |
| A wider variety of housing options, including single-family homes, quality multi-family units, clustered housing, and senior living | 18.10% | 19 |
| Larger residential lots | 25.71% | 27 |
| Infrastructure and drainage improvements | 50.48% | 53 |
| Street connectivity | 25.71% | 27 |
| Reliable and sufficient water supply | 27.62% | 29 |
| Recreational facilities | 35.24% | 37 |
| Understanding of city government | 17.14% | 18 |
| Improved walking and biking infrastructure such as trails and sidewalks | 49.52% | 52 |
| High quality commercial development | 51.43% | 54 |
| Other (please type your answer below) | 36.19% | 38 |
| Total Respondents: 105 | | |

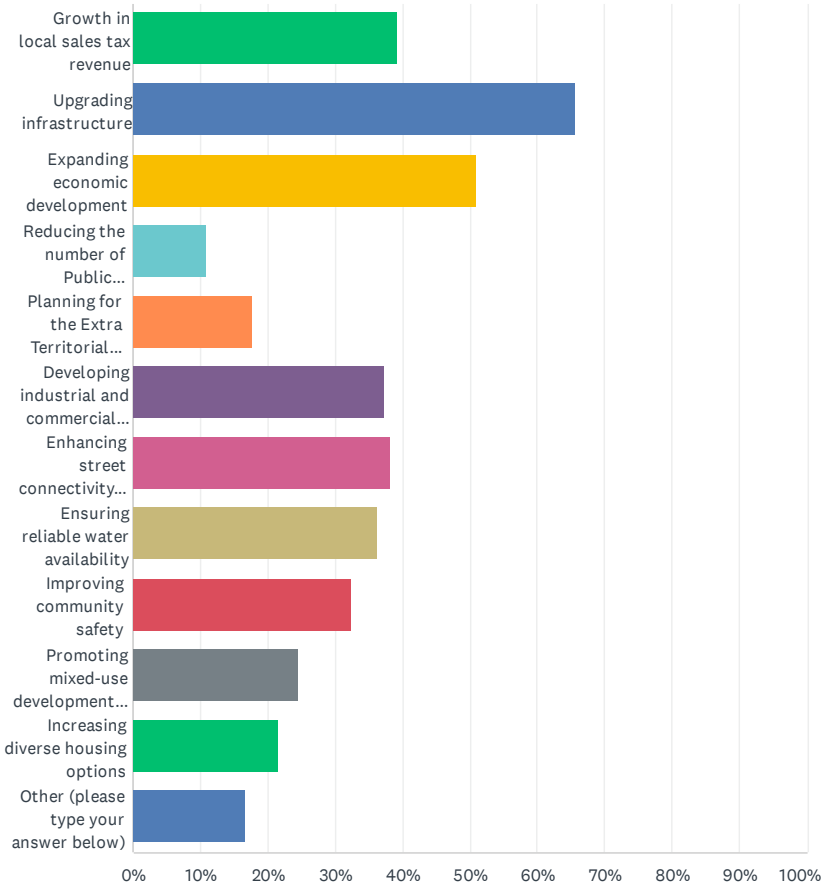
| # | OTHER (PLEASE TYPE YOUR ANSWER BELOW) | DATE |
|---|---|---|
| 1 | Less cookie cutter homes. | 1/15/2026 9:50 PM |
| 2 | More decent restaurants | 1/15/2026 8:37 PM |
| 3 | Street lights in neighborhoods | 1/15/2026 7:58 PM |
| 4 | A small town downtown feel. | 1/15/2026 11:54 AM |
| 5 | Larger grocery HEB | 1/15/2026 11:48 AM |
| 6 | A large grocery store like HEB plus or large Kroger | 1/15/2026 11:20 AM |
| 7 | Rec center needs updates. Need to have more of a focus that is not only geared towards Seniors, need for all demographics. Definitely more sidewalk's/walkingboaths to connect entire city | 1/5/2026 7:14 AM |
| 8 | Local restaurants and places to eat,activities for kids and teenagers | 12/10/2025 12:33 PM |
| 9 | Sidewalks in older residential areas that did not require walks when built | 12/8/2025 10:48 AM |
| 10 | Drainage on Rayburn Ridge | 12/8/2025 10:44 AM |
| 11 | Honestly All of these are great ideas but some of these could have a greater focus than others. | 12/4/2025 2:29 PM |
| 12 | More shopping, newer grocery stores, somewhere to buy clothes besides bealls and Walmart, more variety of restaurants, a good american breakfast restaurant, job opportunities | 12/3/2025 9:57 PM |
| 13 | Quiet neighborhoods -lower allowed decibels | 12/2/2025 8:16 PM |
| 14 | Grocery stores/ sit down restaurants/ stores | 12/2/2025 7:08 PM |
| 15 | More places to eat, plan for growth of Emergancy services. | 12/2/2025 6:00 PM |
| 16 | We need larger businesses to come in and help offset the ridiculous property taxes we have here. | 11/15/2025 4:49 AM |
| 17 | We need a wider variety of fun/family things to do in Angleton. Angleton also needs to help support and help advertise small businesses more | 11/14/2025 10:53 PM |
| 18 | Less development; more sidewalks. | 11/14/2025 7:26 AM |
| 19 | Attention to older neighborhoods and more variety of businesses | 11/13/2025 10:27 PM |
| 20 | quit approving new housing, you don' t have the infrastructure to support it | 10/31/2025 8:28 AM |
| 21 | Big box stores such as Costco, Sams, or giant Kroger/HEB | 10/15/2025 2:46 PM |
| 22 | More food establishments. This includes dining and grocery | 9/23/2025 4:05 PM |
| 23 | The streets i walk on do not all have sidewalks. I would like to see more side walks/ safer walking especially in main roads through town. | 9/23/2025 3:44 PM |
| 24 | Restaurants | 9/23/2025 3:42 PM |

| | | |
|---|---|---|
| 25 | More grocery stores & restaurants | 9/17/2025 6:13 PM |
| 26 | Traffic planning, college presence in town | 9/6/2025 10:19 AM |
| 27 | locally owned Restaurants, entertainment, shopping, Better HEB | 9/3/2025 7:19 PM |
| 28 | More retail so we could shop locally | 8/31/2025 11:09 PM |
| 29 | More diverse restaurants, better grocery stores. | 8/31/2025 7:31 PM |
| 30 | More retail shops and restaurants so we can keep more money in the community | 8/31/2025 5:31 PM |
| 31 | Better drainage! We need bigger HEB and more diverse dining options. | 8/31/2025 2:11 PM |
| 32 | Fix our roads, streets pot holes everywhere | 8/31/2025 1:27 PM |
| 33 | Less neighborhoods | 8/31/2025 12:48 PM |
| 34 | Walkable Downtown | 8/31/2025 11:35 AM |
| 35 | Senior housing | 8/30/2025 10:17 PM |
| 36 | Less building of houses. | 8/28/2025 3:52 PM |
| 37 | Grocery store, clothing stores | 8/27/2025 6:51 PM |
| 38 | Getting vacant/abandoned buildings removed or re-purposed | 8/27/2025 6:11 PM |

# Q5 Looking ahead, what opportunities should Angleton focus on? Check all that apply.

Answered: 102 Skipped: 4

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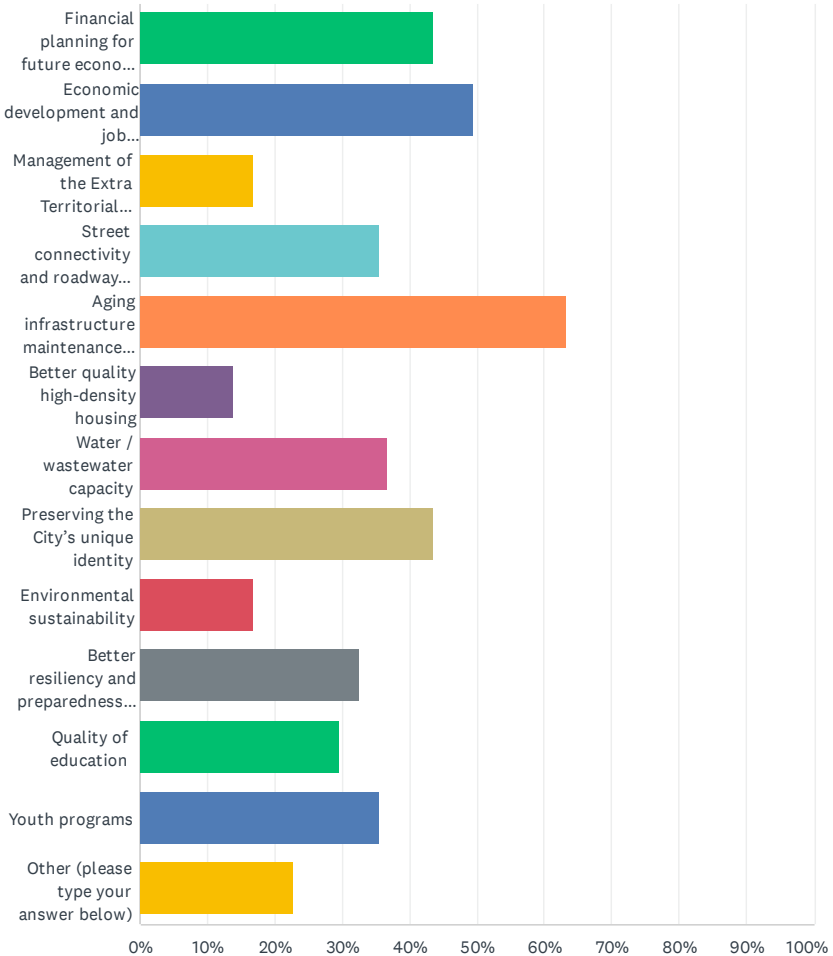
| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Growth in local sales tax revenue | 39.22% | 40 |
| Upgrading infrastructure | 65.69% | 67 |
| Expanding economic development | 50.98% | 52 |
| Reducing the number of Public Improvement Districts | 10.78% | 11 |
| Planning for the Extra Territorial Jurisdiction (ETJ) management | 17.65% | 18 |
| Developing industrial and commercial corridors | 37.25% | 38 |
| Enhancing street connectivity and mobility options | 38.24% | 39 |
| Ensuring reliable water availability | 36.27% | 37 |
| Improving community safety | 32.35% | 33 |
| Promoting mixed-use development with combined residential and commercial uses | 24.51% | 25 |
| Increasing diverse housing options | 21.57% | 22 |
| Other (please type your answer below) | 16.67% | 17 |
| Total Respondents: 102 | | |

| # | OTHER (PLEASE TYPE YOUR ANSWER BELOW) | DATE |
|---|---|---|
| 1 | Improving Henderson and other crumbling streets. | 1/15/2026 9:50 PM |
| 2 | Townhomes. | 1/5/2026 7:14 AM |
| 3 | Drainage on Rayburn Ridge | 12/8/2025 10:44 AM |
| 4 | Apart of "Improving community safety" constructing more sidewalks and increasing the time on intersections walkway lights. | 12/4/2025 2:29 PM |
| 5 | Partnering with agency to address homeless or temporary housing | 12/3/2025 5:55 PM |
| 6 | Cleaning up the town…literal trash | 12/2/2025 8:16 PM |
| 7 | Ypu need to help alleviate the tax burden on home owners. I get the small town feel but homeowners can barely afford homes here. | 11/15/2025 4:49 AM |
| 8 | Keeping up with current infrastructure (st. repair; cleaning up litter). | 11/14/2025 7:26 AM |
| 9 | Filling empty buildings | 11/13/2025 10:27 PM |
| 10 | Bigger rec center or second pool | 11/13/2025 3:02 PM |
| 11 | Attracting outside businesses | 10/15/2025 2:46 PM |
| 12 | better road maintanence | 9/3/2025 7:19 PM |
| 13 | Better stores, more restaurants | 8/31/2025 4:18 PM |
| 14 | Bigger HEB | 8/31/2025 1:27 PM |
| 15 | Hire a person to go seek out quality businesses for Angleton | 8/30/2025 10:17 PM |
| 16 | More city pools the one pool is not enough for growing community | 8/28/2025 4:21 PM |
| 17 | Cleaner water. | 8/28/2025 3:52 PM |

# Q6 What concerns do you have about Angleton's future that you believe should be addressed? Check all that apply.

Answered: 101 Skipped: 5

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| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Financial planning for future economic resiliency | 43.56% | 44 |
| Economic development and job opportunities | 49.50% | 50 |
| Management of the Extra Territorial Jurisdiction (ETJ) | 16.83% | 17 |
| Street connectivity and roadway improvements | 35.64% | 36 |
| Aging infrastructure maintenance (utilities, drainage) | 63.37% | 64 |
| Better quality high-density housing | 13.86% | 14 |
| Water / wastewater capacity | 36.63% | 37 |
| Preserving the City’s unique identity | 43.56% | 44 |
| Environmental sustainability | 16.83% | 17 |
| Better resiliency and preparedness against disasters | 32.67% | 33 |
| Quality of education | 29.70% | 30 |
| Youth programs | 35.64% | 36 |
| Other (please type your answer below) | 22.77% | 23 |
| Total Respondents: 101 | | |

| # | OTHER (PLEASE TYPE YOUR ANSWER BELOW) | DATE |
|---|---|---|
| 1 | Youth programs have escalated in costs so much that families with multiple children can't afford to participate | 1/15/2026 9:53 PM |
| 2 | We need more jobs & employers | 1/15/2026 9:03 PM |
| 3 | Too many houses.. grocery stores lack updates. | 1/15/2026 11:54 AM |
| 4 | Focus on expanding health services, such as chemotherapy. | 12/15/2025 9:58 AM |
| 5 | Still trying to figure out what is unique about Angleton except too much anti-growth and open minded change. | 12/8/2025 10:48 AM |
| 6 | Drainage on Rayburn Ridge | 12/8/2025 10:44 AM |
| 7 | There is one major concern of mine; we do not have a Chick-fil-A. I believe this to be a major concern. | 12/4/2025 2:29 PM |
| 8 | True quiet hours and allowed decibels lowered considerably | 12/2/2025 8:16 PM |
| 9 | Taxes Taxes Taxes. Need bigger businesses. A larger HEB, larger Kroger, larger WalMart, more restaurants. | 11/15/2025 4:49 AM |
| 10 | Angleton needs a recycling center. People would recycle more | 11/14/2025 10:53 PM |
| 11 | Stop enticing more people to move here. Soon, Angleton will be Pearland, Jr. | 11/14/2025 7:26 AM |
| 12 | Too much growth | 11/13/2025 10:27 PM |
| 13 | Too much high-density housing | 11/6/2025 3:20 PM |
| 14 | quit approving 50ft. lot sizes. these are typically multi-generational homes with 3-5 cars. they can't all park in the drive, forcing them to park in the street. hard to navigate in a car much less a fire truck. | 10/31/2025 8:28 AM |
| 15 | Bike Paths | 10/25/2025 3:36 PM |
| 16 | More support for animal shelter/new facility | 10/15/2025 2:46 PM |
| 17 | More traffic with the new houses being built | 9/17/2025 6:13 PM |
| 18 | Develop a way for neighbors to connect & believe they are a part of a small town community. Such mobility in this generation with no ties to or sense of community; need to find a way to build a relationship between people moving in to our town with the locals. | 9/15/2025 7:33 PM |
| 19 | Smart growth (even if it means capturing less than 100% of growth opportunities). 90% if done well is more valuable than 100% crammed corner to corner. | 9/6/2025 10:19 AM |
| 20 | TOO MANY NEW HOMES | 8/31/2025 2:03 PM |
| 21 | A larger recreation center, we've outgrown the one we have | 8/30/2025 10:17 PM |
| 22 | Rec center that fits the growing community and more pools for rec center | 8/28/2025 4:21 PM |
| 23 | Stop wasting tax payers money . | 8/28/2025 3:52 PM |

# Q7 If you left Angleton today and came back in 10 years, what would you hope to see? (Please describe the changes, improvements, or vision you'd like for the city's future.)

Answered: 88 Skipped: 18

| # | RESPONSES | DATE |
|---|---|---|
| 1 | Growth in business and infrastructure | 1/15/2026 10:35 PM |
| 2 | Aging school facilities replaced, improvements in drainage, street improvements ( particularly Henderson), people shopping locally | 1/15/2026 9:53 PM |
| 3 | Better roadways, less cheaply made homes that fall apart in hurricanes. Less populated. More variety of restaurants | 1/15/2026 9:50 PM |
| 4 | More retail and restaurants | 1/15/2026 9:38 PM |
| 5 | Actual sidewalks on main thoroughfares, a reinvention of downtown, a good bath for the fairgrounds, large employers | 1/15/2026 9:03 PM |
| 6 | I would want to see better traffic management, more variety of food establishments, and cleaner parts of town. Some of the development off of 35 looks awful, especially between the baby Bucees to Giovanni's stretch. | 1/15/2026 8:37 PM |
| 7 | More shopping and dining options (grocery options, clothing retail, sports bar/restaurant). We need to keep those retail tax dollars here and keep people from spending their money in surrounding cities. More connections to 288 from the main part of town. Maybe an additional high school. | 1/15/2026 8:25 PM |
| 8 | Local businesses thriving | 1/15/2026 7:58 PM |
| 9 | Generally an over all important of infrastructure. | 1/15/2026 7:17 PM |
| 10 | More community parks, walkable & safe downtown. | 1/15/2026 11:54 AM |
| 11 | Less housing developments and more commercial businesses to prevent having to go to other towns for services | 1/15/2026 11:33 AM |
| 12 | Better school choices and more restaurants to choose from | 1/15/2026 11:24 AM |
| 13 | I did leave for 10 years and came back and honestly it seemed like nothing changed. The city if growing but not many new buildings as far as commercial and restaurants go. That will help a city grow. Get new stuff | 1/15/2026 11:20 AM |
| 14 | Larger grocery stores. Improved school quality and safety. Expansion of and higher enrollment at Angleton Christian School. | 1/15/2026 11:20 AM |
| 15 | Clean up neighborhoods. All areas have access. Access to good jobs without having to drive a longer distance. Not only worrying about the areas where people of higher offices live, caring for all. | 1/5/2026 7:14 AM |
| 16 | A bigger hospital; more variety of stores and restaurants, especially on the outer skirts of town. One example of a needed store is one that has sports teams memorabilia, like Grapevine in Lake Jackson. A movie theater outside of town would be nice, too, although it isn't necessary. | 12/15/2025 9:58 AM |

| | | |
|---|---|---|
| 17 | More retail and jobs, bigger and better grocery stores | 12/10/2025 12:33 PM |
| 18 | A more defined and welcoming entry to the city enticing drivers to take a diversion off the Freeway to visit with a vibrant downtown in the daytime, parks, beautified streets, a place to tour, slow down, spend money. Varied neighborhoods connected to amenities, with vehicles not having to park on the streets. Consider creative zoning ordinances allowing carports or garages within building setbacks in older neighborhoods with none or one-car garage houses/lots that can't accommodate building along sides or backyards. Vehicles are expensive and deserve cover and getting off the street looks better and is safer. | 12/8/2025 10:48 AM |
| 19 | Drainage on Rayburn Ridge | 12/8/2025 10:44 AM |
| 20 | A Chick-fil-A for starters! In keeping with our smalltown charm some more festivals and some more attention to the downtown area may influence a greater sense of community. Especially during the holidays, having our own Festival of Lights would be lovely, lighting up all of downtown. This could also help to promote the small businesses in that area if all the downtown area could have Christmas lights and have it connected with the Heart of Christmas festival, so people could do some shopping and eating while enjoying the lights and festivities. Downtown nightlife could also bring a sense of community, this would also promote and encourage small businesses. More sidewalks, crosswalks and more lit areas. Finding or creating something that could make "Angleton Culture" stand out. To even have a "Culture" to have people or something that says "Angleton". I don't know what that would be but there are a few things that do stand out to me. The County Fair our Highschool Football team and us being the heart of Brazoria County. We need a "Culture" something people come to see or experience. I wish I knew what this "Culture" could be but anything that is worth doing requires people and the mindset. If we are able to get a good foundation of industry which creates job which grows the city which allows for more amenities, such as parks playgrounds and town center festivals. | 12/4/2025 2:29 PM |
| 21 | Better zoning of housing / infrastructure | 12/4/2025 10:36 AM |
| 22 | Jobs, improved shopping center, a diverse choice of restaurants( not just Mexican food) | 12/3/2025 9:57 PM |
| 23 | More trees and trails at the parks, small town low crime levels | 12/3/2025 5:55 PM |
| 24 | Cleaner, updated infrastructure, nice and quiet and all neighborhoods treated the same and all citizens listened too. | 12/2/2025 8:16 PM |
| 25 | More/ larger stores like super HEBS or Walmart | 12/2/2025 6:00 PM |
| 26 | More businesses | 11/15/2025 4:49 AM |
| 27 | A bigger, family fun safe city with more population | 11/14/2025 10:53 PM |
| 28 | Not Huston | 11/14/2025 7:36 AM |
| 29 | Less people. | 11/14/2025 7:26 AM |
| 30 | A city that has grown, better retail opportunities,more walkable, better streets and infrastructure and more beautification along with more job opportunities. Also like to see better senior living places. | 11/14/2025 2:25 AM |
| 31 | The small town feel | 11/13/2025 10:27 PM |
| 32 | More businesses and restaurants | 11/13/2025 4:28 PM |
| 33 | Smaller town no more housing developments | 11/13/2025 3:02 PM |
| 34 | Growth both in people living here but also job growth and shopping. Currently I leave Angleton for grocery shopping, home | 11/13/2025 11:14 AM |

| | | |
|---|---|---|
| | decor, and personal items. | |
| 35 | Same small town feel. Improved food and shopping options. | 11/13/2025 11:08 AM |
| 36 | More local/independent/not “chain” restaurants and boutiques, acreage homesites, revitalization of older areas of town | 11/6/2025 3:20 PM |
| 37 | City leadership that represents more of the actual demographics. More diversity in city leadership. Leadership that understands that growth of a city is not a terrible thing but something that can be embraced The community and leadership should be poised to undertake this growth. | 11/1/2025 8:59 PM |
| 38 | i have little hope anything would be fixed in 10 years. what have you done in the previous 10 years? one park lakeside, a couple of low traffic streets have been replaced | 10/31/2025 8:28 AM |
| 39 | Freedom Park expansion | 10/25/2025 3:36 PM |
| 40 | More family oriented establishments. | 10/17/2025 9:46 AM |
| 41 | New animal shelter, bigger grocery store(s), more medical facilities | 10/15/2025 2:46 PM |
| 42 | Houses and businesses look nice and maintained. People are polite and happy. Our downtown has continued to grow, and the east side of town has been revitalized. A movie theater would be great over there. | 10/14/2025 10:10 PM |
| 43 | Community Event Center, more grocery stores, bike trails and sidewalks throughout city. | 10/9/2025 9:37 AM |
| 44 | Commercial Development. More diverse housing options | 9/24/2025 9:35 AM |
| 45 | An increased industrial base and more looped dead end water mains to reduce non revenue water use | 9/23/2025 8:10 PM |
| 46 | Developed downtown , more industrial business , more entertainment | 9/23/2025 5:13 PM |
| 47 | Improved infrastructure, and a revitalized downtown. | 9/23/2025 4:16 PM |
| 48 | Quality manufactured home parks, city obtain and maintain an affordable budget to maintain quality employment | 9/23/2025 4:11 PM |
| 49 | Better infrastructure. New water tower New building for public works- finally | 9/23/2025 4:06 PM |
| 50 | Families able to live, work, shop, pray and play without leaving Angleton. | 9/23/2025 3:52 PM |
| 51 | Larger commercial shopping opportunities | 9/23/2025 3:46 PM |
| 52 | More parks, that have open fields for all to feel welcom. A strong business districts that include multiple shopping centers and resturants | 9/23/2025 3:44 PM |
| 53 | More small business and a unique small town feel. | 9/23/2025 3:42 PM |
| 54 | More business | 9/23/2025 3:42 PM |
| 55 | A larger commercial base | 9/23/2025 3:37 PM |
| 56 | More commercial business. Places to shop | 9/17/2025 6:13 PM |
| 57 | I would hope Angleton still had the “small, friendly town” feel with a focus on safety, children/education, and financial stability. | 9/15/2025 8:15 PM |

| | | |
|---|---|---|
| 58 | Don't plan to move. Praying our young people give you some guidance on this one. We need a large hospital on the west side of town, off 288 and a nice bike grocery store. | 9/15/2025 7:33 PM |
| 59 | better sidewalks, better maintained streets, less travel going 45 plus down HWY 288B | 9/15/2025 5:55 AM |
| 60 | I would hope to see a walkable and bikable city, with plenty of green spaces and support for local businesses. I would also like to see more money put into better infrastructure and environmentally conscious practices. | 9/8/2025 6:55 PM |
| 61 | I'd hope that it was still recognizable as Angleton. Watching Pearland and Manvel lose their identities to faceless pre-planned neighborhood and strip center takeover has driven this point home: Cities must be able to grow, but must also retain the core of what causes them to - namely, their identity. (Proximity to a major traffic artery is not identity.) Now, Pearland is a place to avoid unless absolutely necessary. Lake Jackson has done very well with its downtown and with new dev within its established core (see: their HEB). | 9/6/2025 10:19 AM |
| 62 | Better road and commercial business growth in the City Limits | 9/4/2025 6:13 PM |
| 63 | more restaurants, new stores, not more houses stuck on every little piece of land in town. Growth outward. | 9/3/2025 7:19 PM |
| 64 | More landscaping (have you see sugarland!?!), much is done by having guidelines required of businesses to put in when new to have a mix of trees, shrubs and plantings. It makes it look stunning! New build neighborhoods with decent yard spaces not these modern micro yards. More stores. | 9/2/2025 8:30 AM |
| 65 | Better use of the downtown area, including more shopping and sidewalks. Something that attracts people to downtown. | 8/31/2025 11:09 PM |
| 66 | I would hope there are more diverse restaurants and a larger grocery store. | 8/31/2025 7:31 PM |
| 67 | Better food option | 8/31/2025 7:28 PM |
| 68 | Things for families to do example better bowling/golfing facilities not run down ones, things like main event, schulmans family entertainment like bay city,better /upgraded grocery stores, more restaurants less houses | 8/31/2025 4:18 PM |
| 69 | Better Diversity | 8/31/2025 3:20 PM |
| 70 | Overall just a thriving city of beauty | 8/31/2025 3:09 PM |
| 71 | MORE RESTAURANTS, MORE BEAUTIFUL NATURE AND PARKS, MORE SIDEWALKS. | 8/31/2025 2:44 PM |
| 72 | A community that has kept up with the housing growth but still has a small town feel. Building more outside of downtown to keep our tax dollars here while supporting the growth that is already happening with housing. | 8/31/2025 2:11 PM |
| 73 | SMALL TOWN FEEL | 8/31/2025 2:03 PM |
| 74 | MORE COMMERCIAL AND ECONOMICAL IMPACT | 8/31/2025 1:35 PM |
| 75 | Bigger HEB and better streets to drive on our streets never get fixed | 8/31/2025 1:27 PM |
| 76 | Improved visuals along the SH35 corridor, more downtown businesses, expansion of the Rec Center | 8/31/2025 1:02 PM |
| 77 | It still has it small town vibe. | 8/31/2025 12:48 PM |
| 78 | Better economic development resources | 8/31/2025 12:17 PM |
| 79 | Better diversity in the residents, walkability, better restaurants and night life, less MAGA politics | 8/31/2025 11:35 AM |

| | | |
|---|---|---|
| 80 | It would be nice to see a senior center and quality senior housing. Larger grocery stores, full size restaurants | 8/30/2025 10:17 PM |
| 81 | God, please, no clustered, high occupancy, low income housing in the middle of downtown! | 8/30/2025 4:32 PM |
| 82 | Better infrastructure management - the average age of water and sewer infrastructure is over 50 years old | 8/30/2025 2:56 PM |
| 83 | Street improvement, safe community, and small local businesses thriving | 8/30/2025 11:51 AM |
| 84 | Hope it stays small and stop making bigger housing developments, and getting rid of the green space. It was used to be woods all around here and now it’s nothing but cement which we’re gonna end up being like parallel in Houston flooding issues. | 8/28/2025 4:21 PM |
| 85 | Ditches & drainage cleaned out. | 8/28/2025 3:52 PM |
| 86 | That the current infrastructure was improved, better lighting throughout neighborhoods, improved enforcement of traffic violators in residential neighborhoods, improved drainage, no more housing developments than currently in existence, no newly constructed apartment complexes etc, more responsibility to businesses appearance located off of major roadways through Angleton. Accessibility via sidewalks, an improved animal shelter and library. | 8/28/2025 3:23 PM |
| 87 | Retail sales increased Retirement housing | 8/27/2025 6:51 PM |
| 88 | Large HEB. More beautiful murals. More attractive fencing around new neighborhoods. | 8/27/2025 6:11 PM |

# Q8 Land uses - What do you like about the existing land uses? Some examples of land uses are shown below. Please type your answer below.

Answered: 78 Skipped: 28

| # | RESPONSES | DATE |
|---|---|---|
| 1 | Rental shopping Parks Industrial business parks | 1/15/2026 10:35 PM |
| 2 | Parks and open areas, | 1/15/2026 9:53 PM |
| 3 | Local businesses | 1/15/2026 9:38 PM |
| 4 | Everything is great as long as it's not a carbon copy of what the next town over has. We barely have an identity and we should strive to be unique. | 1/15/2026 9:03 PM |
| 5 | Services, single family | 1/15/2026 8:37 PM |
| 6 | We have plenty of housing. Lack recreation facilities. Lack retail options. | 1/15/2026 8:25 PM |
| 7 | Flexibility and location | 1/15/2026 7:58 PM |
| 8 | Open spaces | 1/15/2026 7:17 PM |
| 9 | Updating the downtown area, parking around courthouse | 1/15/2026 7:02 PM |
| 10 | Open spaces, playgrounds, parks, mix town center use. | 1/15/2026 11:54 AM |
| 11 | Skatepark, parks with bigger playgrounds, Town homes, quality assisted living/senior care, mixed use/towncenter, | 1/15/2026 11:48 AM |
| 12 | Open spaces, mixed use town center | 1/15/2026 11:33 AM |
| 13 | Mixed used town center, parks, playgrounds | 1/15/2026 11:33 AM |
| 14 | Services and retail shopping | 1/15/2026 11:24 AM |
| 15 | I think a lot of commercial space is unused and wasted, and could use upgrades. New single family lots are too small. Too many car washes. I would like to see more family events at Lakeside Park; the space is beautiful and should be used more. | 1/15/2026 11:20 AM |
| 16 | Parks , land spaces, playgrounds | 1/15/2026 11:19 AM |
| 17 | We need more diversity in type of businesses. | 1/5/2026 7:14 AM |
| 18 | I like the open spaces that are still here. Please don't use up all the remaining open spaces for more housing. The parks and playgrounds are very spacious to accommodate various needs. | 12/15/2025 9:58 AM |
| 19 | The strip malls are…heinous tbh. Old & crummy looking. The parks don't feel well maintained. Seems a definite lack of decent, safe, affordable multi unit @ townhouses. | 12/11/2025 12:38 PM |

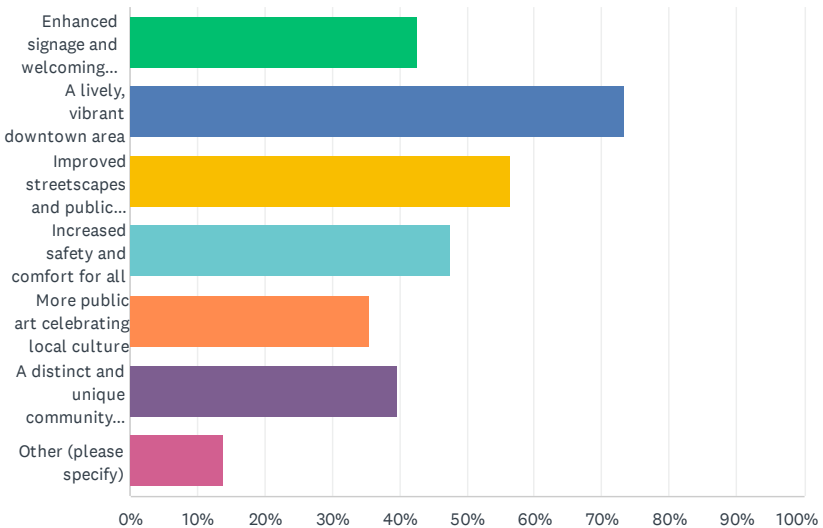
| | | |
|---|---|---|
| 20 | Open spaces Senior living | 12/7/2025 2:44 PM |
| 21 | We already have enough strip malls and most of the strip malls we have a vacant and it looks tacky. I would support multi-family and townhomes to help create a sense of community. Mixed use town center; I don't know what this actually is but sounds like it would be a great addition to downtown. Parks, playgrounds and open spaces if these areas could be lit a bit more that would be great. Industrial and services help to create jobs, so more of these can only help our city. | 12/4/2025 2:29 PM |
| 22 | The new park is nice...too bad next door is a run-down mobile home that is a eye sore and has been vacant for years | 12/4/2025 10:36 AM |
| 23 | A 55plus community would be awesome. It is a growing demographic. Look at wildwood, fl. It was just cow pastures 10 years ago. Now they have town centers , a huge community feel and i was just visiting for 4 days and felt the vibe. | 12/3/2025 9:57 PM |
| 24 | Lots of variety | 12/3/2025 5:55 PM |
| 25 | Parks that will actually be used for what they were advertised to be used for… | 12/2/2025 8:16 PM |
| 26 | Town centers, a civic center to hold events with different ball room sizes | 12/2/2025 6:00 PM |
| 27 | Mixed use town center | 11/15/2025 8:35 AM |
| 28 | Not sure that what i pit will matter. But the key issue is doing something to help offset the taxes. | 11/15/2025 4:49 AM |
| 29 | Open spaces, playgrounds and parks | 11/14/2025 7:36 AM |
| 30 | It seems to me many of the open spaces are turning into packed in house developments. | 11/14/2025 7:26 AM |
| 31 | I like the parks and single family residential. | 11/14/2025 2:25 AM |
| 32 | Too much building instead of utilizing existing buildings. | 11/13/2025 10:27 PM |
| 33 | Mixed use town center, Services and open spaces | 11/13/2025 4:28 PM |
| 34 | I don’t to many land fields tore down as it is. | 11/13/2025 3:02 PM |
| 35 | Retail, parks, and mixed use. | 11/13/2025 11:14 AM |
| 36 | I would like to see parks and mixed use town centers to help keep that sense of community. | 11/13/2025 11:08 AM |
| 37 | Parks, mixed use downtown | 11/6/2025 3:20 PM |
| 38 | The parks are really good uses of the land in Angleton. Lakeside park was a good addition to the community and is frequently used. | 11/1/2025 8:59 PM |
| 39 | LIKE? all you do is approve single family residential the raping of the old murry ranch is currently taking place now. all the new housing and the same busted up streets to drive on. can't wait to have the same traffic congestion as 518 in pearland. | 10/31/2025 8:28 AM |
| 40 | Retail shopping centers, mixed use town centers and more family oriented establishments. | 10/17/2025 9:46 AM |
| 41 | Open space parks, SFR, senior housing duplexes, medical facility campuses | 10/15/2025 2:46 PM |
| 42 | Parks; downtown Angleton; big lots; the apartments that are nice, clean, and safe. | 10/14/2025 10:10 PM |
| 43 | Balance of commercial and residential | 9/24/2025 9:35 AM |

| | | |
|---|---|---|
| 44 | More commercial and mixed use. | 9/23/2025 4:16 PM |
| 45 | Condos do not sustain value, as well as townhomes. High quality MHP create affordable living for low income families | 9/23/2025 4:11 PM |
| 46 | I believe all those land uses are needed to make a diverse city that people want to live in. | 9/23/2025 4:06 PM |
| 47 | Mixed use and healthy business development. | 9/23/2025 3:52 PM |
| 48 | Parks/mixed use town center | 9/23/2025 3:46 PM |
| 49 | Open spaces and parks. I think angleton would benefit from a really nice sports complex. The ones we have now are scattered. | 9/23/2025 3:44 PM |
| 50 | Mixed used town center | 9/23/2025 3:42 PM |
| 51 | The number of people they service and esthetics | 9/23/2025 3:37 PM |
| 52 | The parks are nice. Love the new houses. Just need commercial stores to enlarge or build new buildings | 9/17/2025 6:13 PM |
| 53 | I love all of our beautiful parks and places for community members to enjoy the outdoors. | 9/15/2025 8:15 PM |
| 54 | Open spaces ~ stop tearing our trees down to build huge numbers of rooftops!! | 9/15/2025 7:33 PM |
| 55 | upgrades to older homes, assisted living , parks | 9/15/2025 5:55 AM |
| 56 | I like the parks, open spaces, playgrounds, public areas, mixed use town centers, and townhouses. | 9/8/2025 6:55 PM |
| 57 | Services, Open Spaces/Parks, Public & semi, Single & multiple family, Industrial | 9/6/2025 10:19 AM |
| 58 | retail shopping, parks, open spaces, | 9/3/2025 7:19 PM |
| 59 | Parks, open land, single family and shopping centers plus business parks. | 9/2/2025 8:30 AM |
| 60 | I like what we have, it we need more retail and service areas in our growing city. | 8/31/2025 11:09 PM |
| 61 | Retail shopping, mixed use town center, play grounds. | 8/31/2025 7:31 PM |
| 62 | No more houses so right nothing need more family entertainment | 8/31/2025 4:18 PM |
| 63 | Parks | 8/31/2025 3:20 PM |
| 64 | Court House and parks. | 8/31/2025 3:09 PM |
| 65 | PLAYGROUNDS, PARKS, OPEN SPACES. | 8/31/2025 2:44 PM |
| 66 | Retail shopping, dining and also parks | 8/31/2025 2:11 PM |
| 67 | For bigger shopping center | 8/31/2025 1:27 PM |
| 68 | A mixed use town center is appealing, but perhaps not feasible without a huge investment. All parks need pavilions with water and restrooms. I'd rather see more of the rehabs being done on older single-family housing similar to what's been done on Valderas and Wilkins. It preserves the character of the houses and neighborhoods while remaining affordable. | 8/31/2025 1:02 PM |
| 69 | Open spaces | 8/31/2025 12:48 PM |

| | | |
|---|---|---|
| 70 | Address the dead strip centers, tax the out of town landlords at a higher rate and lower the overall cost of opening a new business | 8/31/2025 12:17 PM |
| 71 | Parks, mixed use town center, Duplex townhomes, affordable housing options, | 8/31/2025 11:35 AM |
| 72 | Town center is beautiful, affordable senior housing, parks, larger recreation center | 8/30/2025 10:17 PM |
| 73 | More single family residential areas, more parks and playgrounds | 8/30/2025 4:32 PM |
| 74 | Community centered | 8/30/2025 11:51 AM |
| 75 | Open spaces and keep more woods and fields not developing those lands. | 8/28/2025 4:21 PM |
| 76 | Nature trails | 8/28/2025 3:52 PM |
| 77 | I find there are many eyesores throughout the city I wish were not present, however, I find what is city responsibilities are progressive and aim to enhance the city's overall quality and image. | 8/28/2025 3:23 PM |
| 78 | Retirement homes | 8/27/2025 6:51 PM |

# Q9 Character & Image - What should the City's character and appearance be like in the future? Some examples are shown below. Check all that apply.

Answered: 101 Skipped: 5



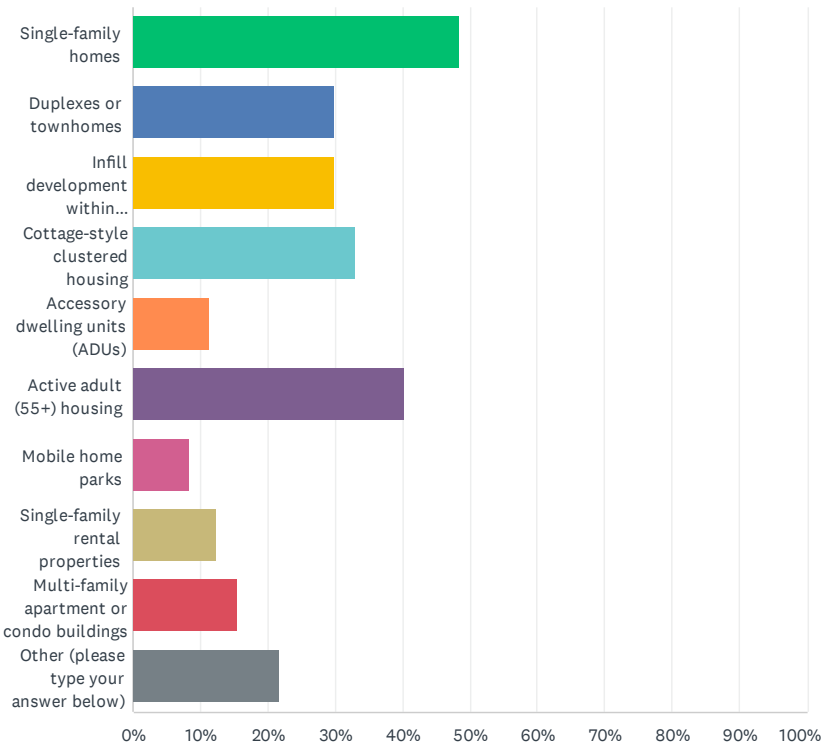
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| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Enhanced signage and welcoming entryways | 42.57% | 43 |
| A lively, vibrant downtown area | 73.27% | 74 |
| Improved streetscapes and public spaces | 56.44% | 57 |
| Increased safety and comfort for all | 47.52% | 48 |
| More public art celebrating local culture | 35.64% | 36 |
| A distinct and unique community identity | 39.60% | 40 |
| Other (please specify) | 13.86% | 14 |
| Total Respondents: 101 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | Less shootings. More safety features | 1/15/2026 9:50 PM |
| 2 | “Heart of” anything is an overused cliche for people that travel around the state. It’s literally used everywhere for lazy promotional purposes. It’s the “live,laugh,love” for cities and not in a good way | 1/15/2026 9:03 PM |
| 3 | Improvement in look and feel of the side of town where Firestone is located. The strip mall that is next to Firestone could look better and have more useful businesses there. | 12/15/2025 9:58 AM |
| 4 | Help and promote a strong social media presence. Maybe having a mascot have a social media and have them visit and promote the small businesses. | 12/4/2025 2:29 PM |
| 5 | Enforced quiet neighborhoods | 12/2/2025 8:16 PM |
| 6 | We dont need to spend money on hearts figure out how to help reduce taxes on homeowners. | 11/15/2025 4:49 AM |
| 7 | We need a different variety of restaurants to eat at. NOT the same repeat restaurants. I would love to see a Dave and Buster's in Angleton | 11/14/2025 10:53 PM |
| 8 | Focus on history | 11/13/2025 10:27 PM |
| 9 | Nice and clean entrances into the city. | 11/1/2025 8:59 PM |
| 10 | Ability to walk on any street in town with a sidewalk on at least one side | 10/15/2025 2:46 PM |
| 11 | More restaurants more to choose from | 8/31/2025 4:18 PM |
| 12 | We need more sidewalks, especially on Main Street (288b) | 8/31/2025 12:17 PM |
| 13 | More native plants and Trees | 8/31/2025 11:35 AM |
| 14 | Waste of money | 8/28/2025 3:52 PM |

# Q10 Residential Uses - What types of residential development would you like to see in the future? Some examples are shown below. Check all that apply. Please feel free to add other housing types.

Answered: 97 Skipped: 9



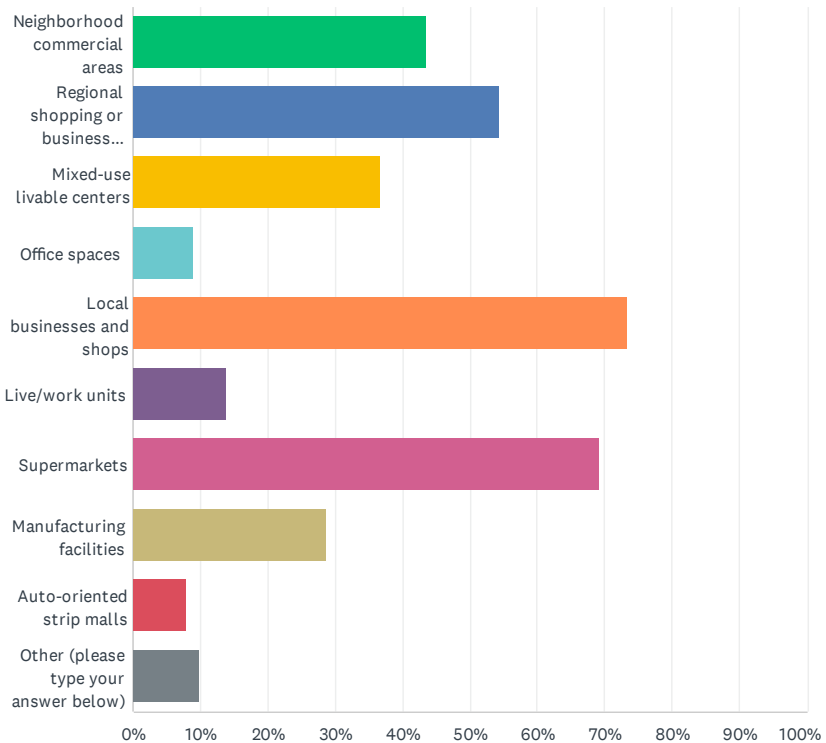
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| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Single-family homes | 48.45% | 47 |
| Duplexes or townhomes | 29.90% | 29 |
| Infill development within established neighborhoods | 29.90% | 29 |
| Cottage-style clustered housing | 32.99% | 32 |
| Accessory dwelling units (ADUs) | 11.34% | 11 |
| Active adult (55+) housing | 40.21% | 39 |
| Mobile home parks | 8.25% | 8 |
| Single-family rental properties | 12.37% | 12 |
| Multi-family apartment or condo buildings | 15.46% | 15 |
| Other (please type your answer below) | 21.65% | 21 |
| Total Respondents: 97 | | |

| # | OTHER (PLEASE TYPE YOUR ANSWER BELOW) | DATE |
|---|---|---|
| 1 | Mixed use | 1/15/2026 9:03 PM |
| 2 | We have lots of housing options. Lots that are quickly becoming un appealing. | 1/15/2026 11:54 AM |
| 3 | Larger affordable lots with new residential single family homes | 1/15/2026 11:20 AM |
| 4 | Mixed use Livable centers | 12/4/2025 2:29 PM |
| 5 | Not cookie cutter, not small house lots | 12/3/2025 5:55 PM |
| 6 | If we must have more housing at least have space between houses with a decent sized yard front and back. | 12/2/2025 8:16 PM |
| 7 | No more apartments or big corporations that get tax breaks for building here. | 11/15/2025 4:49 AM |
| 8 | None | 11/14/2025 7:36 AM |
| 9 | none. | 11/14/2025 7:26 AM |
| 10 | Acreage / larger homesites | 11/6/2025 3:20 PM |
| 11 | single family home is the obvious choice. but as i have mentioned above they are multi generational home, sometime with a recreational trailer out front with people living in that. | 10/31/2025 8:28 AM |
| 12 | Combined commercial and residential buildings (similar to downtown's multi zone style) | 9/23/2025 8:10 PM |
| 13 | No condos | 9/23/2025 4:11 PM |
| 14 | We have ENOUGH housing, need to build infrastructure to accommodate all this continued growth. | 9/15/2025 7:33 PM |
| 15 | Mixed-use Livable Centers | 9/8/2025 6:55 PM |
| 16 | None quit with the houses | 8/31/2025 4:18 PM |
| 17 | MORE EXPENSIVE HOUSING. | 8/31/2025 2:44 PM |
| 18 | ACREAGE HOMES | 8/31/2025 2:03 PM |
| 19 | Housing above business, more starter homes | 8/31/2025 12:17 PM |
| 20 | Affordable housing options | 8/30/2025 10:17 PM |
| 21 | Enough of the cookie cutter homes. | 8/28/2025 3:52 PM |

# Q11 Non-residential Uses - What would you like to see in the future? Some examples are shown below. Check all that apply. Please feel free to add other types.

Answered: 101 Skipped: 5



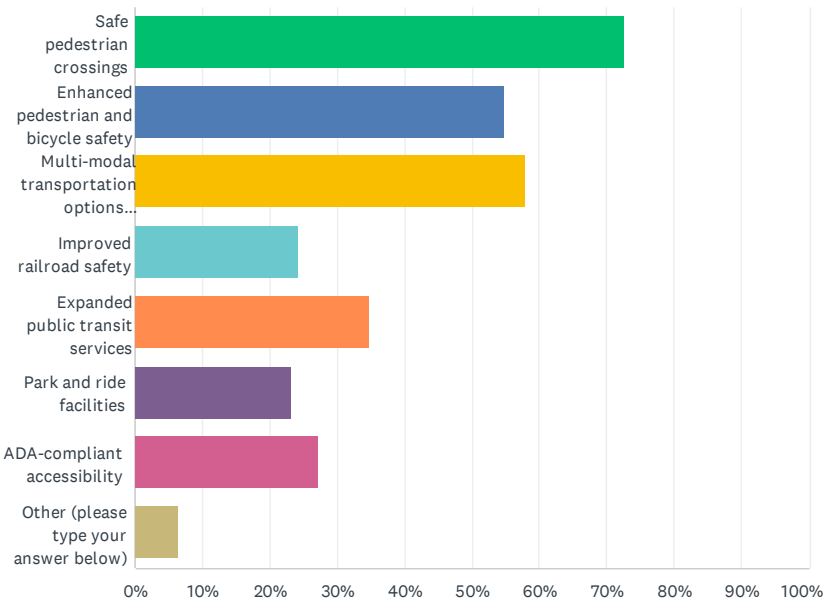
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| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Neighborhood commercial areas | 43.56% | 44 |
| Regional shopping or business centers | 54.46% | 55 |
| Mixed-use livable centers | 36.63% | 37 |
| Office spaces | 8.91% | 9 |
| Local businesses and shops | 73.27% | 74 |
| Live/work units | 13.86% | 14 |
| Supermarkets | 69.31% | 70 |
| Manufacturing facilities | 28.71% | 29 |
| Auto-oriented strip malls | 7.92% | 8 |
| Other (please type your answer below) | 9.90% | 10 |
| Total Respondents: 101 | | |

| # | OTHER (PLEASE TYPE YOUR ANSWER BELOW) | DATE |
|---|---|---|
| 1 | To help long time residents establish their businesses in abandoned commercial buildings. | 1/15/2026 9:50 PM |
| 2 | Need at least one larger grocery store | 1/5/2026 7:14 AM |
| 3 | No more strip malls!! | 12/11/2025 12:38 PM |
| 4 | Encourage businesses to use existing spaces or lots in the town | 12/3/2025 5:55 PM |
| 5 | Industrial/business tax base | 11/6/2025 3:20 PM |
| 6 | the three listed above, manufacturing if its not an eye sore. most people shop online so no need for strip malls (aka: vape shops and nail salons). offices rarely needed lots of people working from home. | 10/31/2025 8:28 AM |
| 7 | Restaurants, coffee shops, better places to shop for groceries, and retail | 8/31/2025 4:18 PM |
| 8 | Please get us a good quality grocery stores | 8/30/2025 10:17 PM |
| 9 | Heb | 8/28/2025 3:52 PM |
| 10 | Only improvements to existing businesses, many buildings are not well maintained, nor are the properties they sit on. | 8/28/2025 3:23 PM |

# Q12 Mobility/Transportation - What future improvements in mobility and transportation are important to you? Some examples are shown below. Check all that apply. Please feel free to add other types.

Answered: 95 Skipped: 11



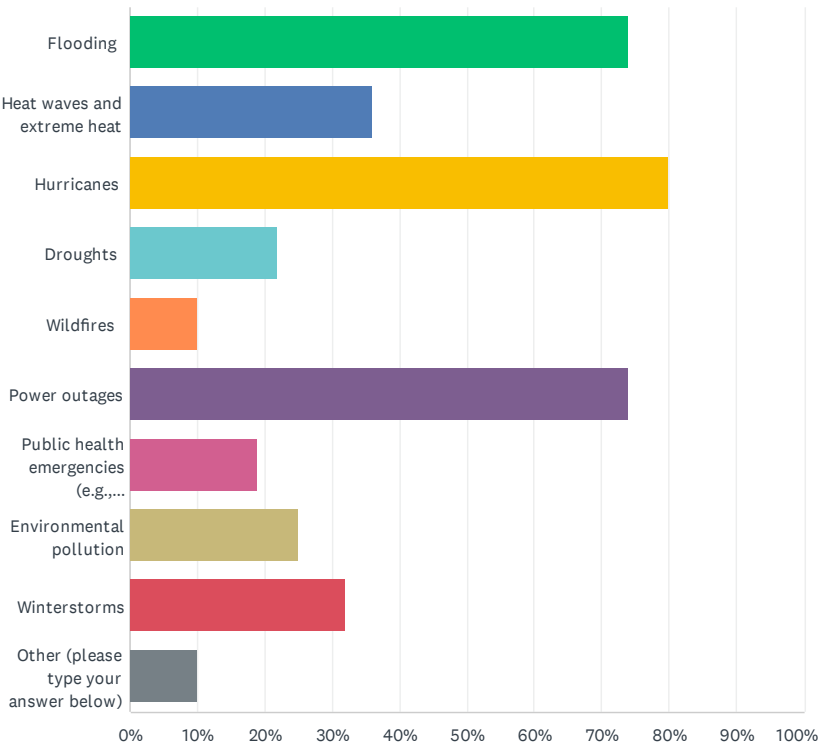
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| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Safe pedestrian crossings | 72.63% | 69 |
| Enhanced pedestrian and bicycle safety | 54.74% | 52 |
| Multi-modal transportation options (trails, sidewalks, golf carts, etc.) | 57.89% | 55 |
| Improved railroad safety | 24.21% | 23 |
| Expanded public transit services | 34.74% | 33 |
| Park and ride facilities | 23.16% | 22 |
| ADA-compliant accessibility | 27.37% | 26 |
| Other (please type your answer below) | 6.32% | 6 |
| Total Respondents: 95 | | |

| # | OTHER (PLEASE TYPE YOUR ANSWER BELOW) | DATE |
|---|---|---|
| 1 | Not interested in golf carts on streets | 12/8/2025 10:48 AM |
| 2 | Work with AISD to improve school crosswalks within neighboorhoods | 12/3/2025 5:55 PM |
| 3 | why don't you work on improving what you already have. please don't ever approve golf cart on the road. | 10/31/2025 8:28 AM |
| 4 | Add parking for seniors at businesses. Pregnant women need to walk, old people are not that mobile b | 9/15/2025 7:33 PM |
| 5 | Keep the primarily car-centric model, with pedestrian options for "last mile". E.g. - drive to a revitalized downtown (or other neighborhood), park, then walk to/between shops&services that are there. | 9/6/2025 10:19 AM |
| 6 | More sidewalks | 8/31/2025 12:17 PM |

# Q13 Resiliency - To enhance community resiliency, which hazards should be a focus for the City to address in the future? Some examples are shown below. Check all that apply. Please feel free to add others.

Answered: 100 Skipped: 6



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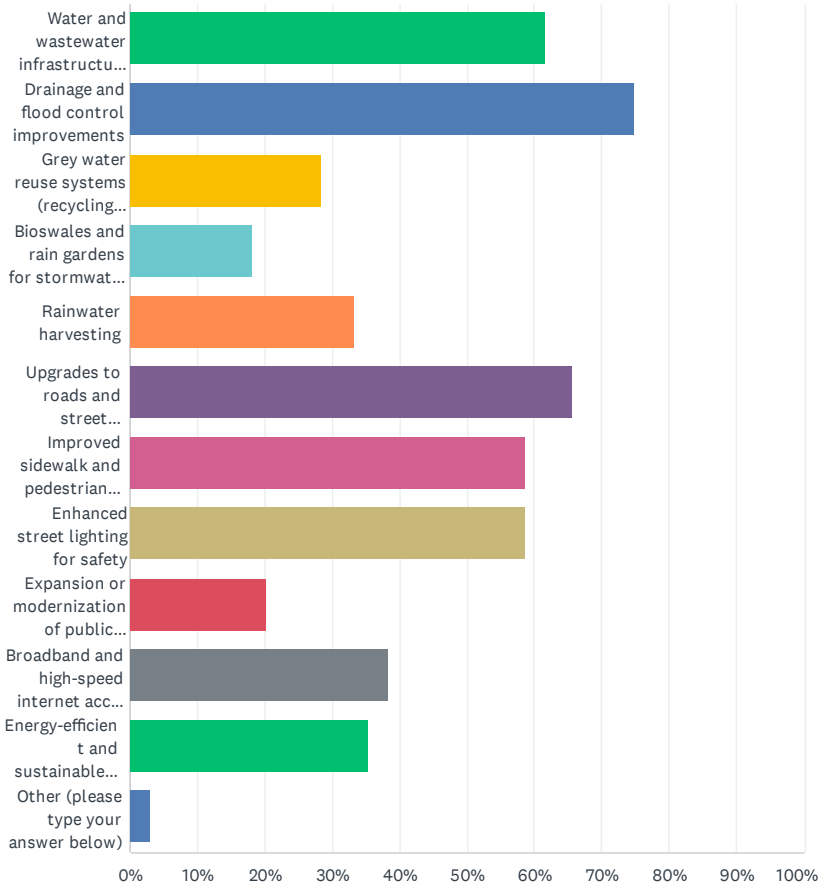
| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Flooding | 74.00% | 74 |
| Heat waves and extreme heat | 36.00% | 36 |
| Hurricanes | 80.00% | 80 |
| Droughts | 22.00% | 22 |
| Wildfires | 10.00% | 10 |
| Power outages | 74.00% | 74 |
| Public health emergencies (e.g., pandemics) | 19.00% | 19 |
| Environmental pollution | 25.00% | 25 |
| Winterstorms | 32.00% | 32 |
| Other (please type your answer below) | 10.00% | 10 |
| Total Respondents: 100 | | |

| # | OTHER (PLEASE TYPE YOUR ANSWER BELOW) | DATE |
|---|---|---|
| 1 | Water pollution | 1/15/2026 11:24 AM |
| 2 | All the above conditions should be considered for construction, purchases and overall budgeting | 12/8/2025 10:48 AM |
| 3 | There are few more things that need to be addressed. Terrorist attacks and mass casualty events. Training the public in first aid and and disaster operations. Also promoting CERT. | 12/4/2025 2:29 PM |
| 4 | Continue to work closely with county, add more temporary 4way stop signs for power outages | 12/3/2025 5:55 PM |
| 5 | The strong stench that comes from Rangen needs to be addressed. | 12/2/2025 8:16 PM |
| 6 | Expanded internet service throughout Angleton. | 11/1/2025 8:59 PM |
| 7 | talking with my neighbor who is employed by TNMP. Seems TNMP budgets zero for vegetation management. Beryl cat 1 look at the damage it caused. now imagen a cat 3-4. i i have requested TNMP to remove the tree next to my power poll, no reply. | 10/31/2025 8:28 AM |
| 8 | More help after a hurricane | 9/17/2025 6:13 PM |
| 9 | Good luck with this one. I just picked the 2 obvious ones. Don’t think ANY local government can control the weather. | 9/15/2025 7:33 PM |
| 10 | I don't know that many of these are within the power of the city to address, but burying power lines would be closest. | 9/6/2025 10:19 AM |

# Q14 Infrastructure - Looking ahead, which infrastructure improvements or additions are important for the City? Some examples are shown below. Check all that apply. Please feel free to add others.

Answered: 99 Skipped: 7

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| ANSWER CHOICES | RESPONSE | |
|---|---|---|
| Water and wastewater infrastructure improvements (waterlines, tanks, treatment plants, etc.) | 61.62% | 61 |
| Drainage and flood control improvements | 74.75% | 74 |
| Grey water reuse systems (recycling water from sinks, showers, washing machines) | 28.28% | 28 |
| Bioswales and rain gardens for stormwater management | 18.18% | 18 |
| Rainwater harvesting | 33.33% | 33 |
| Upgrades to roads and street maintenance | 65.66% | 65 |
| Improved sidewalk and pedestrian infrastructure | 58.59% | 58 |
| Enhanced street lighting for safety | 58.59% | 58 |
| Expansion or modernization of public transit infrastructure | 20.20% | 20 |
| Broadband and high-speed internet access improvements | 38.38% | 38 |
| Energy-efficient and sustainable infrastructure (e.g., solar streetlights) | 35.35% | 35 |
| Other (please type your answer below) | 3.03% | 3 |
| Total Respondents: 99 | | |

| # | OTHER (PLEASE TYPE YOUR ANSWER BELOW) | DATE |
|---|---|---|
| 1 | Please allow recycling to also include glass jars; please expand waste connections to include: lumber, plywood, drywall and carpeting (if cut into smaller sizes for easier pickup). | 12/15/2025 9:58 AM |
| 2 | Drainage on Rayburn Ridge | 12/8/2025 10:44 AM |
| 3 | Please get rid of ditches in our yards and upgrade our residential areas | 8/30/2025 10:17 PM |

# Q15 Natural & cultural resources - What changes or developments would you hope to see in natural and cultural resources moving forward? Please type your answer below.

Answered: 58 Skipped: 48

| # | RESPONSES | DATE |
|---|---|---|
| 1 | More market days | 1/15/2026 10:35 PM |
| 2 | Natural resources improvements | 1/15/2026 9:53 PM |
| 3 | Lakes, Fairgrounds | 1/15/2026 9:38 PM |
| 4 | Keep planting trees, condemn or at least address the blight/abandoned buildings and strip centers | 1/15/2026 9:03 PM |
| 5 | Live music, multi use facility. | 1/15/2026 8:25 PM |
| 6 | None | 1/15/2026 7:17 PM |
| 7 | Walk/bike trails, skateboard park, nature, lakes, upgraded swimming at parks and Rec, splash pads | 1/15/2026 11:48 AM |
| 8 | Fairgrounds | 1/15/2026 11:33 AM |
| 9 | More cultural historical references | 1/15/2026 11:24 AM |
| 10 | Nature, museums | 1/15/2026 11:19 AM |
| 11 | Walking/bike trails. More community events for artisans to sell their wares. | 1/5/2026 7:14 AM |
| 12 | Walk & bike trails, parks | 12/11/2025 12:38 PM |
| 13 | Recreation | 12/10/2025 12:33 PM |
| 14 | Parks, recreation and cultural resources have been started and plans developed that should be supported and efforts should be continued to complete or expand them. | 12/8/2025 10:48 AM |
| 15 | Fairgrounds History( SF Austin Statue restoration) | 12/8/2025 10:44 AM |
| 16 | All the above | 12/7/2025 2:44 PM |
| 17 | I regularly uses the fairgrounds to walk and run for exercise; a little more shade could go a long way and look more aesthetically pleasing during the fair. Turning the parking lot into a park parking lot, if that makes sense, would be interesting. And in doing so would create another park, walking tails and possibly invite animals that back to the area due to the recent development of a new neighborhood. And on a side note; PUT THE COOKOFF AT THE END OF THE FAIR LIKE IT WAS! IT WAS PERFECT AND YALL LOST A LOT OF COOKING TEAMS IN THE PROCESS AND PEOPLE ATTENDING; and lowering the price of the lots couldn't hurt. | 12/4/2025 2:29 PM |
| 18 | Fairground improvements | 12/4/2025 10:36 AM |

| | | |
|---|---|---|
| 19 | Keep what we have, keep adding trees | 12/3/2025 5:55 PM |
| 20 | Repairs to Stephen f Austin statue and more walking trails. | 12/2/2025 8:16 PM |
| 21 | Lakes, walk/bike trails, nature | 11/14/2025 7:36 AM |
| 22 | Walk/bike trails. Nature. | 11/14/2025 7:26 AM |
| 23 | Museums, Nature and parks, outdoor amphitheater. | 11/14/2025 2:25 AM |
| 24 | Focus on history | 11/13/2025 10:27 PM |
| 25 | Nature, lakes, walk and bike trails | 11/13/2025 4:28 PM |
| 26 | More trails, love the market days and parks we have | 11/13/2025 11:14 AM |
| 27 | A cultural center that has information on the history of Angleton which represents all of the races and ethnicities of the community and not just one group. | 11/1/2025 8:59 PM |
| 28 | i live in an older existing neighborhood. angleton will do nothing to improve my area. so none of these interest me. stick with fixing infrastructure. like the road around the new court house. angleton should be embarrassed; when people come to jury duty and have to drive, park and walk on streets like that. | 10/31/2025 8:28 AM |
| 29 | More trails. Connect to close by cities. | 10/25/2025 3:36 PM |
| 30 | Walk/bike trails, conference center, Market Days, clean up the esplanades where we planted the crepe myrtles and groundcover that is now full of ugly weeds and looks horrible | 10/15/2025 2:46 PM |
| 31 | The statue fixed. Concerts at Lakeside Park. All current buildings, such as the museum, courthouses, fairgrounds, Rec Center, library, etc, are properly maintained. | 10/14/2025 10:10 PM |
| 32 | Mixed use ...Commercial and housing mixed | 9/24/2025 9:35 AM |
| 33 | Sports | 9/23/2025 5:13 PM |
| 34 | Nature trails and fairgrounds | 9/23/2025 4:16 PM |
| 35 | Not sure | 9/23/2025 4:06 PM |
| 36 | A focus on historic Angleton. | 9/23/2025 3:52 PM |
| 37 | Nature and parks and rec | 9/23/2025 3:46 PM |
| 38 | N/A | 9/23/2025 3:44 PM |
| 39 | More focus on small downtown | 9/23/2025 3:42 PM |
| 40 | None; too much money on parks | 9/23/2025 3:37 PM |
| 41 | Update the fair grounds. Make marketable. Need more commercial things & better food items. | 9/17/2025 6:13 PM |
| 42 | Courthouse shouldn't need anything for the next 25 years. FIX the ROADS in downtown Angleton. Market days & Peach Street are great. We have plenty of nice parks, just continue to keep them nice! | 9/15/2025 7:33 PM |

| | | |
|---|---|---|
| 43 | walk and bike trails, make Angleton walkable, slow speed of traffic through city center | 9/15/2025 5:55 AM |
| 44 | I would love to see more money put into walk/bike trails, parks, nature, and lakes; there is not enough shade/lack of trees. An expansion of the fairgrounds would be nice too. | 9/8/2025 6:55 PM |
| 45 | nature, market days, walk/bike trails, museums, history, MOVE the FAIR out of town. | 9/3/2025 7:19 PM |
| 46 | Trails, history, parks. We don't need to add anymore man made lakes. | 9/2/2025 8:30 AM |
| 47 | More parks, walking trails, community vibes and feel | 8/31/2025 4:18 PM |
| 48 | Cultural diversity | 8/31/2025 3:09 PM |
| 49 | WALK AND BIKE TRAILS, NATURE, MARKET DAYS. | 8/31/2025 2:44 PM |
| 50 | . | 8/31/2025 2:03 PM |
| 51 | More market days | 8/31/2025 1:27 PM |
| 52 | Walk/bike trails, fairgrounds are looking shabby (although that's not a City responsibility, is it?), Parks and Rec need more programs to serve more of the lower-income population. | 8/31/2025 1:02 PM |
| 53 | Nature, hiking and biking trails, lakes | 8/31/2025 11:35 AM |
| 54 | A new and improved fairgrounds A bigger recreation center A senior center | 8/30/2025 10:17 PM |
| 55 | More bike trails and bike friendly connectors. | 8/30/2025 4:32 PM |
| 56 | Local markets and Nature centers | 8/30/2025 11:51 AM |
| 57 | Keep as much green space as possible | 8/28/2025 4:21 PM |
| 58 | Walk/ bike trails in nature . Clean up the fairgrounds. Fruit trees | 8/28/2025 3:52 PM |

# Q16 Community Facilities - What future improvements or additions would you like to see regarding community facilities? Some examples are shown below. Check all that apply. Please feel free to add others.

Answered: 66 Skipped: 40

| # | RESPONSES | DATE |
|---|---|---|
| 1 | Outdoor water activities | 1/15/2026 10:35 PM |
| 2 | More inviting city hall, more accessible and affordable recreational facilities | 1/15/2026 9:53 PM |
| 3 | Water parks, Dog parks, Library | 1/15/2026 9:38 PM |
| 4 | A civic center, outdoor pool | 1/15/2026 9:03 PM |
| 5 | Lights on the pickleball courts | 1/15/2026 8:37 PM |
| 6 | New dog park. Parks in general. | 1/15/2026 8:25 PM |
| 7 | New supermarkets and city services | 1/15/2026 7:58 PM |
| 8 | None | 1/15/2026 7:17 PM |
| 9 | Natatorium, water recreation, skateboarding park | 1/15/2026 11:48 AM |
| 10 | Community resources | 1/15/2026 11:33 AM |
| 11 | YMCA or giant indoor baseball soccer fields | 1/15/2026 11:24 AM |
| 12 | Gym facilities other than the recreation center, that local basketball and volleyball clubs can use without each team member needing a membership. There is nowhere provided by the city that indoor sports can go use a facility other than paying for a rec center membership and even with that it's nearly impossible for a single team to host a practice and or games. This is a HUGE need in our community and should be looked at | 1/15/2026 11:20 AM |
| 13 | More options at the rec center, such as a sauna. Outdoor workout area and splash pad at parks. | 1/15/2026 11:20 AM |
| 14 | Library, recreation. | 1/15/2026 11:19 AM |
| 15 | Water park, community resources. | 1/5/2026 7:14 AM |
| 16 | The hospital needs to expand (3 or more floors) to better accommodate and serve our growing population. | 12/15/2025 9:58 AM |
| 17 | Library & recreation center improvements. Water park and/or just swimming pools | 12/11/2025 12:38 PM |
| 18 | The Recreation Center could be expanded. Would love to have an indoor walking trail for year-round use. | 12/8/2025 10:48 AM |

| | | |
|---|---|---|
| 19 | More economical water bill | 12/4/2025 10:36 AM |
| 20 | Better dog parks where people would meet daily with their dogs and coffee. | 12/3/2025 9:57 PM |
| 21 | Improve library and more “library of things”, improved dog park, improved animal shelter | 12/3/2025 5:55 PM |
| 22 | Library updates, | 12/2/2025 8:16 PM |
| 23 | New fire stations, out dated. | 12/2/2025 6:00 PM |
| 24 | Dog park | 11/15/2025 8:35 AM |
| 25 | Rec center, library, Waterpark | 11/14/2025 7:36 AM |
| 26 | Library, recreation. | 11/14/2025 7:26 AM |
| 27 | Hospitals offering services found in larger cities. Expanded recreational center. More community resources. A junior college also. | 11/14/2025 2:25 AM |
| 28 | Have enough | 11/13/2025 10:27 PM |
| 29 | Event venue, better dog park and animal control facility | 11/13/2025 4:28 PM |
| 30 | Rec center need to be bigger | 11/13/2025 3:02 PM |
| 31 | Library improvement | 11/13/2025 11:14 AM |
| 32 | A community center which is large and vast enough to host after school programs to volleyball and basketball tournaments. A center that can also host large events such as weddings and receptions, as well as concerts. This can be connected to an amphitheater or they can both be separate. | 11/1/2025 8:59 PM |
| 33 | see answer on question 15 | 10/31/2025 8:28 AM |
| 34 | Library | 10/25/2025 3:36 PM |
| 35 | Recreation center needs expanding including specific senior wing, child care so adults can exercise, party rental rooms anytime, conference center, dog park is beyond lame | 10/15/2025 2:46 PM |
| 36 | We have what we need. If everything is properly maintained, then we’re good to go for a long while. | 10/14/2025 10:10 PM |
| 37 | Openspace | 9/24/2025 9:35 AM |
| 38 | City services and facilities and amenities | 9/23/2025 4:16 PM |
| 39 | Not sure | 9/23/2025 4:06 PM |
| 40 | Upgraded, resilient multipurpose community centers for disaster recovery and response. | 9/23/2025 3:52 PM |
| 41 | Additions to rec center | 9/23/2025 3:46 PM |
| 42 | More space for children and adults to play that feel safe. | 9/23/2025 3:44 PM |
| 43 | More additions to dog park | 9/23/2025 3:42 PM |
| 44 | Community resources, especially for children, young adults with disabilities and resources for the elderly. | 9/15/2025 7:33 PM |

| | | |
|---|---|---|
| 45 | Recreation Center upgrades, | 9/15/2025 5:55 AM |
| 46 | I would love for there to be more funding into community resources, especially the library and its makerspace, and the outdoor recreational areas. | 9/8/2025 6:55 PM |
| 47 | The city is well positioned here and has done a very good job of providing community facilities. | 9/6/2025 10:19 AM |
| 48 | Library, rec center, water park/recreation, more community events | 9/3/2025 7:19 PM |
| 49 | Library, Recreation (More work out machines) | 9/2/2025 1:30 PM |
| 50 | Library, rec center, community resources | 9/2/2025 8:30 AM |
| 51 | Library, Rec Center, city services | 8/31/2025 11:09 PM |
| 52 | Maybe more parks, outdoor pool community is growing, more amenities | 8/31/2025 4:18 PM |
| 53 | Public bike / hike trails | 8/31/2025 3:09 PM |
| 54 | WATER PARK. | 8/31/2025 2:44 PM |
| 55 | POOLS, WATER PARK | 8/31/2025 2:03 PM |
| 56 | Bigger recreation center | 8/31/2025 1:27 PM |
| 57 | The dog park is sad - it needs covered seating areas and better parking. | 8/31/2025 1:02 PM |
| 58 | Outdoor pool and better public gyms | 8/31/2025 12:17 PM |
| 59 | Community RESOURCES, Dog park, Library, more options for YA | 8/31/2025 11:35 AM |
| 60 | Our dog park is an embarrassment, rec center too small, parks are great, library is old, we could use a civic center. | 8/30/2025 10:17 PM |
| 61 | Upgrade the poor, falling apart indoor pool. | 8/30/2025 4:32 PM |
| 62 | General improvements | 8/30/2025 11:51 AM |
| 63 | More than one rec center to handle the population growth and maybe a city pool that’s bigger and outside | 8/28/2025 4:21 PM |
| 64 | More trees at Lake Side park | 8/28/2025 3:52 PM |
| 65 | Splash pad Skating park | 8/27/2025 6:51 PM |
| 66 | More public swimming pools. Better pool hours at the rec center. | 8/27/2025 6:11 PM |

# Q17 What places and cities do you think Angleton could evolve to resemble in the future? Whether it's their charm, innovation, or community spirit—tell us what inspires you.

Answered: 59 Skipped: 47

| # | RESPONSES | DATE |
|---|---|---|
| 1 | McKinney, TX - phenomenal parks and charm. | 1/15/2026 10:35 PM |
| 2 | I went to school in Luling and have come to be impressed by their constant innovations in both locals and tourists options. Their revitalization of their downtown is an example | 1/15/2026 9:53 PM |
| 3 | None. Just make Angleton safer. Lived here my whole life and all we hear are sirens constantly in the last few years. | 1/15/2026 9:50 PM |
| 4 | Community spirit | 1/15/2026 9:38 PM |
| 5 | None, don't strive to copy anybody, that's why everything looks the same. We need a completely original identity | 1/15/2026 9:03 PM |
| 6 | Portland, TX. | 1/15/2026 8:25 PM |
| 7 | Rec center/natatorium and skateboard park in Lake Jackson is clean and well cared for The North Houston Skate Park/Dylan's Park/northside BMX park/Rock Star Energy Bike Park area. It's all one long and connected park area with various active spaces. Alief Community center/park/skate park - is clean, well maintained, lots of activities for all age levels Brazos River Park in Sugarland - big playground and swing area, bike park, long bike trails, well lit, well maintained | 1/15/2026 11:48 AM |
| 8 | Belton, TX keeps the small town charm but includes all the needs for the town. Similar in size and schools like Angleton | 1/15/2026 11:33 AM |
| 9 | Lake Jackson | 1/15/2026 11:24 AM |
| 10 | Look at surrounding communities Manvel league city Dickinson Katy Sugarland Missouri city | 1/15/2026 11:20 AM |
| 11 | Fredericksburg - its uniqueness | 1/15/2026 11:19 AM |
| 12 | Look at towns like Plainfield, IN, Carmel, IN, Fishers, IN, Gilbert, AZ, Chandler, AZ | 1/5/2026 7:14 AM |
| 13 | Lake Jackson. | 12/15/2025 9:58 AM |
| 14 | I'm not familiar enough with small town living to say | 12/11/2025 12:38 PM |
| 15 | I want Angleton to be an inspiration to other towns. I want people to be proud of being from Angleton. I want Angleton to have a stronger identity. I want our youth to become our innovation our charm. Let's get them to build Angleton. Doing so could introduce civil engineering, architecture, governance to the youth in a way that would be "hands on". To help and promote aspiring musicians, artists and social media personalities. That is what could make Angleton, Angleton. This kind of turned into a rant. But yall asked and I answered. | 12/4/2025 2:29 PM |
| 16 | I like the improvements to the downtown area / courthouse | 12/4/2025 10:36 AM |

| | | |
|---|---|---|
| 17 | Wildwood, Fl. | 12/3/2025 9:57 PM |
| 18 | LJ downtown restaurants and shops | 12/3/2025 5:55 PM |
| 19 | Towns that have true quiet hours with drastically reduced decibels. | 12/2/2025 8:16 PM |
| 20 | Pearland | 11/14/2025 10:53 PM |
| 21 | Maybe a Lufkin Texas type city. Lufkin has nice retail and restaurants. Brenham is smaller but has more retail offerings than Angleton. | 11/14/2025 2:25 AM |
| 22 | None | 11/13/2025 10:27 PM |
| 23 | Kemah, Jefferson College Station | 11/13/2025 4:28 PM |
| 24 | Stay small | 11/13/2025 3:02 PM |
| 25 | I'd love a more active downtown like Lake Jackson or Sugarland | 11/13/2025 11:14 AM |
| 26 | Imitation can be limiting and resemblance manufactured. However, it is fine to have a small town with the conveniences of a suburb adjacent to a larger city. | 11/1/2025 8:59 PM |
| 27 | Fredericksburg and Grapevine, Texas had nice downtown areas. seem women like sip wine and shop without getting harassed by the local police department. | 10/31/2025 8:28 AM |
| 28 | Pearland | 10/25/2025 3:36 PM |
| 29 | Old Town Spring, Hill Country towns with shopping and B&Bs available for overnight stays | 10/15/2025 2:46 PM |
| 30 | We are uniquely Angleton. Who wants to be like someplace else? Go live there. | 10/14/2025 10:10 PM |
| 31 | Iowa Colony…with a Fredricksburg cottage type destination feel… | 10/9/2025 9:37 AM |
| 32 | Pearland and Manvel | 9/24/2025 9:35 AM |
| 33 | Charm | 9/23/2025 5:13 PM |
| 34 | I would love our downtown to be more like Lake Jackson as far as eateries and just ability to walk around. | 9/23/2025 4:06 PM |
| 35 | Angleton has its own unique vitality. | 9/23/2025 3:52 PM |
| 36 | Lake jackson is a good example of a small town to me. They have a shopping mall, bigger retail stores and more dining options | 9/23/2025 3:44 PM |
| 37 | Brenham | 9/23/2025 3:42 PM |
| 38 | Grapevine | 9/23/2025 3:42 PM |
| 39 | Manvel or Iowa Colony | 9/23/2025 3:37 PM |
| 40 | Have a nice pretty downtown area. | 9/17/2025 6:13 PM |
| 41 | Angleton Should Not try to evolve/resemble any other place. Angleton is UNIQUE with its own personality and it needs to stay that way. We have a very strong community spirit and charm. No Not Change It! | 9/15/2025 7:33 PM |

| | | |
|---|---|---|
| 42 | I don't want Angleton to be like some other city. I want it to be unique. | 9/15/2025 5:55 AM |
| 43 | I think that Angleton should take some inspiration from Amsterdam, and create safe walkable/bikable spaces for everyone. | 9/8/2025 6:55 PM |
| 44 | Angleton is not Lake Jackson, but should take lessons from LJ's recent dev success. Every new construction project is either an opportunity to consolidate the vision or a threat to it. Tasteful development doesn't cost much more than thoughtless / random development, but provides benefits that outweigh those costs. | 9/6/2025 10:19 AM |
| 45 | Angleton is already great, It does not need to be infilled with houses, we can grow outward as not to be too congested. Spread out businesses as well. keep our community spirit we already have foster its growth by more community events. Grow smart attract new and unique businesses that are not in every other town out there . We need growth focused all around, not just business 288 between Walmart and Dairy Queen. No one wants all the traffic focused in one area. The south side of town is very neglected. | 9/3/2025 7:19 PM |
| 46 | b | 9/2/2025 1:30 PM |
| 47 | As a non native to Texas I was blown away with the beauty and charm of sugarland. Every main road has a cohesive look for street landscape, often at the expense of business owners with some pockets of city maintained lots. It's stunning. Angleton already has a unique look, some of the oldest historic homes in the southern brazoria area, some historic business buildings and addition of local artists work. Keep going with that look! | 9/2/2025 8:30 AM |
| 48 | I love the small town feel and community pride of Angleton. I do not want to be like Pearland. | 8/31/2025 11:09 PM |
| 49 | Manvel, Fredericksburg, pearland, meridiana community amenities, | 8/31/2025 4:18 PM |
| 50 | Pearland | 8/31/2025 3:09 PM |
| 51 | FREDRICKSBURG, BECAUSE OF ITS NATURE AND SHOPS AND RESTAURANTS. | 8/31/2025 2:44 PM |
| 52 | Downtown lake Jackson | 8/31/2025 12:17 PM |
| 53 | Tyler, Brenham, Nacodoches | 8/31/2025 11:35 AM |
| 54 | Any community that has a master plan, a clean community.higher code enforcement standards. | 8/30/2025 10:17 PM |
| 55 | NOT like Houston! | 8/30/2025 4:32 PM |
| 56 | Community spirit and local charm | 8/30/2025 11:51 AM |
| 57 | It's small town charm. I don't want it to become the new Pearland | 8/28/2025 4:21 PM |
| 58 | Not sure but less city feel . Pearland is stressful and chaotic. | 8/28/2025 3:52 PM |
| 59 | I don't want to see Angleton looking like other towns; I like the uniqueness we have. | 8/27/2025 6:51 PM |

# Q18 Please add any other areas that you would like to be addressed or any other thoughts you may have. Please type your answer below.

Answered: 38 Skipped: 68

| # | RESPONSES | DATE |
|---|---|---|
| 1 | Henderson Road. Flooding in old neighborhoods. No more new construction. Everyone from here hates it. Less Drugs flowing through Angleton, high school also. More safety features and more patrol especially downtown where all the bars are now. After the shooting and large drug bust recently, alot of residents are feeling unsafe. | 1/15/2026 9:50 PM |
| 2 | Having more resources for the homeless or rehabilitation or probation population we have some much in the city | 1/15/2026 9:38 PM |
| 3 | Starting a business is practically impossible in Angleton. The lack of incentives, expensive land cost, over regulation by wealthy people that don't represent the average citizen all combine for a nimby effect. | 1/15/2026 9:03 PM |
| 4 | I'll stress again, we have a large number of new houses being added but no retail infrastructure to support those extra bodies. We need more retail, grocery, restaurants options (both sit down and drive thru), department stores, and a places to watch a game that aren't Chilis. We are far behind other cities of comparable size in this area. | 1/15/2026 8:25 PM |
| 5 | Larger grocery stores, connecting roads and be able to cross the city without going around it & more indoor sports facility options. | 1/15/2026 11:20 AM |
| 6 | I would hope committee members and City Council members will be open-minded and think more outside the box than often has happened in the past. Population growth will happen wanted or not. Would hope thought is put into the entire city to be a positive place for everyone whatever their incomes and whether born here or transplants. Let's have a welcoming community. | 12/8/2025 10:48 AM |
| 7 | Drainage on Rayburn Ridge has been a problem since I purchased property here in 2004. We have videos and pictures of this flooding, which, at times , has been halfway up into our yard and driveway, it only takes a 1/2" rain for it to flood the street. Residents that live south of my residence have to drive through the water to get to their houses. Some of their cars are small and water comes up to the bottom of the car doors. I have requested through numerous channels to have this problem corrected since I moved here, David King once told me that this drainage issue was being looked at. It's like our street is out of the way and a dead end, so it seems not to be very important to anyone. I'm speaking for all the Residents on this street and have asked a few if they would sign a petition concerning this issue and they agreed to, just haven't drawn a petition up yet. Consideration into looking into this issue would be greatly appreciated. | 12/8/2025 10:44 AM |
| 8 | Like I mentioned above, I have lived in Heritage Oaks for 12 years and by biggest issue I have since moving there is the awful mobile home next to the nice new private school and beautiful new park on anchor road. It should be removed. It is an embarrassment to have friends and family turn into our neighborhood and that's the first thing that they see. | 12/4/2025 10:36 AM |
| 9 | More activities for 50-65 age group on weekends | 12/3/2025 5:55 PM |
| 10 | Noise control, cleaning up the town | 12/2/2025 8:16 PM |

| | | |
|---|---|---|
| 11 | The landscaping throughout the Angleton needs to be well maintained. The grass needs to be kept mowed and not let it grow so high. The streets and highways need to always be stripped and not let them get faded. Also the annual fair/parade although nice, it could be more exciting. The annual Christmas event needs to bring back the Christmas parade with Santa claus and the city should also have more Christmas lights and decorations throughout the city | 11/14/2025 10:53 PM |
| 12 | Since waste collection has become mechanized, many neighborhoods are strewn with litter from over flowing trash bins. | 11/14/2025 7:26 AM |
| 13 | I wish we had a good economic development department that could promote the city and bring us retail, restaurants and companies that offer jobs. | 11/14/2025 2:25 AM |
| 14 | Emphasis on existing not building new | 11/13/2025 10:27 PM |
| 15 | Our city keeps building more and more parks and spending money on them and other areas seem to get neglected. | 11/13/2025 4:28 PM |
| 16 | Traffic on north velasco | 11/13/2025 3:02 PM |
| 17 | Please support good growth. | 11/1/2025 8:59 PM |
| 18 | need an abandon building ordinance. property owners either make improvement within a year or teardown and breakup the concrete return it to a grass lot. look at the beauty on the corner of N. Downing and 35. Label Warehouse (old Fire Sale)? Corral Club? that tremendous eye sore on the corner of 288B and cemetary. why do not all street signals have the caution left turn arrow? there is one on 35 and rock island, 35 and east cedar; but not 35 and south downing. did you pick all the low traveled streets on purpose? traffic lights on orange st, myrtle st and magnolia st. need to be replaced with yellow flashing for n. velasco and flashing red for cross traffic. all street signage for this area needs to be replace, most are faded and unreadable. quit taxing the citizen of 50 cent for the keep angleton beautiful fund, because your not using for it indented use. need city ordinance for street parking 72 hours then vehicle has to be moved. heck, you have city ordinances you don't enforce now. go read CODE OF ORDINANCES OF THE CITY OF ANGLETON, TEXAS, all of chapter 12. then drive around town and look at all the junk cars. not to mention (though not a city ordinance) all the recreational campers/trailers. its like i live in a trailer storage unit. you asked about 10 years from now, i believe i will see much of the same. | 10/31/2025 8:28 AM |
| 19 | test | 10/16/2025 1:43 PM |
| 20 | More diversity in new business | 9/23/2025 5:13 PM |
| 21 | Not sure | 9/23/2025 4:06 PM |
| 22 | Strengthening infrastructure is critical to our growth. | 9/23/2025 3:52 PM |
| 23 | N/A | 9/23/2025 3:44 PM |
| 24 | We need better stores, restaurants & a nice place for a theater . The only thing growing is residential houses. We need something to keep the people here. Better thing for kids to do& older people. | 9/17/2025 6:13 PM |
| 25 | I understand TxDot controls the lights but good grief, work with them to synchronize them better. | 9/15/2025 7:33 PM |
| 26 | Stop building for those who will come. Make the city livable and unique for those that are here now. Slow traffic through city center hire traffic control officers and make money from speeders. | 9/15/2025 5:55 AM |
| 27 | Angleton has a chance to lock-in what makes it unique and have that as its model going forward. It doesn't need to be anywhere as rigid as say the Woodlands, but should shape and guide future development away from the chaos models seen up 288. | 9/6/2025 10:19 AM |

| | | |
|---|---|---|
| 28 | Know that the growth we are already seeing is causing more traffic issues, Softball complex at Bates has out grown that area and should be moved. Fair should be moved . grow smart, leave room for parking that is adequate. no more trailer parks and clean up the ones here already. NO rental subdivisions. Single family homes. | 9/3/2025 7:19 PM |
| 29 | If you need or wish to promote local mural artists so businesses or city could use them I highly recommend murals by Justin on Facebook, he's out of Galveston but travels and does incredible work. | 9/2/2025 8:30 AM |
| 30 | I wish people would clean up their personal lawns and house area. It would be nice to somehow instill personal pride in our city. | 8/31/2025 11:09 PM |
| 31 | My main complaint is we need better grocery stores,or more options, more retail, more family entertainment everything we have is junk and run down. More restaurants, dessert places, coffee houses,etc… our community is growing with houses which needs stop and we need to grow more commercially. Enough with the houses, car washes, Chinese and Mexican restaurants we need to expand and get something different. | 8/31/2025 4:18 PM |
| 32 | Flood / drainage | 8/31/2025 3:09 PM |
| 33 | PUTT PUTTING, | 8/31/2025 2:44 PM |
| 34 | We need more jobs, affordable housing and less good old boy government | 8/31/2025 12:17 PM |
| 35 | Please clean up old/empty businesses on 35. We don't want or need gaming facilities or anymore donut shops, vape shops or low income driven stores. We need quality businesses if we want to attract quality families. Fines for empty buildings needs to be higher, fines for out of compliance needs to be higher. Do we have standards set in place for businesses? If so code enforcement needs to step it up, get them help to clean up our city before we look for other businesses to come to town. The City has to be better stewards of the money they have been given. | 8/30/2025 10:17 PM |
| 36 | Please, no low-income housing right downtown, no public transit. | 8/30/2025 4:32 PM |
| 37 | Streets by Northside, Nottingham is messing up due to extreme cut through due to one way street on other side of Northside elementary so delivery over sized trucks and speeders and people picking up students always cause back up and destroy the street. Our street wasn't redone like Chevy chase and robinhood. | 8/28/2025 4:21 PM |
| 38 | The businesses on 35 need to be remodeled ot torn down. Looks trashy . | 8/28/2025 3:52 PM |

# Appendix

# 14.3 City Council

# 14.3 City Council

## 14.3.1 City Council Work Session May 27, 2025

### Summary of Input

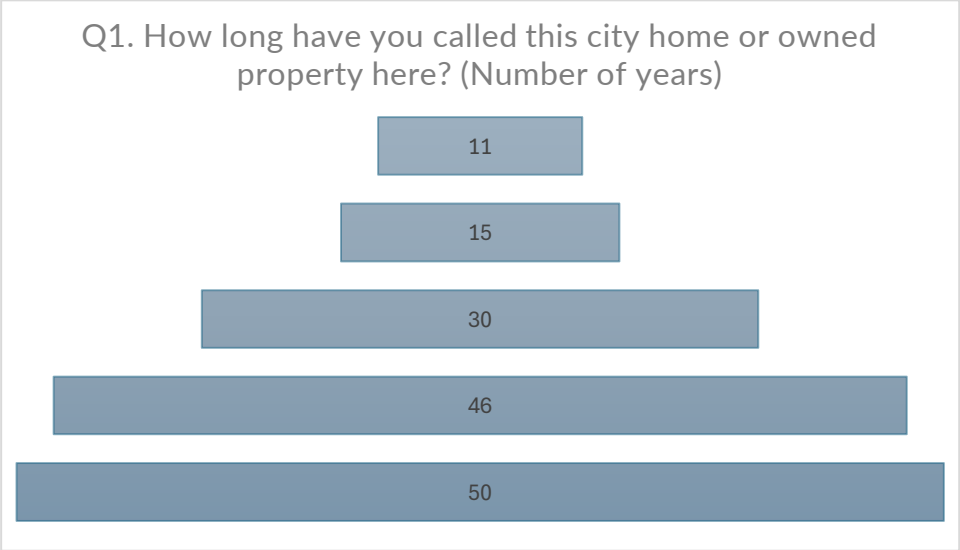
#### Description

A work session was held with the City Council on May 27, 2025 to seek strategic direction and lay the groundwork for a successful, community-driven Comprehensive Plan. City Council's input on major concerns, needs, and opportunities facing the City was sought through an interactive real time polling activity and subsequent discussion.

#### Summary of Results

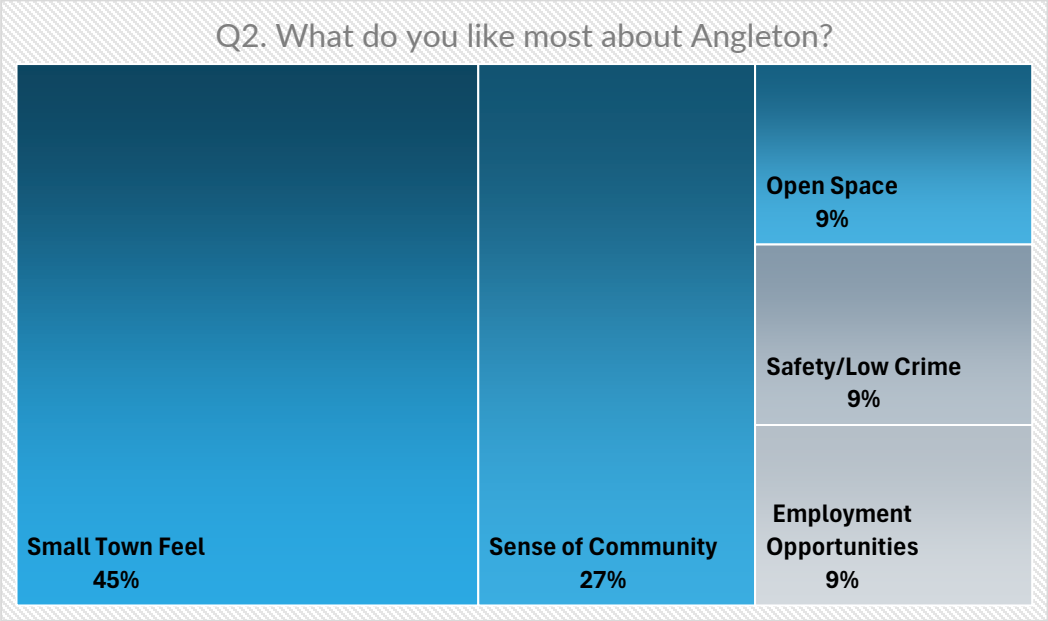
A summary of the responses received from the City Council is included below. Percentages are rounded off to the nearest whole number.

#### Residency



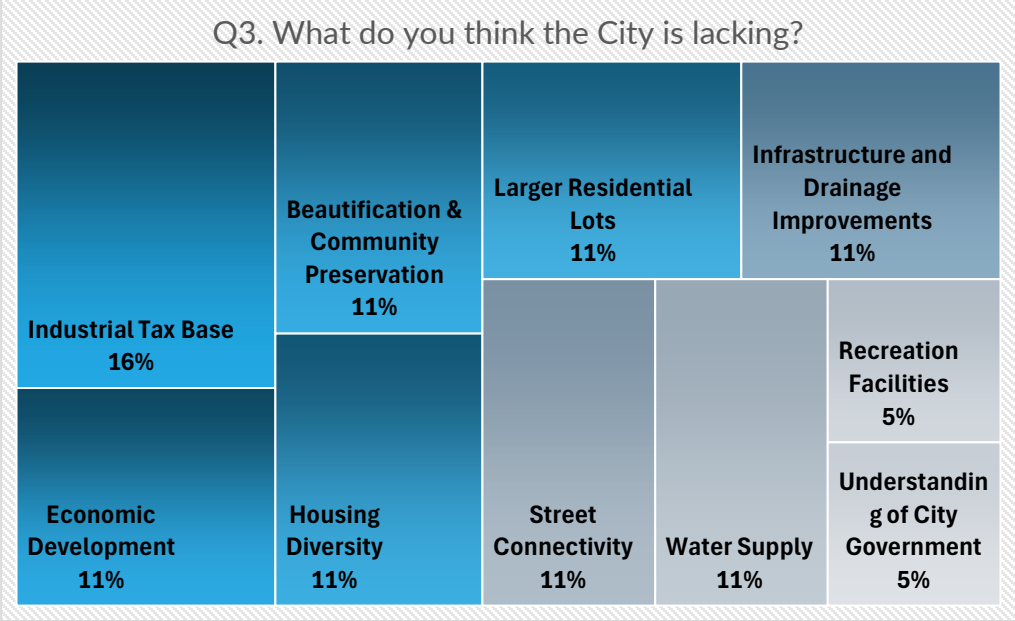

The respondents have lived in the City for a significant period, ranging from 11 years to over 50 years. This indicates deep roots and a long-term investment in the community. Such extended residency reflects a strong sense of place, high levels of community attachment, and a valuable historical perspective on local development and future growth.

## Strengths



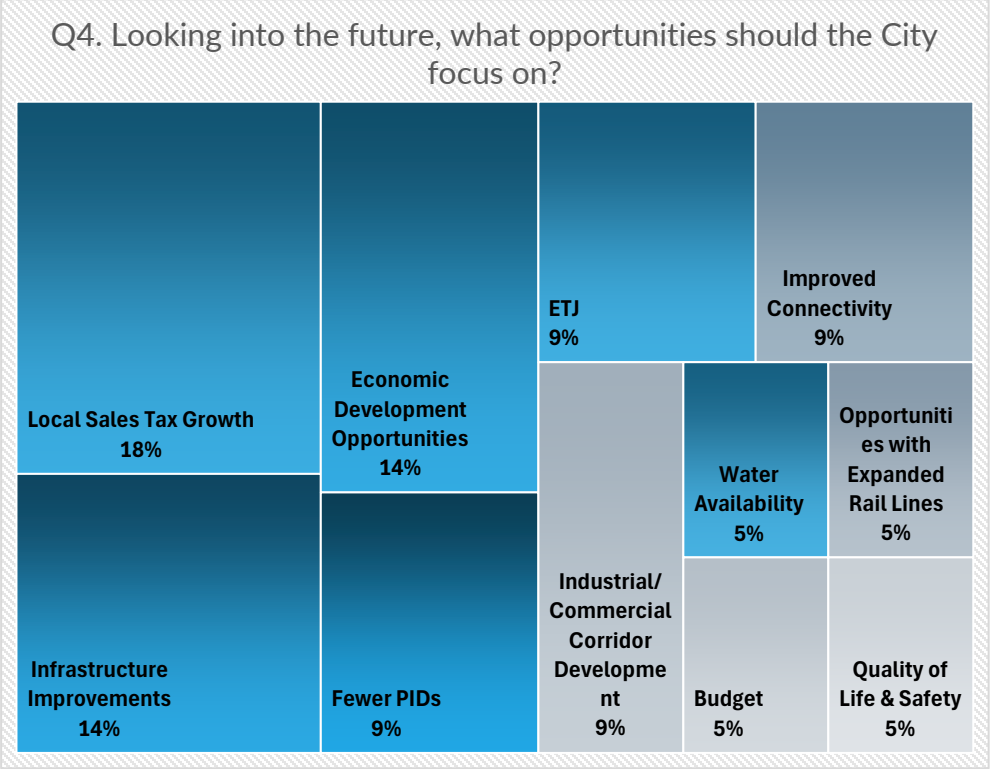

The majority of respondents identified "small town feel" (45%) and "sense of community" (27%) as the most valued aspects of living in Angleton. These qualities foster a strong local identity and a meaningful sense of belonging among residents. Although fewer respondents selected open space, safety/low crime, and employment opportunities, their inclusion still highlights the importance of these factors in contributing to the overall quality of life in Angleton. This feedback underscores the City's appeal as a welcoming, community-oriented place.

## Areas of Improvement




The responses reflect the importance of economic stability and growth through industrial development as the priority. Beautification and community preservation, housing diversity, larger residential lots, infrastructure and drainage improvements, street connectivity, and water supply were other areas highlighted. This indicates a balanced concern for both quality-of-life enhancements (such as beautification and housing diversity) and practical infrastructure needs, including drainage, transportation, and utilities. Other notable priorities are recreation facilities and understanding of City government, which point to opportunities for increasing civic engagement and enhancing city-wide amenities. Overall, the data suggests a desire to enhance economic development opportunities while maintaining livability and long-term resilience.

## Opportunities

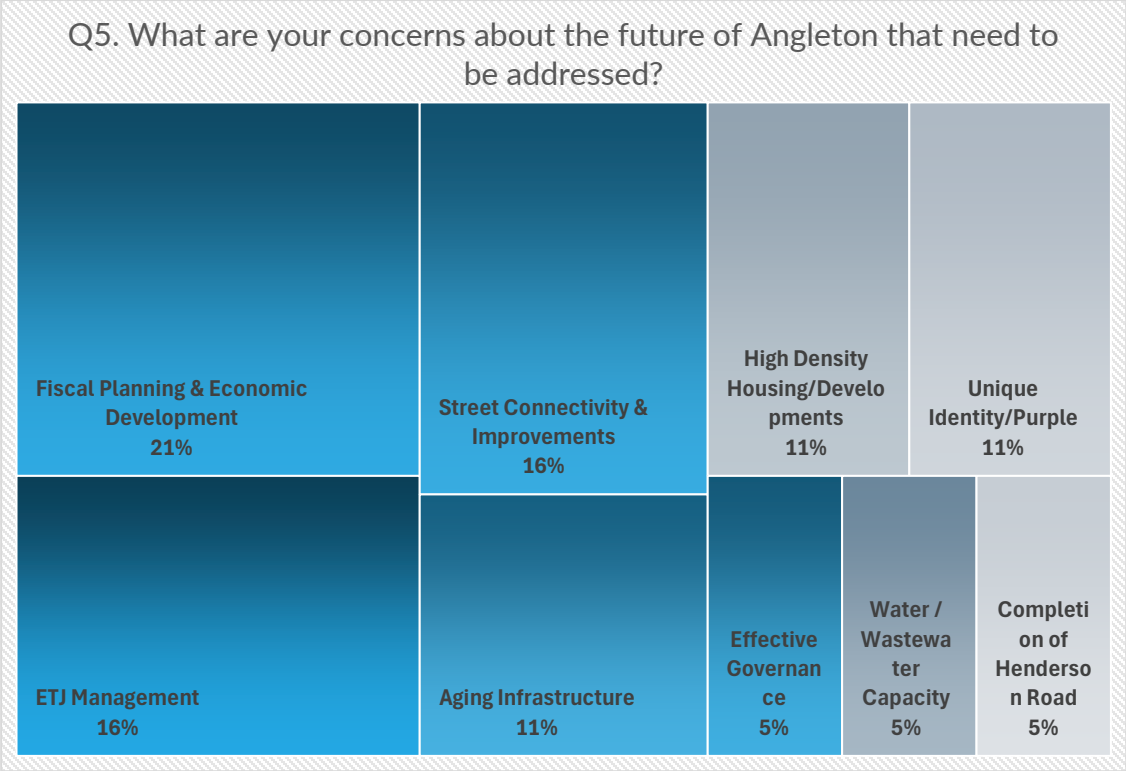



The top priorities include local sales tax growth (18%), infrastructure improvements, and economic development opportunities (14%). This highlights a strong focus on economic sustainability, where increasing local revenue and improving infrastructure are seen as critical to supporting services and future growth.

Other recurring themes include improved connectivity, ETJ (extraterritorial jurisdiction) planning, and industrial/commercial corridor development (9%), reflecting interest in regional growth coordination and transportation efficiency, as well as the desire to attract and support business and industry in strategic locations.

Other concerns such as water availability, budget management, quality of life and safety, and the potential of expanded rail lines point to long-term planning strategy that balances growth with resource availability, fiscal responsibility, and resident well-being.

## Concerns

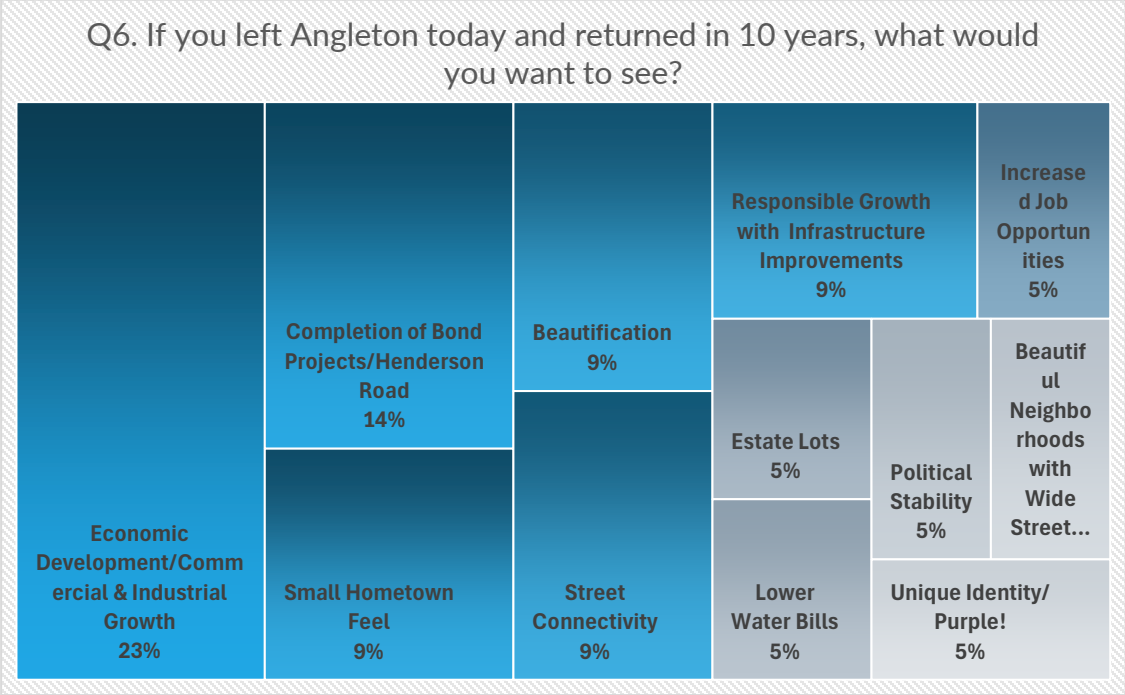



The top priorities include fiscal planning and economic development (21%), ETJ management (16%), and street connectivity and improvements (16%). This reflects a strong community emphasis on financial sustainability, job creation, and the need for a well-connected transportation network to support future growth and mobility, in the City as well as the ETJ.

Additional concerns such as aging infrastructure and high-density housing/developments point to an awareness of urban development pressures and the importance of maintaining or upgrading existing infrastructure while managing population growth. The mention of “unique identity/purple” suggests a desire among residents to reinforce community pride by preserving and enhancing the City's distinctiveness.

Other responses, such as effective governance, water/wastewater capacity, and the completion of Henderson Road—signal the need for responsive collaborative leadership, utility planning for future growth, and the completion of key transportation projects.

## Vision




The top priority identified by respondents is economic development and commercial/industrial growth (23%), indicating a strong community desire for increased investment, job creation, and a more robust local economy. This aligns closely with other responses such as increased job opportunities and responsible growth with infrastructure improvements (14%), suggesting that residents want to see sustainable development that supports both the economy and quality of life.

The completion of bond projects and Henderson Road (14%) is another priority, reflecting a concern for follow-through on public commitments.

At the same time, several responses highlight a desire to preserve Angleton's small hometown feel (9%) and enhance beautification and community aesthetics (9%). Responses regarding beautiful neighborhoods, estate lots, and unique identity ("Purple!") show that residents value not only growth but also the preservation of character and visual appeal.

Smaller but meaningful priorities such as lower water bills, political stability, and street connectivity point to practical concerns about affordability, governance, and life quality.

**Open Discussion**

Additional input from the subsequent open discussion is summarized below.

- Guidance on the process
  - Take a holistic approach by considering all aspects of the City to inform and guide the Comprehensive Plan Update.
  - Engage and collaborate with the Comprehensive Plan Advisory Committee (CPAC), recognizing the value of their input, guidance, and available resources throughout the process.
  - Consider the numerous changes that have occurred since the 2005 Comprehensive Plan, including the development of new hospitals, parks, and road infrastructure. These shifts contributed to the 2005 Plan becoming outdated within a decade of its adoption.
  - Prioritize the development of a forward-thinking and practical plan that will remain relevant and be actively used in guiding future decisions for the City.
- Priorities
  - Support for large-lot development as a preferred land use pattern.
  - Opposition to Public Improvement Districts (PIDs) as a funding or development mechanism.
  - Emphasis on attracting more industrial development to create increased employment opportunities within the area.
- Concern
  - De-annexations and opt-outs within the City's Extra-Territorial Jurisdiction (ETJ), and impact on long-term planning and service provision.

Attachment A: Mentimeter Results

*All reasonable efforts have been made to ensure confidentiality, and personally identifiable information has been edited as deemed necessary*

# GLO RCP Comprehensive Plan Update

Angleton



4

# How long have you called this city home or owned property here?

46 yrs

30 years

15+ years

11 years

50 years



5

# What do you like most about Angleton?

Sense of community Small town feel Safety

The small town feel and the citizens that make it up.

Still a town with a small town feel. Close to jobs.

small town, sense of community saftey

Small town, know your neighbors, supportive community. One High School town; open space. Low crime.



5

# What do you think the City is lacking?

Industrial businesses for diverse tax base and jobs.

Economic Devlopment. Beautification with certain parts of town.

A larger rec center. Infrastructure improvement. An industrial tax base to draw from.

Diversity of home selection.; bigger lots needed. Connectivity of current streets.

Understanding of city government, future planning to help preserve our community, economic opportunities

Water supply other than BWA.

Improved roads and drainage.

Diversity of home selection.; bigger lots needed. Connectivity of current streets. Water supply other than BWA. Industrial businesses for diverse tax base and jobs.



6

# What do you think the City is lacking?

Improved roads and drainage.



6

# Looking into the future, what opportunities should the City focus on?

Less residential PID developments.

Develop open land in major arterial roads for commercial and industrial development.

Repair infrastructure, improve connectivity, economic development,

Utilizing opportunities with expanded rail lines. SH35, FM523 and SH228/SH288B corridor is prime for industrial development.

Encourage sales tax growth with less dependency on property tax.

Partnership with companies that produce a tangible benefit. (jobs, tax revenue, community benefit)

Secure ETJ areas around the city.

Roads and drainage. Keeping quality of life and safe community.



6

# Looking into the future, what opportunities should the City focus on?

Infrastructure improvements in the older parts of the City. Agree about PID's - fewer. Economic development opportunities. Shop Local campaign. Keep sales tax here.

Economic Devlopment , encourage sales tax growth for improvements and Connectivity between town

ETJ, Water , Development, Budget



6

# What are your concerns about the future of Angleton that need to be addressed?

ETJ Management!

Water and wastewater

Minimize high density developments

Aging infrastructure

ETJ, revenue, budget, infrastructure, economic development

Connectivity of streets, and corresponding drainage.

Effective governance

Fiscal budget planning

ETJ's - Tex Legislature and what we can possibly do now. Aging infrastructure and how we pay for it.



6

# What are your concerns about the future of Angleton that need to be addressed?

high density housing

Budget constraints. Be who we are and not worrying about being someone else.

ETJ ,economic development, budget

Purple!

Henderson Rd complete. Karr road connected to Tigner Rd.



6

# If you left Angleton today and returned in 10 years, what would you want to see?

Purple!

Estate lots and thriving independent commercial development.

Henderson Road

Beautification

Beautiful neighborhoods with wide streets and sidewalks. Commercial/industrial areas.

Connect Karr Rd to Tigner Rd

The projects we have bonds for completed .

More Economic Development, Still Maintain small town feel! Beautification.



6

# If you left Angleton today and returned in 10 years, what would you want to see?

Same hometown feel, a place my children want to raise their children, more industry, increase job opportunity, economic development, connectivity, repairs

complete bonded projects

Political stability

Responsible growth with managed infrastructure improvements.

Lower water bills.



6

# CITY COUNCIL
# WORK SESSION 1

**May 27, 2025**

# Agenda

1. Team Introductions
2. Background
   * Planning History in Angleton
   * GLO RCP Grant and Tasks
3. Comprehensive Plan
   * Purpose
   * Planning Steps
   * Components
   * Report Contents
   * Why Now?
   * Surrounding Cities
4. Process and Schedule
5. Public Engagement
6. Next Steps
7. City Council Input
   * Polling Exercise
   * Discussion

# Team Introductions

**Mindi Snyder**
Client Services

**Lata Krishnarao**
Project Manager

**Krishna Radhakrishnan**
Planning/GIS

**Steve Spillette (CDS)**
Housing/Economic Analysis

**Scott Williams, CBI**
SAFEbuilt

ARDURRA

**City Council**

**Planning & Zoning Commission**

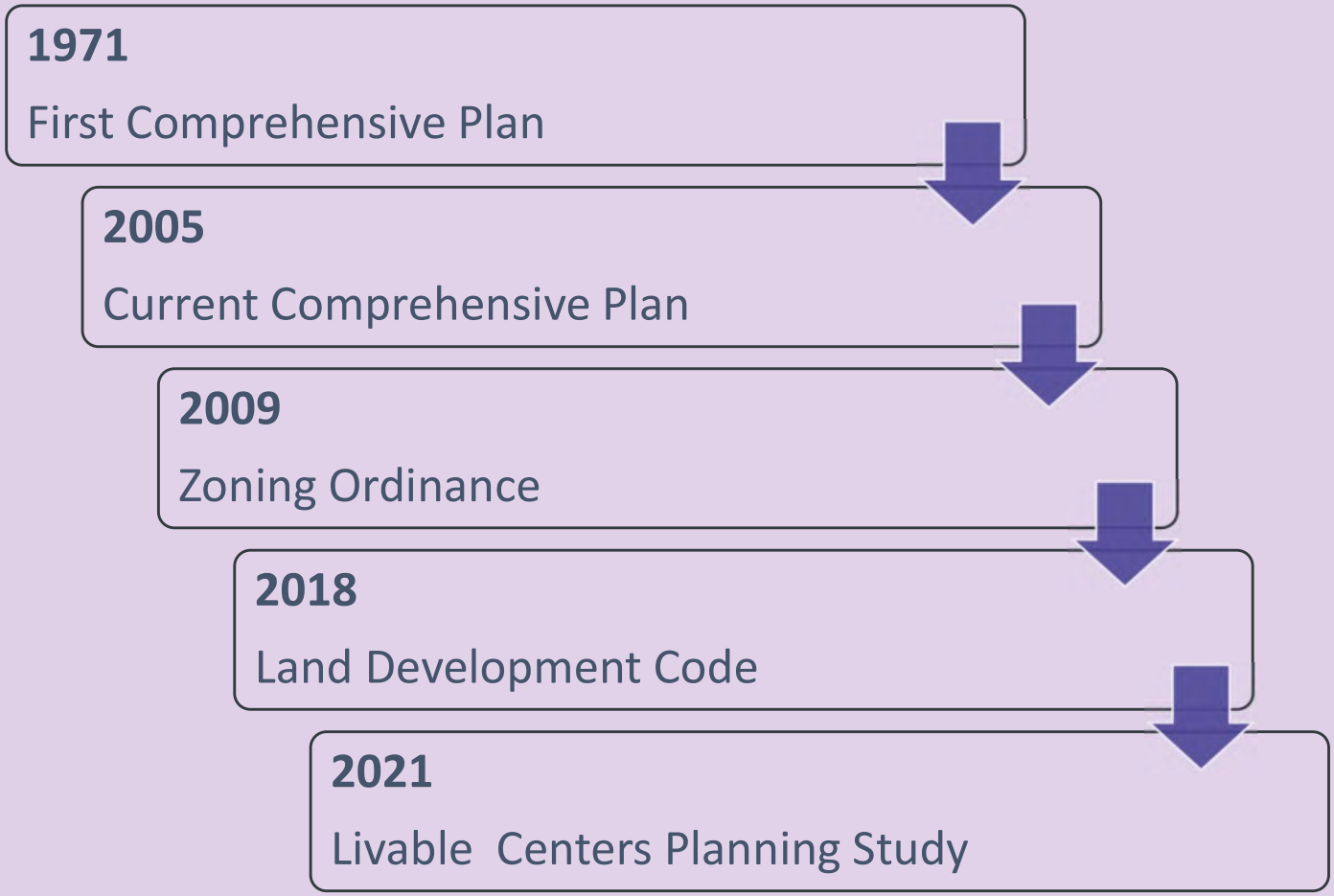
**Comprehensive Plan Advisory Committee (CPAC)** (TBD)

**Otis Spriggs,** Dir. Development Services

**City Staff**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Planning History in Angleton



1. Formulate a forward-looking Comprehensive Plan that integrates hazard mitigation

2. Amend the Zoning Ordinance and Land Development Code

3. Update the  Building Codes

## GLO RCP Grant and Tasks

# Purpose

- **Texas Local Government Code**
  Sec. 211.004 – Required for zoning

  **Vision or City & ETJ** - **Long-range** plan to guide physical & economic development over the next 10-20 years

  Action-oriented, practical **implementation** strategy

  **Foundation f**or future regulations (zoning, others)

  **Enhance** decision-making, **financial planning**, **and policy development**

  **Asset and infrastructure** management, service delivery, and programming

- *Where does the community want to be in next 5, 10, 20 years?*
- *What will the city look like if it takes no action now? Will that be in line with the community's vision?*
- *What road map will help the community reach its vision?*

## Planning Steps

**Create a Vision** – A description of what the community wants based on input from all members of the community – **VISIONING PROCESS**

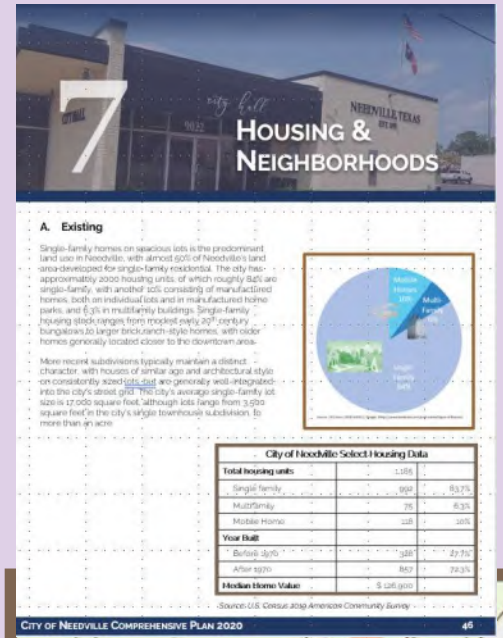
**Prepare a Plan** – Develop a plan to achieve the vision. Plan includes goals, objectives, policies, strategies, programs, market conditions, etc. This plan is called – **COMPREHENSIVE PLAN, LAND USE PLAN**

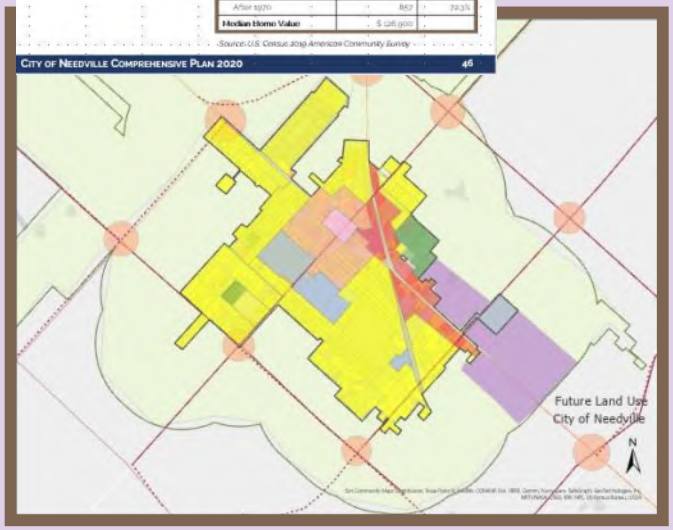
**Implement the Plan** – Formulate strategies to make the plan happen. The primary tools to implement the plan are **ZONING, SUBDIVISION REGULATIONS, OTHER CODES & REQUIREMENTS, FUNDING**

**Monitor and Evaluate the Plan** – Formulate measures, evaluate effectiveness, results, and impacts. **STAFF, CITIZENS, CITY OFFICIALS, STAKEHOLDERS**


History
Sense of Place
Connectivity Mobility
Open space/ Recreation
Others
Tourism
Arts & Culture
Housing & Neighborhoods
Economy
Resiliency & Sustainabilty
Land Use and Community Services
Visual Quality
Infrastructure
Vibrant Downtown
WELCOME HOME
Angleton
Where The Heart Is ...

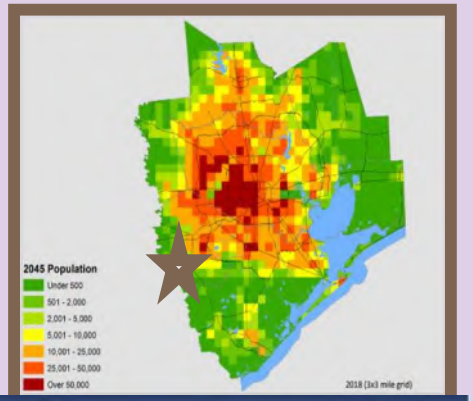
## Components




## Elements

Text
Maps
Graphics
Tables
Illustrations







## Report Contents



2005 → 2025



## Why Now?

**Change** is inevitable and rapid growth in the region

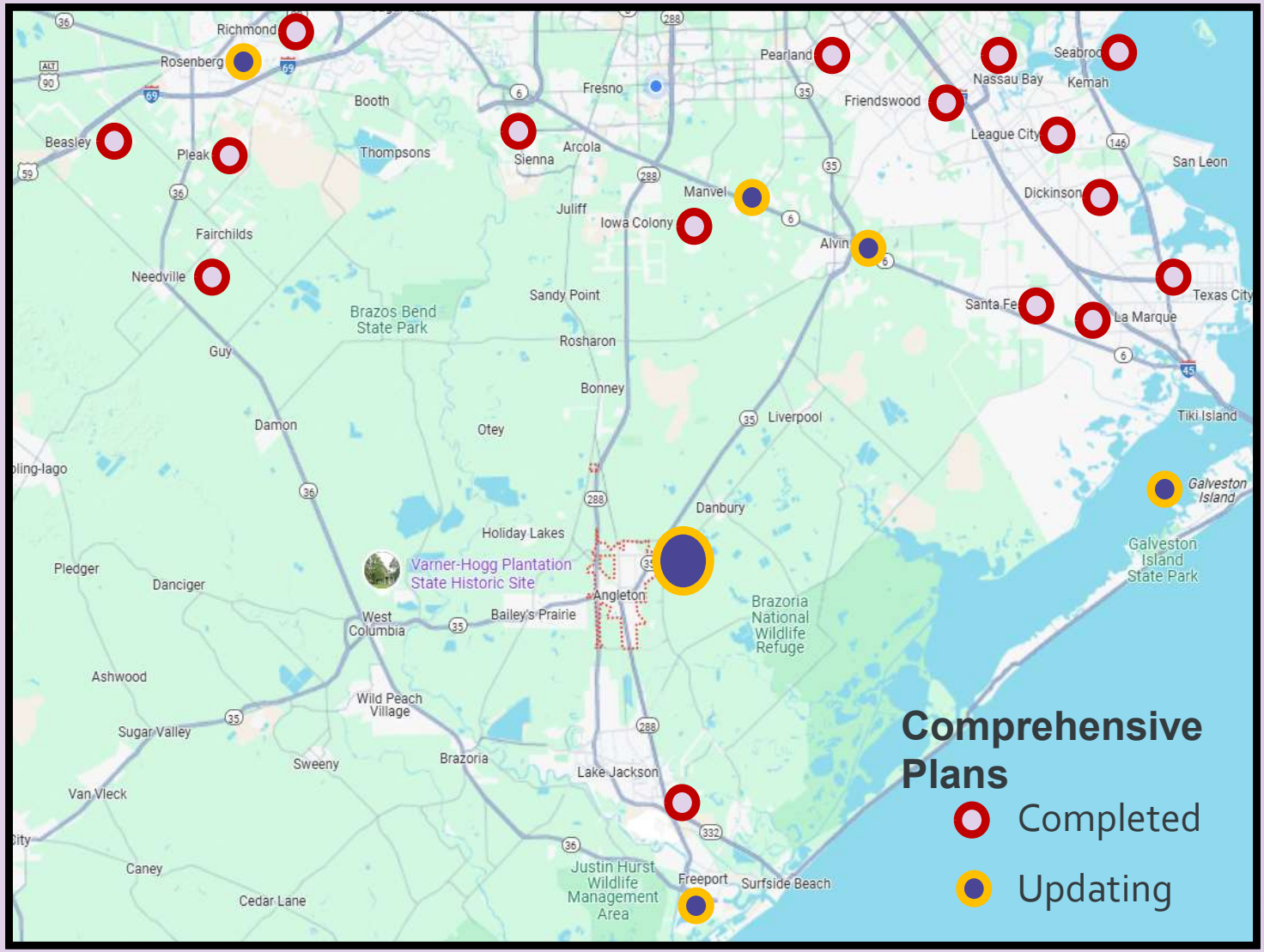
Communities can create their **desired future**

Available **vacant land**

**Outdated regulations**

Vulnerability to **hazards**

**Funding** for plan preparation




# Surrounding Cities

# Process and Schedule

COMPREHENSIVE PLAN UPDATE (1-18 MONTHS)

**Mobilization** (Months 1-3)
Kick-Off, Work Session with CC

**Current City** (Months 3-5)
Current Conditions, Findings

**Visioning** (Months 3-6)
Community Vision & Guiding Principles

**Future City** (Months 7-10)
Draft Recommendations

**Draft Plan & Implementation** (Months 10-13)
Draft Plan

**Finalization & Adoption** (Months 14-18)
Work Session, Public Hearing, Final Report

- City Council
- Planning & Zoning
- Focus Groups
- Stakeholder
- Questionnaire
- CPAC Meeting
- Townhall Meeting

Building Code Updates (Months 10-18)

Zoning Ord./LDC Amend. (Months 18-28)

# Meet people where they are, how they want!

- Group - Charettes/group chat
- Townhall meetings
- One-on-one - interviews
- CPAC
- City Council
- Townhall meetings
- City events, pop up meetings
- Printed materials
- Digital methods
- Social media
- Online community engagement platforms











## Public Engagement

## Next Steps

- Summarize the results from today's exercise and feedback
- Finalize the work plan & schedule
- Comprehensive Plan Advisory Committee (CPAC)
- Community Engagement
  - *Website*
  - *Online Questionnaire*
  - *Stakeholder/focus groups*
- Data collection, research and findings

# Polling Exercise Questions for 5/27/25

(Phone/Computer based. Responses will be anonymous)

**Residency** - How long have you called Angleton home or owned property here?

**Strengths** - What do you like most about Angleton?

**Areas of Improvement** - What do you think the city is lacking?

**Opportunities** - Looking into the future, what opportunities should the City focus on?

**Threats** - What are your concerns about the future of Angleton that need to be addressed?

**Vision** - If you left Angleton today and returned in 10 years, what would you want to see?

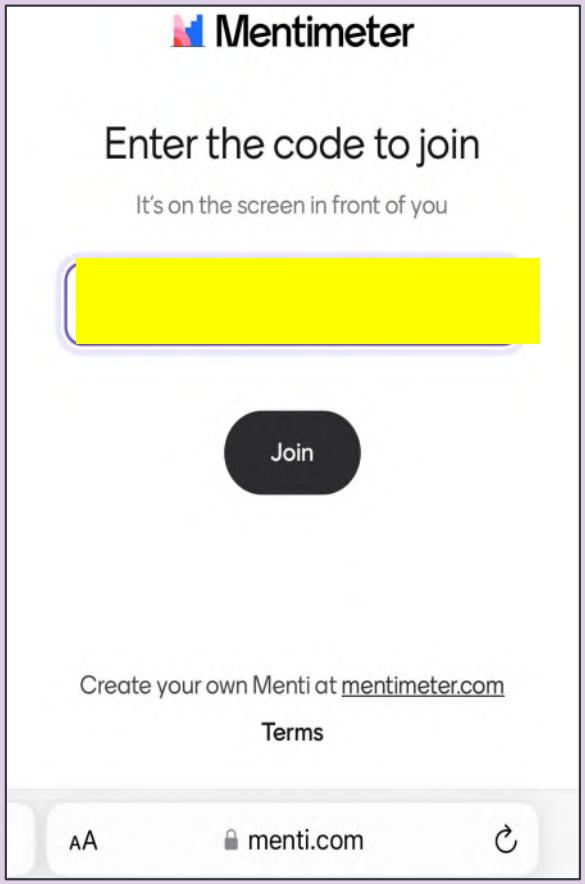
**City Council Input**

# How to access this poll?

Open the internet browser on the laptop (Edge, Google Chrome etc.)

Type **www.menti.com**

Enter the code (8 digits)




**Phone/computer based Activity for 5/27/25**

**City Council Input**

## Once you gain access:

All participants should wait for the presenter to change the slide.

Content slide – First slide is for informational purpose. Participants do not have to do anything when the content slide appears.

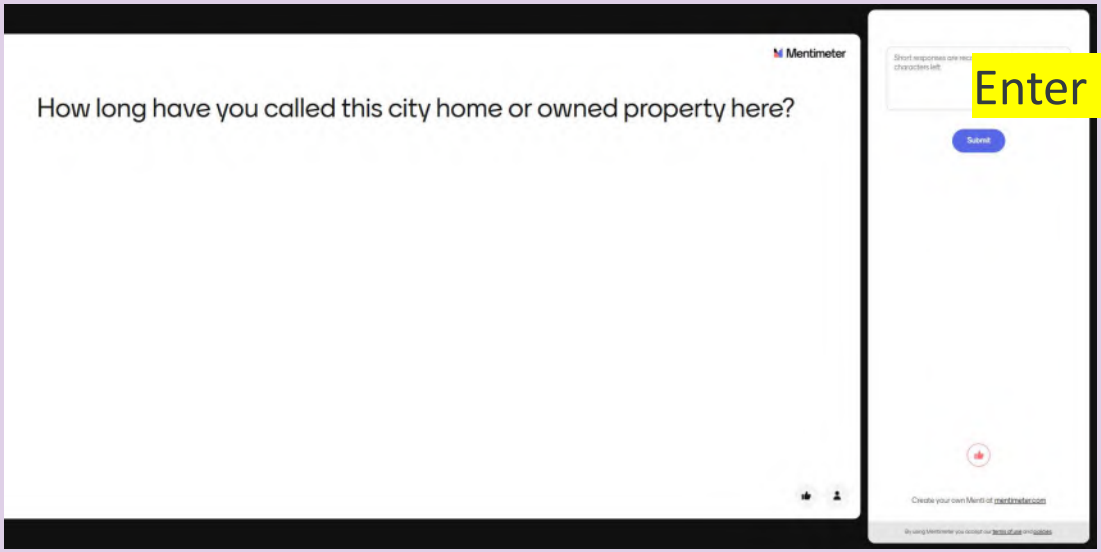
Question slides –Participants' responses will appear on the screen.

Unless the presenter changes the slide, participants will not be able to access the next question.

Participants will not be able to go back to the previous question if they hit "Next Question" .

Do not hit "back" button or close the screen.

**City Council Input**




Enter response here

# City Council Input

- After entering your first response hit “Submit”.
- To enter another response, type your response in the same box, and hit “Submit”. You can enter as many response as you want.
- Until all responses are entered , do not click “Next question”.
- You will not be able to go back to the question, once you hit “Next question”.
- Please wait for the presenter's prompt.

## Other thoughts?

- Strengths
- Weaknesses
- Opportunities
- Threats
- Vision
- Others

## Discussion

## 14.3.2 City Council Update March 10, 2026

### Summary of Input

#### Overview

On March 10, 2025, the City Council was provided with an update on the three tasks of the planning project funded by the Texas General Land Office's Resilient Communities Program. Ardurra, in coordination with City staff, Comprehensive Plan Advisory Committee (CPAC) Chair Tara Munson Sartin, and CPAC Vice-Chair Denese Jackson, presented an overview of the project tasks and ongoing efforts. A summary of the update and City Council input are included below.

1. Comprehensive Plan Update
    a. The City Council was updated on the current status of the project and provided an overview of the community engagement, existing conditions, draft vision, guiding principles and goals, objectives, and strategies for specific areas.
        i. City Council input
        - Data Source - Add sources for demographic and income data, including American Community Survey (ACS) and Census data.
        - Hotel Development - Evaluate the feasibility of hotel development in Angleton by analyzing visitor patterns (such as sports tournaments and events) and identifying current lodging leakage to nearby areas like Lake Jackson. Identify priority sites—particularly within mixed-use, walkable centers—and coordinate with economic development partners to attract hotel developers, while also assessing how Hotel Occupancy Tax (HOT) revenues can support tourism and lodging initiatives.
        - Industrial Development - Consider strategies to organically grow and retain industrial development, recognizing that it may be difficult to attract large multi-national firms. Angleton previously had a stronger industrial base, but much of it has been lost. The city is now feeling the effects of that decline. Only a few industrial employers remain in the City.
        - Mobility Plan - Update the Mobility Plan since the 2025 Mobility Plan was not followed in some cases, as homes have been built on land designated for future thoroughfares and roadways.
        - Extra Territorial Jurisdiction (ETJ) area - Address what could happen if the state removes ETJs, and identify the city's ability and available mechanisms to influence growth and development in the ETJ.
        - Show all planned future annexations on the map, including Austin Colony, with dates identified per the SPA.
        - Reconcile City Council and CPAC priorities where they align or differ.
        - Clarify that this meeting was not a work session.
        - Schedule a meeting with the Mayor/others to get input.
2. Zoning Ordinance & Land Development Code Update
    a. As part of the kickoff scope, work plan, schedule, and concerns received from the community events were presented to the City Council.

**Commented [KK1]:** Is this development agreement?

DRAFT

3. Building Code Updates
    a. As part of the kickoff, scope, work plan, schedule, need for an update, and a comparison with surrounding cities were presented to the City Council to seek direction on the code version to be adopted.
        i. City Council input
        - Prepare a comparison of the 2015, 2018, and 2021 building code versions.
        - Identify local amendments through the stakeholder engagement process.

## Photos of the Meeting





DRAFT

# CITY COUNCIL MEETING

## GLO RCP Project

**March 10, 2026**

# Presentation Outline

## GLO RCP Project

- Scope

## GLO RCP Building Codes Update

- Work Schedule
- Adopted Codes - Surrounding Communities
- Benefits
- Concerns & Priorities
- City Council Directive
- Next Steps

## GLO RCP Comprehensive Plan Update

(Includes Zoning Ordinance/LDC Update)

- Status & Work Schedule
- City Council Input - May 27, 2025
- Alignment of City Council and CPAC Priorities
- Existing Conditions
- Community Engagement Summary
- Community Concerns - Top 10
- Draft Vision Statement
- Themes, Draft Guiding Principles
- Draft Goals, Objectives, Strategies
- Next Steps
- City Council Input

*Attachment: Goals, Objectives, and Strategies*

GLO RCP Project

THE HEART OF BRAZORIA COUNTY ANGLETON

# Scope

## Funding

- **100% funded** by General Land Office, Resilient Communities Program Grant (GLO RCP)

## Schedule (GLO Requirements)

| | **Milestone 1** May 2025 (Month 1) | **Milestone 2** Jun 2025-Jan 2026 (Months 2-9) | **Milestone 3** Feb 2026-Aug 2026 (Months 10-16) | **Milestone 4** Sep 2026 -July 2027 (Months 17-27) | **Milestone 5** Aug 2027 (Month 28) |
|---|---|---|---|---|---|
| **GRANT AWARD & PROCUREMENT** | | | | | |
| **COMPREHENSIVE PLAN UPDATE** | | | | | |
| **BUILDING CODE UPDATE UPDATES** | | | | | |
| **ZONING & LAND DEVELOPMENT CODE UPDATE** | | | | | |
| **GRANT CLOSE-OUT** | | | | | |

**GLO RCP Project**

THE HEART OF BRAZORIA COUNTY ANGLETON

# CITY COUNCIL MEETING

## GLO RCP Building Codes Update

**March 10, 2026**

## Building Code Updates

Develop, adopt, & implement building codes that foster a greater degree of resiliency by meeting or exceeding the IRC 2012

# GLO RCP Building Codes Update

THE HEART OF BRAZORIA COUNTY ANGLETON

# Work Schedule

**Purpose -** Develop, adopt, & implement-building codes that foster a greater degree of resiliency by meeting or exceeding the IRC 2012

## Kick-off

February 2026 – April 2026

Work Plan, Community Engagement, CC Work Session, AC/others*

## Findings & Draft Amendments

May 2026 – June 2026

Findings, Analysis, AC Meeting 2, Stakeholder Interviews, Draft Amendments

## Finalization & Adoption

July 2026 – October 2026

CC Work Session, Stake Holder Input, Public Hearing, Adoption

## Community Input

- City Council Work Session
- Advisory Committee (AC) - 2 Meetings
- Website initialization*
- Online questionnaire*
- Community notices*
- Stakeholder interviews

** Maybe combined with Zoning Ordinance and LDC code update. Advisory Committee (AC) to be determined by the city .*

**GLO RCP Building Codes Update**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Surrounding Communities

| Angleton | 2015 |
|---|---|
| • Alvin | 2024 |
| • Pearland | 2021 |
| • Manvel | 2021 |
| • Katy | 2021 |
| • Pattison | 2021 |
| • Lake Jackson | 2018 |
| • Rosenberg | 2018 |
| • Brookshire | 2018 |
| • Brazoria County - | Single-family<br>• No building codes<br>• County's flood plain requirement<br>• No fire codes<br>Multi-family and non-residential<br>* 2018 Fire Codes |
| • State of Texas | 2018 (For Windstorm certification that is required in Angleton) |

**GLO RCP Building Codes Update**

# Benefits of Code Updates

- Enhanced Insurance & ISO Rating Benefits
- Stronger Positioning For Grant Funding (E.g., BRIC)
- Higher Life Safety Standards
- Adaptive Reuse Flexibility
- Longer Lasting Housing Stock
- Improved Neighborhood Stability
- Accessibility Provisions (ADA/Aging)
- Stronger Resilience to Natural Hazards
- Improved Energy Efficiency
- Reduced Legal & Liability Risk
- Builder & Contractor Benefits
- Alignment with Regional & Neighboring Cities
- Standardized & Efficient Permit Procedures

**GLO RCP Building Codes Update**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Concerns & Priorities

## What has been heard so far from the Community*

- Updated **Fire** Codes (Safety)
- Property **Maintenance** Codes & Enforcement (Neighborhood Preservation)
- **Exterior** Maintenance & Façade Standards (Maintenance)
- Flexible **Rehabilitation** & Safety Standards for Aging Buildings
- Higher Quality & **Durable** Materials (New Housing Quality)
- Flooding & Storm **Resilience** Standards (Disasters)
- Safety, Comfort, & **Accessibility** Codes (Seniors And ADA)
- Flexible **Rehabilitation**/Adaptive **Reuse** (Downtown Reinvestment)
- **Energy Efficient** Fixtures & Sustainability Standards (Low Energy Costs)
- Permit Review & Inspection **Predictability** (Efficient Processes)
- Staff Input (Building Inspection/Fire Marshal)

**Community Questionnaire, Focus Groups Meetings, Interviews, Community Events*

**GLO RCP Building Codes Update**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Next Steps – Council Input

- Council directive
- Finalize the work plan & schedule
- Initialize website, online questionnaire, and stakeholder interviews
- Advisory Committee (BOA/P & Z)
- Data collection, research and findings
- Code version & local amendments
- Others

## GLO RCP Building Codes Update

THE HEART OF BRAZORIA COUNTY ANGLETON

# GLO RCP Building Codes Update

## City Council Directive

# CITY COUNCIL MEETING

## GLO RCP Comprehensive Plan

(Includes Zoning Ordinance/LDC Update)

**March 10, 2026**

# Status & Work Schedule*

Website Activation, Newsletter, Media, Online Forums, Interactive Map, Questionnaire

## Mobilization ✓

- Work program
- Work session with City Council
- CPAC – 1*

## Current City ✓

- Stakeholder interviews*
- Listening sessions*
- Findings & analysis*
- Draft summary of current conditions

## Visioning & Future City →

- Summary of findings
- CPAC – 2
- Community Event
- CPAC – 3 (city tour)
- Draft Recommendations
- Work session with City Council

## Draft Plan & Implementation Strategy →

- Draft plan
- Implementation strategy
- CPAC – 4
- Final draft
- Work session with City Council & other boards
- Public hearing & adoption
- Final report

## Finalization Adoption

- Final draft
- Work session with City Council & other boards
- Public hearing & adoption
- Final report

*Concurrent Zoning & Land Development Code Update activities Led by P & Z Commission

## GLO RCP Comprehensive Plan

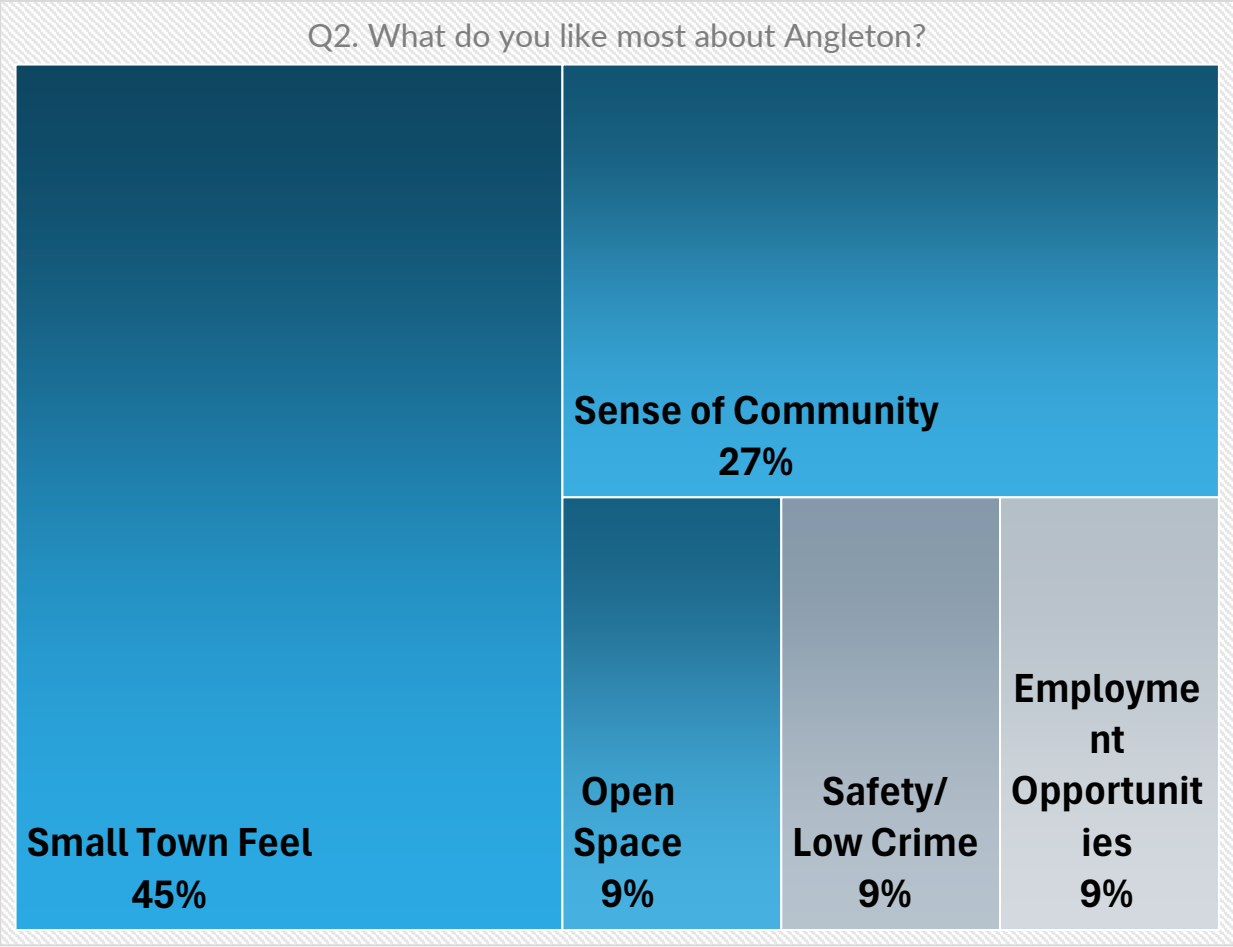






THE HEART OF BRAZORIA COUNTY ANGLETON

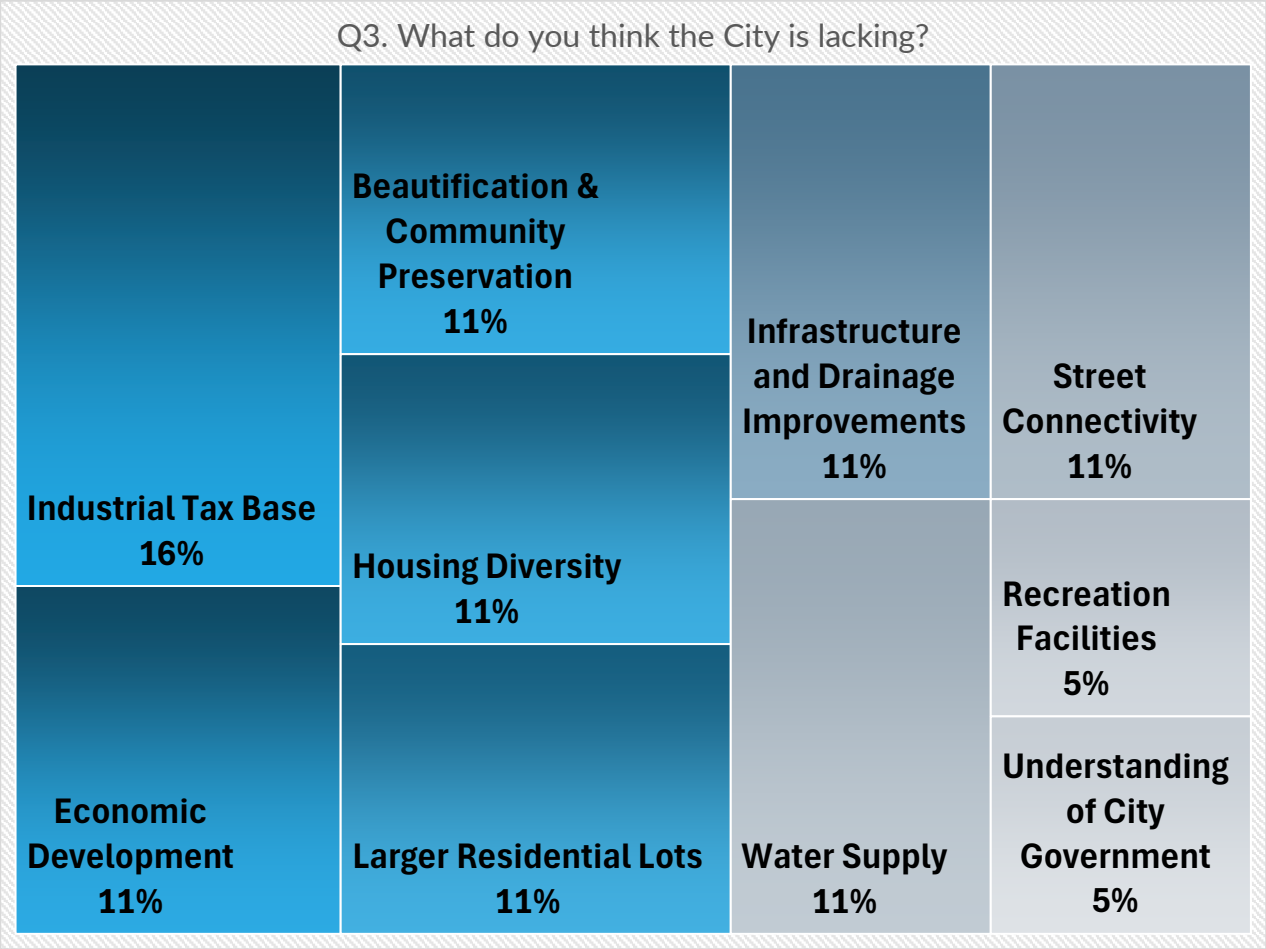
## Council Input Presented to CPAC




# GLO RCP Comprehensive Plan

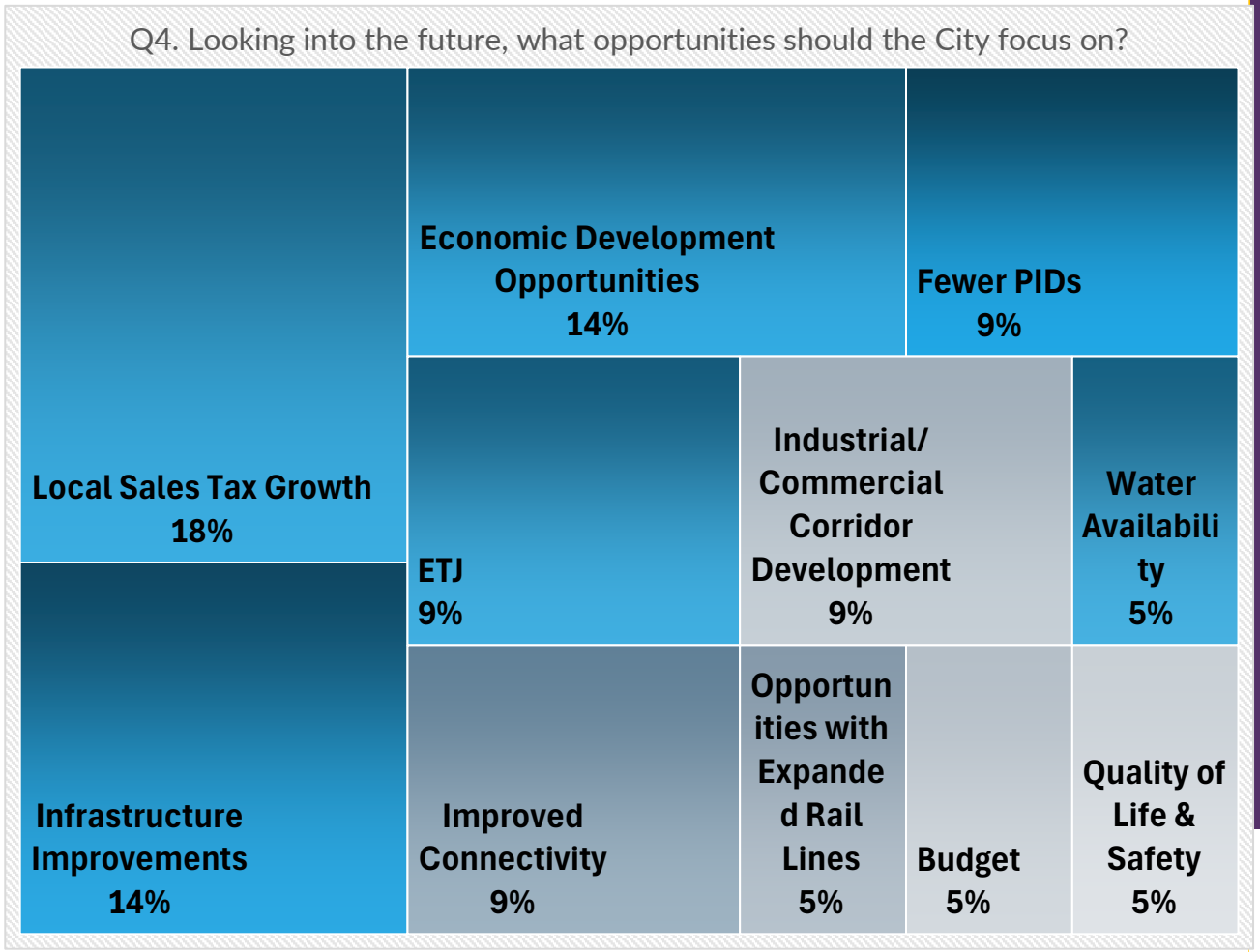
THE HEART OF BRAZORIA COUNTY
ANGLETON

## Council Input Presented to CPAC




# GLO RCP Comprehensive Plan

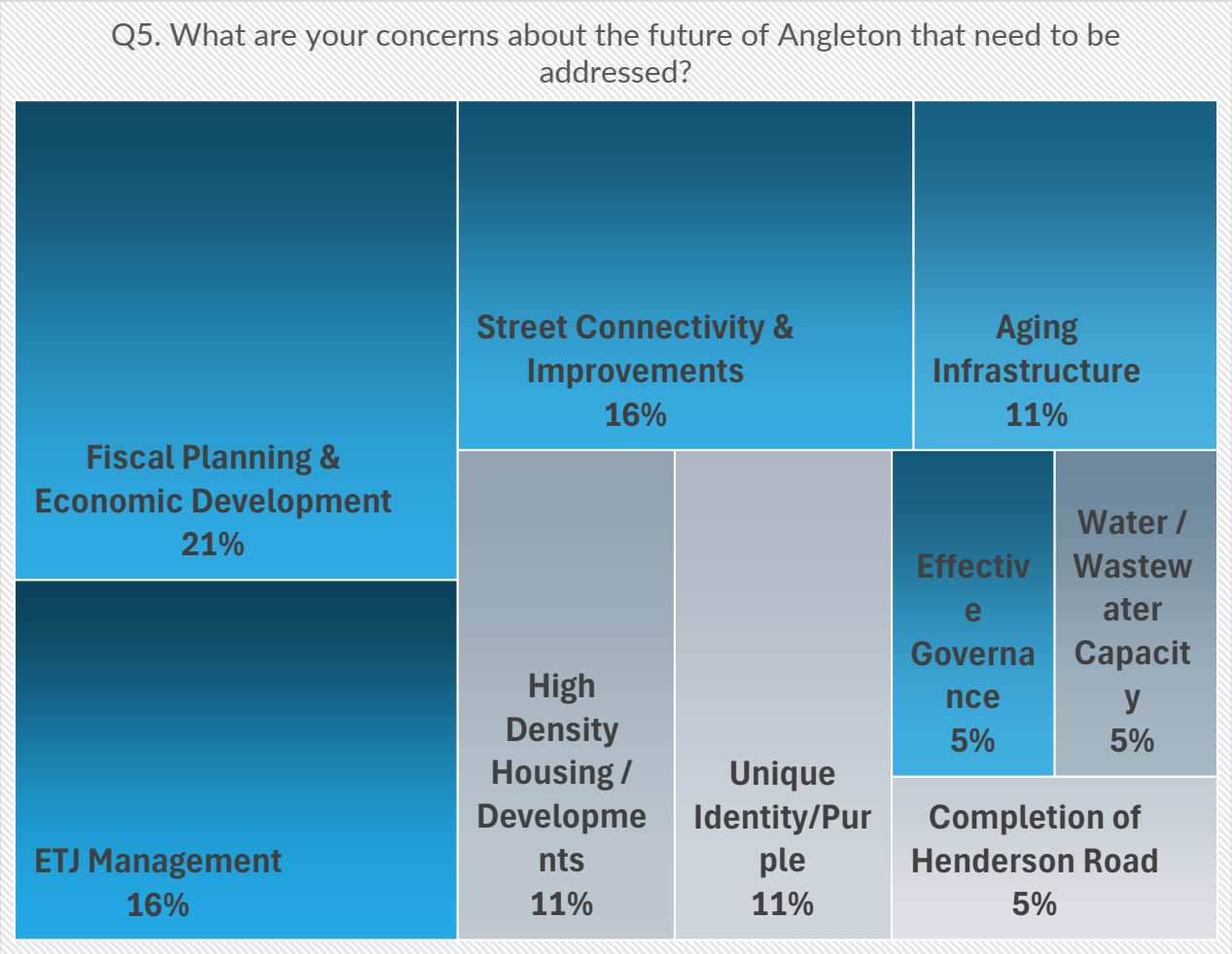
## Council Input Presented to CPAC




# GLO RCP Comprehensive Plan

# City Council Input - May 27, 2025

## Council Input Presented to CPAC

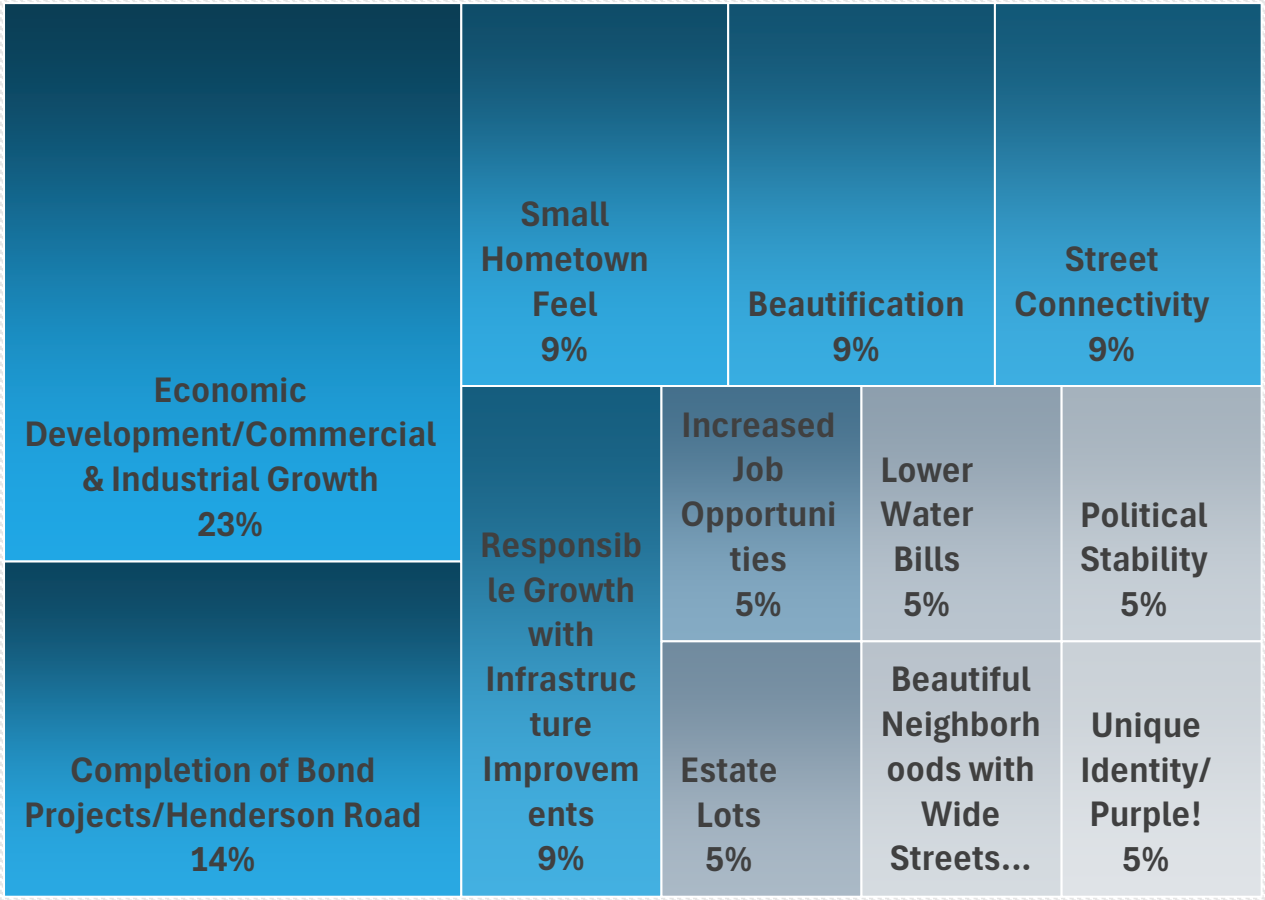



## GLO RCP Comprehensive Plan

THE HEART OF BRAZORIA COUNTY ANGLETON

## Council Input Presented to CPAC

Q6. If you left Angleton today and returned in 10 years, what would you want to see?




# GLO RCP Comprehensive Plan

THE HEART OF BRAZORIA COUNTY ANGLETON

# City Council Input - May 27, 2025
## Priorities/Goals

### Strengthen Economic Development & Industrial Growth

- Commercial & industrial dev.
- Local job opportunities
- Tax base & local sales tax revenue
- Long-term fiscal sustainability
- Business attraction & economic investment

### Infrastructure planning & management

- Streets & overall transportation connectivity
- Drainage infrastructure
- Water & wastewater capacity
- Key projects, including Henderson Rd.
- Infrastructure investment to support responsible growth

### Preserve Small-Town Character & Community Identity

- Small-town feel & sense of community
- Neighborhood character as growth occurs
- Beautification & attractive public spaces
- City's unique identity ("Purple")
- Future development with distinctiveness

### Plan Responsibly for Growth in the City & ETJ

- Thoughtful & well-managed development
- Large lot residential development
- Coordinate planning within the ETJ
- High-density housing concerns
- Infrastructure capacity & long-term service planning

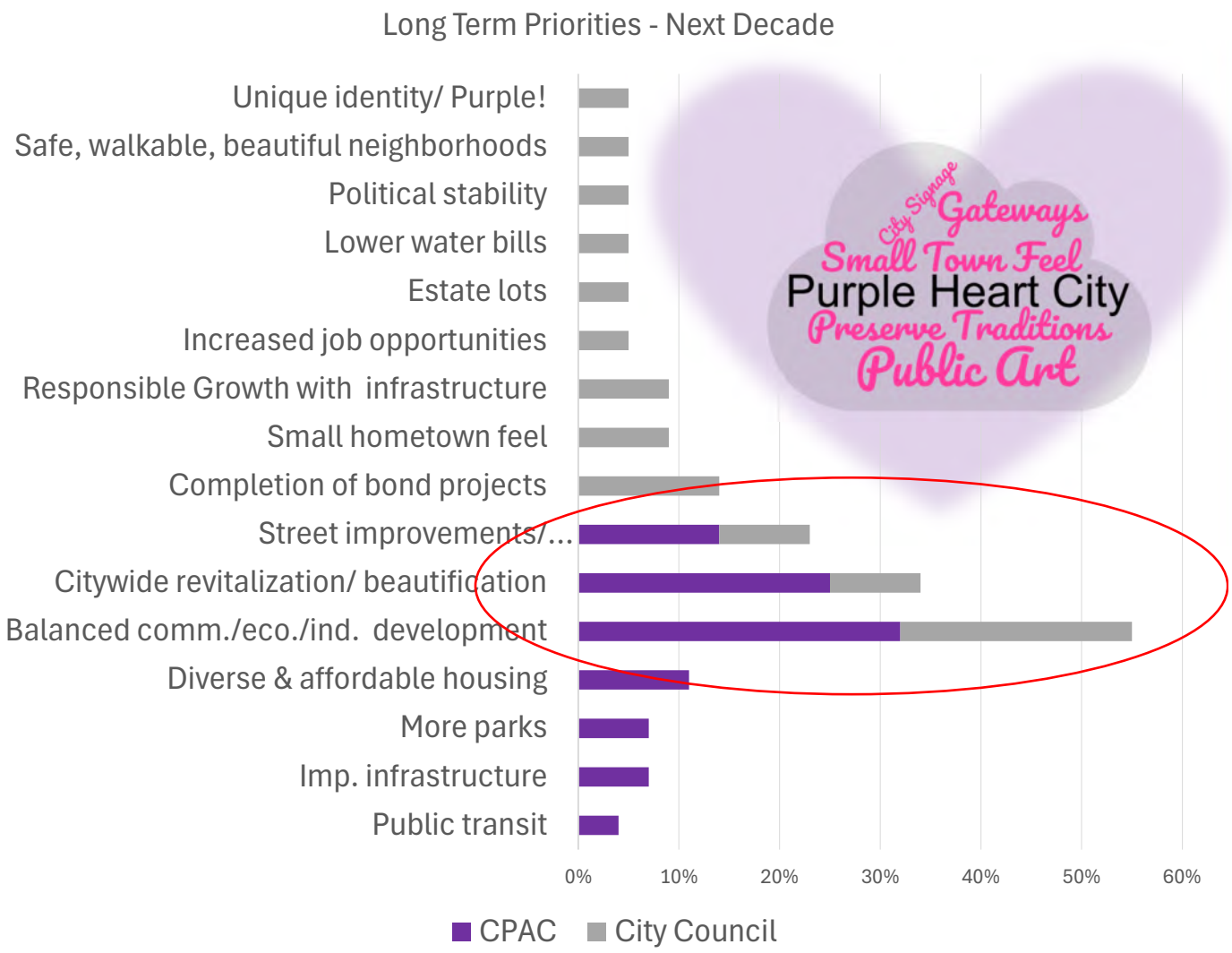
### Promote Fiscal Responsibility & Effective Governance

- Transparent & responsive leadership
- Practical, forward-looking Plan
- Sound fiscal planning & budget management
- Promised bond projects
- Public trust through responsible financial stewardship

## GLO RCP Comprehensive Plan

THE HEART OF BRAZORIA COUNTY ANGLETON

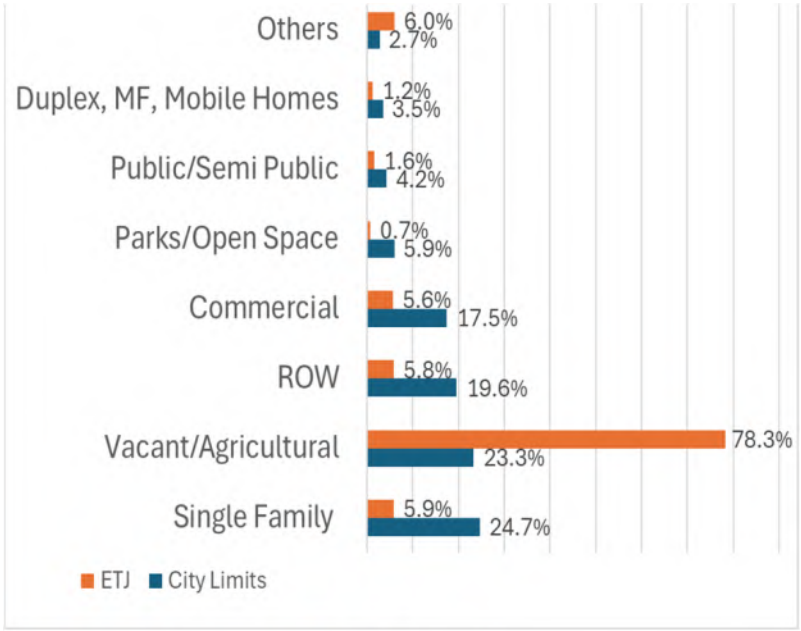
# Alignment of City Council and CPAC Priorities

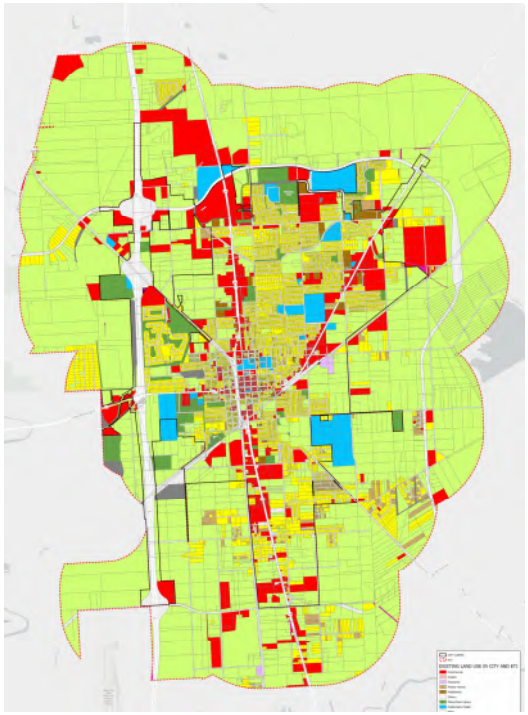



## GLO RCP Comprehensive Plan

THE HEART OF BRAZORIA COUNTY ANGLETON

# Existing Conditions - Land Uses






**Origins**
Platted in 1895; Traditional street grid;
Grew around the railroad depot



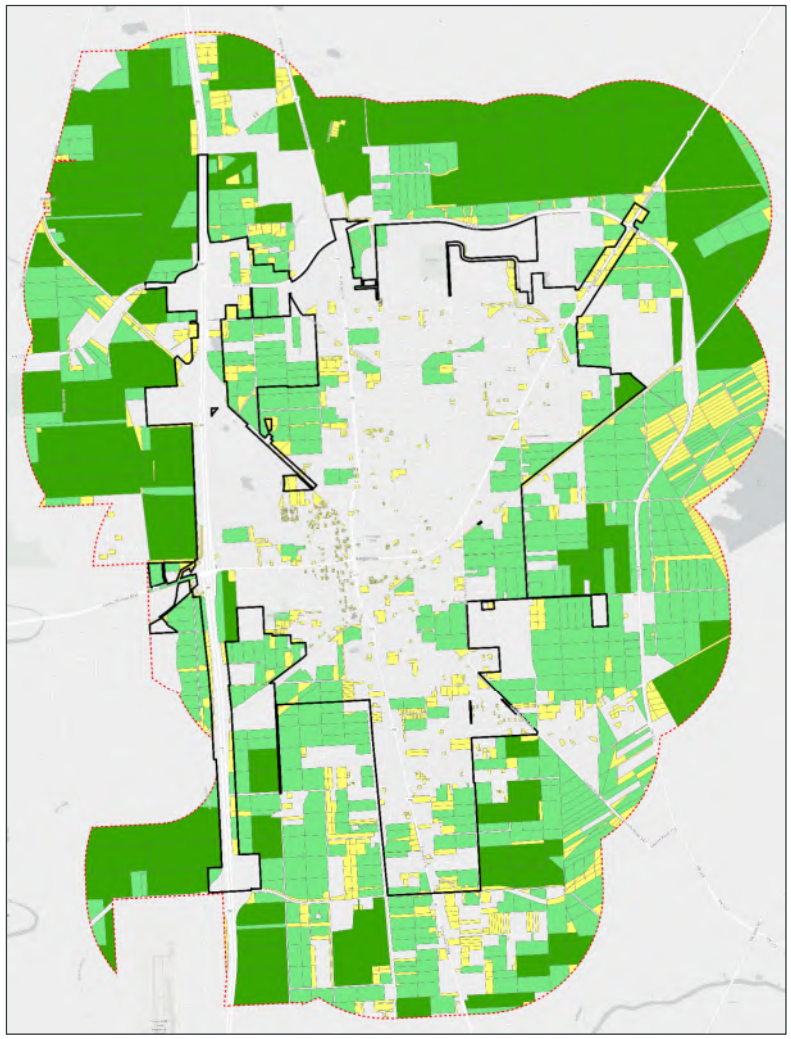

## GLO RCP Comprehensive Plan

THE HEART OF BRAZORIA COUNTY
ANGLETON

# Existing Conditions - Vacant /Developable Land

- 23 % - City Limits (1800 of 7700 acres)
- 78% - ETJ (12500 of 16,000 acres)

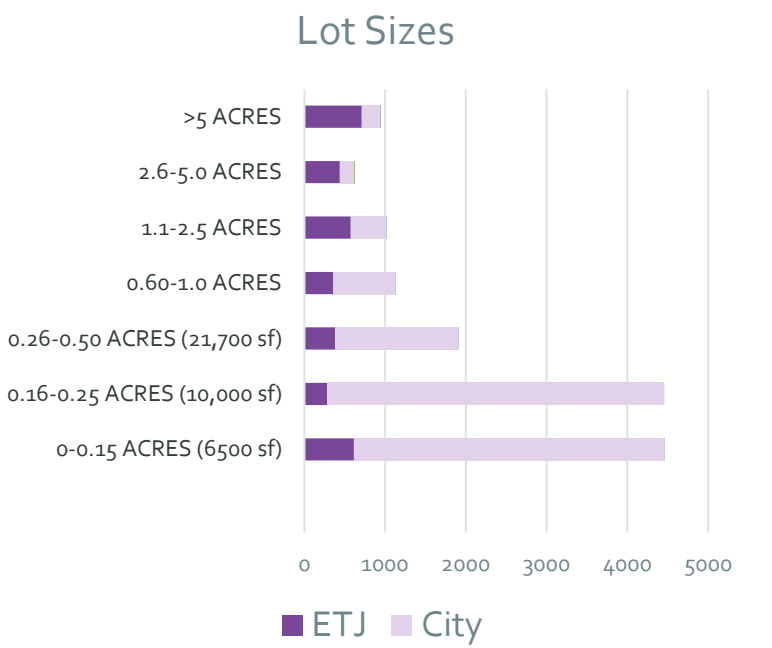
Considering current trends, most likely to be developed as commercial along the corridors and as residential elsewhere

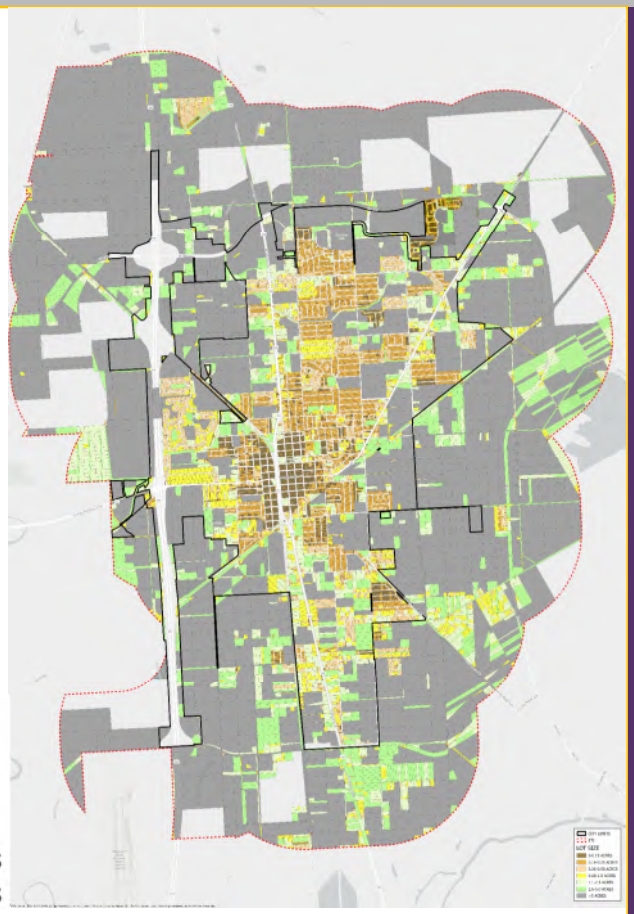



GLO RCP Comprehensive Plan

THE HEART OF BRAZORIA COUNTY ANGLETON

# Existing Conditions - Lots Sizes & Occupancy




## GLO RCP Comprehensive Plan

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# Existing Conditions - Housing

- **8358 – Total units**
- **7600 - Occupied units (92%)**

- **54%** Housing units were built prior to 1980
- **61%-31%** Owner-renter split (total occupied 92%)
- **45%** Owned homes with no mortgage
- **18%** Households face a housing cost burden (>30% of income spent on housing)
  - 13% Owner households
  - 30% Renter households
  - Burden is highest for younger owners (24%) and older renters (53%)

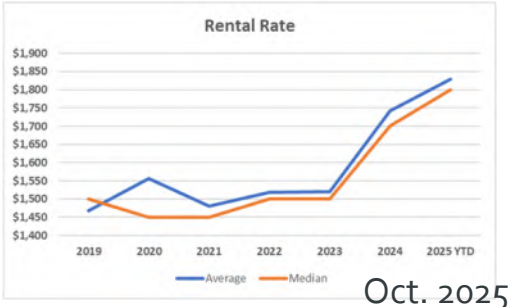
## Rental & Multi Family (2+ and MH)

- **2,174- Non-single** family ( 26%)
- **1,122** - Apartment units (3+ Units - 13%)
- **2,600** - Renting households
- **90%+** Apartment occupancy Steady rent growth (especially 2 BR
- Spiking rates for single family rentals

## Single Family Housing

- **6184** – Detached Single-Family Homes (74%)
- Sales topping **450** since 2022 (6-7% of Angleton's housing stock)
- Steady prices since 2022
- Median days on market -40 since 2023



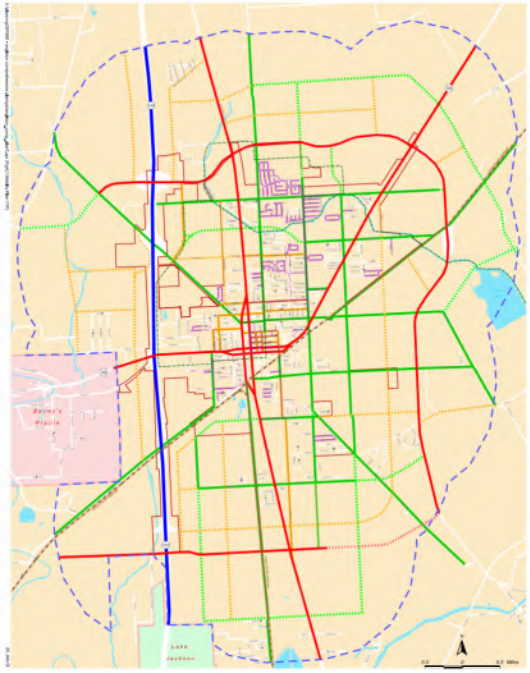

Oct. 2025

**GLO RCP Comprehensive Plan**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Existing Conditions - Mobility

## 2005 Comprehensive Plan – Mobility Plan




## Brazoria County Major Thoroughfare Plan (2020)

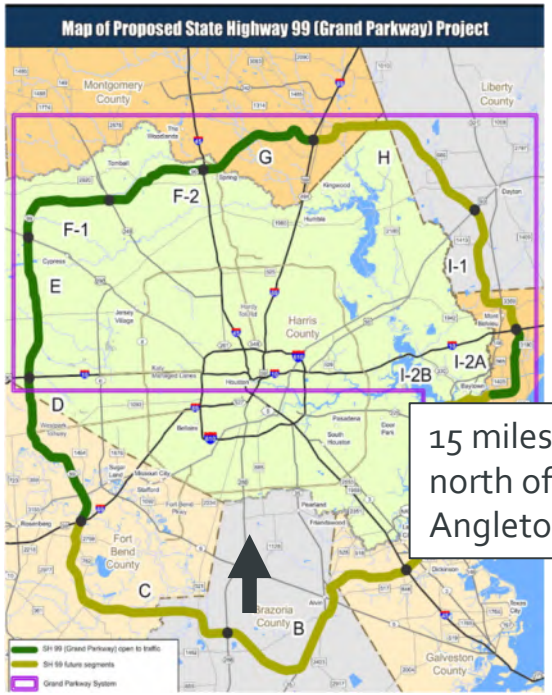



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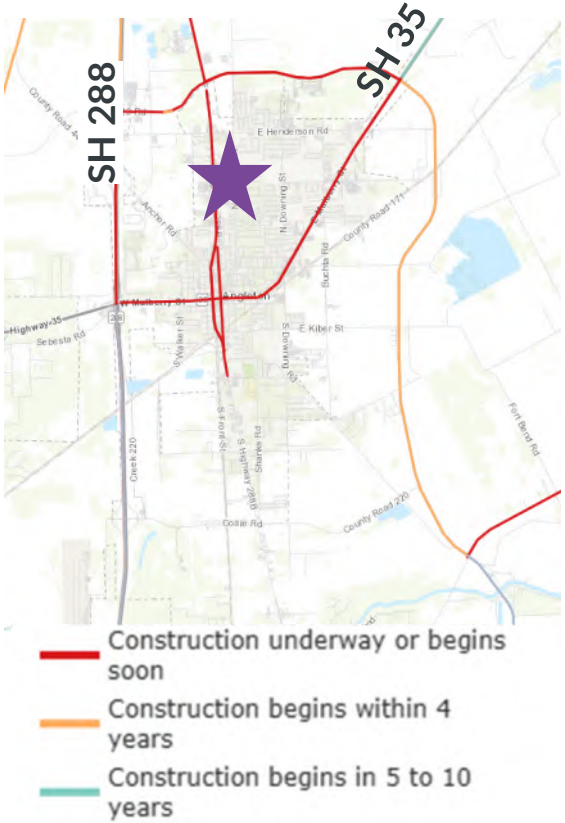
# Existing Conditions - Mobility

## SH 99 Grand Parkway – Segments B and C




- 54 miles of 4-lane, toll road connecting IH-45 in League City to US-59/IH-69 in Sugar Land
- Environmentally approved
- Segment B construction -2026

## TXDOT Improvements




- SH 35 – restoration
- SH 288 Landscape & scenic enhancements

Source HGAC

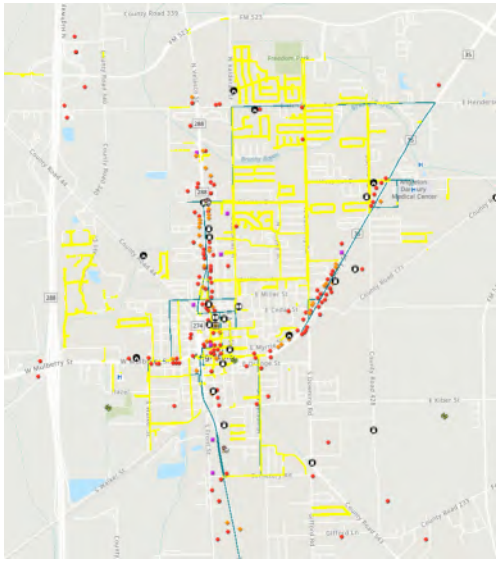
## GLO RCP Comprehensive Plan

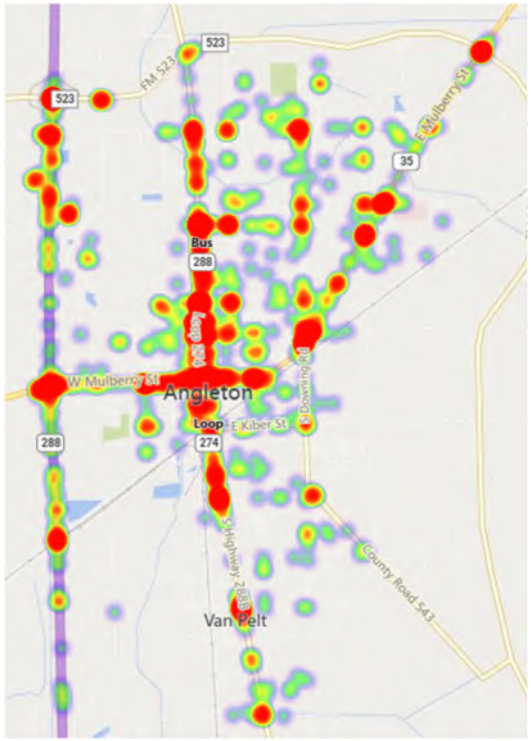
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# Existing Conditions - Mobility

## Crash Analysis

- 2084 crashes between 2020 - 25
- 23 fatal crashes
- Slight decline from 2024 to 2025
- Critical hot spots






## Multimodal Connectivity

- Ped/bike destinations
- Discontinuous sidewalks
- No regional bikeways
- Public transit (blue lines) exists but lacks inter city connectivity
-

## GLO RCP Comprehensive Plan

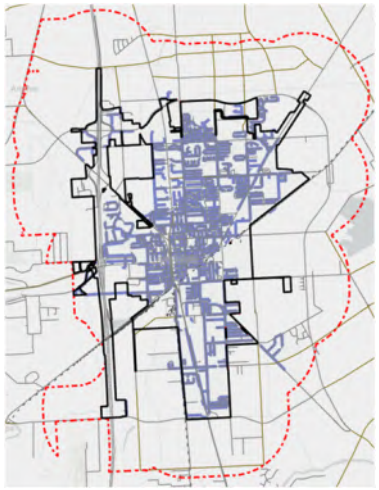
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# Existing Conditions - Water, Wastewater, Stormwater and Floo



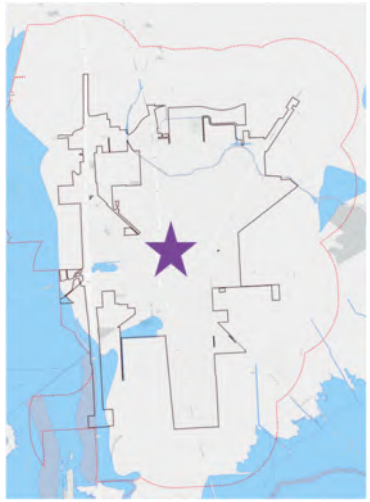
**Water**

- 4 water plants & 123.9 miles water mains
- Master Plan for future



**Wastewater**

- 1 WWTF
- 47 lift stations
- 134.5 miles wastewater pipes
- Master Plan for future



**Flooding**

- Majority of the City outside floodplains
- Detention - mix of private & regional
- Atlas-14 may increase flood risk in some areas

- Aging Infrastructure – 1950s

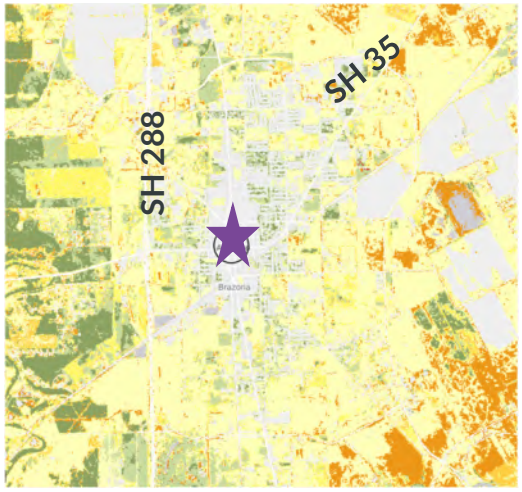
## GLO RCP Comprehensive Plan

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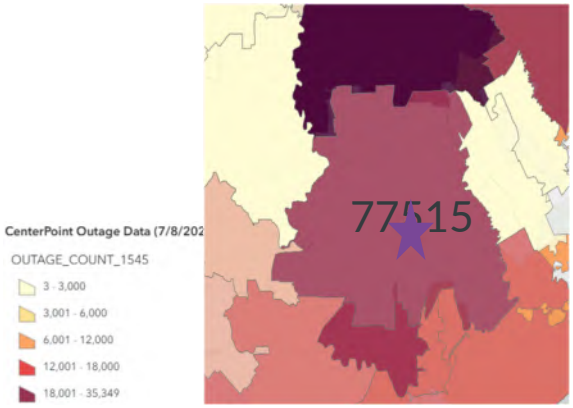
# Existing Conditions - Resiliency and Sustainability

Risks
- Evacuation Route
- Subsidence
- Detention/stormwater management
- Wildfire risk

Damage
- Post Beryl Assessment
- FEMA Assistance-$4.5 Mi.
- Power Outage:1,802 Customers




High wildfire risk (orange areas)




CenterPoint Outage Data




Properties at risk from heat

Source – HGAC

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# Existing Conditions - Demographic Characteristics

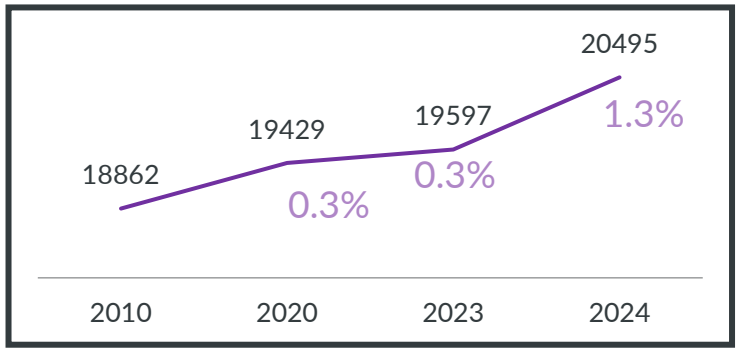
| Parameter | City of Angleton | Brazoria County |
|---|---|---|
| Median age | 36.5 | 36.5 |
| Population. 65+ | 18% | 13% |
| Population 46-64 | 28% | 32% |
| Hispanic or Latino | 31% | 31% |
| Diversity Index | 58% | 68% |
| Education | Some level of higher education - 54.4%<br>Technical/associates degree – 34.1% | Some level of higher education - 64.4%<br>Technical/associates degree – 32.3% |
| Median household size | 2.5, 29% have children<18 years, 33% is two-person households | 2.8 persons |
| Median household income (annual) | $84,000, 42% earns>$100,000 | $95,000 |

## GLO RCP Comprehensive Plan

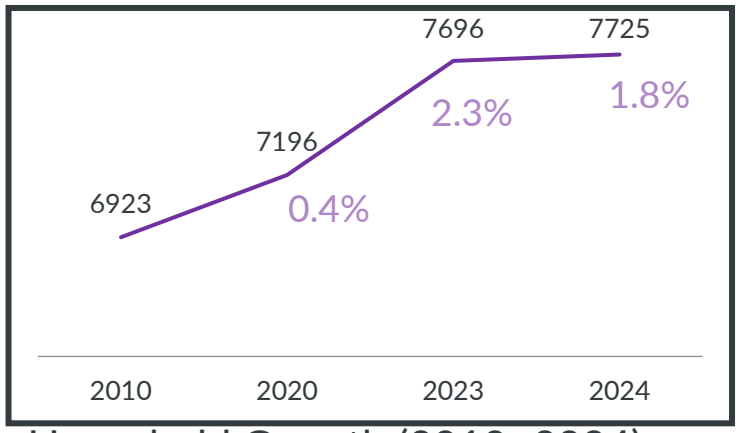
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# Existing Conditions - Growth

- Recent population growth has been slow and steady
- Household growth at a higher rate than population growth. Newer families are moving in




Population Growth (2010–2024)



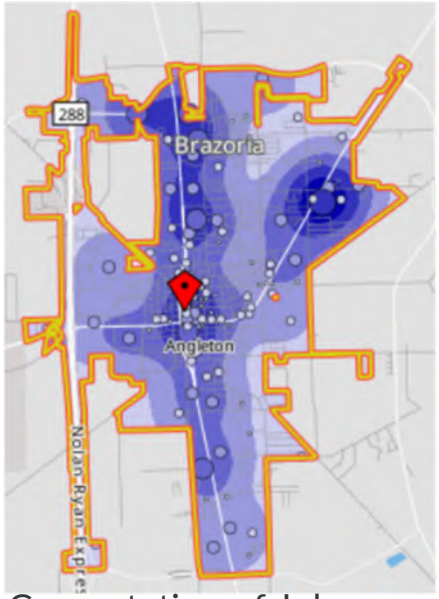

Household Growth (2010–2024)

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# Existing Conditions - Economy and Jobs

- Jobs concentrated along the Velasco St. corridor and at UTMB on SH 35
- Brazoria County added nearly 14,000 jobs (2020 and 2024, (12.3% increase)
- Top industries in Angleton by employment – Healthcare, Retail, Accommodation & Food Services
- Office - Over 400,000 SF, 95% occupied, majority built prior to 1990; Lease rates above $24.00 since mid-2023
- Industrial - 660,000 SF; 95% occupied, over 20% built since 2010; Lease rates up nearly $2.00 since 2020, to $9.50
- **Positive absorption** (occupied space vs. vacancy)



Concertation of Jobs

UTMB Health Angleton Danbury Campus
Major employer in Angleton, 62 staffed bed

## GLO RCP Comprehensive Plan

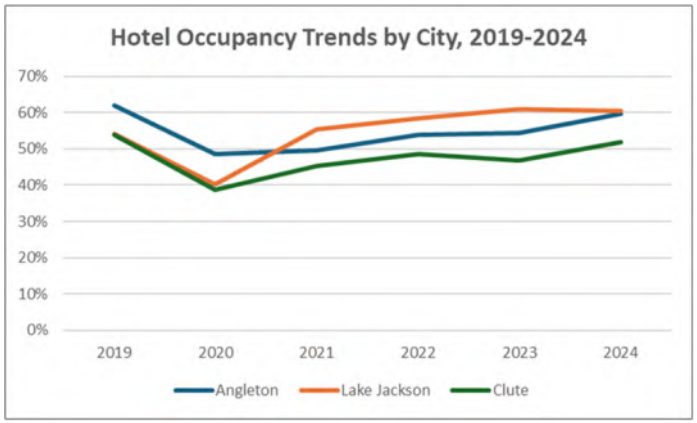
THE HEART OF BRAZORIA COUNTY ANGLETON

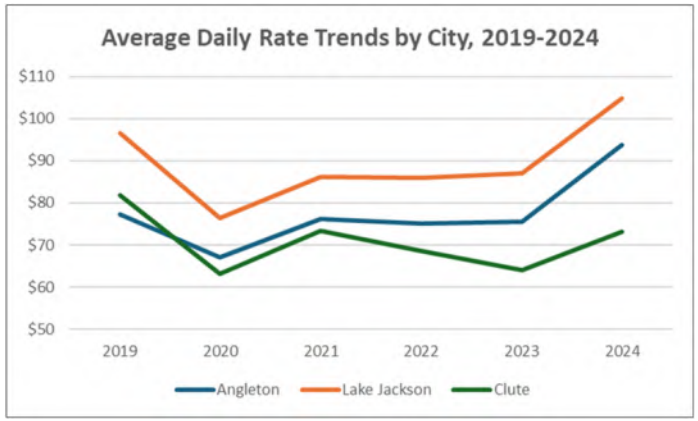
# Existing Conditions - Hotels and Lodging

- Five hotels, 210 keys
- Rates > $90 in 2024, rising faster than in nearby cities
- Occupancy recovering to pre-2020 levels




Hotels in the City Limits




## GLO RCP Comprehensive Plan

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# Existing Conditions – Preliminary Code Analysis & Issues

## Analysis Criteria

- Conformance to Texas Local Government Code
- Application Process Improvement
- Improvements to Code Content
  Written Language Clarification; User-Friendly Format
- Requirements
- Comprehensive Plan compliance

## Key Issues

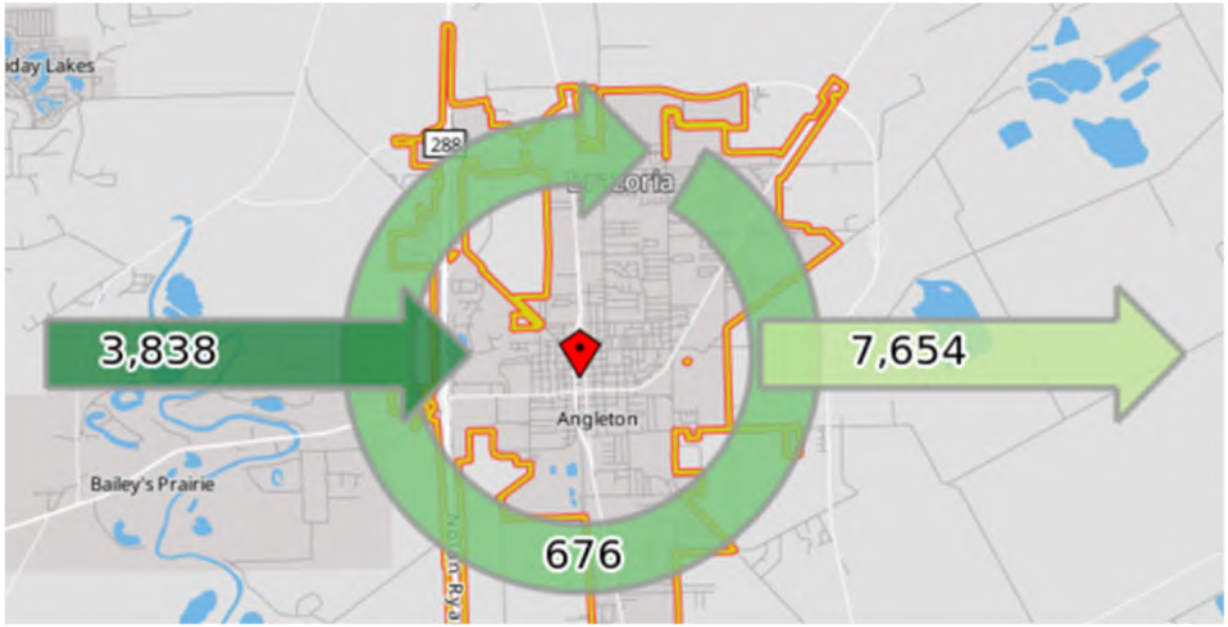
- Fragmented Requirements (Land Development Code, Zoning Ordinance, and City Code)
- Unclear Applicability of LDC (ETJ vs. City Limits)
- Unclear Standards & Requirements
- Ambiguity in Permitting Agencies & Sequencing
- Outdated Subdivision Standards
- No Template for Development Agreements
- Outdated and Insufficient Signage Regulations
- Lack of Appropriate Development/Design Standards

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# Existing Conditions - Location of Jobs

- 92% of Angleton employed residents commute out of the city
- 85% of those employed in Angleton commute into the city
- Less than 700 Angleton residents are employed within the city limits

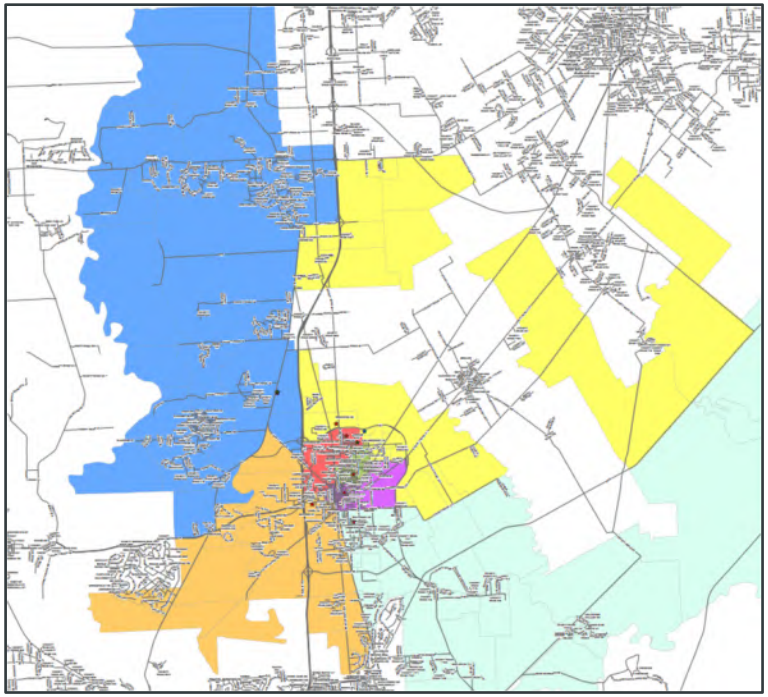



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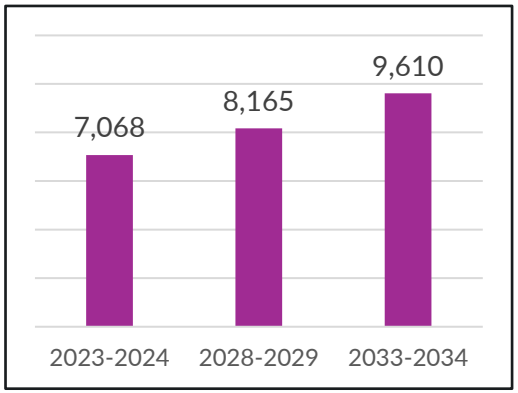
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# Existing Conditions - Angleton Independent School District

- 16 active subdivisions with 735 lots (2024)
- An additional 19 subdivisions with 12,000 lots
- Most significant enrollment increase in 3rd-6th grade in 2023
- Projected enrollment in next 10 years - 2,500 +




District Zoning




## GLO RCP Comprehensive Plan

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# Community Engagement Summary

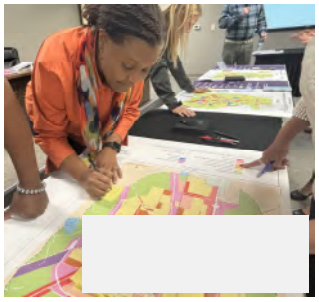
## City Council

- 5/27/25 Work Session 1
- 3/10/26 Work Session 2

## CPAC – 17 Members

- 7/31/25 Kick off
- 10/15/25 Findings
- 1/14/26 Bus Tour
- April TBD Draft





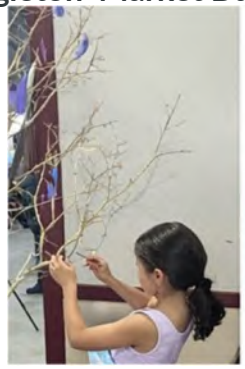


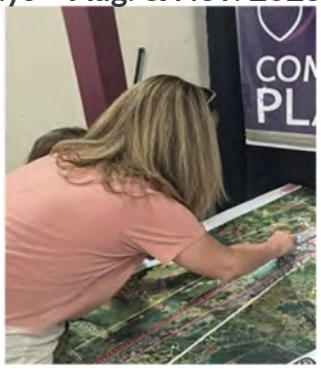


Heart of Christmas – Dec. 2025

Angleton Market Days – Aug. & Nov. 2025







# GLO RCP Comprehensive Plan

**Community voices shape better plans!**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Community Engagement Summary

| Stakeholder Interviews/ Focus Groups – 7 | Website, Questionnaire Interactive Map Inside Angleton, E-mails, Facebook blasts |
|---|---|
| *Aug. 2025–Feb.2026* | *Aug. 2025* |

**106 + Survey Responses 16,000 + Data Points**

(As of 02/26/25)

## GLO RCP Comprehensive Plan

### Focus Groups

City Council Members, City Leadership, HOAs, Developers, TxDOT, Gulf Coast Transit District, Nonprofit & Faith-Based Organizations, Student Group, Seniors

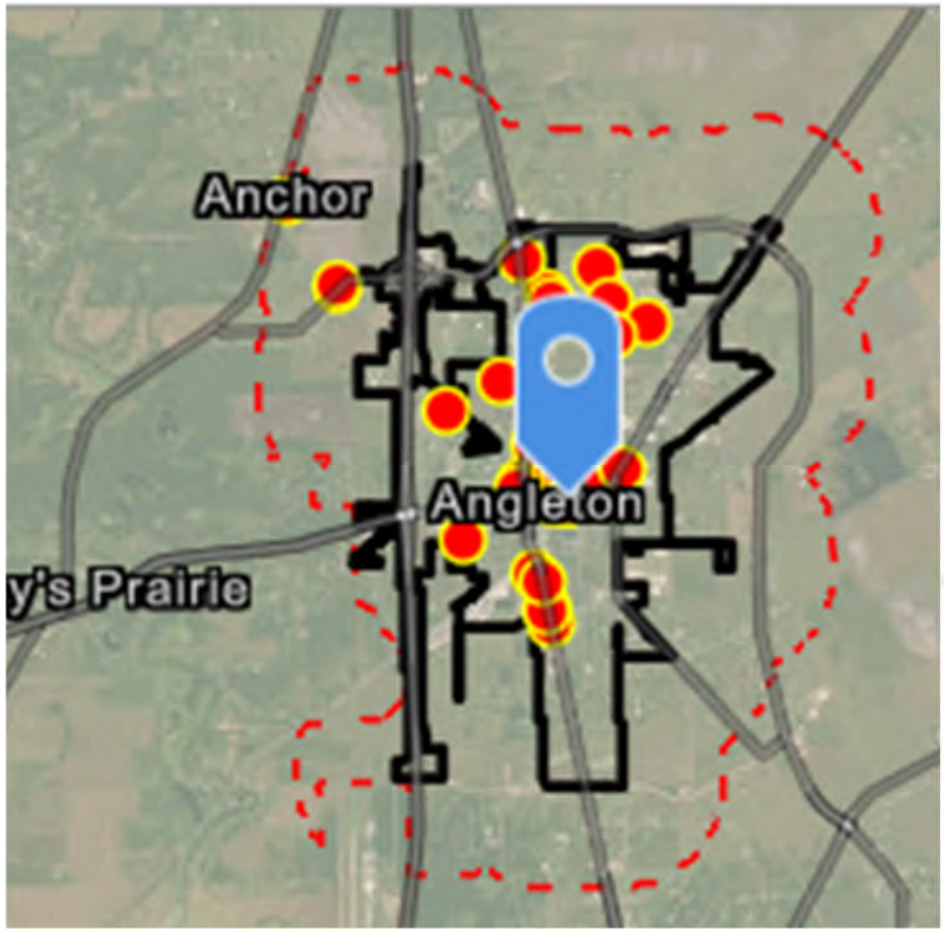
### Senior Voices

- Senior Facilities & 55+ Housing
- Traffic Safety & Road Conditions
- Flooding & Drainage
- Sidewalks, Walkability & Bike Access
- Parks & Recreation
- Downtown Revitalization
- Retail & Shopping Options
- Infrastructure & Utilities
- Community Character & Small-Town Feel
- Quality Development

### Youth Voices




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Interactive Map/ Questionnaire

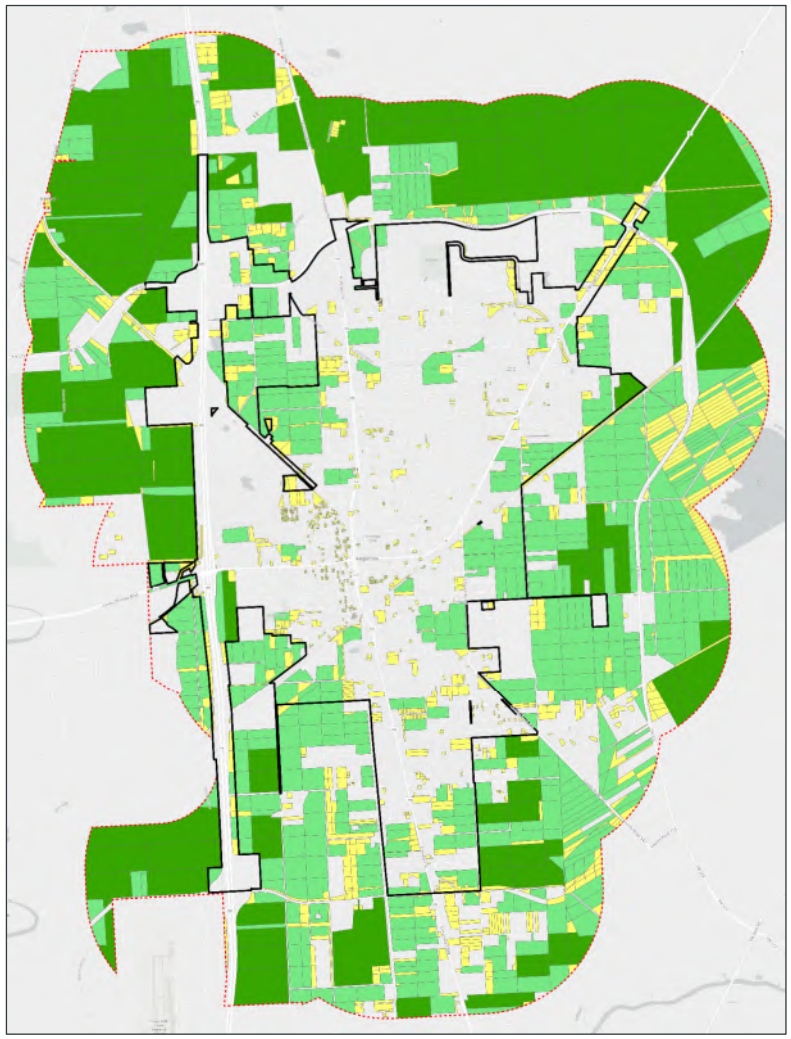
# GLO RCP Comprehensive Plan

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# Existing Conditions - Vacant /Developable Land

- 23 % - City Limits (1800 of 7700 acres)
- 78% - ETJ (12500 of 16,000 acres)

Considering current trends, most likely to be developed as commercial along the corridors and as residential elsewhere




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# Community Concerns - Top 10

## Comprehensive Plan

- Unbalanced and Uncoordinated Growth
- Aging and Inadequate Infrastructure
- Lack of Vibrant Downtown / Civic Heart
- Limited Retail, Dining, Entertainment Options
- Connectivity and Walkability – sidewalks/bike
- Economic Diversification and Job Growth
- Small-Town Character Preservation
- Housing Diversity/Affordability
- Beautification, Revitalization, and Community Image
- Flooding, Drainage, and Long-Term Resilience

## Zoning

- Incompatible Land Uses Near Neighborhoods
- Lack of Clear Development Standards & Enforcement
- Small Lot and "Cookie-Cutter" Subdivisions
- Limited Zoning for Mixed-Use Downtown & Town Center
- Weak Downtown Development Tools, Incentives, and Flexibility
- ETJ Management
- Parking and Site Design Requirements
- Insufficient Corridor and Gateway Standards
- Housing Regulations Limit Variety
- Development Review Predictability & Enforcement

## GLO RCP Comprehensive Plan

**City Council Work Session**
**CPAC Work Sessions Findings**
**Community Survey**
**Focus Group**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Draft Vision Statement



## Draft Vision - CPAC

Angleton envisions a resilient, future-ready city where economically balanced growth and revitalized neighborhoods are supported by a vibrant city center, diverse housing choices, reliable infrastructure, walkable, safe, and connected streets, expanded parks, and sustainable transit, creating a dynamic and livable community for generations to come with an eclectic retail, service, entertainment, and recreation options

## Key Words – CPAC Responses

Rich history, small-town character, natural beauty, inclusive, welcoming, and educational opportunities, enhance quality of life for all residents

**Angleton, the Heart of Brazoria County, will be a resilient and welcoming community that honors its rich history and small-town character while supporting balanced growth, vibrant neighborhoods, natural beauty, and a thriving city center that enhances quality of life for generations to come**

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# Themes/Guiding Principles

## Preserve Angleton's Small-Town Character and Identity

- Preserve Small-Town Character & Community Identity*

## Promote Balanced and Sustainable Growth

- Strengthen Economic Development & Industrial Growth*
- Promote Fiscal Responsibility & Effective Governance*

## Strengthen Neighborhoods and Expand Housing Choices

- Plan Responsibly for Growth in the City & ETJ*

## Invest in Connected Infrastructure and Mobility

- Infrastructure planning & management*

## Create Vibrant Places and Enhance Quality of Life

- Preserve Small-Town Character & Community Identity*

*Council Priorities

***Community Input***

*Small-town feel and sense of community - strengths*

*Economic development, concern about unbalanced or unplanned growth.*

*Housing diversity, neighborhood preservation, large lots, walkability*

*Infrastructure, drainage, and street connectivity*

*Lively downtown and gathering spaces with year-round activity that support local businesses. Attractive corridors.*

**GLO RCP Comprehensive Plan**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Draft Goals, Objectives, Strategies*

## 1. Land Use and Growth

**Goal**

Guide balanced and coordinated growth that supports economic vitality, protects neighborhoods, and promotes efficient land use patterns.

**Objectives***

- 1.1 Promote Compatible Land Use Patterns
- 1.2 Direct Growth to Strategic Areas
- 1.3 Support Redevelopment and Infill
- 1.4 Modernize Zoning/d Development Regulations
- 1.5 Ensure Compatibility and Community Character
- 1.6 Promote Quality Development Design
- 1.7 Improve Intergovernmental Coordination

## 2. Housing & Neighborhoods

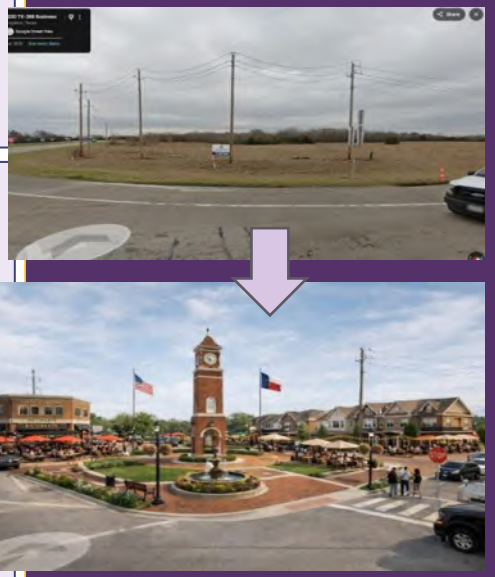
**Goal**

Provide diverse, high-quality housing options while preserving stable and attractive neighborhoods.

**Objectives***

- 2.1 Expand Housing Choice
- 2.2 Preserve Neighborhood Character
- 2.3 Ensure Housing Quality, Design Excellence, Neighborhood Compatibility, and Connectivity
- 2.4 Encourage Homeownership and Long-Term Residency
- 2.5 Reduce Vacancy and Promote Adaptive Reuse
- 2.6 Protect Safety and Community Appearance; Address Unsafe and Dilapidated Structures
- 2.7 Strengthen Property Maintenance Enforcement
- 2.8 Preserve Safe and Habitable Rental Housing

## GLO RCP Comprehensive Plan



THE HEART OF BRAZORIA COUNTY ANGLETON

*Refer to the attachment for Strategies

# Draft Goals, Objectives, Strategies*

## 3. Urban Character

**Goal**

Enhance Angleton's identity as the Heart of Brazoria County through attractive design, revitalized corridors, and vibrant public spaces.

**Objectives**

- 3.1 Establish Downtown as a Vibrant, Identifiable Civic and Cultural Core
- 3.2 Activate Downtown with Engaging Uses and Programming
- 3.3 Enhance the Public Realm and Downtown Experience
- 3.4 Improve Downtown Image, Cleanliness, and Safety
- 3.5 Preserve and Strengthen Neighborhoods Surrounding the Downtown Core
- 3.6 Protect Downtown Neighborhood Character and Historic Assets
- 3.7 Redevelop Underutilized
- and Aging Corridor Properties
- 3.8 Improve Safety, Mobility,
- and Appearance Along Major Corridors
- 3.9 Encourage Walkable, Mixed-Use Corridor Development

## GLO RCP Comprehensive Plan




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# Draft Goals, Objectives, Strategies*

## 4. Transportation and Mobility

**Goal**

Develop a safe, connected, and multimodal transportation system that improves mobility for residents, businesses, and visitors.

**Objectives**

- 4.1 Develop a Continuous Citywide Pedestrian and Bicycle Network
- 4.2 Leverage Regional Corridors and Green Infrastructure
- 4.3 Enhance Safety, Walkability and Accessibility

## 5. Infrastructure and Drainage

**Goal**

Provide reliable and resilient infrastructure systems that support existing residents and future growth.

**Objectives**

- 5.1 Modernize Utility Infrastructure
- 5.2 Improve Drainage and Flood Management
- 5.3 Promote Coordinated Capital Planning

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# Draft Goals, Objectives, Strategies*

## 6. Resiliency and Sustainability

**Goal**

Strengthen Angleton's ability to withstand environmental, economic, and disaster-related challenges.

**Objectives**

- 6.1 Reduce Hazard Vulnerability
- 6.2 Promote Sustainable Development
- 6.3 Enhance Community Preparedness

## 7. Parks, Recreation, Open Space & Cultural Activities

**Goal**

Expand access to parks, recreation, and cultural amenities that promote health, community interaction, and quality of life.

**Objectives**

- 7.1 Expand and Activate Public Gathering Spaces
- 7.2 Improve Recreational and
- Civic Facilities to Meet the Needs of Residents of All Ages and Abilities
- 7.3 Celebrate Culture and Community Identity
- 7.4 Develop a Multicultural Community Activity Center

## GLO RCP Comprehensive Plan





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# Draft Goals, Objectives, Strategies

## 8. Economic Development

**Goal**

Strengthen Angleton's economy through job creation, business attraction, and a vibrant local commercial environment.

**Objectives**

- 8.1 Support Job-Generating Land Uses Aligned with Market Demand
- 8.2 Strengthen Small Businesses, Startups, and Entrepreneurs
- 8.3 Improve Business Mix and Economic Quality
- 8.4 Promote Efficient, Compatible, and Sustainable Growth
- 8.5 Encourage Compatible Commercial Development Along Major Transportation Corridors
- 8.6 Align Growth with Infrastructure Capacity and Environmental Conditions
- 8.7 Strengthen Angleton's Role in the Regional Economy
- 8.8 Coordinate Public and Private Efforts
- 8.9 Track Progress and Adapt Over Time

GLO RCP Comprehensive Plan

THE HEART OF BRAZORIA COUNTY ANGLETON

*Refer to the attachment for Strategies

# Next Steps

Website Activation, Newsletter, Media, Online Forums, Interactive Map, Questionnaire

## Visioning & Future City

- Summary of findings
- CPAC – 2
- Community Event
- CPAC – 3 (city tour)
- Draft Recommendations
- Work session with City Council

## Draft Plan & Implementation Strategy*

- Draft plan
- Implementation strategy
- CPAC – 4
- Final draft
- Work session with City Council & other boards
- Public hearing & adoption
- Final report

## Finalization Adoption*

- Final draft
- Work session with City Council & other boards
- Public hearing & adoption
- Final report

*Concurrent Zoning & Land Development Code Update activities Led by P & Z Commission

## GLO RCP Comprehensive Plan




THE HEART OF BRAZORIA COUNTY ANGLETON

# Appendix
# 14.4 Stakeholder Interviews and Focus Group Meetings

# 14.4 Stakeholder Interviews and Focus Groups Meetings

## 14.4.1 Home Owners Associations and Developers November 11, 2025

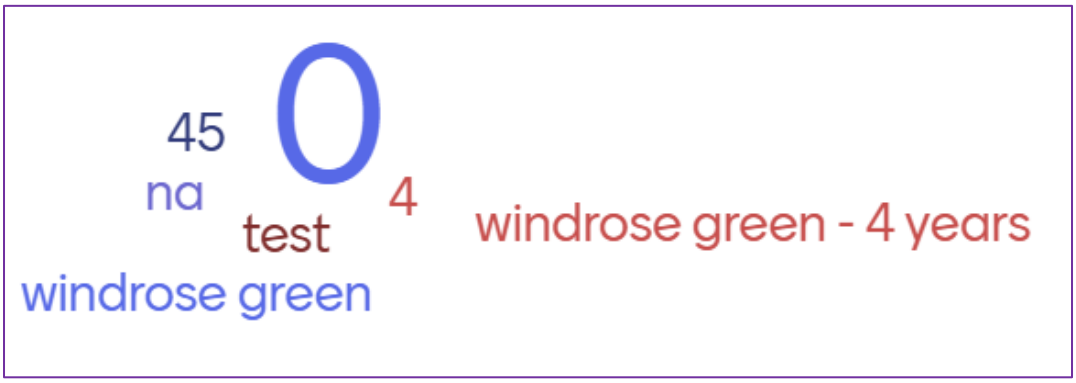
### Summary

Virtual Meeting
Mentimeter and Discussion

Attendees: Representatives from Windrose Green, Heritage Oaks, Meta Planning, Windrose Green, Meta Planning, CPAC Chair, City staff, Ardurra

*Minor edits have been made to responses for clarity and consistency, without altering their original meaning or intent.*

**How long have you been living in Angleton (years)?***




*Note – 0 years implies that developer representatives who live outside of Angleton participated in the meeting on behalf of the residential community*

**What makes Angleton desirable —whether it's the community, culture, amenities, or something else?**

- Small town feel
- Location - close to Houston & Workplaces like Dow
- Homes are more spread out, larger lots
- The proximity to Highway 288. Very good economic hub to the north and south. Very good school district. Community is very tight knit and intertwined. Small town feel
- I had some requests for more public pools
- Large lots
- The Owners in Windrose comment the area of Angleton is roomy
- Small town feel
- Proximity to Houston and Gulf for activities
- Small town
- Growing market for new subdivisions
- Easy access to highways

**In your view, what are the key gaps or deficiencies in Angleton's services, infrastructure, or**

**planning?**

- Different housing types (townhomes, apartments, etc.)
- Old infrastructure - sewer overflows storm drains after rain events Drainage
- Request for another community pool.
- Lack of sidewalk maintenance
- Cost of water is high!
- Traffic bad near CR44 & Hwy 35
- Overshadowed by neighboring cities, lack of amenities
- Pearland, Houston, Galveston, League City
- Monuments/signage (Pearland has the pears, Manvel has the water tower)
- Airport enhancement?
- Lack of new commercial along 288
- Including biking paths for developing areas?

**Looking into the future, what type of opportunities should the City focus on?**

- Slow cleanup response after storms
- I agree with sidewalk and bike paths
- Mobility is a challenge with all the major highways
- Different housing types (townhomes, apartments, etc.)
- Need a larger grocery store
- Large box retail needed
- Widening CR44
- Identity
- Sidewalk connectivity
- Parks and connectivity
- Branding, sense of place, amenity draw
- Need to attract more commercial business to lower tax burden on residents
- Keeping the hometown feel

**If you left Angleton today and returned in 10 years, what would you want to see?**

- HEB
- Large HEB
- Shopping center
- Would like to see lots of open land & trees - not concrete
- A newer city hall building
- Keep open spaces
- Lower taxes
- Commercial uses which make Angleton self-sufficient, less traveling
- Sugar land town center
- Places for kids to play - water park, skate park, etc.

**Examples of aspirational cities - What aspects do you think Angleton could learn from these examples?**

- Granbury town square
- Your town reminds me of the small town I grew up in, Red Oak Iowa. Keep the small town feel. Sponsor bike rides, or runs
- Be prepared for high traffic before it gets bad. Widen streets before putting in subdivisions

**Any other thoughts?**

- Reminds them of hometown - 10,000 middle of Iowa. Like hometown feel. Windrose is attractive because of open space, hometown feel, opportunity to shop local. Lots of young people moving - small town
- Last 5 years, the city has seen more residential homes. Do not like small lots. Even though younger people like small lots that are crowded but need less maintenance

- Want trailers, RVs, boats in their driveaway that large lots will allow
- Reduce tax burden on homeowners. Need tax diversification with commercial uses
- Affordability is driving small lots and people may not have a choice. Looking for hometown feel, but something affordability. Want children to grow here
- West Columbia Bar X- Country living/animals, but in a flood plain. People want to spread out, seeking 3-4 acres with a larger footprint. It will encourage people to stay, not use the city as a stop-in

**Discussion**

- Some 55 plus population is not really looking for big properties. They need small homes but they want amenities nearby so that they don't have to drive 40 miles

## 14.4.2 Senior Angleton Leadership (SALT) November 12, 2025

### Summary

Virtual Meeting

Mentimeter and Discussion

Attendees: SALT members, Ardurra

*Minor edits have been made to responses for clarity and consistency, without altering their original meaning or intent.*

**Recommendations - Vision**

- Long
- Should be shorter and reflect the history and heart of Brazoria County
- More focus on the tradition of giving community
- Embracing growth representative of the true heart of Angleton and preparing future generations to march onward
- County seat, fair focal point
- Concise. How can that be tied to everything? Community coming together
- Hub for city and county events
- Character of the city
- Too long
- County Seat.
- Too many Chinese and Mexican restaurants
- Overall, the statement should be shorter. Should reference the heart/county seat. It should also reference resiliency
- Should be simple and cross-different inclusive
- Unified and diversified - events unite diverse groups. Community gets together to support each other
- Educate the community oh what brings in quality services, quality dining, shopping, and robust economic development

**Existing Conditions - land use, transportation, infrastructure, resiliency, economic development**

- Building a community of neighbors
- Good residential growth
- Community service is the backbone of Angleton's resiliency
- Need to attract quality commercial
- There needs to be a greater focus on infrastructure in general. Older infrastructure must be replaced/improved, while new infrastructure must be built with intent

- Stay the course for master plans to complete parks and City projects before adding new projects that do not further the Master plan
- Being fiscally responsible. Doing the most with less
- Downtown attractions with seating areas providing drinks and food
- The transportation must be improved. There needs to be a focus on multimodal transportation. Everyone should be able to have safe options for their daily commutes
- Quality parks
- With housing growth we are seeing the natural progression of developers interest in Angleton. Infrastructure improvements are vital to bring these mixed-use developments to fruition
- Need improvements to roads/infrastructure as growth continues
- Diverse businesses Improved infrastructure
- Taxi services. Transportation for the elderly. Attraction of new restaurants
- Our growth and resiliency are dependent upon strong forward-looking infrastructure.
- Beautification

**Goals/Guiding Principles (City-wide)**

- Being fiscally responsible, doing the most (services) with less
- Intentional commercial district to enhance tax revenue and reduce financial impact on residents
- Determine what service levels the city wants to be at, and remain in that capacity.
- Downtown attractions or stores and have an area with a rest area providing drinks and food
- The City has done a good job seeking grants and doing planning studies to better our community, we need to take these plans and systematically implement them. Keep them in forefront and not shelved
- Corpus Christi has a park along water, built RV park, and rent out to food trucks - huge community draw. Tomball is a good example
- Partner with Episcopal Church to add food trucks in the Farmers Market. Another possible location near Prosperity Bank/pocket park.
- Houses on smaller lots in newer subdivision are selling because of demand
- Consistently improve infrastructure
- The Master Plan should become a tabletop fixture for reference the best use resources to drive the Master Plan forward
- Community growth and resiliency is dependent upon a strong forward focused infrastructure.
- Development of true CIP and develop sound principles to address items in conjunction with Comp Plan
- Be open to innovative ways of developing small communities
- Peach Tree Farmers Market- incubator concept for commercial kitchen
- Housing options to support lifestyle choices- travel, less maintenance
- Younger families prefer common areas and recreation

**Objectives and Polices - Land Use and Character, Safety, Housing and Neighborhoods**

- Housing choice: Diverse types for all income levels. Define affordability
- Retaining the young residents. Age in place concepts
- Amenities, night life, entertainment, social amenities…
- Small town feel is smaller foot print homes (1100-1200sq ft) on larger lots like homes built in the 1940's - 1950's in Angleton
- Need to find our core piece to attract people to angleton. For example, Concan has the Frio, Canton has seasonal shopping
- Have a grocery store in the south side part of town
- Create more opportunities for community connection: well-lit pocket parks, safe walkways, biking trails, restaurant patios etc.

- Ensure Emergency services (PD, Fire, EMS) grow in conjunction with the growth from new developments/businesses
- Wider streets, longer drives to help mitigate on street parking. Streetscaping, underground power, Need for senior housing options. Greater variety of housing options. Townhomes, upscale apartment
- While new is great, City needs to have balance by addressing old, outdated and broken infrastructure and amenities before just adding new

**Objectives and Polices - Parks, Recreation, and Open Space, Cultural, and Civic Facilities**

- Have a place to hold our concerts in one of our parks for better convenience
- Multi-mobile access throughout the city connecting more of the community
- Tourism, Theme Park
- Back-up generation
- Develop master plan for parks to guide future development needs and stick to plans
- Expansion to existing Rec Center possible joint community center, rec center, senior center
- Budget funds to support CP
- Make Angleton more walkable
- More trails and walking paths
- Conference Center
- Good things: Angleton's Parks are some of the best around. Continued revitalization of downtown, emphasis on sidewalks and mobility, great community events
- Continue to buildout existing parks, making them more attractive to young families
- Personnel to support CP

**Other thoughts**

- Incorporate Strategic Plan and Department recommendations into the Comp Plan
- Financial Planning - how do we get there? How do we allocate resources. Fiscal responsibility to allocate costs for future needs/infrastructure. Future credit rating

## 14.4.3 Faith-based and Non-profit Organizations November 18, 2025

### Summary

Virtual Meeting
Mentimeter and Discussion

Attendees: Representatives from United Way, UTMB, First Presbyterian Church, Angleton Hispanic Chamber, CPAC Chair, CPAC Vice Chair, City staff, Ardurra

*Minor edits have been made to responses for clarity and consistency, without altering their original meaning or intent.*

**Strengths - What makes Angleton desirable —whether it's the community, culture, amenities, or something else?**

- Everything within the city of Angleton is within a 5 minute drive. Most everything that we need is available here. There are an amazing number of parks.
- The school system is a definite advantage
- There is a strong sense of community: events, gatherings, and local culture are part of life
- New housing developments and communities are emerging, pointing to growth and opportunity
- Shared interest - small city

- The cohesiveness of the community.
- Signage, parks, Downtown revitalization. Small town feel, sense of community
- Diverse, historically situated as the heart of Brazoria. Good access off a major highway. Opportunity for economic growth within the region between Houston and Galveston.
- The work that has been done to mitigate weather events makes Angleton apart from other communities.
- Small open due to smaller stores that don't bring traffic, friendly people
- Events help to bring the community together - market days, Heart of Christmas, people recognize each other, local farmers market - foster belonging

**Concerns/threats - In your view, what are the key gaps or deficiencies in Angleton's planning, policies, infrastructure, or services?**

- The rise in homelessness and the fact that there needs to be some type of housing to accommodate the rising population. Angleton has the next highest population besides Alvin
- Collaborating with city leaders to see where another shelter can be developed. Influx of 211 calls, domestic violence, sex trafficking
- Need for quality dining and shopping. Need for more open-air/space shopping and outdoor entertainment spaces
- Look at integrating lower income housing with higher economic status - integration has proven to be beneficial to inspire upward mobility
- Having a good implementation plan will be beneficial in realizing the goals
- Affordability for middle class - $300,000 range. (Mortgage of around $2,000/moth)
- Gulf Coast Transit is the only truly reliable transportation within the entire county
- Influx of population and growth due to employment. Corridor will bring more growth. Homeless population is counted. People come here from other surrounding counties - only one homeless shelter
- Grants for home purchase for middle class- give them a second chance. Church has encountered homeless seeking help
- Speed of development- especially residential. Huge influx changes culture, critical to evaluate points of integration. Pressure on infrastructure. Water rates have been a pressure point
- Obstacles to implementing the previous Comp Plan recommendations - change in leadership, change in priorities, etc. Refer to existing Comp Plan for zoning decisions. Plan may be considered outdated
- Street condition concerns
- West development - affordability gap in housing costs; mixed development with range of housing (including hospice). Gehan Homes 1128/Fite Road in Pearland - good example. Include amenities

**Opportunities - Looking into the future, what development opportunities should the City focus on?**

- Affordable housing for the middle-class Americans, there can be nice subdivisions that are not above average of the $300,000 dollar mark
- Encourage mixed-use housing, retail, dining, and office spaces in downtown and central corridors
- Create a walkable, vibrant town center with street cafes, cultural venues, and local markets
- pursuit of industrial anchor development
- Identify areas that faded out of focus from last Comp Plan. Add specific implementable steps so that future Council's can understand the context
- water infrastructure
- Inclusion of the youth and seniors in the process, and insuring that the plan includes their input: (jobs, amenities, age-in-place options/housing, shopping, recreation, sports, quality

night-life)
- Community centers outside of our current offering such as theaters (both stage and movies), indoor community event venues
- Incentive for local business development

**Specific areas - Mobility, transportation, resiliency, infrastructure, community, natural or cultural resources, land use, and character**

- Update the City's Mobility/ Transportation Thoroughfare/Master Street Plan (Improve East/West connection and access/walkability and safety)
- Churches worked well with the city. Give the city a lot of credit for being prepared with responses

## 14.4.4 Focus Group Meeting Intergovernmental Agencies November 19, 2025

### Summary

Virtual Meeting
Mentimeter and Discussion

Attendees: Representatives from TxDOT, Baker Lawson, Brazoria County Appraisal, CPAC Chair, City staff, Ardurra

*Minor edits have been made to responses for clarity and consistency, without altering their original meaning or intent.*

**Mobility/Transportation - Challenges or gaps you have observed; Improvements that City should prioritize**

- Improving existing infrastructure
- Enhance walkability (safety/safe routes for children/elderly) and biking. Greenway connectivity
- Growth/developments being responsible to install their required traffic mitigations
- Better access management
- Expansion of Anchor Road to 4 lanes. Public transport seems fine
- TXDOT - Don't have any short-term plans regarding widening, improvements etc. Surface overlay planned for certain streets. Maintenance department is always active. Working with Ashland Dev.
- Beautification - Can City work with TXDOT to plant wildflowers. TXDOT changed mowing scheduled during wildflower/pollinator season.
- Growth along CR 44 / Anchor Road
- Multimodal transportation
- Sidewalks
- High speeds driving traffic
- Drainage

**Infrastructure- County's planning efforts? Assumptions for Angleton and ETJ? Forecast and concerns? County-City collaboration and coordination?**

- Expanding our capacity to support future growth
- Rehabilitation of existing infrastructure to continue serving existing population
- County has a GIS web portal - asking cities to share their long term plans. It is important that cities share their updates with the county. Gifford Rd, Kiber Rd. - discrepancies in ROW and alignment
- 2028 - Transportation hub project planned- SH 35 and Downing St- ride & share parking,

ped walking path, EV charging stations, truck parking, can park and walk. Metro bus stop is a possibility
- Hwy 35 and Sibester Rd. intersection - any TXDOT plans to improve intersection (with Serenity Oaks) near Bucees. Have some prelim plans, TXDOT is looking actively from 288 to a mile west -to improve
- SH 288 is currently designed for residential dev. Commercial development needs better access through a feeder road that is costly for developers. TxDOT is willing to meet with developer -explore options
- City and county have several gaps of ownership of roadways within city limits. City should focus on annexing county roadways. For example, Kiber Road is shared ownership
- Continue to work in partnership with County and Referral Agencies like Brazoria County, TxDOT and the Angleton Drainage District regarding infrastructure upgrades and safety improvements
- City sends the ETJ plats to County for their review
- TxDOT partnering with the City on Velasco and 22B. Multi modal mobility/drainage/roadway alignment. Replace utilities. 50% plans
- UTMB expansion being considered for improvements by TXDOT, along that section. TXDOT has not funded frontage roads TxDOT is willing to partner with developers and assist with construction
- Long term energy issues. Negative impact of the current facilities on surrounding communities - CC meeting on Nov 10th. How can the city code address these issues - buffer/proximity/ location

**Resiliency -Concerns and measures need to be taken to prepare the City for the future? (Mobility, Infrastructure, Services, Utilities)**

- Replacing utility lines to prevent issues during droughts and wet weather conditions
- Drainage rehabilitation on aged infrastructure areas. Drainage improvements in areas that have nuisance flooding
- The city lacks utilities along FM 523, SH 288, and SH 288B (North of Henderson Road). This hinders developments and there should be a focus for expansion of utilities in those areas to help growth
- Sh288 has restricted access throughout Angleton city limits. This restricted access does not help commercial development. City plan could focus on improving access to SH 288

## 14.4.5 Gulf Coast Transit District (GCTD) December 12, 2025

### Summary

Virtual Meeting
Mentimeter and Discussion

Attendees: Theodore Ross (GCTD), CPAC Chair, City staff, Ardurra

*Minor edits have been made to responses for clarity and consistency, without altering their original meaning or intent.*

**Mobility/Transportation - Challenges or gaps you have observed; Improvements that City should prioritize**

**Existing Transit Services**

- Door-to-door, demand-response service with demand continuing to rise

- Typically operates 2–4 vehicles within the city
- Transfer center located at City Hall, with door-to-door service
- Service area includes Angleton, Houston VA Medical Center, Clute, and Lake Jackson. Veteran-specific non-demand-based service serves Angleton, Freeport, and Lake Jackson. Requires 7 days' advance booking.
- Medical trips: Available 7 days a week for medical clients
- General public fares: $1.00 per trip; $0.50 for individuals with disabilities and veterans; Houston VA Medical Center - $3.50 one way
- Outside city limits: Service available with 48 hours' advance booking

**Current and future initiatives**

- A transit study is planned to evaluate regional connections between Angleton, Houston, specialty doctors in Pearland etc.
- Ongoing efforts- Improve bus stops and shelters, similar to those in newer parts of town to improve rider comfort and safety

**Infrastructure & Accessibility Needs**

- Need for safe pedestrian and bicycle connections such as sidewalks and bicycle paths, especially north and south of the city. Emphasize first-mile/last-mile solutions, particularly for residents living outside city limits

**Partnerships & Funding**

- Strong partnership with Harris County rides, with funding matched dollar-for-dollar
- Income is partially based on miles operated
- City is a great partner and a key entity to support moving forward

**Operations & Resiliency Considerations**

- Ridership is affected by natural events, including flooding. Flooding in these areas requires bus route diversions; no major flooding issues are currently within city limits, but impacts occur outside city boundaries
- Known flood-prone corridors affecting transit operations include Bastrop Street
- Austin Street, Houston Street, South Angleton Road / Airport Road corridor (between Angleton and Lake Jackson)

## 14.4.6 Focus Group Meeting Senior Center February 19, 2026

### Summary

In-person Meeting at Angleton Recreation Center
Mentimeter and Discussion

Attendees: City Staff, Senior Citizens, CPAC Chair, City Council Member, City Staff, Ardurra

*Minor edits have been made to responses for clarity and consistency, without altering their original meaning or intent.*

**Strengths - What makes Angleton desirable —whether it's the community, culture, amenities, or something else?**

- Angleton senior groups
- Traffic is relaxed
- Rec. center
- A small, easy to get around, friendly town

- Retirement housing
- Small town feel
- Safe walk trails
- It is a good place to raise your children; the Rec. center is a great place to keep yourself entertained
- Angleton Recreation Center
- Great people
- Low crime
- The Angleton Recreation Program. The fantastic Police and Fire Department The traffic flow on roads. The small town feeling so close to metro Houston
- Small town parks
- Small town vibe, know my elected officials, close to coast, recreation center, library, active Chamber of Commerce
- Parks
- Friendliness
- Great school system
- Amenities
- Small town culture with close proximity to metropolitan area. Robust senior program
- Work out
- Location
- Rec center
- The senior program keeps us enjoying our later years
- Recreation Center is amazing...especially senior programs
- Parks and recreation are very important to me. Friendly small-town people. Safe town
- Easy access to banking & TDECU
- The city is easy to travel and get around. Love the Senior group activities and the pool facilities. Recreation center is very good
- Community, Angleton Senior Group Rec. Center, able to walk inside

**Concerns/threats - In your view, what are the key gaps or deficiencies in Angleton's planning, policies, infrastructure, or services?**

- No 55+ community
- The sources of clean fresh water. Crime with population increase.
- Infrastructure keeping up with growth
- Trains (safety concerns of speed/crossings)
- As a small town sometimes there can be too many people
- Growth/Rec. Center impact on activities due to increase of users vs. availability of activities for seniors
- Haphazard construction and unattractive new buildings. Flooding. Rec Center is too small with not enough classes.
- Crime increases
- Wastewater treatment plant age, water pipes aging, poor street maintenance
- Too much traffic. Don't want to get too big like Pearland. We need more planning for Seniors to get around easily
- More streetlights in neighborhoods
- Planning (focus) for those coming, not for those here now (current residents)
- Lack of quality dog parks
- Not enough traffic lights - for instance by the Christian School. New subdivision will make it worse
- Clean water availability
- Quality parks with public pools for summer heat
- Train crossing are very dangerous. Street lighting, Recreation Center, Seniors need an area

that we could go play games at all times like they have in Pearland and other towns, flooding, keep our town safe
- Need much better street lighting in older neighborhoods
- The city parks on the side of the city are not equal to the other side of the city. The population with new home builds has switched with new home build sites
- New cookie-cutter homes are not ADA compliant
- The city needs higher standards for 35 businesses
- The seniors need their own space
- Threat of flooding with new building & developments
- Flooding concerns & increased crime
- Street lighting
- Timely clean out of drainage ditches
- No sidewalks, no culverts, you cannot ride a bicycle
- Senior center
- Lack of youth programs
- Traffic to many cars parked in street neighborhoods
- Growing too fast
- W. 35 safety traffic concerns behind Buccee's. near SH 288 overpass. Need to slow the traffic
- More youth programs
- Flooding
- UTMB Hospital heading towards W. Columbia.... Intersection hazards
- Hwy 35 needs help, the businesses are falling apart
- Storm dangers
- Need to petition TxDOT to make safety improvements. Citizens can voice complaints on the website of TxDOT
- Failure to monitor city budget
- More department stores
- Recenter remodel. More exercise classes
- Need better planning and zoning

**Opportunities - Looking into the future, what development opportunities should the City focus on?**

- Parks are deficient on the side of the city
- Bike and walking friendly
- Attract 55+ community with ADA compliant homes
- Angleton parks are excellent in my opinion so more parks would be good to keep up with growth.
- How to reduce the cost of water for residential use
- Police and fire closer to new development
- Angleton senior center
- Outdoor pool, more big trees
- Cost of living
- School sidewalks. Stop cars from parking on sidewalks
- Look at ways to reduce city radiant heat in summer
- Our dog park needs improvement
- Retail space to drive tax dollars
- Sidewalks to all schools
- 55+ communities that are ADA compliant. Our own Senior facilities. We need this expanded as it gets more popular
- Nature friendly
- Trees and more trees
- How to control or reduce cost of residential electricity

- How to speed getting electricity back online after storms hit
- Larger grocery stores such as HEB superstore. Other businesses such as Chick-Fil-A
- Can we get the ditches filled in and proper sewers added

**Specific areas - Mobility, transportation, resiliency, infrastructure, community, natural or cultural resources, land use, and character**

- More frequent mowing of public areas
- Downtown needs sidewalks that are wheelchair accessible
- Hispanic Heritage Culture Museum
- Seniors need their own game room that is open all day
- More info. on public transportation in general and for people with disabilities specifically
- Replace or repair aging infrastructure
- Traffic management
- Clean out ditches routinely to improve visibility for visitors

**What is your vision for Angleton?**

- Bigger HEB
- I would like the businesses on 35 to have code enforcement (mandated). Then step it up and beautify Angleton
- Bigger shopping centers
- Affordable, walkable, bike friendly, nice restaurants, and shopping. With parks and rec. center. Natural areas
- A senior center
- Beautification, more trees, more retail opportunities. Safe and clean with community activities like concerts downtown. Lots of community activities
- Build another fairground
- Clean, wonderful landscaped, safe city
- Keep friendly, small town feel but with updated infrastructure and services
- Continue community events like concerts
- Kroger, a larger Kroger
- Beautify downtown, bigger Senior facilities
- More safety
- Angleton has to have standards that will attract quality businesses

**Any other thoughts?**

- Art district in downtown area
- Thank-you to city and community leaders for what you're doing to improve and preserve our town
- Angleton has to increase their standards to attract quality businesses
- New fairgrounds
- New fairgrounds (second mention)

**Other Discussion**

- Recreation Center going to be crowded with more kids; it may affect senior activities
- Texas 35 or 288 area near Buc-ee's and Chevron gas station — the intersection is dangerous.
- Need a yellow light before the 288 overpass for people coming from outside
- Oyster Creek / UTMB hospital area is very difficult to access; people go through UTMB to get around traffic
- South side of the city needs more parks
- Amend the building codes regarding driveway requirements, driveway width, and street design to ensure driveways are wide enough to park cars
- Alleyways are not serviced by fire trucks; the alleyways are located on easements
- Angleton downtown needs improvement and more community events
- Restrict the number of fast-food chains; there are many McDonald's and Arby's. Also restrict vape shops

- If downtown collapses, Angleton will lose its identity. Downtown needs revitalization

## 14.4.7 Angleton High School Students February 19, 2025

## Summary

Angleton High School

Mentimeter and Discussion

Attendees: City staff, Angleton High School Students, Ardurra

*Minor edits have been made to responses for clarity and consistency, without altering their original meaning or intent.*

**Strengths - What makes Angleton desirable —whether it's the community, culture, amenities, or something else?**

- I believe that our culture really brings out the desire in our community. There is a lot of Hispanic and native culture in Angleton that you may not find anywhere else.
- A big strength of angleton is our community and how we come together for sports events and things like that.
- I believe that the community makes Angleton a desirable place. It has nice green areas in most of the city.
- The thing that I believe that makes angleton more desirable is how it keeps tradition, to me personally, I don't think that Angleton has had major changes made to it.
- I think some of the strengths in Angleton are how our city is based around community and involvement.
- I believe the community and our culture are definitely at the top when it comes to what makes Angleton desirable.
- I think the culture makes Angleton desirable. Angleton is known for being wildcats unlike other towns who have schools with multiple different mascots. It is built on tradition and pride.
- I really love the community here especially in school, love the people here, the culture is good I love how there are churches and physical therapy and everything to help the people honestly
- In my personal opinion, Angleton's biggest strength is the small town feel it has.
- I think our sports programs also play a big role in our community. Our sports facility's bring people together!

**Concerns/threats - In your view, what are the key gaps or deficiencies in Angleton's planning, policies, infrastructure, or services?**

- We have an absurd amount of pollution that affects our everyday living.
- Since our town is now growing in size I worry that we will fall behind in the lack of popular spots that bigger cities have.
- I would love to see a volleyball facility! I feel like football kind of steals the show from everything else and I believe that a facility might bring us together
- I feel like in parks there is always a mess due to littering. The new housing being built will bring more population and I don't know if it will affect the way our community is right now.
- I feel as if it lacks diversity in retail options, we have to travel to places that's could be 45 - maybe even an hour away just to go to certain stores.

- The roads are definitely something they are bumpy and messy ish, especially in other little town home neighborhoods, apartments etc.
- My biggest concern is that all of the houses being built will make Angleton feel congested. I feel as though Angleton is rapidly growing, and I don't know if the civilians are ready.
- Getting too big. Growing out of control with no connection between the people.
- The biggest concern I have is how a lot of the roads have lots of potholes, or bumpy grounds. As teens, when we become new drivers, we want smooth and steady roads to help prepare us as we grow.
- I think the idea of creating a new high school kind of takes away the tradition of everyone being a Wildcat. I think we are just slowly going to turn into a like cookie cutter town
- There is a great amount of littering in the local water that take away from activities like swimming and fishing.

**Opportunities - Looking into the future, what development opportunities should the City focus on?**

- Since the growth is inevitable, I believe we should introduce museums, Barnes and Noble, or teen clubs. Any kind of shopping centers etc.
- Volleyball facilities , a local mall , local swimming pools , skate parks, renovations to our current sport facilities and our library needs to improve
- Renovating some of Angleton's hot spots.
- More activities for hanging out because there is not much to do as teens and young adults. Or at least renovate the places that we do have so we don't have to travel as far.
- More parking for the little places that we have.
- Outside swimming and rec center more stuff maybe more expansion or other things added inside/outside
- Pilates, Yoga, new gyms.
- More shopping centers that aren't outdated, malls these days are just becoming abandoned If shopping centers are more newer and modern stores, then it would attract a lot of people.
- Use of a bus system. I rarely see buses here like at all.
- I think an escape room, movie theatre, and a sweet green.
- More entertainment, more for everyone all ages, movie theaters, outside safe basketball courts, inside volleyball, allow more hangout spots just like the hangout but different variations
- I would like to see more areas of entertainment like a movie theater, a mall, or just improving places that we already have.
- More renovations in retail stores we already have, or even replace certain stores.
- Development opportunities the city should focus on is more entertainment purposes. Whether it is renovating the old buildings we have, or even making new places like food places, shopping, and etc.
- Our rec center needs to Expand with its variety of opportunities it may offer.
- MMA gym!!!!
- Boutiques -> modern shops
- I feel like the city needs to focus more on people who are bound to a motor wheelchair, sometimes when I'm driving around Angleton I see people in the middle of the road on their motor wheelchair.

**Specific areas - Mobility, transportation, resiliency, infrastructure, community, natural or cultural resources, land use, and character**

- Scooters
- Sidewalk spaces for scooters and bikes.
- Electric scooters and bikes and things of that nature.
- Bar-X
- More sidewalks, people use bikes and electrical scooters now because they want to save

money and everyone may not be able to pay so much for gas weekly.
- Bike lanes
- Innovative but a small-town feel.
- Buses
- Electrical scooters, for example, Lime scooters. Where you pay a small amount to use around the city. It would be super beneficial for people who don't have the money to buy a car or bike.
- Sidewalk space for motor wheelchairs, because sometimes when I drive I see people in the middle of the road on their motor wheelchairs.
- I think that sidewalks are necessary for those who bike or ride scooters. This would help those who do not have a car or other ways of transportation.
- Holliday lakes and Bar x is really bad with flooding.
- Bike lanes will be helpful making a way for it will really help

**How would you like Angleton to look and feel in the next 10–15 years?**

- I want to see an increase in sports facilities
- I would like it to look like a smaller version of Pearland
- I wouldn't want to move back due to just wanting a different life than the one I grew up with.
- More innovative but still small town feel people seek.
- I would like Angleton to stay consistent with the culture, traditions, and community. I personally would not move back here because I have bigger dreams for myself.
- At the moment no because there are no spaces for teens so that's what I would want to see.
- no I wouldn't move back I like the city
- I would because I'd like to teach/ coach here
- Football dominating, I would love to come and see where I played at and still see it growing rather that be the districts into 6a or the stadiums or the weight room locker room I would love to see it
- I would like Angleton to still have the smaller town feeling but with updated areas. I would probably not move back.
- I would like Angleton to just look refreshed and cleaned up. Since I have lived here my whole life, then I don't plan on living here, but I will come to visit every few years
- Volleyball facilities to coach at and an increase in medical jobs and staffing.

# Appendix
# 14.5 Comprehensive Plan Advisory Committee (CPAC) Meetings

# 14.5 Comprehensive Plan Advisory Committee (CPAC)

## 14.5.1 Appointed Comprehensive Plan Advisory Committee

**Appointed Comprehensive Plan Advisory Committee**

Number of Commission Members: 17
Term of Office: 2 years
Established by: The City of Angleton
Appointed by: City Council
Regular Meetings held on: TBD
Location: City of Angleton City Hall Council Chambers
Compensation: None
City Staff Support: City Manager Designee

Qualifications:

Powers and Duties:
The Comprehensive Plan Advisory Committee (CPAC) will be a 16-member committee consisting of a minimum of six (6) residents of Angleton, one member of the ETJ, and one designated member of the Angleton Chamber of Commerce, the Brazoria County Hispanic Chamber of Commerce, the Brazoria County Economic Development Alliance, the Angleton Board of Zoning Adjustments, the City of Angleton Parks and Recreation Board, the Angleton Planning and Zoning Commission, and the AISD School District.

The CPAC will be charged with the following:

A. Work with staff and the consultant at designated meetings to discuss and consider the update to the Comprehensive Plan.
B. Attend the public work sessions, open houses, and other events as advocates of the plan process and the plan itself.
C. Ensure that the plan reflects the desire and vision of all the residents of Angleton.
D. The committee is expected to meet once a month for approximately 18 months.

CPAC ROSTER

*Place 1* - Michelle Townsend (MAPC Member)
*Place 2* - Sunni Weeks (Resident/Regional Sales Manager)
*Place 3* - Ashley Khoury (Small Business Owner)
*Place 4* - Janie Schwartz-Shaw (Board of Adjustments)
*Place 5* - Andrew Heston (P&Z Member)
*Place 6* - Tara Sartin (Resident/Retired Educator)
*Place 7* - Regina Bieri (P&Z Member)
*Place 8* - Gina Aguire Adams (President CEO Brazoria County Hispanic Chamber of Commerce)
*Place 9* - Christi McCracken (Angleton ISD)
*Place 10* - Stephen Keen (HGAC Council/Resident/Transportation Planner)
*Place 11* - Karen O. McKinnon, PE (Brazoria County Engineering)

*Place 12* - Brent Bowles, AIA (Brazoria County Economic Development Alliance)
*Place 13* - Denese Jackson (ABLC Board Member)
*Place 14* - Michele Allison (President CEO Angleton Chamber of Commerce)
*Place 15* - John Wright (Mayor)
*Place 16* - Blaine Smith (Council Member)
*Place 17* - Christiene Daniel (Council Member

**Stakeholders** - Various stakeholder groups will be convened to inform specific aspects of the vision. These groups include business leaders, neighborhood associations, real estate professionals and developers, education professionals, homeowner associations, students, and young professionals, among others.

**Public** - Widespread community participation is vital to the Comprehensive Plan's success. Various in-person workshops and online tools will offer more ways for the community to give input throughout the process.

**City Staff** - Otis T. Spriggs, AICP, Director of Development Services, will serve as the staff liaison along with City Senior Leadership Directors and their assistants.

**Elected officials and appointed officials** - John Wright, Mayor; Blaine Smith, Council Member; and Christiene Daniel, Council Member (serving as members of the advisory committee)
Consultants - Ardurra was selected as our consultant to facilitate the process and share their experience from working with other successful communities.

# CITY OF ANGLETON
## COMPREHENSIVE PLAN ADVISORY COMMITTEE AGENDA
## 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
## WEDNESDAY, JULY 30, 2025 AT 6:00 PM

**Members Names**

**CPAC Members |** Sunni Weeks, Ashley Khoury, Andrew Heston, Tara Sartin, Michelle Townsend, Regina Bieri, Jeff Roberson, Janie Schwartz-Shaw, Gina Aguire Adams, Christi McCracken, Stephen Keen, Karen O. McKinnon, Brent Bowles, Denese Jackson, Michele Allison, Mayor John Wright, Council Member Blaine Smith, and Council Member Christiene Daniel

**NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE COMPREHENSIVE PLAN ADVISORY COMMITTEE FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, JULY 30, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.**

**DECLARATION OF A QUORUM AND CALL TO ORDER**

1. Election of a Chairperson and Vice-Chairperson

**REGULAR AGENDA**

2. Discussion and possible action on the Comprehensive Plan Kick-off Process, and Mentimeter Engagement Application, as coordinated by Ardurra Consultants.

5. Discussion and possible action on establishing the CPAC meeting schedule.

**ADJOURNMENT**

**CERTIFICATION**

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Thursday, July 24, 2025, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Otis Spriggs
Otis Spriggs
Development Services Director

# Angleton GLO RCP Comprehensive Plan Update

## Comprehensive Plan Advisory Committee (CPAC) Worksession 1 (Kick-off)

## July 30, 2025, 6 P.M.

| NO. | NAME |
|---|---|
| 1 | Michelle Townsend |
| 2 | Sunni Weeks |
| 3 | Ashley Khoury |
| 4 | Janie Schwartz-Shaw |
| 5 | Andrew Heston |
| 6 | Tara Sartin |
| 7 | Regina Bieri |
| 8 | Gina Aguire Adams |
| 9 | Christi McCracken |
| 10 | Stephen Keen |
| 11 | Karen O. McKinnon, PE |

# Angleton GLO RCP Comprehensive Plan Update

## Comprehensive Plan Advisory Committee (CPAC) Worksession 1 (Kick-off)

## July 30, 2025, 6 P.M.

| NO. | NAME |
|---|---|
| 12 | Brent Bowles, AIA |
| 13 | Denese Jackson |
| 14 | Michele Allison |
| 15 | John Wright |
| 16 | Blaine Smith |
| 17 | Christiene Daniel |
| 18 | City staff |
| 19 | Ardurra staff |
| 20 | |
| 21 | |
| 22 | |
| 23 | |
| 24 | |

## Summary of Input

### Description

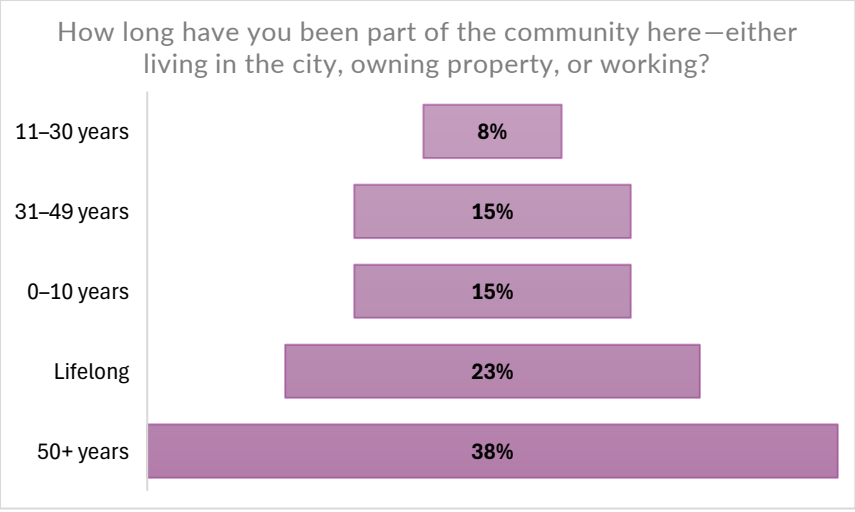
A work session with the Comprehensive Plan Advisory Committee (CPAC) was held on July 30, 2025. The CPAC selected the Chairperson and Vice-Chairperson at the meeting. Ardurra presented a project introduction, overview, and schedule. Preliminary input from CPAC on community assets, challenges, and aspirations was gathered through an interactive real-time polling activity followed by group discussion.

### Summary of Results

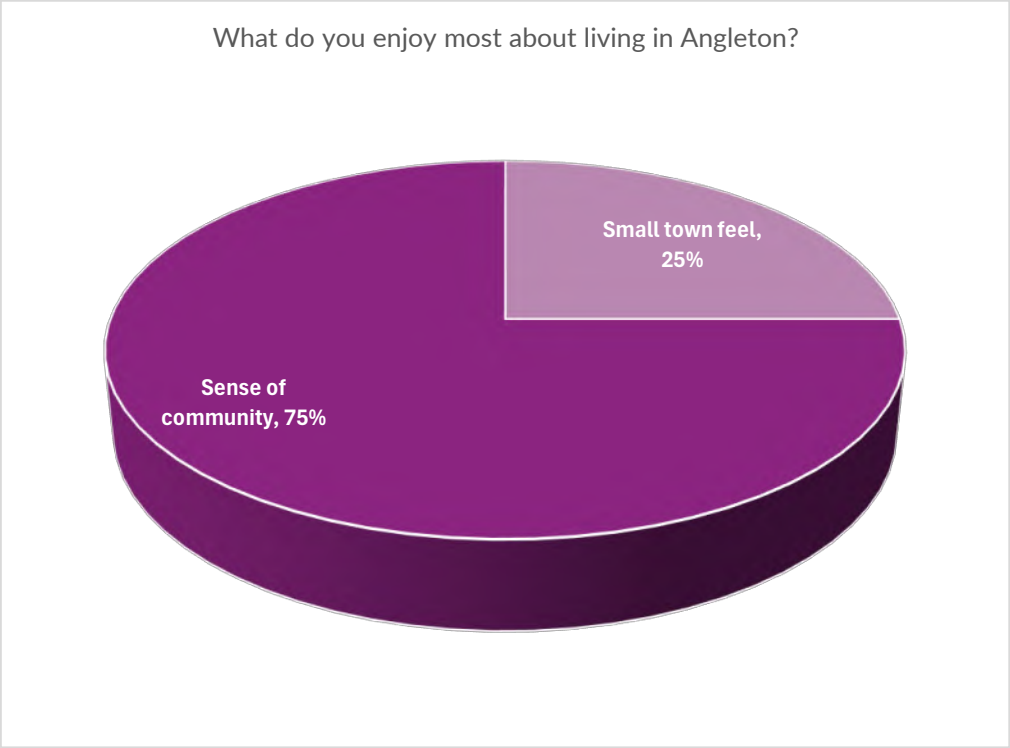
A summary of the responses received from the CPAC is included below. Percentages are rounded off to the nearest whole number.

#### Residency

The response showed a predominance of **long-term and lifelong community members (61%),** indicating a population grounded in deep historical knowledge, generational experience, and a strong sense of place. Long term residents bring institutional knowledge that will be beneficial to preserve the community's identity and core values
throughout the planning process. At the same time, representation from **newer residents (15% with less than 10 years in the community)** brings fresh perspectives on recent growth, change, and future expectations—ensuring the Comprehensive Plan remains inclusive, balanced, and forward-looking.

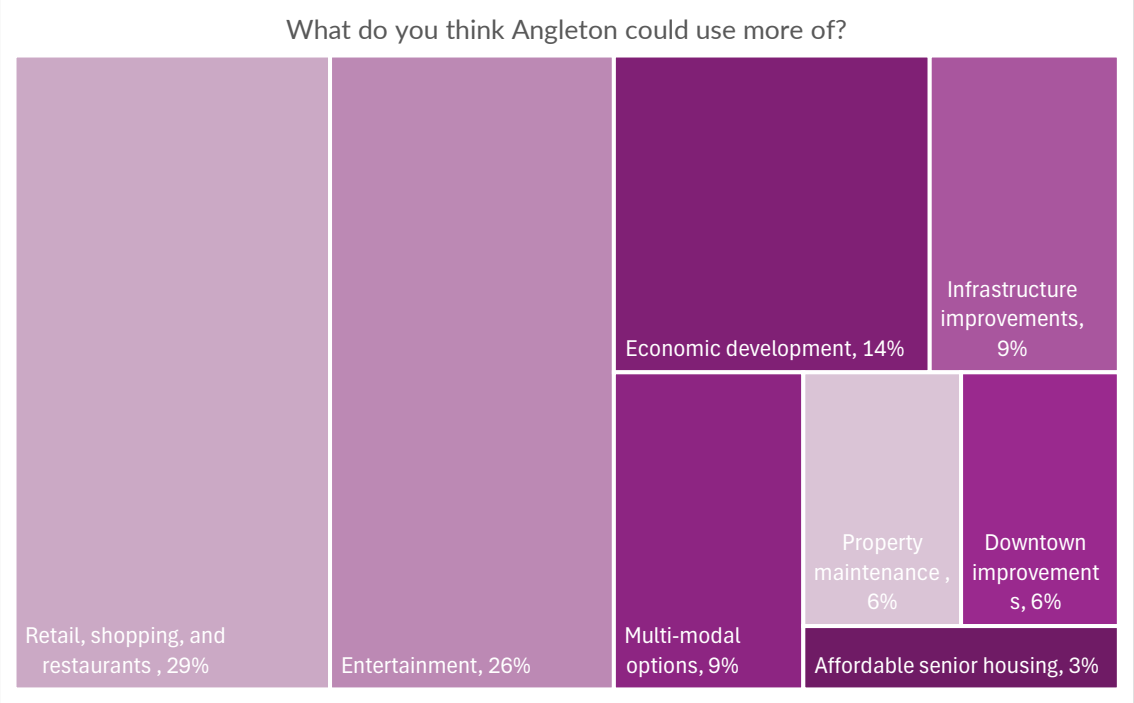


## Strengths




The majority of respondents identified "**sense of community" (75%)** and "**small town feel" (25%)** as the most valued aspects of living in Angleton. These qualities foster a strong local identity and a meaningful sense of belonging among residents. This feedback highlights Angleton's appeal as a welcoming, community-oriented city and underscores the importance of preserving its social connectedness and hometown character as growth occurs.

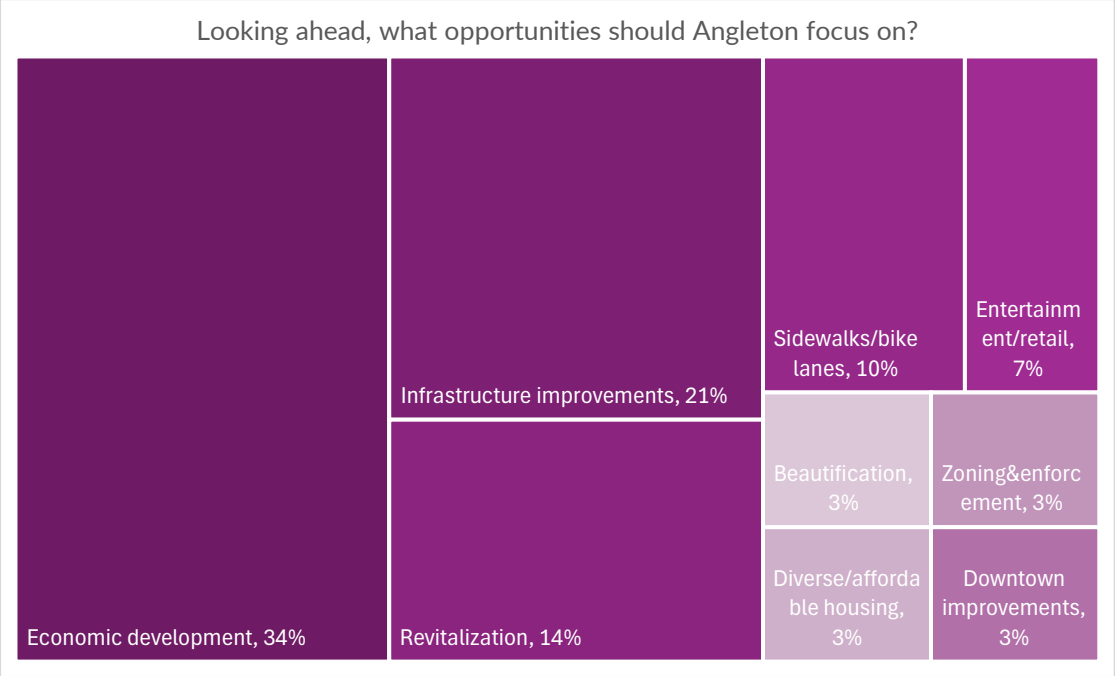
## Areas of Improvement




The most common responses highlighted a desire for more **retail, shopping, and restaurants (29%) and entertainment options (26%),** pointing to the need for expanded amenities that enhance local quality of life. Other frequently mentioned priorities included economic **development (14%), infrastructure improvements (9%), and multi-modal transportation options (9%).** While less frequently cited, **property maintenance, downtown improvements, and affordable senior housing** were also noted, signaling opportunities for targeted enhancements.

This input suggests that residents are looking for economic vitality and quality-of-life improvements, reinforcing the importance of a balanced, community-focused approach.

## Opportunities

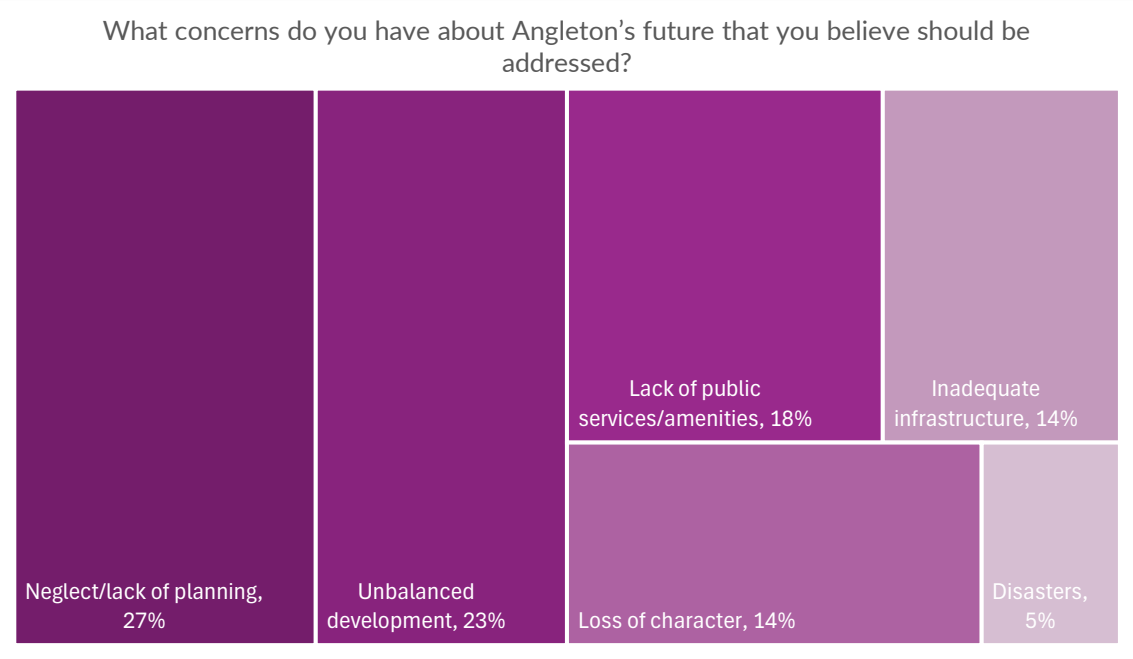



The top opportunity identified by respondents was economic development (34%), emphasizing a strong interest in job creation, business growth, and long-term economic vitality. This was followed by infrastructure improvements (21%) and revitalization (14%), suggesting a desire to modernize aging systems and reinvest in established areas of the city.

Other suggestions included sidewalks and bike lanes (10%), entertainment/retail options (7%), and a mix of smaller priorities such as beautification, downtown improvements, zoning/enforcement, and affordable housing (each at 3%).

This feedback clearly calls for strategic investments in Angleton's physical and economic foundation. It reinforces the need for robust economic growth while simultaneously addressing infrastructure, mobility, and community character.

## Concerns

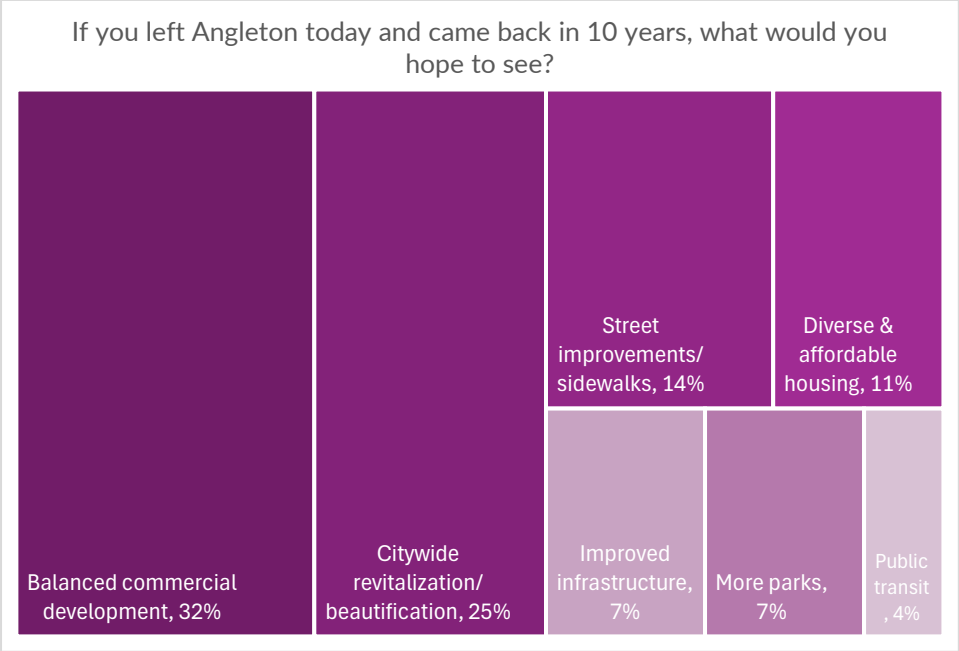



The top concerns identified by respondents were **neglect or lack of planning (27%)** and **unbalanced development (23%)**, reflecting a strong desire for intentional, well-coordinated growth. Concerns about a **lack of public services and amenities (18%)**, **inadequate infrastructure (14%)**, and **loss of character (14%)** also indicate priorities around preserving quality of life and community identity.

A smaller portion of respondents (**5%**) noted **disasters** as a concern, suggesting resilience or emergency preparedness needs.

This feedback underscores the importance of ensuring balanced development, improving infrastructure and services, and preserving Angleton's character to address residents' concerns and guiding sustainable growth.

## Vision



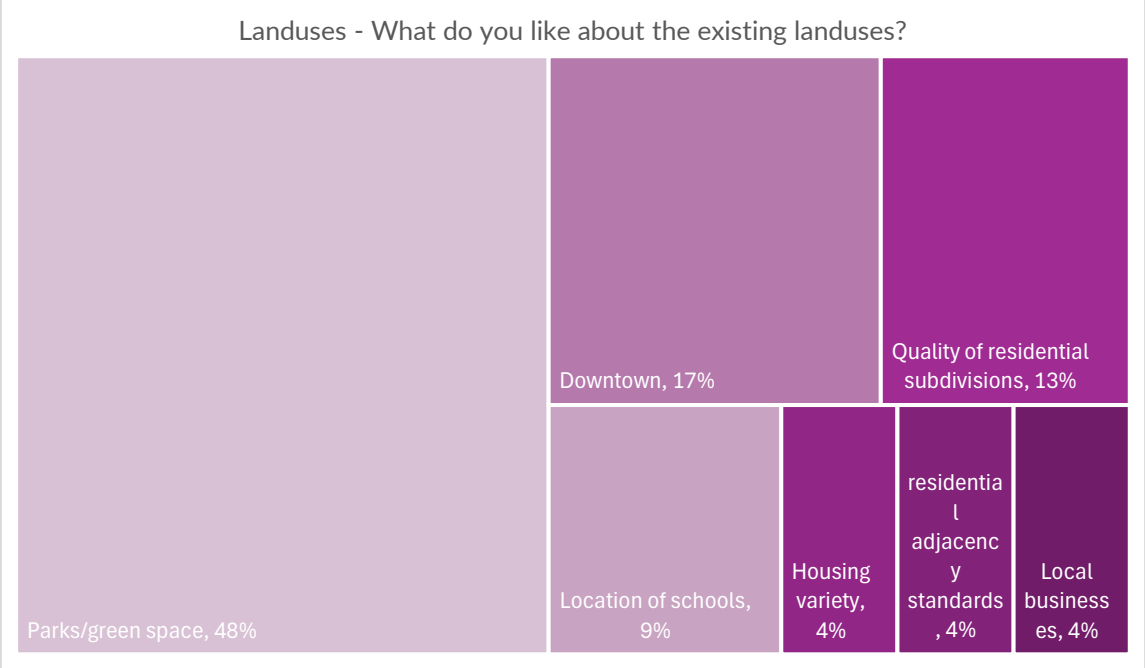

The most common vision shared by respondents was for **balanced commercial development (32%)**, reflecting a desire for a thoughtfully expanded economy that supports commercial and retail local needs. This was followed by interest in **citywide revitalization and beautification (25%)**, highlighting a community aspiration for a more attractive and vibrant environment.

Other notable priorities included:

- **Street improvements/sidewalks** (14%)
- **Diverse and affordable housing** (11%)
- **Improved infrastructure** and **more parks** (7% each)
- **Public transit** (4%)

Residents envision a future Angleton that is economically balanced, visually appealing, and functionally well-connected. These preferences emphasize the need for comprehensive investments in physical improvements, housing diversity, and infrastructure to support economic growth while enhancing livability.

## Landuses - What do you like about the existing landuses?

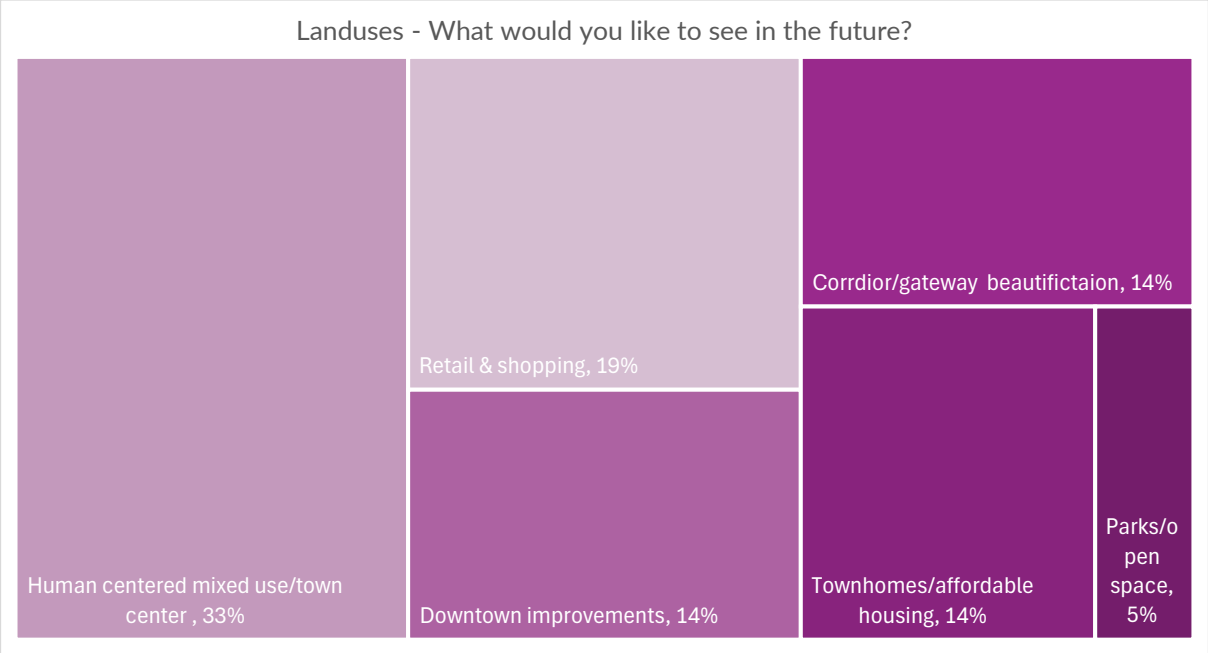



Respondents most frequently cited **parks and green space (48%)** as the most appreciated aspect of existing land uses in Angleton, emphasizing the importance of accessible open areas for recreation. Other valued elements included:

- **Downtown (17%)** – signaling support for a strong central core as the center of the community
- **Quality of residential subdivisions (13%)** – reflecting satisfaction with existing neighborhood design
- **Location of schools (9%)** – suggesting that proximity and access are key attractors
- **Housing variety, residential adjacency standards, and local businesses (each at 4%)** – highlighting interest in maintaining diversity, thoughtful land use transitions, and support for the local businesses

The feedback highlights strong appreciation for parks and open spaces and well-planned residential environments. Future land use decisions should prioritize the preservation and enhancement of green spaces and neighborhood quality, while also support a vibrant downtown and promote mixed-use areas that sustain local businesses and community institutions.

### Landuses - What would you like to see in the future?




Respondents most frequently identified **human-centered mixed-use or town center development (33%)** as a priority, reflecting a desire for walkable, vibrant areas that integrate retail, dining, housing, and gathering places. Other notable preferences included:

- **Retail and shopping (19%)** and **corridor/gateway beautification (14%)** – signaling interest in expanding commercial amenities while improving the city's visual appeal along major corridors and at key entryways to the City
- **Downtown improvements (14%)** – emphasizing the importance of revitalizing the city's core and upgrading public amenities and infrastructure
- **Townhomes and affordable housing (14%)** – highlighting the need for a wide range of attainable housing options
- **Parks and open space (5%)** – suggesting continued, but smaller-scale, demand for additional recreational areas

Residents envision a future land use pattern that blends commercial vitality with community-oriented design. Priorities focus on creating attractive, accessible, and mixed-use environments, visually appealing corridors, welcoming gateways that herald a sense of arrival, and providing a wider range of housing options.

### Landuses - What would you not like to see in the future?

Respondents shared several concerns and preferences regarding future land use. Key themes included:

- **Avoiding certain development types** – such as old or outdated grocery stores, heavy industry, trailer parks, small-lot residential neighborhoods, and narrow residential lots
- **Limiting undesirable placement of uses** – such as commercial or industrial facilities located adjacent to residences
- **Rejecting specific infrastructure or policy approaches** – such as concrete medians on main roads and new Public Improvement Districts (PIDs)
- **Ensuring developments enhance the community and contribute positively** – resistance to projects perceived as taking more from the community than they give back
- **Social and economic concerns** – desire to decrease the number of economically disadvantaged residents and address food deserts
- **Mixed opinions on town center concepts** – with some expressing opposition
- **Preference for targeted revitalization** – notably in East Angleton

This feedback highlights the importance of emphasizing quality design, thoughtful placement of uses, and developments that bring tangible benefits. It also points to a need for strategies that address economic disparities, food access, and targeted revitalization efforts. The responses also reflect a desire to avoid developments that could diminish community character or quality of life.

### Character & Image – What Do You Like About the City's Character/Image, and What Should the Future Be Like?

What Residents Like:
Respondents expressed strong pride in Angleton's identity as the **"Heart of Brazoria County"** and its "**Purple Heart City"** designation, which honors veterans, along with the **Angleton Wildcat** school spirit. Other appreciated elements include:

- Decorative and functional **city signage** listing activities and events
- **Public art** such as wall murals, monuments, and gateway features
- Tree-lined streets like those on **Canaan Street?**
- A welcoming and community focused, small-town feel

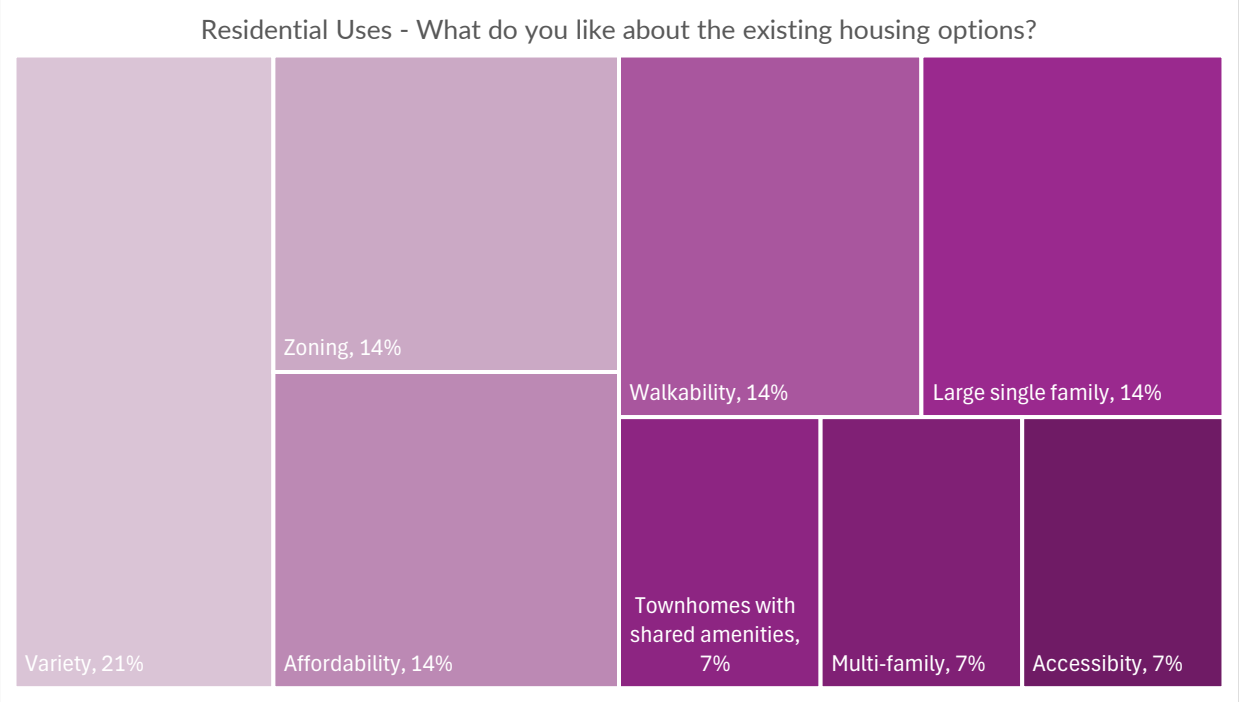
**Future Character and Appearance Goals:**
Residents envision building on the existing heart and purple branding through expanded public art (e.g., painted heart installations), more **wayfinding signage** and **gateway monuments** along Highway 288, and continued enhancement of the city's visual identity. Desired improvements include:

- **More street trees** in new subdivisions
- Attractive, well-maintained **citywide sidewalks**

- Greater **brand visibility beyond** downtown
- **Preservation** of the city logo and traditions while remaining open to modern enhancements

Angleton's strong and unique brand identity is a valuable community asset. Future planning should leverage this identity through consistent branding, expanded public art, enhanced gateways, and streetscape improvements that reinforce the city's pride, history, and welcoming character.

### Residential Uses - What do you like about the existing housing options?



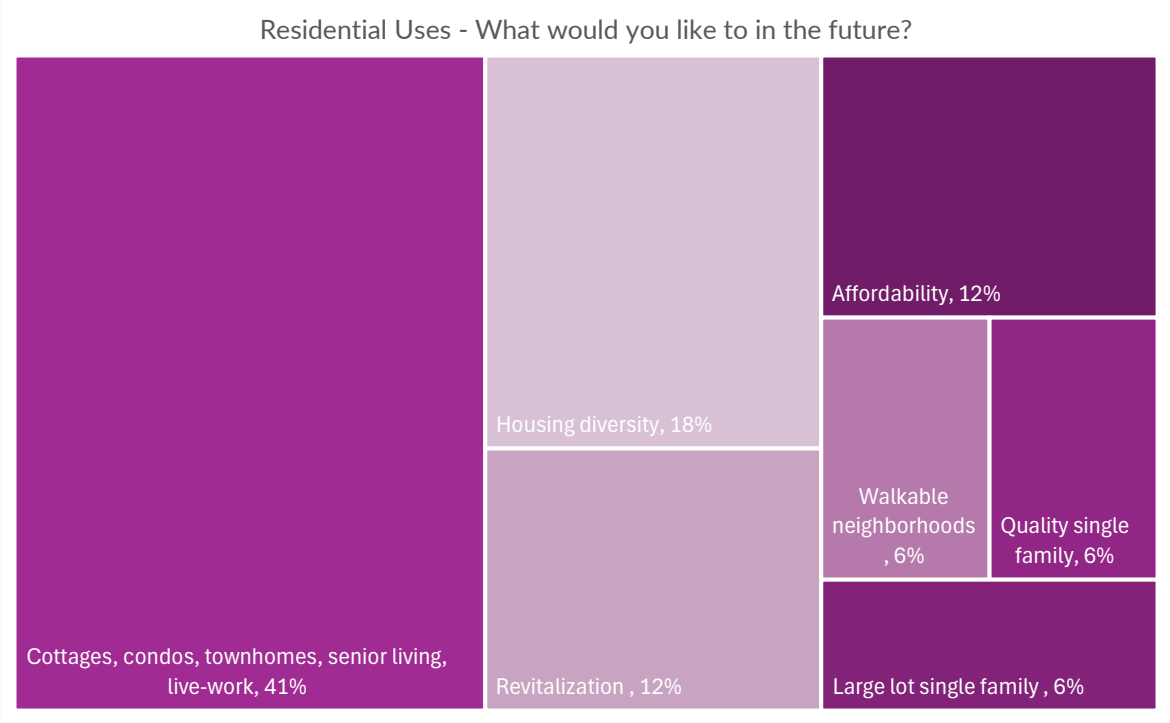

Respondents expressed appreciation for a range of housing-related qualities in Angleton, with **variety (21%)** being the most valued feature. This reflects a recognition that diverse housing types can meet different lifestyles and affordability needs. Other key positive attributes included:

- **Zoning (14%)** – satisfaction with how zoning regulations help maintain neighborhood quality and compatibility
- **Affordability (14%)** – appreciation for housing options within reach for all income types
- **Walkability (14%)** – value placed on neighborhoods with accessible pedestrian connections
- **Large single-family homes (14%)** – preference for spacious residential living
- **Townhomes with shared amenities (7%)** – interest in community-oriented housing types
- **Multi-family options (7%)** – acknowledgment of the role these play in

meeting housing needs
- **Accessibility (7%)** – importance of housing that accommodates mobility and access needs

Residents value maintaining a balance of housing types, from large-lot single-family homes to multi-family units, while preserving affordability, walkability, and neighborhood character. Future housing policies should continue to support this diversity and accessibility.

### Residential Uses - What would you like to see in the future?




When asked about future housing preferences, respondents most frequently expressed interest in **cottages, condos, townhomes, senior living, and live-work units (41%)**, signaling a strong desire for housing types that accommodate varying lifestyles and life stages. Other priorities included:

- **Housing diversity (18%)** – reinforcing the call for a broader mix of options
- **Revitalization (12%)** – upgrading and reinvesting in existing housing stock
- **Affordability (12%)** – ensuring attainable housing for a range of incomes
- **Walkable neighborhoods (6%)** – creating connected, pedestrian-friendly areas
- **Quality single-family homes (6%)** – maintaining high standards for traditional housing
- **Large-lot single-family homes (6%)** – preserving open residential choices

Future residential planning should focus on preserving the open residential character while expanding housing choices beyond traditional single-family

homes, promoting affordability, and encouraging revitalization. Incorporating walkable, mixed-type neighborhoods will help meet evolving demographic needs and support a vibrant, inclusive community.

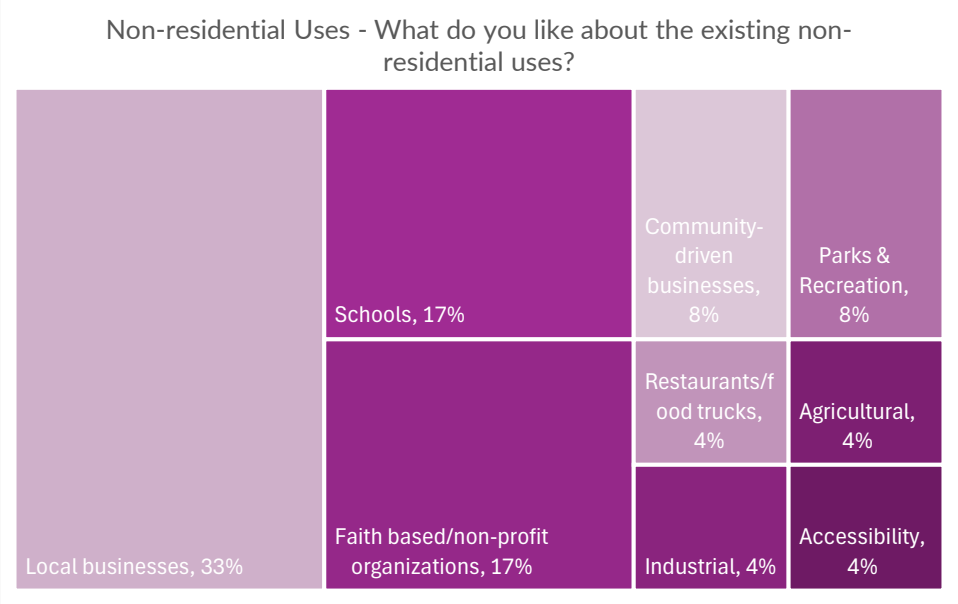
### Residential Uses – What Would You Not Like to See in the Future?

Respondents shared clear concerns about housing patterns and policies that could negatively affect neighborhood quality, livability, and affordability. Key themes included:

- **Opposition to small-lot and high-density developments** – concerns about parking shortages, infrastructure strain, and loss of neighborhood character
- **No rental-only communities** – preference for mixed-ownership models to promote stability and investment in neighborhoods
- **Limit on apartment complexes** – desire to avoid oversaturation of multi-family housing in favor of a balanced housing mix
- **Avoidance of zero-lot-line development** – maintaining adequate spacing between homes
- **Preservation of existing neighborhoods** – ensuring older areas are maintained and not overlooked in favor of new developments
- **Concerns about rising property taxes** – fear that higher taxes discourage property upkeep and reinvestment

Future housing policies should balance growth with neighborhood preservation, ensuring that new developments are well-designed, appropriately scaled, and integrated with existing infrastructure. Limiting overconcentration of specific housing types and addressing tax-related barriers to property maintenance will be key to sustaining healthy, vibrant neighborhoods.

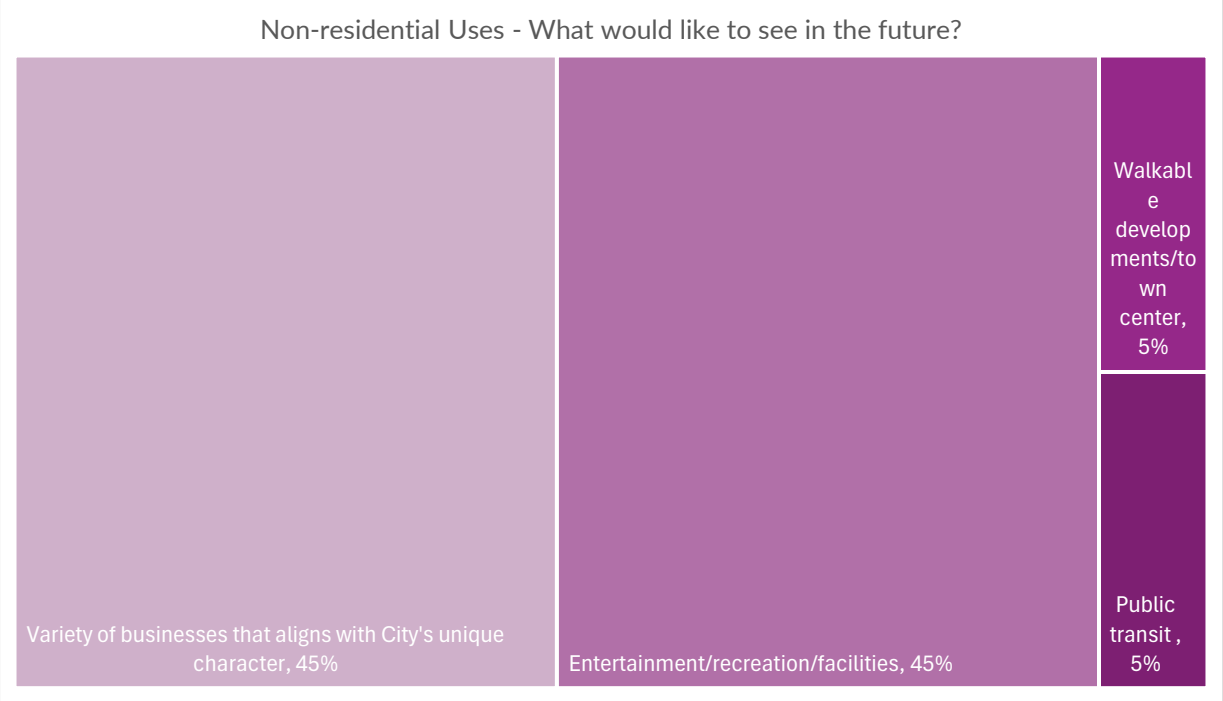
**Non-residential Uses - What do you like about the existing non-residential uses?**




Residents value the diversity and impact of non-residential uses in their community, with **local businesses** receiving the highest appreciation at **33%**, reflecting strong support for hometown entrepreneurship. **Schools** and **faith-based/non-profit organizations** each garnered **17%**, highlighting their essential roles providing in education, social services, and community cohesion. **Community-driven businesses** which actively foster relationships with local residents, and **parks & recreation** (8% each) also contribute meaningfully to the area's livability and engagement. More minor but notable support was shown for **restaurants/food trucks**, **industrial**, **agricultural**, and **accessibility** (each at 4%), indicating a well-rounded appreciation for the variety of services and amenities that enrich daily life and foster a sense of place.

The responses indicates strong support for local businesses, schools, and community organizations. Enhancing accessibility and preserving community-driven amenities will help maintain a vibrant, inclusive, and locally rooted environment.

### Non-residential Uses - What would you like to see in the future?




Respondents most frequently identified two equally important priorities for future non-residential development:

- **A variety of businesses that align with the City's unique character (45%)** – supporting local identity, community needs, and economic vitality
- **Entertainment, recreation, and related facilities (45%)** – providing venues and activities that enhance quality of life and attract visitors

Additional suggestions included:

- **Walkable developments or a town center (5%)** – creating pedestrian-friendly destinations with a mix of uses
- **Public transit (5%)** – improving connectivity and accessibility

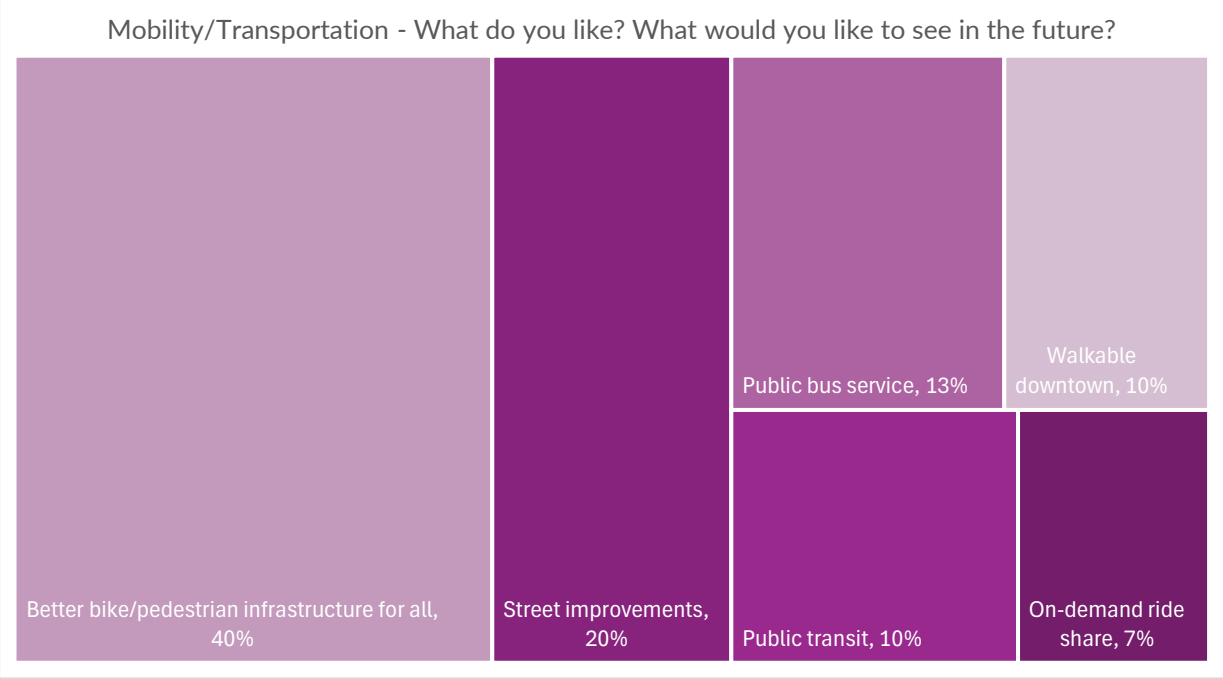
The community envisions non-residential growth that strengthens Angleton's identity while expanding entertainment and recreation opportunities. Prioritizing businesses that fit the city's character, alongside walkable, well-connected developments, can help create a vibrant and sustainable local economy.

### Non-Residential Uses – What Would You Not Like to See in the Future?

Respondents identified several non-residential uses they would prefer to avoid in Angleton's future development:

- **Illegal game rooms**
- **More vape shops**
- **More car washes**
- **Scrap metal yards in central locations**
- **More used tire shops**

### Mobility/Transportation - What do you like? What would you like to see in the future?




When considering mobility and transportation, respondents expressed the strongest support for **better bike and pedestrian infrastructure for all (40%)**, reflecting a desire for safe, accessible, and connected non-vehicular travel options. Other priorities included:

- **Street improvements (20%)** – enhancing roadway quality, safety, and capacity
- **Public bus service (13%)** and **public transit in general (10%)** – expanding options beyond personal vehicles
- **Walkable downtown (10%)** – improving pedestrian comfort and accessibility in the city core
- **On-demand ride share services (7%)** – providing flexible transportation alternatives

The feedback highlights the need for a balanced transportation network that supports all modes of transportation. Investments in pedestrian and bicycle infrastructure, expanded public transit, and roadway improvements will be essential to improving mobility, safety, and accessibility citywide.

### Mobility & Transportation – What Do You Dislike / Not Want to See in the Future?

The primary concern expressed by respondents was:

- **No bike lanes in the road** – indicating a preference for separated or off-street bicycle facilities rather than bike lanes sharing space with vehicle traffic.

Future mobility planning should consider alternatives to on-road bike lanes, such as dedicated off-street paths or protected lanes separated from vehicular traffic, to address safety concerns and encourage broader use of cycling infrastructure.

**Resiliency - What are some concerns that you have? What opportunities would you like the City to explore in the future?**

**Key Concerns:**

- **Aging and failing infrastructure** – water, sewer, and electrical systems unable to handle growth or extreme weather
- **Drainage and flooding issues** – including downtown, around the courthouse, and in residential areas, potential failure and need for coordination with the drainage district
- **Crime and inadequate public safety capacity** – police force size, EMS strain, and fire department resources. Maintenance of safety as the city grows
- **Preparedness for emergencies** – hurricanes, pandemics, and mass casualty events
- **Risk of falling behind** – concern that Angleton may lose opportunities without innovation and modernization

**Opportunities for the Future:**

- **Infrastructure upgrades** – robust drainage systems, expanded sanitary sewer capacity, modernized water and electrical systems
- **Public safety investment** – more police officers, EMS support, and fire equipment
- **Disaster preparedness** – updated emergency response plans and community self-reliance initiatives
- **Public realm enhancements** – shaded seating areas with public art, pedestrian amenities, and beautification projects
- **Community engagement and events** – Market Days, My Neighbor Day, and activities at the Rec Center to foster connectedness
- **Financial sustainability** – maintaining a strong tax base and budget for ongoing maintenance and emergency needs
- **Inclusive planning** – incorporating perspectives from younger residents in decision-making

The feedback highlights the need for a proactive, long-term resiliency strategy that invests in infrastructure, public safety, and emergency preparedness while fostering community engagement and maintaining fiscal health. Balancing modernization with preservation of local identity will be essential for sustaining Angleton's resilience in the face of growth and change.

### Natural & Cultural Resources - What are some assets that you cherish? What would you like to see in the future?

#### Cherished Assets:

Residents expressed deep appreciation for Angleton's mix of historical, cultural, and recreational amenities, highlighting:

- **Veterans memorial for Mr. Sasser** and dedicated veterans parking
- **Local history and traditions** – including the Fair, Market Days, Heart of Christmas, and Peach Street events
- **Parks and green spaces** – well-maintained and recreation value
- **Murals, painted utility boxes, and public art**
- **Historic landmarks** – courthouse, Austin's 300, Brazoria County Museum
- **Youth sports facilities** and the sense of school pride ("bleed purple")
- **Local institutions** – UTMB Angleton and the airport
- **Small-town charm** paired with its role as the county seat

**Opportunities for the Future:**

Residents identified several ways to expand and enhance natural and cultural resources:

- **New facilities and venues** – outdoor amphitheater, outdoor movie theater, larger and upgraded library
- **Expanded recreational options** – more freshwater lakes for fishing
- **Preservation of green spaces** – ensuring natural areas remain protected
- **Event promotion and support** – continued investment in community events and "hidden gems" like BCFA and Peach Street
- **Improved access** – better road connections to cultural and natural amenities
- **Enhanced visibility for local assets** – promoting the airport and other underused resources

The community values a blend of heritage preservation, cultural programming, and recreational opportunities. The Comprehensive Plan should focus on protecting these assets, improving access, and expanding facilities that strengthen Angleton's identity while enriching residents' quality of life.

### Community Facilities - Current facilities/amenities that you like/ are proud of? What would you like to see in the future?

**Current Facilities and Amenities Residents Value:**

- **Clarence Sasser Statue** – honoring a local hero
- **UTMB Angleton** – valued healthcare resource
- **Brazoria County Museum** – preserving local history
- **Parks** – cited as a source of community pride
- **Sports fields** – providing recreational opportunities for youth and families

**Desired Improvements and Additions for the Future:**

- **Park enhancements** – refurbish the current dog park, add shade for benches at Lakeside Park, and create more sensory-friendly outdoor spaces

- **Recreational amenities** – pickleball courts with lights, a large splash pad or water park, additional soccer fields, and parks with water features
- **Community spaces** – improved and expanded Rec Center, senior activity center, community center for club sports, after-school programs, and public meetings
- **Library upgrades** – expanded and modernized facilities
- **Geographic equity** – a Lakeside Park–style facility on the south side of town
- **Family-oriented amenities** – more parks and facilities catering to children and families

Residents value their parks, cultural landmarks, and recreation facilities but see opportunities for broader access, modern upgrades, and new amenities. The Comprehensive Plan should prioritize enhancing existing assets, ensuring equitable distribution across the city, and expanding offerings for seniors, youth, and families.

### Aspirational Cities/Places - What are some cities or places that you admire? Cities or places that you would like Angleton to be like

When asked which cities or places they admire and would like Angleton to emulate, respondents highlighted communities known for their charm, walkability, and strong sense of identity. Examples included:

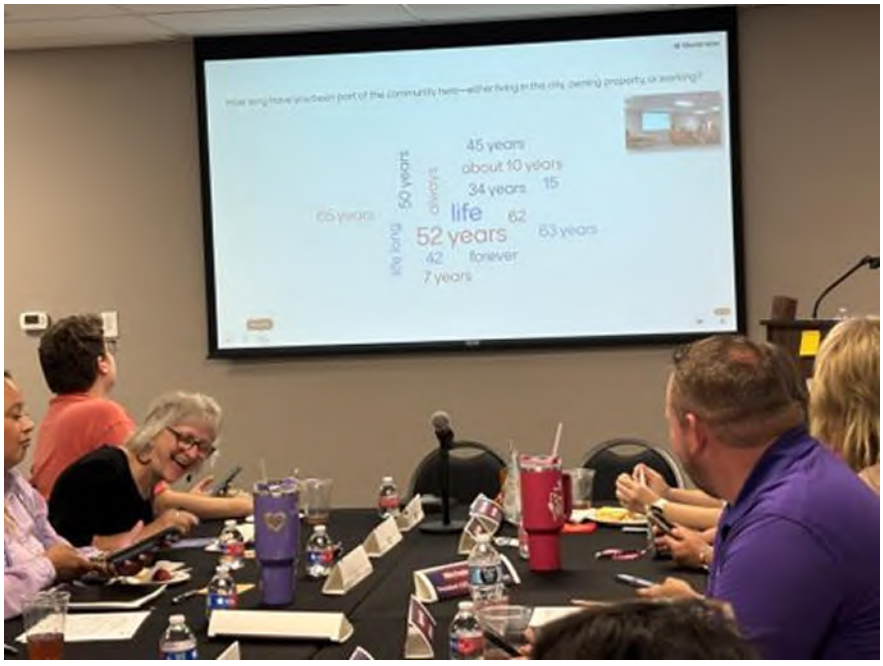
- **Local and Regional Cities**: Manvel, Kemah, Livingston, Missouri City, Pearland, Iowa Colony, Fredericksburg, Lubbock, Marble Falls, Flower Mound, Navasota, Wimberley, Grapevine, Friendswood
- **Commonly Admired Features**:
    - **Walkable downtowns** – vibrant, pedestrian-friendly cores with shopping, dining, and gathering spaces
    - **Downtown revitalization projects** – such as Navasota's downtown redevelopment
    - **Public art and murals** – enhancing visual identity and celebrating community culture
    - **Year-round local pride** – exemplified by Wildcat Spirit in Angleton
    - **Blend of small-town charm with modern amenities** – offering livability without losing character

Residents are inspired by communities that successfully combine a welcoming, small-town atmosphere with vibrant downtowns, public art, and strong local identity. These examples can guide Angleton's planning efforts toward creating a walkable, visually engaging, and culturally distinctive city.

Other feedback:
Will the market-based analysis take into account the Grand Parkway development northeast of us?

## Photos from the meeting











# Angleton GLO RCP Comprehensive Plan Update

CPAC Worksession 1



12

# Let's get you started..Which one is cutest?






3
12

How long have you been part of the community here—either living in the city, owning property, or working?






2
13

# What do you enjoy most about living in Angleton?






2 13

# What do you think Angleton could use more of?

| | | | |
|---|---|---|---|
| Industry | Commercial development. | Property maintenance | More big box chains. |
| Commercial development, Tax dollars, industry, Property Maintenance. | Planning for future growth Infrastructure development | Affordable Senior housing. | A huge event center that will attract people from all over the county and nor gathering places |



2 13

# What do you think Angleton could use more of?

| | | | |
|---|---|---|---|
| Retail , Big Grocery Store , Movie Theater | Walkable downtown destinations | Shopping Areas | Retail, entertainment, small businesses, sidewalks |
| Infrastructure improvements. | Businesses Family Entertainment | downtown parking | Large grocery store More restaurants Better dog park Movie theater |



2 13

# What do you think Angleton could use more of?

Business (not nail shops or donut shops)

Family friendly entertainment, shopping,

Family Entertainment

Prioritize infrastructure

Community Center for after school programs, community events, sports events for AAU and Club sports, etc Bicycle lanes Grocery store (larger Kroger or HEB)

Fortune 500 companies.

Teen Center



2 13

# Looking ahead, what opportunities should Angleton focus on?

- Growth that's coming in the next 5-10 years.
- Proper zoning & enforcement.
- Sidewalks on every street
- More entertainment and retail options
- Promoting our why!
- Revitalizing the area along highway 35
- Property Maintenance, commercials development to help bring tax dollars. Growth for the next 20 years
- Beautification



2 12

# Looking ahead, what opportunities should Angleton focus on?

- Better roads
- Commercial opportunities to keep revenue in town
- Rehabilitate East Angleton
- Large Community Center (see notes) from last question Mobility bilke lanes throughout city
- Continuing downtown development
- Welcoming new partners and growth.
- Variety of businesses
- How to handle the rapid residential growth. Maintenance on infrastructure within the city.



2 12

# Looking ahead, what opportunities should Angleton focus on?

Street repairs Sidewalks

Old building restoration

Big business to help tax base.

Diversify & make housing attainable. Plan for a mix of price points and housing types so new residents, seniors, and young families can all find a place to live.

Infrastructure

Drainage.

Loss of ommercial interest

Rapid growth with lack of prioritizing infrastructure improvements.



2 12

# What concerns do you have about Angleton's future that you believe should be addressed?

Angleton loosing its hometown feel

Infrastructure to support not only new development but existing residential areas

Change is happening, embrace it. We can't have the mentality of "dont Houston my Angleton."

Getting bulldozed by big developers

That we will be overlooked for future projects

Increasing the number of officers within our police department and pay them well!

Getting swallowed up by urban sprawl without developing local commercial opportunities

stagnant or limited growth. Without strategic planning, we risk falling behind neighboring cities in attracting new residents, businesses, and investment.



1 12

# What concerns do you have about Angleton's future that you believe should be addressed?

Old infrastructure - need Storm sewer and sanitary improvements/upgrades.

Enough room in classrooms for growing population

Hurricanes

Residential growth too quick for infrastructure, jobs, permanency

Enough staff for police department

Land availability due to solar farms.

Being overlooked by visitors

Loosing its roots



1 12

# What concerns do you have about Angleton's future that you believe should be addressed?

To many subdivisions

Job growth in the city.

Small town community feel preserved

A new fair grounds



1 12

If you left Angleton today and came back in 10 years, what would you hope to see? (Please describe the changes, improvements, or vision)

A vibrant and bustling downtown area.

Kiddos playing in more parks!

Wider roads for those most traveled to get around the city

Vibrant commercial development in East Angleton

Good diversity of housing options

Small town charm preserved

A big HEB

Properly planned growth; Businesses, houses, parks well maintained; Happy citizens



1 13

If you left Angleton today and came back in 10 years, what would you hope to see? (Please describe the changes, improvements, or vision)

- Larger grocery stores
- Community Center, large companies have come to the area, more places to shop and eat
- Sidewalks throughout the city.
- Small businesses thriving!
- Improvements in all areas of Angleton, not just certain parts
- Better roads and more sales tax revenue
- Career opportunities so our children can raise their children here without commuting
- Revitalizing on the 35 side of Angleton



1 13

If you left Angleton today and came back in 10 years, what would you hope to see? (Please describe the changes, improvements, or vision)

Good access into city downtown (anchor rd improvements) Commercial development along sh 288 Improved drainage around courthouse and downtown

I would like to see the empty buildings restored and being used - the roadways landscaped

I would hope to see a vibrant, growing city with a revitalized downtown, modern infrastructure, and diverse housing options that meet the needs of all residents.

More public transit.

Restoration.



1 13



Retail Shopping Centers (Strip Malls)



Public, Semi-Public



Open Spaces



Single Family Residential



Mixed Use Town Center



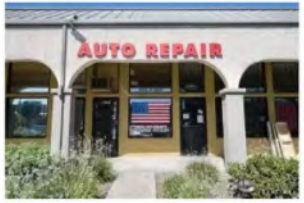
Assisted Living/Senior Care



Playgrounds



Multi-family




Services



Industrial / Business Parks



Parks



Duplex/Fourplex/Townhome

# Landuses

# **Landuses -** What do you like about the existing landuses?

| | | | |
|---|---|---|---|
| Beautiful Parks | More parks/greenspaces being put into the new subdivisions. | Nice neighborhoods | Good parks |
| Downtown revitalization. | Residential areas are closely located next to schools | Parks | Large parks |



1 12

# **Landuses -** What do you like about the existing landuses?

| | | | |
|---|---|---|---|
| Beautiful parks; Downtown is nice | The new park | Good mixture of low-mid rise development and green spaces | Park Developments |
| New Schools, new parks, and current park development | Fields | separation between residents and commercial | Downtown |



Mentimeter

1 12

# **Landuses -** What do you like about the existing landuses?

Local eatery options.

New subdivisions are required to create park area

revitalization of downtown with new buildings



1 12

# **Landuses -** What would you like to see (or not) in the future? (E.g.: Like -xx; Not Like - xx)

Not like heavy industry

No more trailer parks. How about more townhomes?

Would not like to see Narrow house lots

Revitalization of 288B

Like to see grocery stores in all parts of the city

Need to see improvements in the downtown areas

No more small lot neighborhoods

Mixed use development and a town center



1 12

# **Landuses -** What would you like to see (or not) in the future? (E.g.: Like -xx; Not Like - xx)

Not want to see Old grocery stores

Would like to see better grocery stores

Like affordable neighborhoods

Love to see more retail.

More affordable housing. (Under $300k)

Not like concrete medians on main roads

Not like development taking more than give

Need to see improvement to parking in downtown area



1 12

# **Landuses -** What would you like to see (or not) in the future? (E.g.: Like -xx; Not Like - xx)

Would like to see East Angleton revitalized

Decrease our economically disadvantaged numbers.

Like commercial spaces walkable from residential

Like to see town center of some sort

Like to see more downtown area created

No more PIDS allowed

Like - town center Like - subdivisions with parks and open space Like - clear access roadway (anchor rd) into city with landscaping

Would like to see a multi-use development



1 12

# **Landuses -** What would you like to see (or not) in the future? (E.g.: Like -xx; Not Like - xx)

Town center

Not like commercial or industry in people's backyard

Dislike the amount of community members who have food insecurities.

Need diversity of businesses and tax base

Not like town center

Like to see sidewalks everywhere for foot/bike traffic



1 12




Signage



Gateways



Streetscapes





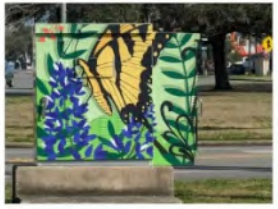
Downtown






Safety and Comfort





Public Art/Local Culture






Identity

# Character and Image



3

**Character & Image -** What do you like about the City's character/image? What should the future character and appearance be like (Like -xx; Want -xx)

| | | | |
|---|---|---|---|
| Always purple and silver themed | I love being in the Heart of Angleton! | Like art, monuments | Signs /art |
| Pride in being the HEART of Brazoria County | More 288 visibility for Angleton. | Inviting. Promotes small town feel | Purple and Heart |



1 13

**Character & Image -** What do you like about the City's character/image? What should the future character and appearance be like (Like -xx; Want -xx)

| | | | |
|---|---|---|---|
| Like streets with trees like Canaan | Sidewalks everywhere and well maintained | We bleed purple! | Want 288 monuments and more wayfinding signs |
| City branding. | Purple | How did they do the Cannon trees?! | More trees in new subdivisions |



1 13

**Character & Image -** What do you like about the City's character/image? What should the future character and appearance be like (Like -xx; Want -xx)

Don't change the logo ever

More brand visibility outside of downtown.

Like the signage with city activity lists, city signs, etc, like wall art on some of the buildings downtown, small business street flags in polls downtown

Home of the Angleton Wildcat

Artwork/gateway structures that keep some traditions but allows for changes to by accepted.

Like: I appreciate that Angleton is a Purple Heart City and proudly honors its veterans. It also holds a central place as the heart of Brazoria County, which gives it a strong sense of identity and im

I'd like to see added to the heart theme by having painted hearts throughout city -



1 13



Single-family



Mobile Home Parks



Infill Development in Older Neighborhoods



Mixed-use – Retail/Residential



Accessory Dwelling Units



Active Adult Housing



Duplexes/Townhomes



Mixed-use – Livable Centers



Single-family Rental Homes



Cottage Style Clustered Housing



Multi-family



Mixed-use – Work/Live Units

# Residential Uses



1

# **Residential Uses -** What do you like about the existing housing options?

Too expensive considering the median income of the average citizen.

Zoning and restrictions before building

Walkable neighborhoods

Good availability of large single residential lots

Like the single family home neighborhoods and some townhouse communities

Zoning restrictions.

Close to stores and work

Wide price range of single family

# **Residential Uses -** What do you like about the existing housing options?

Varied options

Not over saturated with apartment units.

Townhouse communities with shared outdoor spaces for recreation. Get our families outside together!

Prefer larger lots, limit density

Existing areas with sidewalks

Wide range of options.

There aren't a whole lot of options.

There is a wide range of pricing options



1 12

# **Residential Uses -** What do you like about the existing housing options?

Built close to schools. Walking distance is needed.

Needs to be updated

Plenty of apartments in various parts

Don't want to see more mobile home parks



Mentimeter
1
12

# Residential Uses - What would you like to see (or not) in the future? (E.g.: Like -xx; Not Like - xx)

No rental only communities

Not see rental only housing developments in the city

Would like to see many of the current apartments and townhomes revitalized

Large lots for single family homes

Condos, Townhomes and over 55 neighborhoods

Require rentals to be kept up to code.

Some downtown, urban loft options would be great.

Don't want to see oversaturated neighborhoods with small lots



2 13

# Residential Uses - What would you like to see (or not) in the future? (E.g.: Like -xx; Not Like - xx)

Need affordable senior housing whether it's apartments or duplexes

Like to see a diverse community thriving together

Not see small lots or zero lot line

Don't like the tiny lots being developed

A mix of housing options including single-family homes, townhomes, and quality apartments to support families, seniors, and young professionals.

Encourage retail to build living spaces above their developments.

Like Cottages

I would not like to see smaller lots, where we are placing a lot of houses in one section - parking is bad, there is a strain on the police and fire departments



2 13

# Residential Uses - What would you like to see (or not) in the future? (E.g.: Like -xx; Not Like - xx)

Don't want too many apartment complexes.

Existing neighborhoods being overlooked

Like live/work

Build Over 55 subdivision with houses for sale not rent

I would like to see people not taxed to death on their properties so that they will fix up their houses and yards. What's the point now? Your taxes will increase exponentially

Like affordable options even if smaller

Like - subdivision with amenities for residents Like - walkable neighborhoods Need - more senior citizens housing

Family owned eateries and businesses.



2 13




Commercial



Neighborhood Commercial



Regional Centers



Mixed Use Livable Centers



Offices



Work/Live Units



Local Businesses




Supermarkets



Manufacturing

# Non-residential Uses

# **Non-residential Uses -** What do you like about the existing non-residential uses?

- Local businesses
- I like the small town vibe
- More small businesses
- Like that they're on main roads
- Businesses that invest in hometown by sponsoring teams or events
- They support the communityz
- Good foundation of chemical industry and agriculture uses
- I like the locally owned business community here



11

# **Non-residential Uses -** What do you like about the existing non-residential uses?

Good use of small businesses

Shop local encouragement

Parks, Schools, and Churches

Active chambers

Like churches embedded in neighborhoods

Faith based organizations.

Food truck park, new restaurants downtown, recreation center, new schools,

Good use of parks and green spaces.



11

# **Non-residential Uses -** What do you like about the existing non-residential uses?

Like schools embedded in neighborhoods

Volunteer and 501c3's.

Local small businesses and support



11

**Non-residential Uses -** What would you like to see (or not) in the future? (E.g. Like -xx; Not Like - xx)

No more vape shops!

Better enforcement of zoning.

Senior activity center

No more vape shops

Food truck park.

A gathering place for families and attractions

No scrap metal yard in the middle of town

Not like illegal game rooms



1 13

**Non-residential Uses -** What would you like to see (or not) in the future? (E.g. Like -xx; Not Like - xx)

More businesses that bring in sales tax

Movie theater

More diversification in businesses away from chemical plants.

More entertainment

No more used tire shops.

More small businesses and larger corporations

More small businesses; large chains more on outskirts of town; keep the small town feel while adding commercial businesses

Like - town center with entertainment Like - stores in walking distance Like - bigger updated library



1 13

**Non-residential Uses -** What would you like to see (or not) in the future? (E.g. Like -xx; Not Like - xx)

| | | | |
|---|---|---|---|
| Like big heb | Entertainment venues | I would like an outdoor swimming facility. | Outdoor venue for music. |
| I would like to see better planning of business locations. We have 3 car washes on the same road. | No more car washes | More retailers boutiques and shops | Would like to see a better grocery store |



1 13

**Non-residential Uses -** What would you like to see (or not) in the future? (E.g. Like -xx; Not Like - xx)

I'd like to see more entertainment facilities

Like drive in theater

Public transit.

Improvements in downtown businesses using old small houses as storefronts.



1 13



Safe Crossings



Multi-modal




Alternate Modes




Access







Mobility Options



Pedestrian & Bike Safety

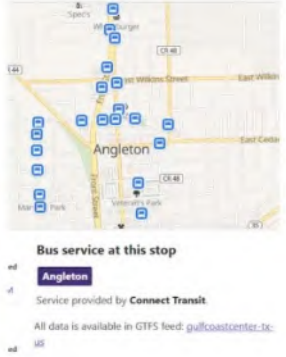





Railroad




Intra City- Grey Hound & FLIX




Public Transit –
Connect Transit

# Mobility/Transportation



2

**Mobility/Transportation -** What do you like or dislike? What would you like to see (or not) in the future? (E.g.: Like -xx; Want -xx; Do Not Want -xx)

Want sidewalks

Henderson road fixed

We need more transportation for our disabled and senior community members who can't drive.

Like seeing downtown walking shopping

More sidewalks

Like flashing yellow turn arrows at traffic lights.

Small bus going through regular stops all day long

Want Henderson road fixed



13

Item 1.

**Mobility/Transportation -** What do you like or dislike? What would you like to see (or not) in the future? (E.g.: Like -xx; Want -xx; Do Not Want -xx)

- Dislike lack of east/west corridors
- More side walks
- Like downtown shops
- More sidewalks and on every street
- Like GCTD on demand service
- More connectivity of roads from east to west
- Like: SBC bus transits; lots of sidewalks; easy to get around the entire city using backroads only
- Bicycle lanes, more bus routes and or frequency, grocery store parking with family walking access



13

**Mobility/Transportation -** What do you like or dislike? What would you like to see (or not) in the future? (E.g.: Like -xx; Want -xx; Do Not Want -xx)

No bike lanes in road

More sidewalks

Dislike not having a dedicated transit to the Medical Center or even UTMB in Galveston.

Want wider, well lit sidewalks without obstructions.

Want to see improvements downtown

Lyft and Uber need to be visible!

Need - better sidewalk network and wheelchair accessibility

More street lighting



13

Item 1.

**Mobility/Transportation -** What do you like or dislike? What would you like to see (or not) in the future? (E.g.: Like -xx; Want -xx; Do Not Want -xx)

I'd like to see Sidewalks maintained- with our extreme temperatures, I see the concrete raised in a lot sidewalks

Want maintained, accessible parking lotd

The sewer system not keeping up with the new growth



13

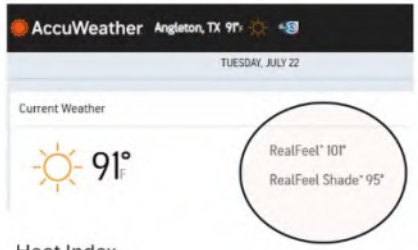
**Texas landmark faces $750,000 restoration bill after Hurricane Beryl**

Story by Brammhi Balarajan

https://www.msn.com/en-us/news/us/texas-landmark-faces-750000-restoration-bill-after-hurricane-beryl/ar-AA1IFUha?ocid=BingNewsSerp



Hurricanes



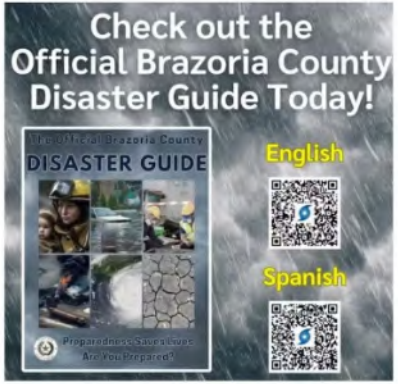

Heat Index



Flooding




Properties at risk from heat




Resource Management

Fire

Drought

**Resiliency - Ability to cope with and recover from setbacks, bounce back and keep moving forward**

# Resiliency

**Resiliency -** What are some concerns that you have? What opportunities would you like the City to explore in the future?

Do we have enough police force for the growth?

Infrastructure that continues to break down under streets

A more robust electrical grid

Infrastructure: water, sewage, electricity, ability to handle torrential rains

Concern of levy failure

Crime rate increasing

Growing and retaining our police officers

Working with the drainage district to protect the levy



1 12

**Resiliency -** What are some concerns that you have? What opportunities would you like the City to explore in the future?

Maintenance and upkeep has to be constant and budgeted for.

Shading spots, with benches in areas throughout the city with city art on them

Drainage in downtown and around courthouse Sanitary sewer capacity

Making sure future development has sufficient drainage to avoid flooding

Street flooding, over stretched EMS

Fire department. Adding more equipment and fire fighters

Sewer systems able to handle increased load with added housing

Do we have current emergency plans for the next pandemic, Hurricane, mass casualty event, etc.?



1 12

**Resiliency -** What are some concerns that you have? What opportunities would you like the City to explore in the future?

Reinforce/encourage the self reliance and resiliency of our own citizens.

Making sure out water resources are sufficient for growth

Tax base and budget able to fund repairs

My concern is that Angleton may fall behind by not moving forward with the times. Without embracing innovation, modern infrastructure, and inclusive growth, we risk losing opportunities to other citie

Let's listen to our younger residents as well.

Continue Market Days, My Neighbor Day (free Health Clinic), senior and youth events at the Angleton Rec Center



1 12



Lakes



Courthouse



Walk/Bike Trails




Market Days



Museums



Fairgrounds



History




Parks and Recreation



Nature

# Natural & Cultural Resources

**Natural & Cultural Resources** - What are some assets that you cherish? What would you like to see in the future? (E.g.: Like -xx, Want -xx)

Like courthouse

Like youth sports facilities

Preserving some natural/green spaces b

Promote our airport!

Would like larger library

Like parks and that city works hard to keep up

I love our history, how we all bleed purple, the Fair, weekly farmers market, Market Days, parks. I'd like to see these continue.

Love the Veterans memorial for Mr. Sasser & the dedicated Veterans parking spot.



12

**Natural & Cultural Resources** - What are some assets that you cherish? What would you like to see in the future? (E.g.: Like -xx, Want -xx)

Austin's 300

Like to have more freshwater lakes to fish

Preserving our current events. Market days , Heart of Christmas. Ect

Like that Angleton is county seat

Like BC Museum

Parks, murals, painted boxes

Outdoor amphitheater for family gathering

Larger and upgrade library Better road access



12

Item 1.

**Natural & Cultural Resources** - What are some assets that you cherish? What would you like to see in the future? (E.g.: Like -xx, Want -xx)

Want outdoor movie theater

Promote BCFA, Market Days, Peach Street, etc. Small hidden gems.

Like UTMB Angleton



12



City Services



City Hall




Library




Natatorium/
Recreation Center




Community Resources



Facilities and Amenities



Dog Park




Water Park/Recreation

# Community Facilities & Services

**Community Facilities -** Current facilities/amenities that you like/ are proud of? What would you like to see in the future? (E.g.. Like -xx; Want -xx)

Refurbish current dog park

Our parks is something to be proud of.

Want improved rec center

We need more friendly outdoor spaces that are sensory friendly.

Need some shade for the benches at Lakeside Park

Community Center for club sports, after school, etc

Like BC Museum

Community meeting space.



12

**Community Facilities -** Current facilities/amenities that you like/ are proud of? What would you like to see in the future? (E.g.. Like -xx; Want -xx)

Like UTMB Angleton

Clarence Sasser Statue

Sports fields - more soccer Upgraded Library Parks with water

More amenities for kids and families

Expand Rec Center

A Lakeside Park similar facility on the Southside of town.

Need senior activity center

Big splash pad/water park.



12

**Community Facilities -** Current facilities/amenities that you like/ are proud of? What would you like to see in the future? (E.g.. Like -xx; Want -xx)

Would love to have Pickleball courts with lights

Want more parks



12

Aspirational Cities/Places - What are some cities or places that you admire? Cities or places that you would like Angleton to be like.






12

Presentation at the Meeting

# COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING 1

**July 30, 2025**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Agenda

1. Team Introductions
2. Background
   - Planning History in Angleton
   - GLO RCP Grant
3. Comprehensive Plan
   - City Planning
   - Planning Steps
   - Planning in the Area
   - Report Contents
   - Purpose
   - Why Now?
   - Topics
   - Economic Development and Market Forces
4. Process and Schedule
5. Public Engagement
6. Role of CPAC
7. Next Steps
8. CPAC Exercise
9. City Council Input
10. Discussion

# Team Introductions

**Mindi Snyder**
Client Services

**Lata Krishnarao**
Project Manager

**Krishna Radhakrishnan**
Planning/GIS

**Steve Spillette (CDS)**
Housing/Economic Analysis

**Scott Williams, CBI**
SAFEbuilt

ARDURRA

**City Council**

**Planning & Zoning Commission**

**Comprehensive Plan Advisory Committee (CPAC)** (TBD)

**Otis Spriggs,** Dir. Development Services

**City Staff**

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# Planning History in Angleton

**1971**
First Comprehensive Plan

**2005**
Current Comprehensive Plan

**2009**
Zoning Ordinance

**2018**
Land Development Code

**2021**
Livable Centers Planning Study

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ANGLETON

1. Formulate a forward-looking Comprehensive Plan that integrates hazard mitigation

2. Amend the Zoning Ordinance and Land Development Code

3. Update the  Building Codes

## GLO RCP Grant

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# Purpose

- **Texas Local Government Code**
  Sec. 211.004 – Required for zoning

  **Vision or City & ETJ** - **Long-range** plan to guide physical & economic development over the next 10-20 years

  Action-oriented, practical **implementation** strategy

  **Foundation f**or future regulations (zoning, others)

  **Enhance** decision-making, **financial planning**, **and policy development**

  **Asset and infrastructure** management, service delivery, and programming

- ***Where does the community want to be in next 5, 10, 20 years?***
- ***What will the city look like if it takes no action now? Will that be in line with the community's vision?***
- ***What road map will help the community reach its vision?***

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# Planning Steps

**Create a Vision** – A description of what the community wants based on input from all members of the community – **VISIONING PROCESS**

**Prepare a Plan** – Develop a plan to achieve the vision. Plan includes goals, objectives, policies, strategies, programs, market conditions, etc. This plan is called – **COMPREHENSIVE PLAN, LAND USE PLAN**

**Implement the Plan** – Formulate strategies to make the plan happen. The primary tools to implement the plan are **ZONING, SUBDIVISION REGULATIONS, OTHER CODES & REQUIREMENTS, FUNDING**

**Monitor and Evaluate the Plan** – Formulate measures, evaluate effectiveness, results, and impacts. **STAFF, CITIZENS, CITY OFFICIALS, STAKEHOLDERS**

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2005 → 2025



# Why Now?

**Change** is inevitable - rapid growth in the region

Communities can create their **desired future**

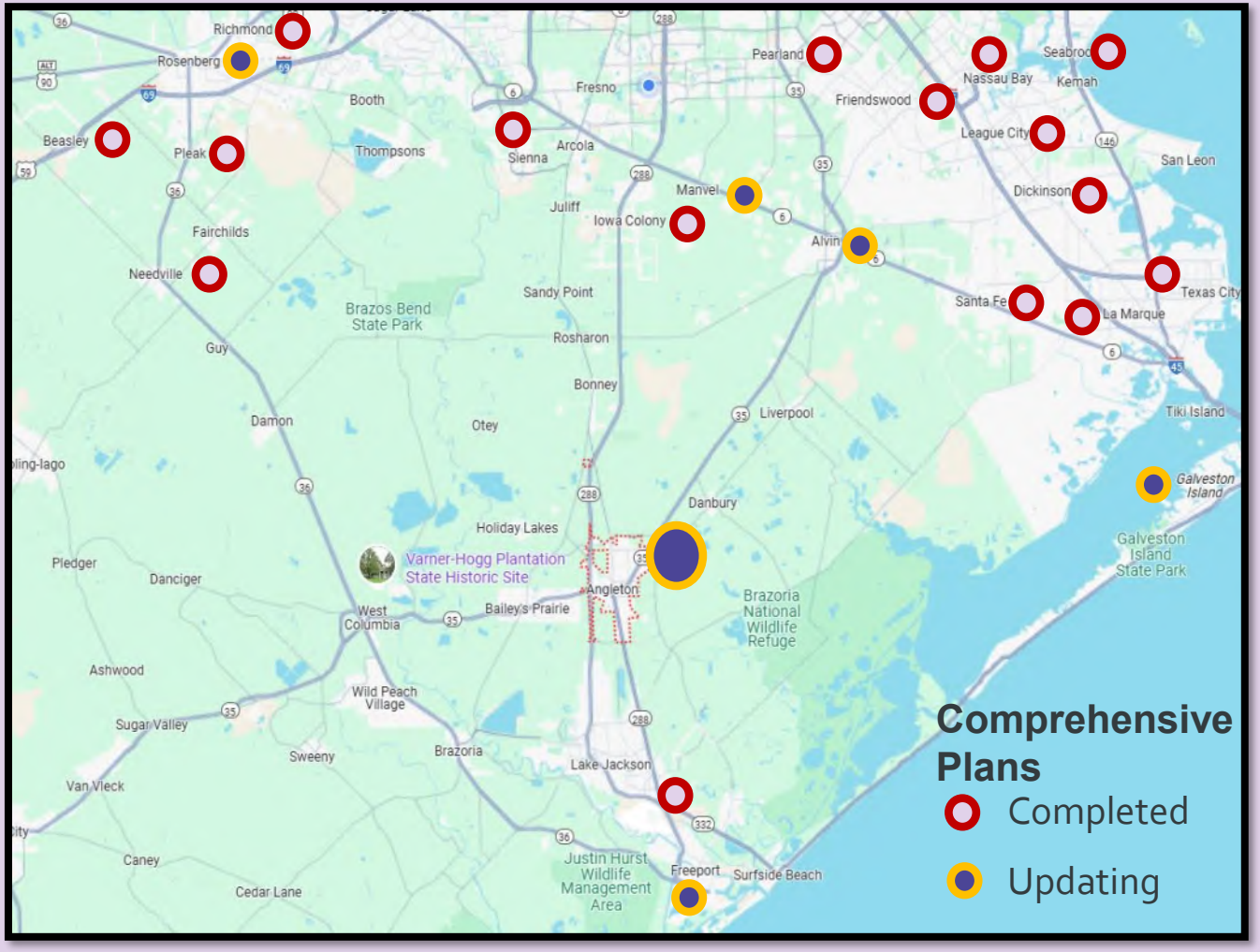
Available **vacant land**

**Outdated regulations**

Vulnerability to **hazards**

**Funding** for plan preparation

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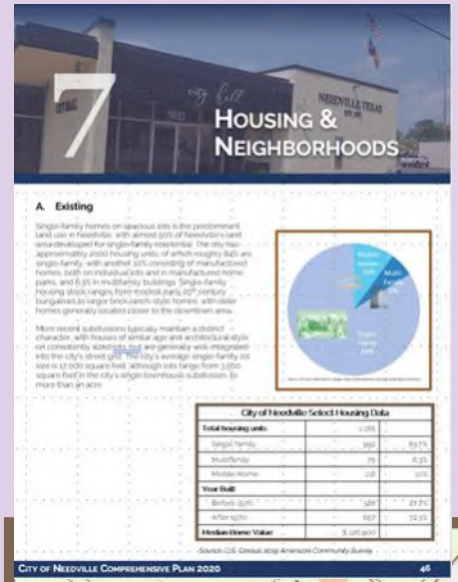

# Planning in the Area

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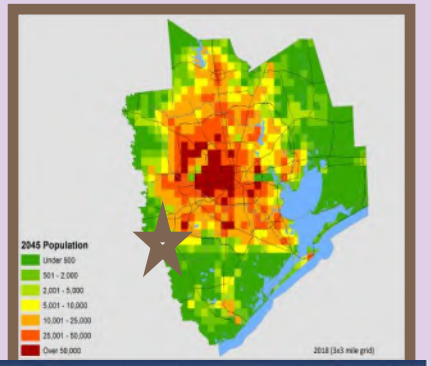

# Topics

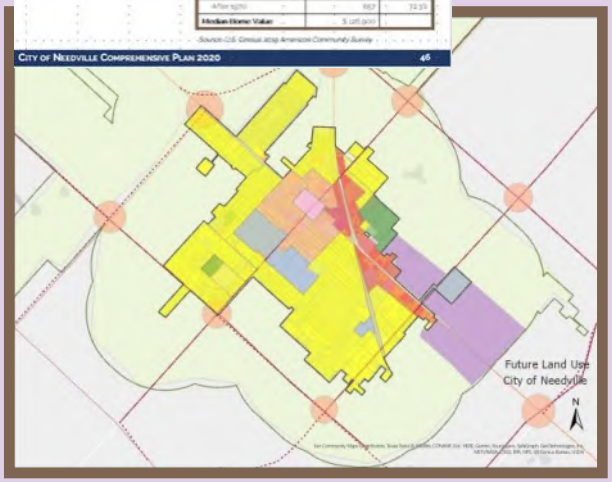
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## Elements

Text
Maps
Graphics
Tables
Illustrations







# Report Contents

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## The Importance of a Market Study

- Demographics
  - Regional Demographic Context
  - Socioeconomic Analysis
  - Trends in Population and Employment Growth
- The Real Estate Market
  - Researching Housing by Type
  - Commercial Property Analysis
  - Comparing Supply and Demand
  - Expectations for Future Year Absorption
- Responsible Development and Revitalization Require Market-Based Solutions

**Economic Development and Market Forces**

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## The CDS Market Study Process

- Historical Data Trends
  - Population and Households
  - Jobs and Industries
  - Residential Sales and Rentals
  - Commercial Performance
- Research on Planned Development
- Interviews with Local Real Estate Professionals
- Firsthand/Primary Research
- Neighborhood-Level Analysis

**Economic Development and Market Forces**

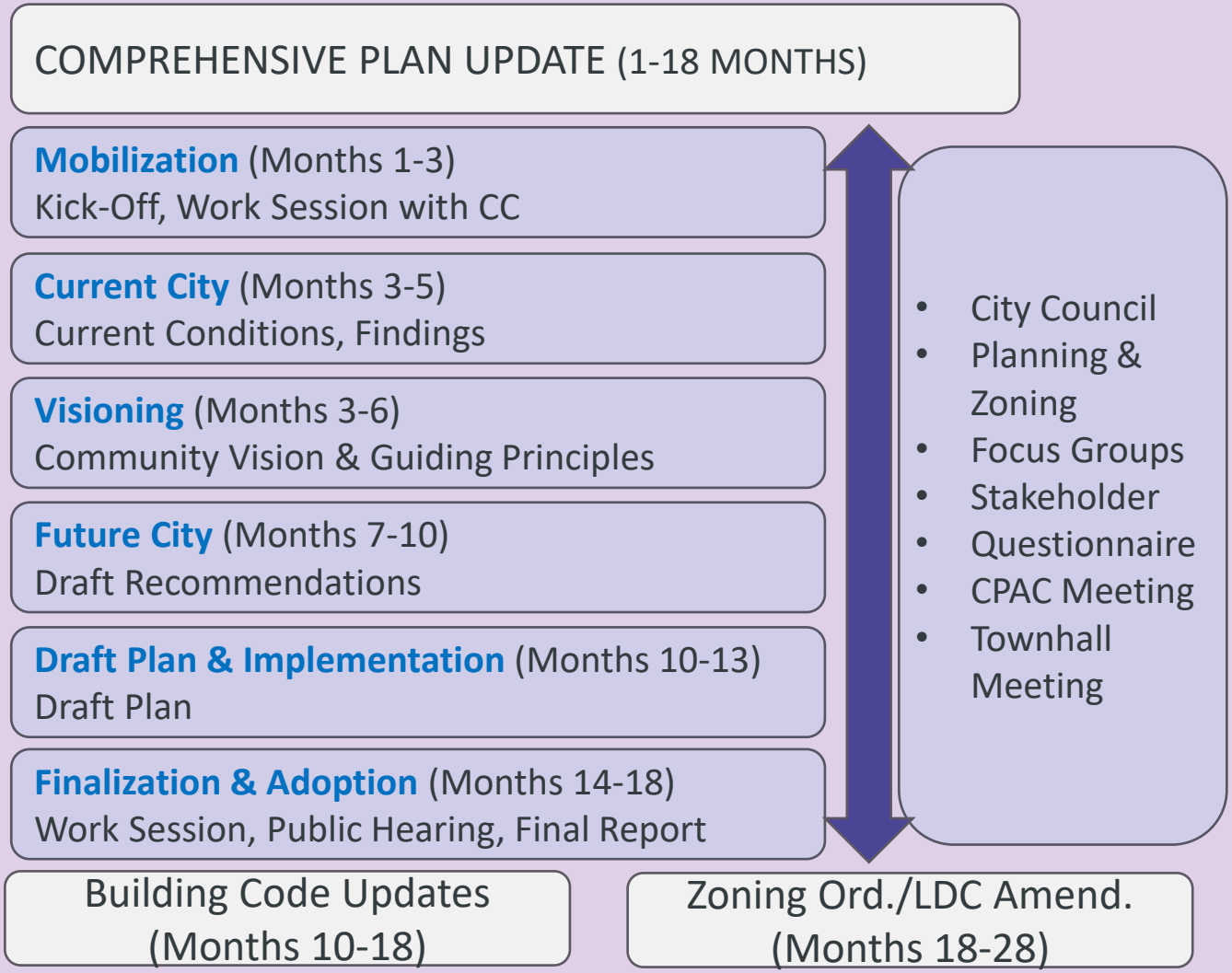
## A Market Study as a Component of a Comprehensive Plan

- A Market-Based Guide for Land Use Planning
- Examining Policies to Encourage Development and Revitalization
  - New Development
  - Redevelopment in Established Areas
  - Maintenance and Repair of Existing Property
- Neighborhood Management Program Recommendations

**Economic Development and Market Forces**

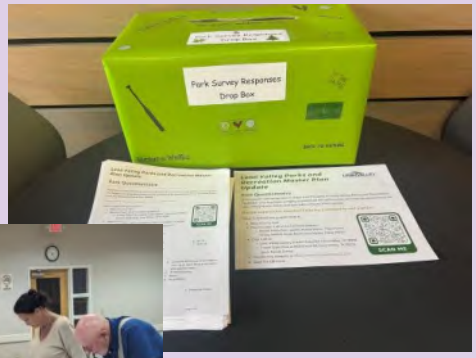
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# Process and Schedule



## Connect with the community in the ways they prefer!

- City Council
- CPAC
- One-on-one - interviews
- Group - Charettes/group chat
- City events, town hall meetings, pop-up meetings
- Printed materials
- Digital methods
- Social media
- Online community engagement platforms (SurveyMonkey)





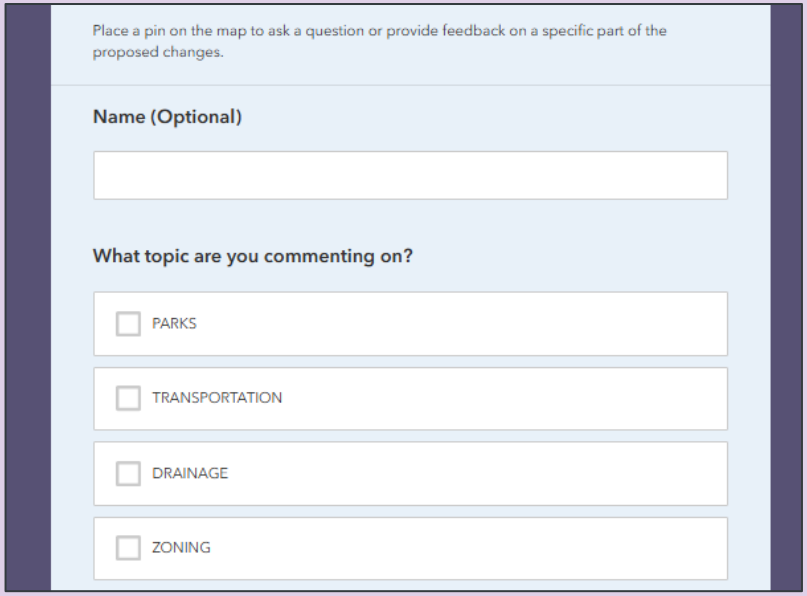


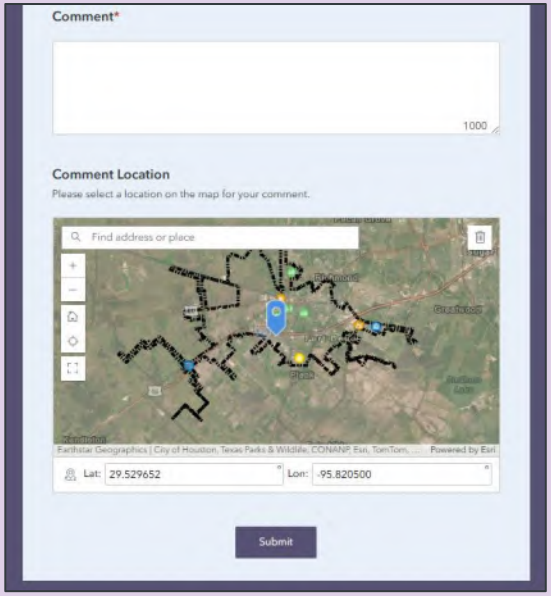

# Public Engagement

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# Interactive Map

## TO BE LAUNCHED SOON - EXAMPLE




**Public Engagement**

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# Role of CPAC

## Role

- Temporary advisory committee
- Valuable insight, advice, and expertise
- Representation of stakeholders and agencies
- Diverse perspectives and experiences
- 4-5 meetings, 18 members

## 5 Meetings

- CPAC 1: Overview, preliminary input
- CPAC 2: Vision, guiding principles, findings
- CPAC 3&4: Draft recommendations
- CPAC 4: Draft plan and implementation strategy

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# Next Steps

- Summarize the results from today's exercise and feedback
- Community Engagement
  - *Website*
  - *Online Questionnaire*
  - *Stakeholder/focus groups*
- Data collection, research, and findings
- CPAC 2: Sept.-Oct. - Vision, guiding principles, findings.

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## Polling Exercise Questions

Phone/Computer-based. Responses will be anonymous

- Residency
- Strengths
- Areas of Improvement
- Opportunities
- Threats
- Vision
- Specific Areas

**CPAC Exercise**

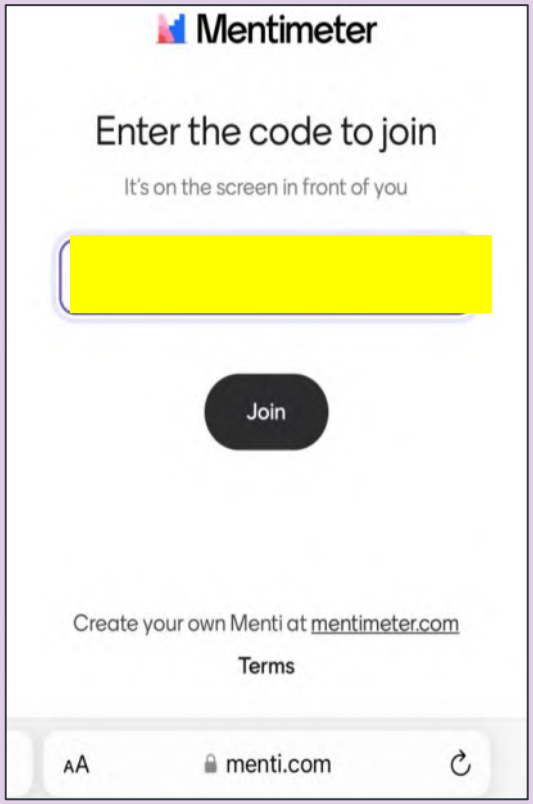
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# How to access this poll?

Open the internet browser on the laptop (Edge, Google Chrome etc.)

Type **www.menti.com**

Enter the code (8 digits)




Phone/computer based Activity for 5/27/25

**CPAC Exercise**

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## Once you gain access:

All participants should wait for the presenter to change the slide.

Participants' responses will appear on the screen.

Unless the presenter changes the slide, participants will not be able to access the next question.

Do not hit "back" button or close the screen.

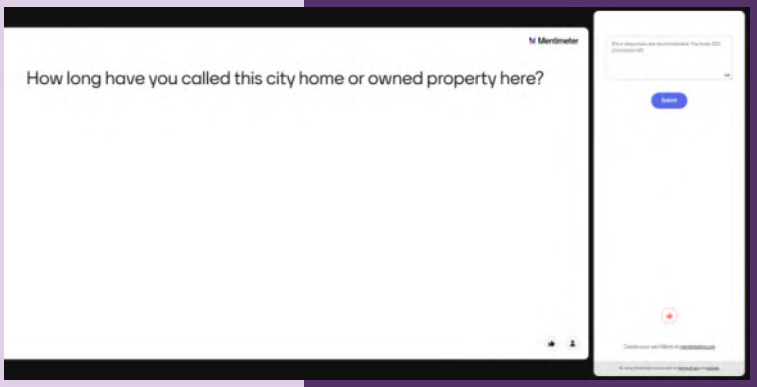
After entering your first response hit "Submit".

To enter another response, type your response in the same box, and hit "Submit". You can enter as many response as you want.

Until all responses are entered , do not click "Next question".

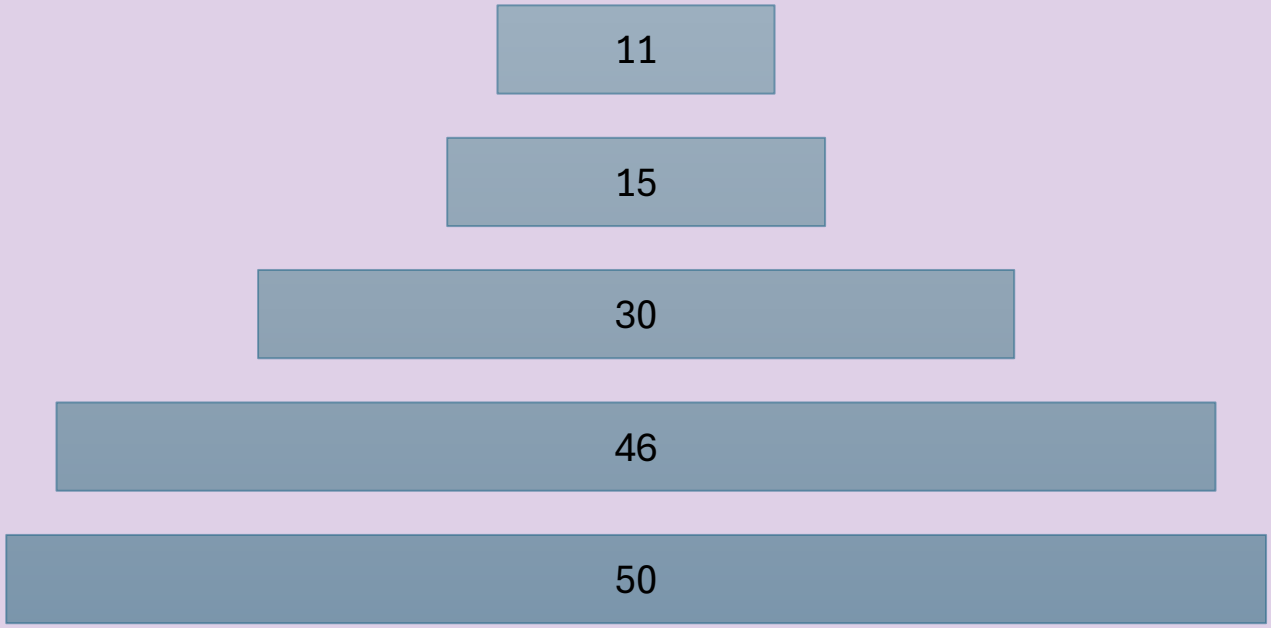
You will not be able to go back to the question, once you hit "Next question".

**CPAC Exercise**




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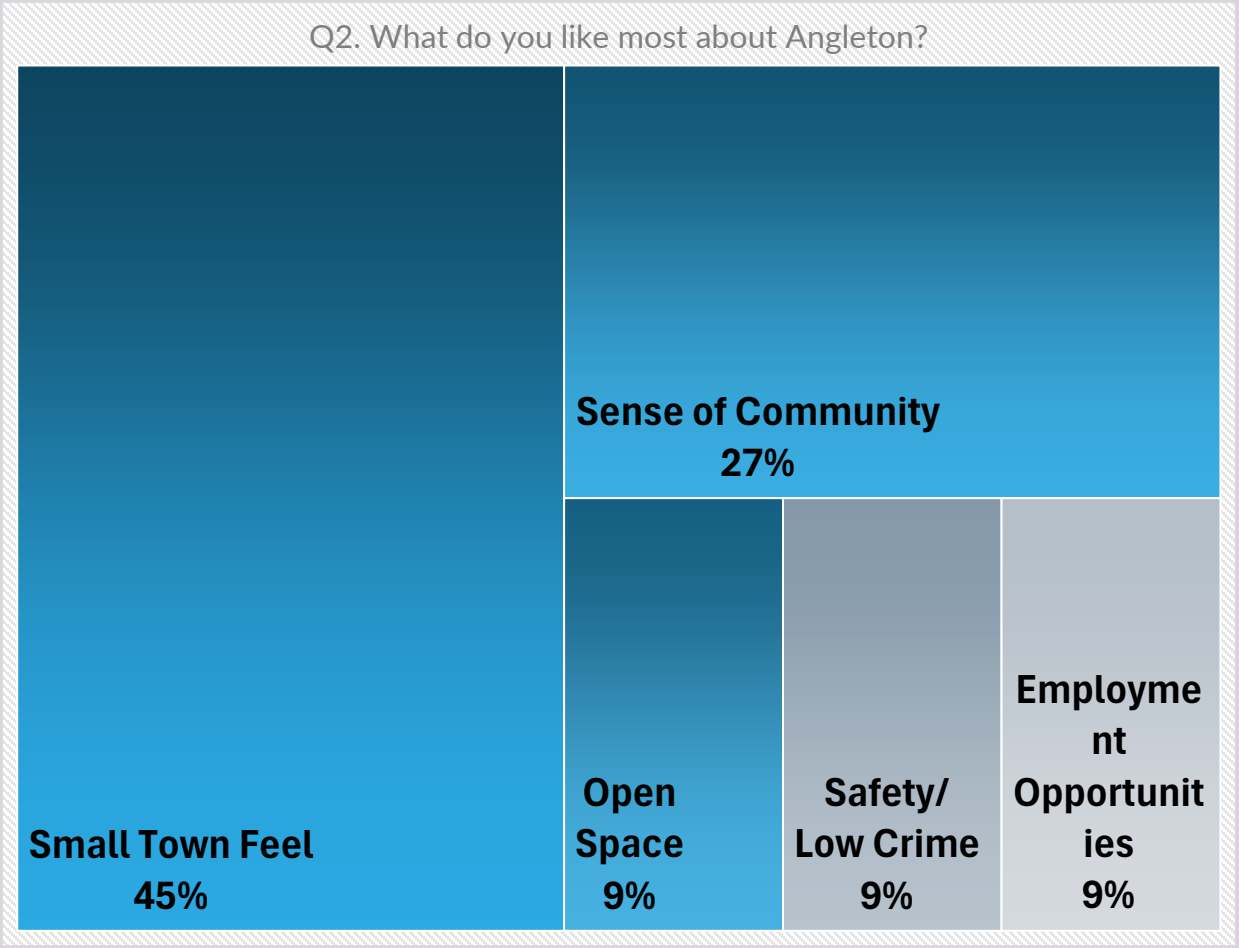
Q1. How long have you called this city home or owned property here? (Number of years)




# City Council Input Worksession

## May 27, 2025

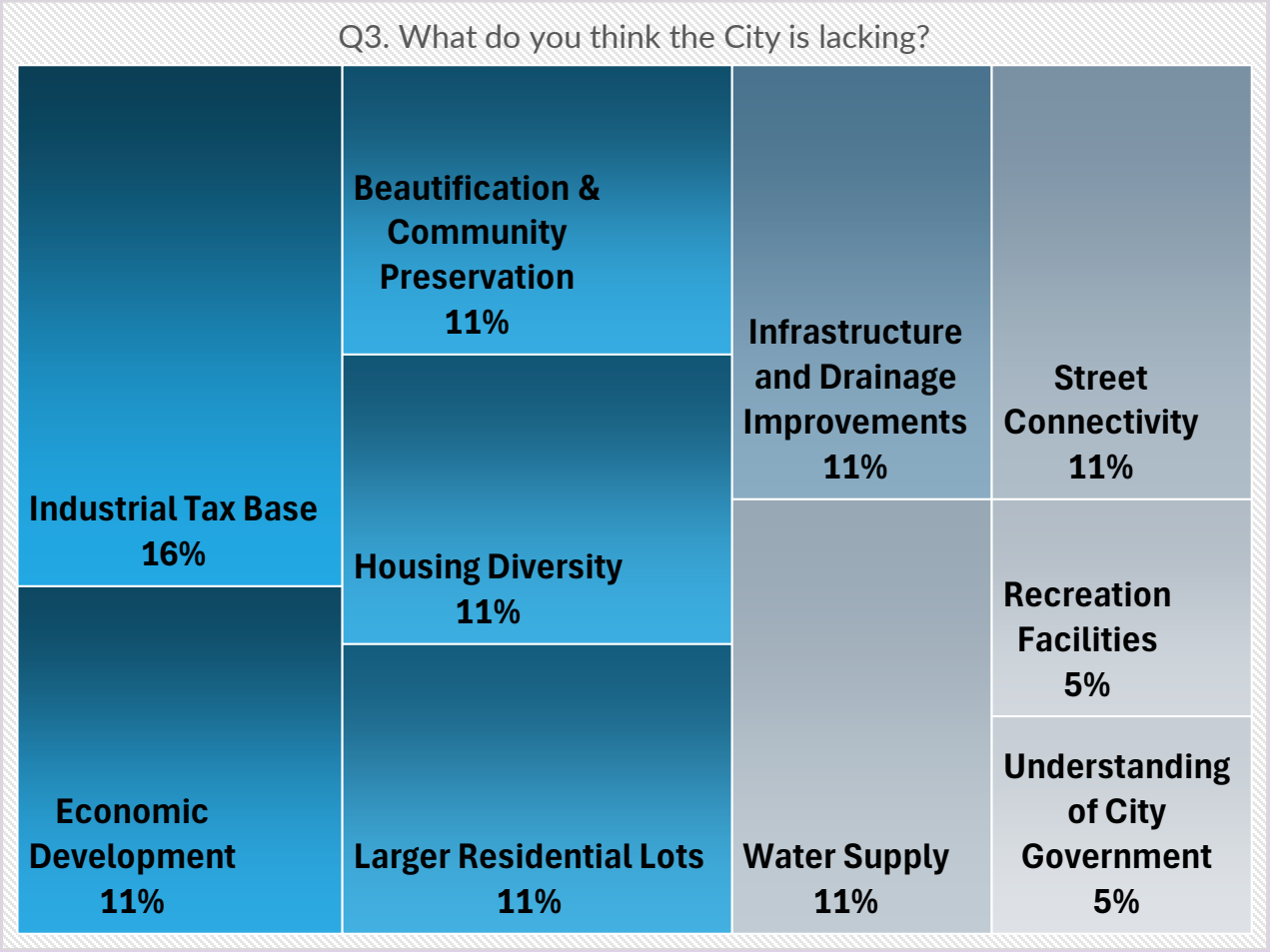
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# City Council Input Worksession

**May 27, 2025**

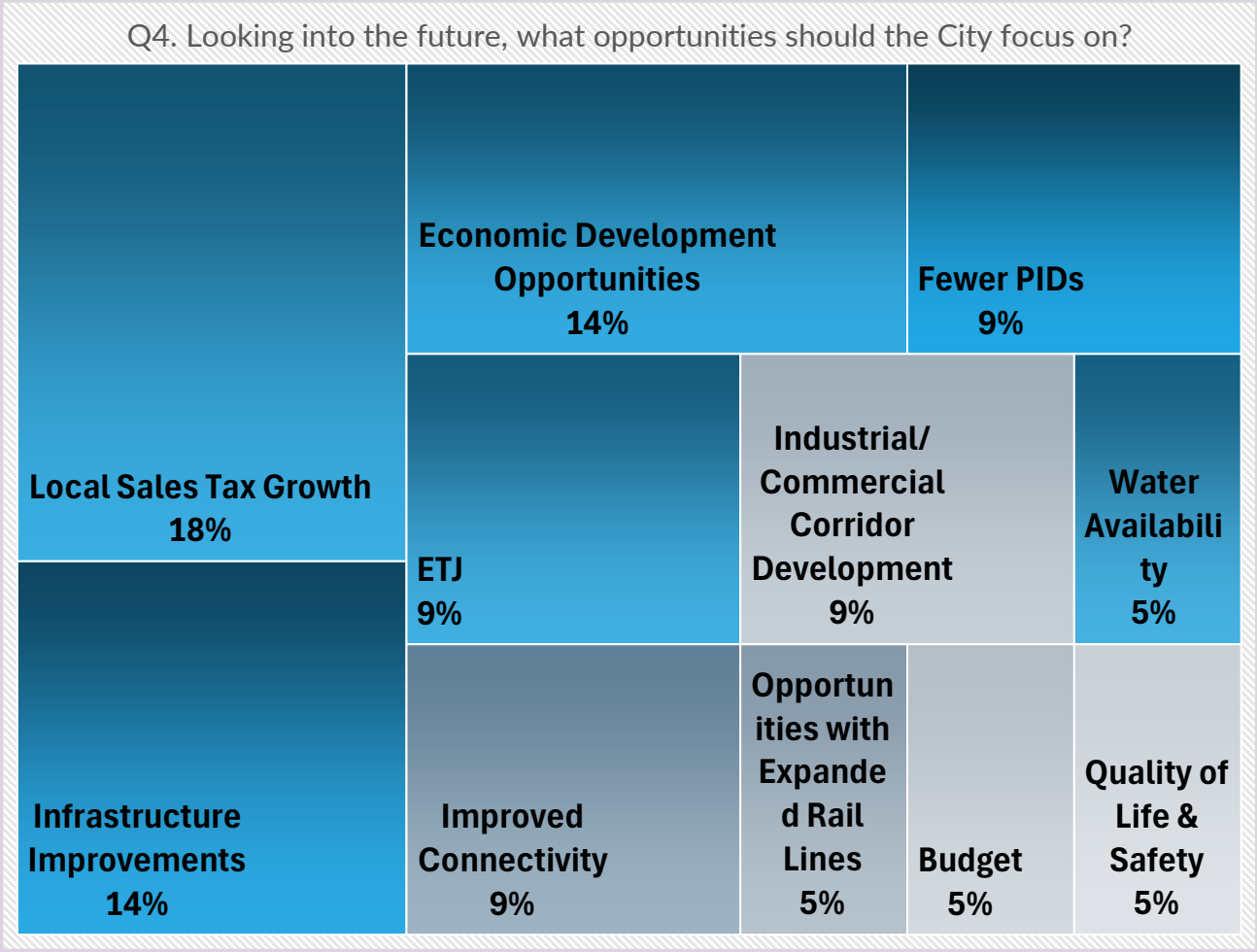
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# City Council Input Worksession

## May 27, 2025

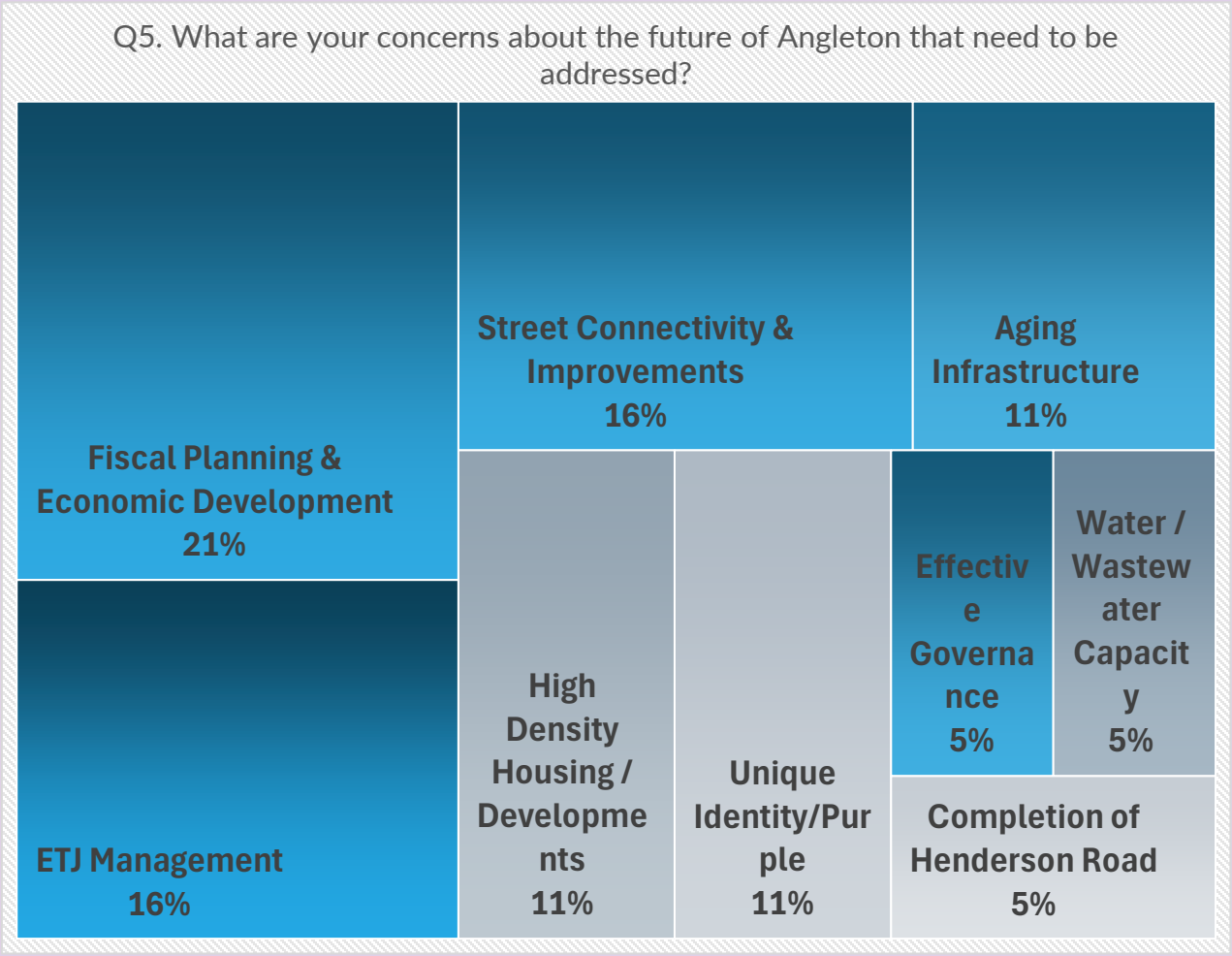
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# City Council Input Worksession

## May 27, 2025

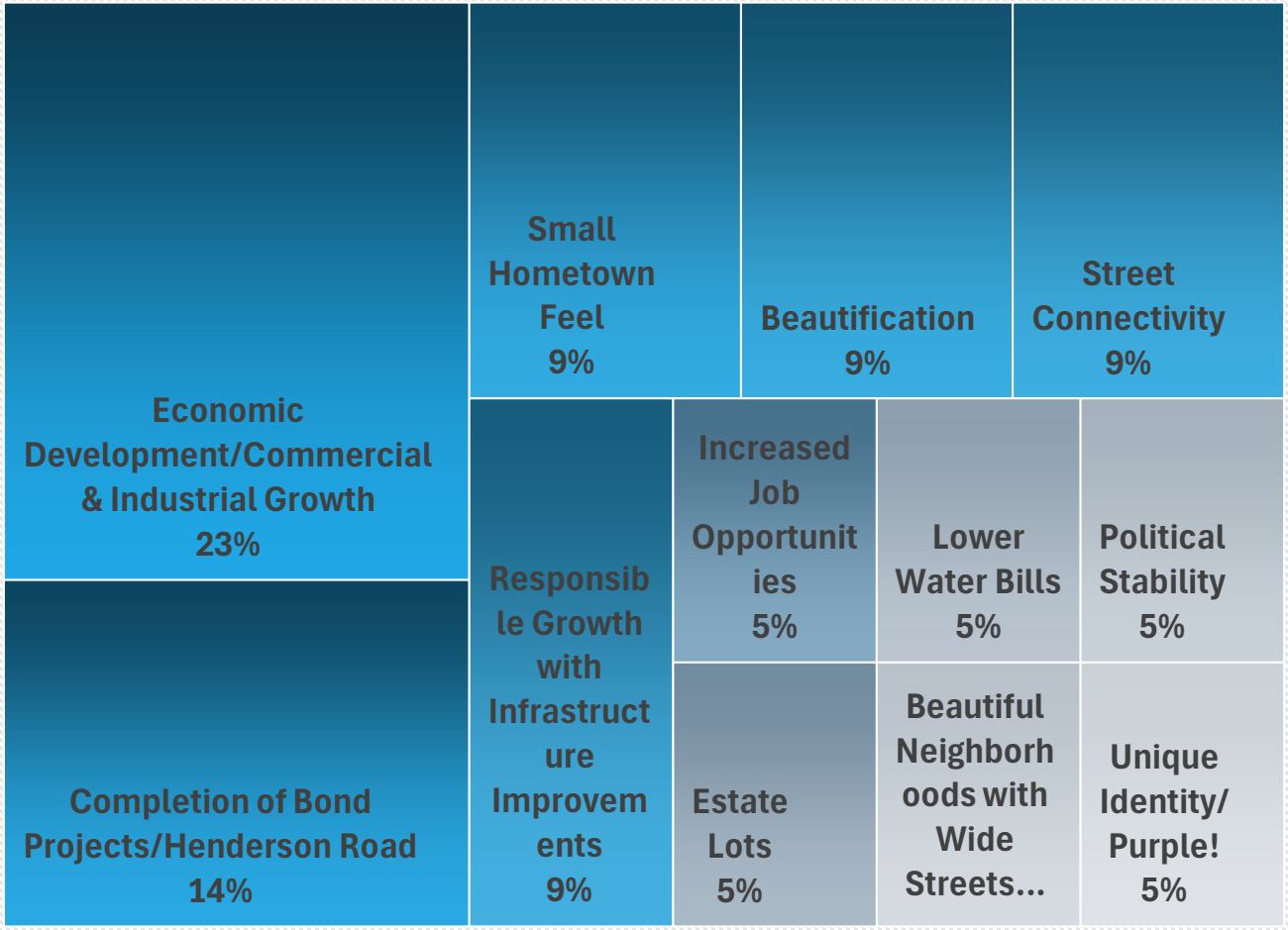
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# City Council Input Worksession May 27, 2025

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Q6. If you left Angleton today and returned in 10 years, what would you want to see?




# City Council Input Worksession May 27, 2025

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## Other thoughts?

- Strengths
- Weaknesses
- Opportunities
- Threats
- Vision
- Others

## Discussion

# CITY OF ANGLETON

## COMPREHENSIVE PLAN ADVISORY COMMITTEE AGENDA

## 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515

## WEDNESDAY, OCTOBER 15, 2025, AT 6:00 PM

**Members Names**

**CPAC Members |** Sunni Weeks, Ashley Khoury, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson, Janie Schwartz-Shaw, Gina Aguire Adams, Christi McCracken, Stephen Keen, Karen O. McKinnon, Brent Bowles, Denese Jackson, Michele Allison. Committee Chair: Tara Sartin; Mayor John Wright, Council Member Blaine Smith, and Council Member Christiene Daniel

**NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE COMPREHENSIVE PLAN ADVISORY COMMITTEE FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, OCTOBER 15, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.**

**DECLARATION OF A QUORUM AND CALL TO ORDER**

**REGULAR AGENDA**

1. Update
    a. Presentation by guest speakers
        - Comprehensive Plan: A policy guide and a practical tool - City Manager, Wharton, TX.
        - Angleton ISD: Snapshot and future trends - Superintendent, Angleton ISD
    b. CPAC 1 summary
    c. Website update
    d. Tasks completed
2. Preliminary Findings
    a. Community Character and Land Use
    b. Mobility
    c. Infrastructure
    d. Resiliency and Sustainability
    e. Code Analysis
    f. Community Profile
    g. Economic Development
3. CPAC engagement and input exercises
    a. Visioning
    b. Topics of the Comprehensive Plan
4. Conclusion

**ADJOURNMENT**

**CERTIFICATION**

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Wednesday, October 8, 2025, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Otis Spriggs
Otis Spriggs
Development Services Director

*Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.*

## Summary of Input

### Description

Comprehensive Plan Advisory Committee (CPAC) meeting 2 was held on October 15, 2025. The CPAC selected the Chairperson and Vice-Chairperson at the meeting. Ardurra provided an update on the Comprehensive Plan update process, including community input and preliminary existing-conditions findings.

### Summary of Results

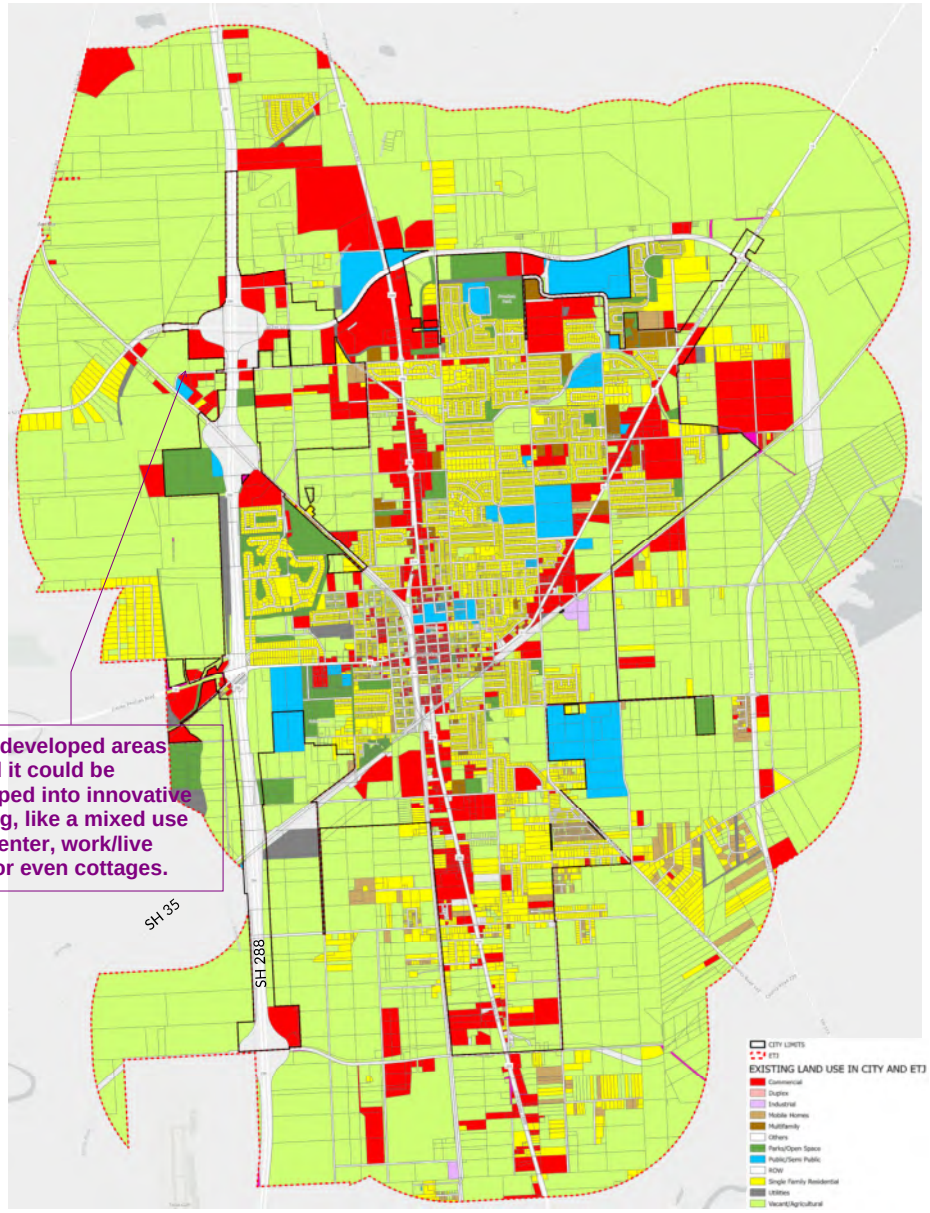
The following interactive exercises were conducted as part of the work session. To provide additional review time, the exercises were shared as PDF and interactive GIS map to CPAC.

1. Visioning
    - CPAC members framed a draft vision based on the examples and themes identifies in the previous preliminary visioning sessions
2. Map Exercises
    - Land Use & Character - CPAC members were asked to identify desired locations for future residential and non-residential uses land uses (developed and vacant land). CPAC members also identified proposed corridors, gateways, and entry ways. Existing Future Land Use Map was provided as a reference
    - Mobility, Infrastructure, Parks & Open Space– CPAC members provided their input on concerns and recommendations on a City Limits and ETJ map

A summary of the responses received from the CPAC during the meeting and after via email and interactive map is included below.

## Summary of Input

Identify desired locations for future land uses (developed and vacant land)
Define the future character
Feel free to add a dot, write, or draw boundaries




**Senior living near commercial**

**The undeveloped areas around it could be developed into innovative housing, like a mixed use town center, work/live units, or even cottages.**

## Residential Examples


**Mixed Use Town Centers (with Residential)**


**Single Family Residential Traditional Suburban**


**Single Family Cluster Homes**


**Multi-Family Residential**


**Rural Residential/Estate lots**


**Duplex/Fourplex/ Townhomes**


**Work/Live Units**

For CPAC review

**Input Received from CPAC**

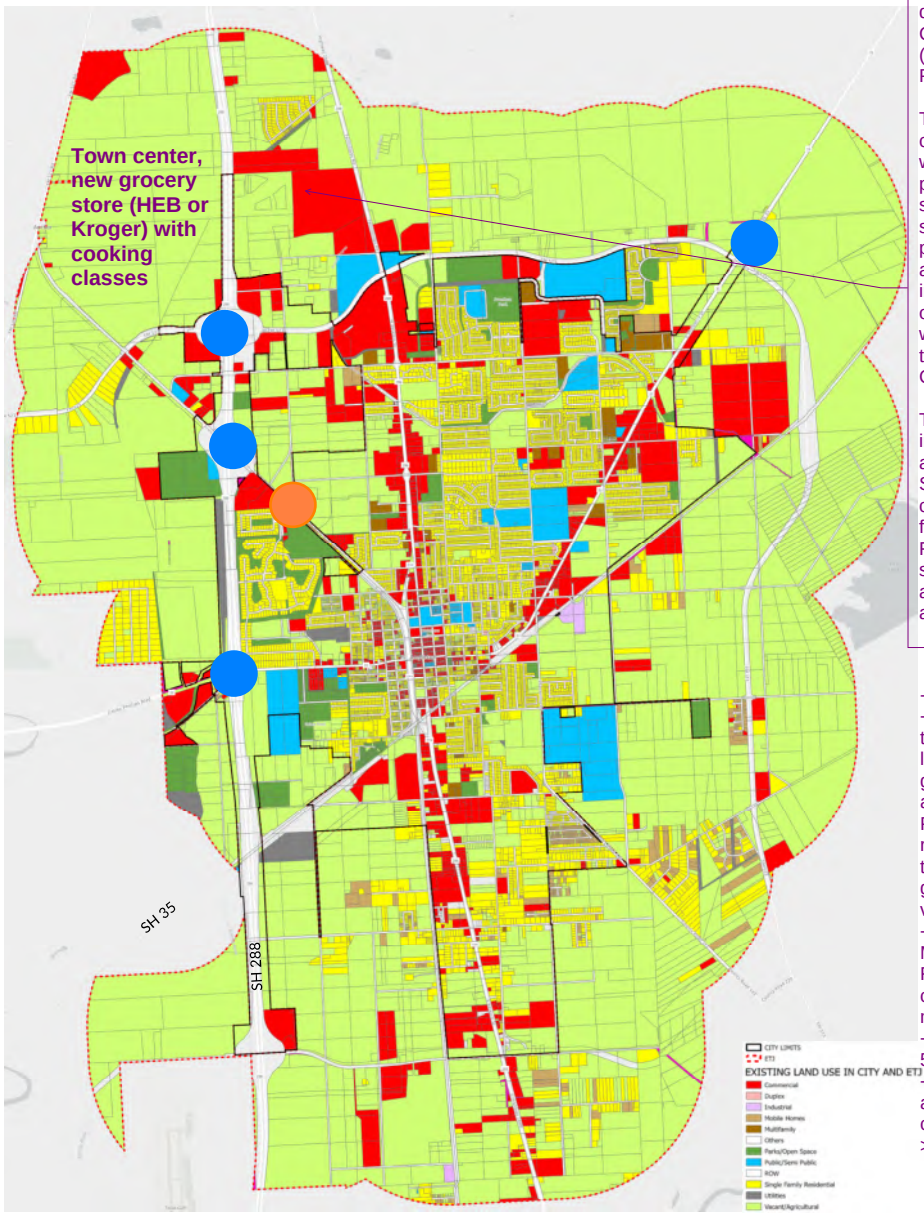
# CPAC 2

# Land Use & Character

## Residential

Appendices - 301/456

Identify desired locations for future land uses (developed and vacant land)
Define the future character
Feel free to add a dot, write, or draw boundaries




Build an Angleton Complex near entry to Angleton 288B and 288H. Please see the Angleton Complex description and design from the Capstone Project on April 11, 2024 (William and Denese Jackson). Provided in reply to the email.

The proposal is to build a community complex (Angleton Complex) that would meet the needs of youth/teen programming, family programming, seniors programming, and special/community events. Also, this proposed structure would provide the amphitheater/larger shelter identified in the Facilities and Amenities section of the strategic plan. This proposal will be more progressive than a traditional Civic Center or Community Center.

The proposal is to build the structure in 2 phases. The first phase would address the needs of Programs and Service Delivery for youth, family, and community events within the larger facility for gatherings (as noted in Facilities and Amenities). The second phase would be the amphitheater listed in the Facilities and Amenities section.

--Continue revitalization of downtown.
--Additional parking necessary: county to build parking garages on their new lots? Building a multilevel, low-cost garage by the west annex would alleviate downtown parking issues. People are illegally parking on the roads and private property when visiting the courthouse. The garage will also generate funds after hours for those visiting downtown.
--Revitalize "east downtown" (East Magnolia to Wildcat, particularly in the Firestone/Angleton ER area). This could be another walkable area with multiple entertainment options.
--No thru trucks on Highway 35; utilize 523
--Consider short-term and extended tax abatements for industrial and commercial businesses that create >100 jobs.

## Non-Residential Examples

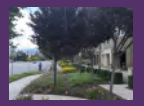

Neighborhood Commercial

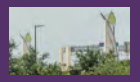

Retail/Services


Offices


Industrial


Business Parks


Corridors


Gateways


Open Space/Natural Areas/Playgrounds


Public/Semi-Public Core


Public Plaza/ Gathering Area

For CPAC review

**Input Received from CPAC**

# CPAC 2
# Land Use & Character
## Non-residential

Appendices - 302/456

CPAC 2
2005 Comprehensive Plan:
Future Land Use Plan

Identify changes on this map
- Land Use
- Type of Development

# Input Received from CPAC

**Provide senior housing**

**Where enter the City on North side**
Community new multipurpose center (see the Capstone project from Angleton University (2024))

**RR - change to SFR**

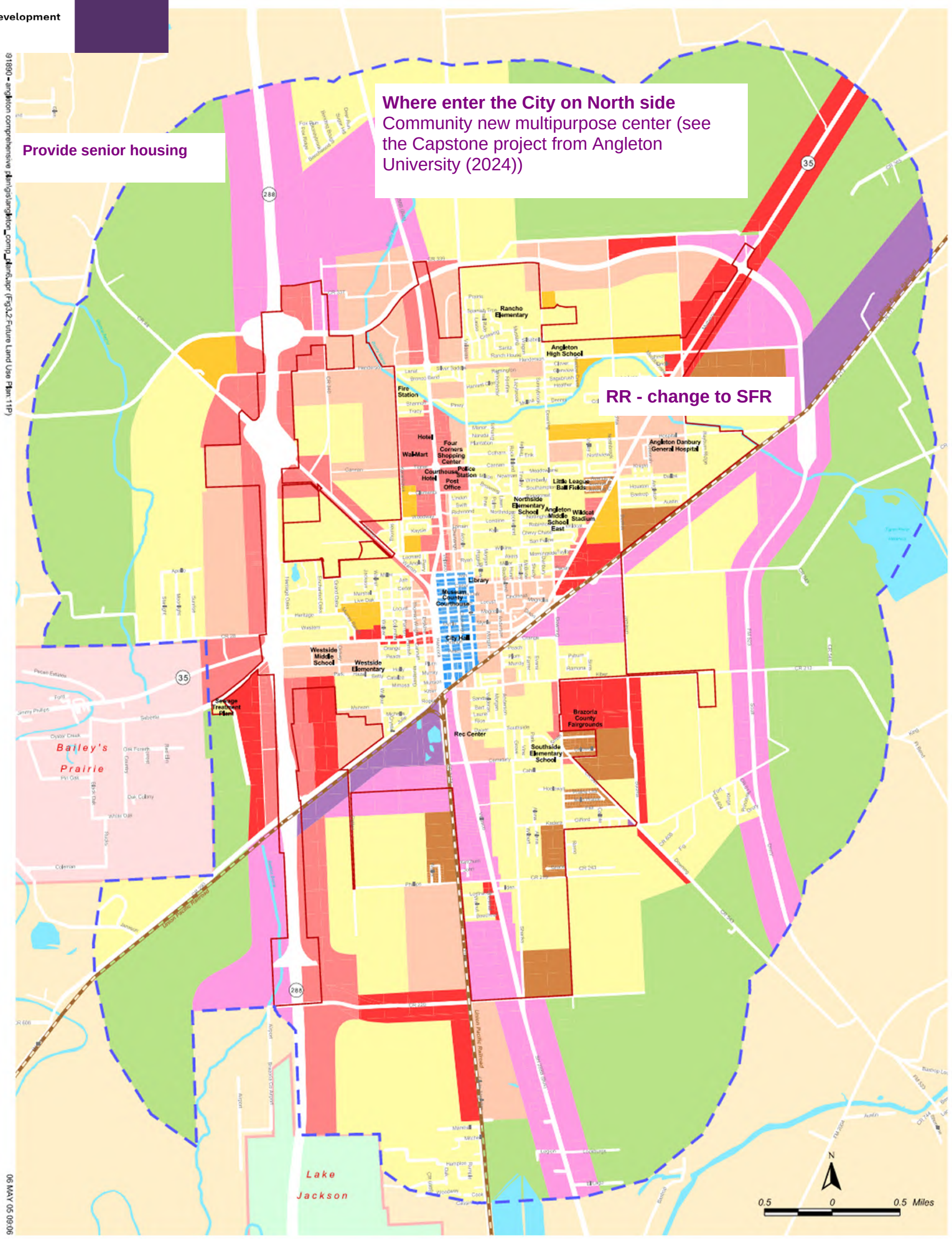



*Figure 3.2*
*Future Land Use Plan*

Land Use Categories

- Agricultural
- Single Family Residential
- Multi-Family Residential
- Manufactured Housing
- Office/Retail/Multi-Family Residential
- Office/Retail
- Commercial
- Industrial/Commercial
- Industrial
- Downtown
- Right Of Way
- Angleton Study Area
- Angleton City Limits

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



For CPAC review
Input received at the CPAC 3 meeting

# Mobility Concerns

Henderson Road. Needs more lanes, sidewalks, and streetlights. People often walk along the road, even at at night, dawn or dusk, without sidewalks

Mobility:
--Cannan/Tigner to CR 44 (from CP2005; in process)
--Karankawa to Tigner, potentially to Wilkins
--Harvin Drive to Valderas, potentially to Downing & further east (Buchta?)
Infrastructure:
*Water*
--Fund construction of new water tower in north, possibly at Frontier Elementary
--Identify deficiencies in aging water & wastewater lines
--Ensure ALL municipal water wells are operable & operating to alleviate dependence on BWA
--Treatment station at each well (or at strategic points) so the water can be directed straight into the system
--Create a transfer line from the north to Chenango
*Roads*
--Modify interlocal agreement with county and all precincts to receive more road repair support. As the county seat, we receive a greater influx of traffic. Many of the county's facilities are located in Angleton, causing greater degradation of our roadways.
*Drainage*
--Hire/retain personnel for two ditch cleaning crews (2 dump trucks, 2 gradalls)
--Henderson Road project

Sidewalks along Henderson Road

Right of way that could be developed into connector roads.

Bike lanes around Angleton recreation center; sidewalks

Widen street; add sidewalks; bike lanes

Wider bike lanes near all schools

The streets around the courthouse perimeter (Myrtle, Mulberry, Magnolia, Arcola, Chenango) are torn up, extremely slanted and no sidewalks for the most part. If we want to invite people to our downtown area and continue to have events in that area, we need sidewalks. I believe there was supposed to be a redo already scheduled in that area but I guess it disappeared with the budget crisis.

Intersection of Highway 35 and Loop 274/288B needs intervention, possibly an overpass? A traffic study will show how many wrecks occur daily, monthly, yearly. With the sheer volume of traffic, this is a major concern.

Intersection of Highway 35 and Loop 274/288B needs intervention, possibly an overpass? A traffic study will show how many wrecks occur daily, monthly, yearly. With the sheer volume of traffic, this is a major concern.

CITY LIMITS
ETJ

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

*This map provides a general representation of real property and is intended as a secondary tool for visualizing property-related information. The data presented is compiled from various government sources, including the Brazoria County Appraisal District, City data base, HGAC land use data, and other state and federal agencies. While every effort has been made to ensure the accuracy of this information, the data is maintained by external agencies and may be subject to change. Users are encouraged to consult official records for the most current and accurate property information.*

***CITY LIMITS AND ETJ MAP DRAFT***

THE HEART OF BRAZORIA COUNTY ANGLETON

0 0.25 0.5 1 Miles

For CPAC review
Input received at the CPAC 3 meeting

# Infrastructure Concerns

Street flooding in older neighborhoods

-Street flooding near courthouse
-Significant street flooding around the courthouse after rain events.

I feel very strongly that we need to concentrate on upgrading our infrastructure.

Chuted drainage under railroad

Arcola drainage improvements

CITY LIMITS
ETJ

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

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***CITY LIMITS AND ETJ MAP DRAFT***

THE HEART OF BRAZORIA COUNTY ANGLETON

0 0.25 0.5 1 Miles

For CPAC review
Input received at the CPAC 3 meeting

# Parks and Open Space

Make a section of Freedom Park a bonafide (get it?) dog park! The current dog park on Anderson street is PITIFUL with zero shade. It's mostly used by the shelter to let those dogs get some exercise. It's an afterthought and rarely used. I don't bother because it's so hot for the dogs and humans and I'm a dog foster/rescuer and would love somewhere to take my dogs. Many people go to Freedom to walk on the trails and take their dogs so why not a fenced in section under or near a large tree to have a sit down while your dog runs loose. A small man made watering hole to splash in or at least drink out of for the dogs. Benches for the humans. Great meeting place for friends, new friends, and community. The land is already there, why not replat a piece of it?

X

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

CITY LIMITS
ETJ

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***CITY LIMITS AND ETJ MAP DRAFT***

THE HEART OF BRAZORIA COUNTY
ANGLETON

0 0.25 0.5 1 Miles

N

For CPAC review
Input received at the CPAC 3 meeting

## Draft Vision Statement (Based on CPAC Responses)

*Angleton envisions a resilient, future-ready city where economically balanced growth and revitalized neighborhoods are supported by a vibrant city center, diverse housing choices, reliable infrastructure, walkable, safe, and connected streets, expanded parks, and sustainable transit, creating a dynamic and livable community for generations to come with an eclectic retail, service, entertainment, and recreation options.*

*Key words from other responses - rich history, small-town character, natural beauty, inclusive, welcoming, and educational opportunities, enhance quality of life for all residents.*

# Visioning – CPAC Response

THE HEART OF BRAZORIA COUNTY ANGLETON

# COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING 2

- **October 15, 2025**

# Agenda

- Guest Speakers
- Status Update
- CPAC 1 Summary
- Community Engagement
  - Schedule
  - Focus Groups
  - Angleton Market Day Outreach Summary
  - Community Questionnaire
- Existing Conditions
  - Land Use & Community Character
  - Mobility
  - Infrastructure
  - Drainage
  - Code Analysis
  - Economic Development
- Next Steps
- Visioning Exercise
- Map Exercises
- Group Check-in

# Introduction

1. Joseph Pace, Wharton City Manager
2. Phil Edwards, Superintendent, Angleton ISD

## Guest Speakers

THE HEART OF BRAZORIA COUNTY ANGLETON

# Comprehensive Plan Update (1-18 Months)



**Mobilization** (Months 1-3)
Kick-Off, Work Session with CC ✓

**Current City** (Months 3-5)
Current Conditions, Findings ↔

**Visioning** (Months 3-6)
Community Vision & Guiding Principles ↔

**Future City** (Months 7-10)
Draft Recommendations

**Draft Plan & Implementation** (Months 10-13)
Draft Plan

**Finalization & Adoption** (Months 14-18)
Work Session, Public Hearing, Final Report

- ✓ City Council Work Session
- ✓ CPAC Meeting 1
- ✓ Townhall Meeting
- ↔ Questionnaire
- Focus Groups
- Stakeholder

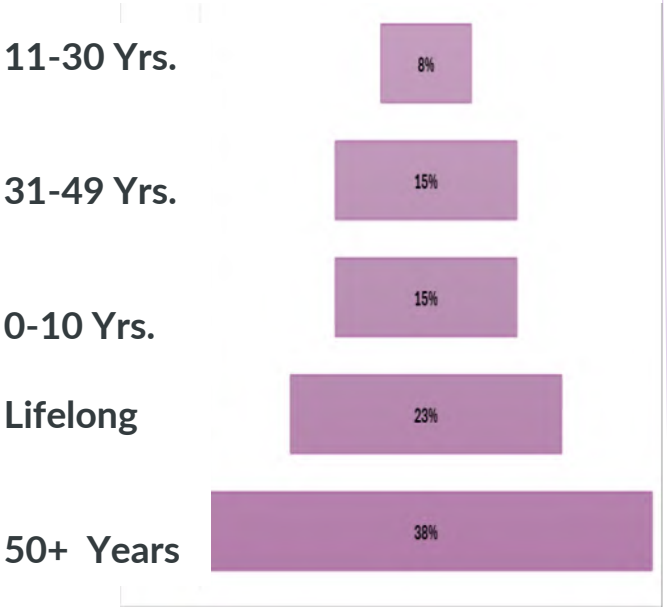
## Status Update

THE HEART OF BRAZORIA COUNTY ANGLETON

# Residency & Character Preference

## Residency

Live, work, own property




38% - 50+ Years
23% - Lifelong

## Character & Image

What Do You Like About the City's Character/Image, and What Should the Future Be Like?

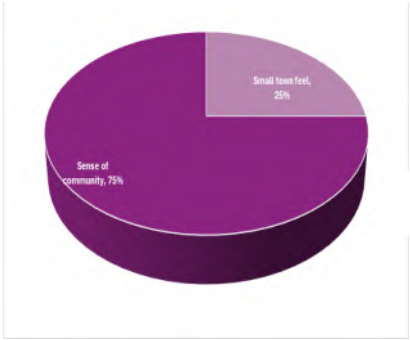



## CPAC 1 Summary

THE HEART OF BRAZORIA COUNTY ANGLETON

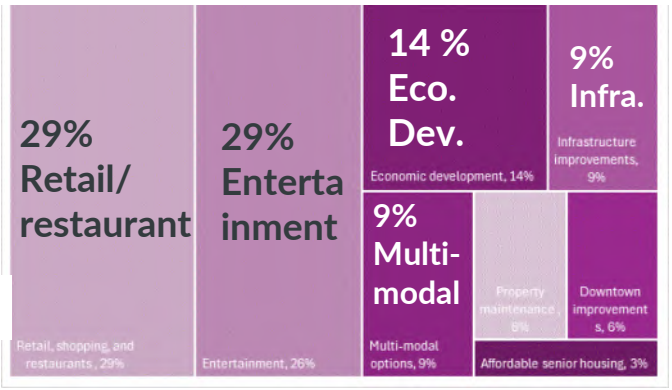
# Community Assessment

## Strengths




Sense of community
75%
Small town feel
25%

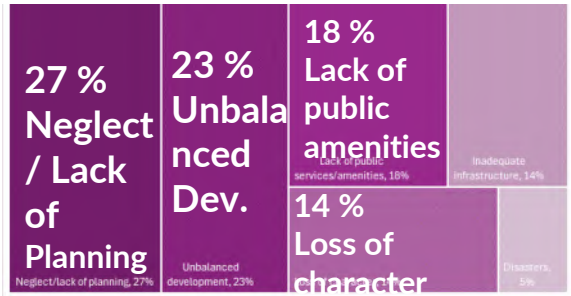
## Areas of Improvement




## Opportunities




## Concerns

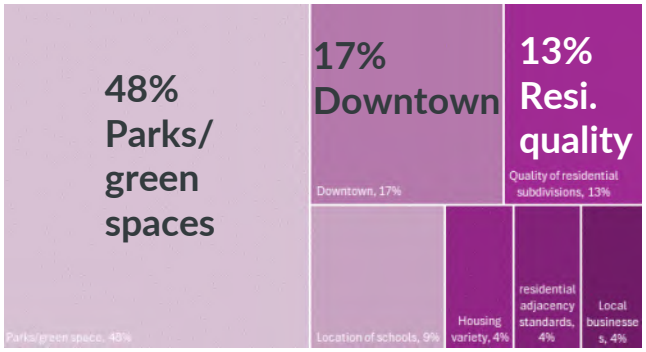



# CPAC 1 Summary

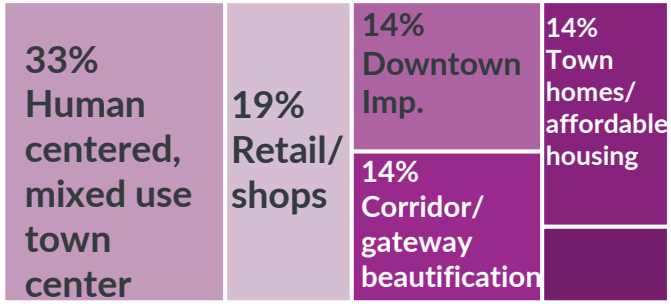
THE HEART OF BRAZORIA COUNTY ANGLETON

# Land Uses

## Existing Land Uses - Like




## Future




## Future Land Uses

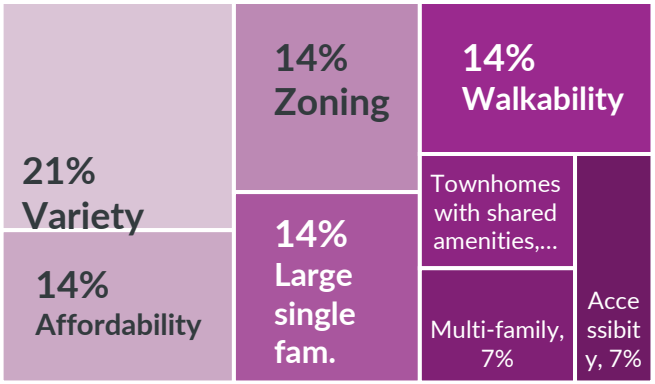
- Avoid undesirable development and uses
- Reject specific infrastructure or policy approaches
- Ensure developments that enhance the community and contribute positively
- Social and economic concerns
- Mixed opinions on town center concepts
- Targeted revitalization

## CPAC 1 Summary

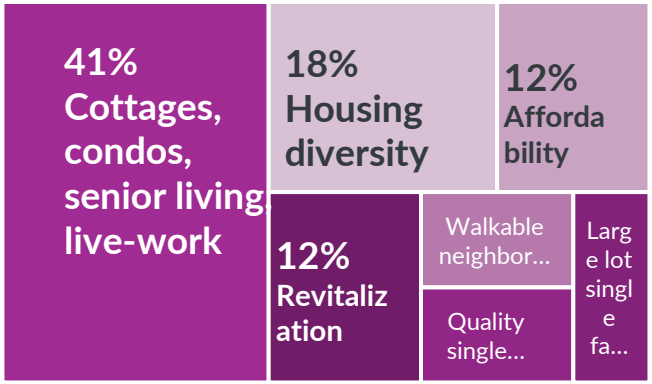
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# Housing

## Existing - Like



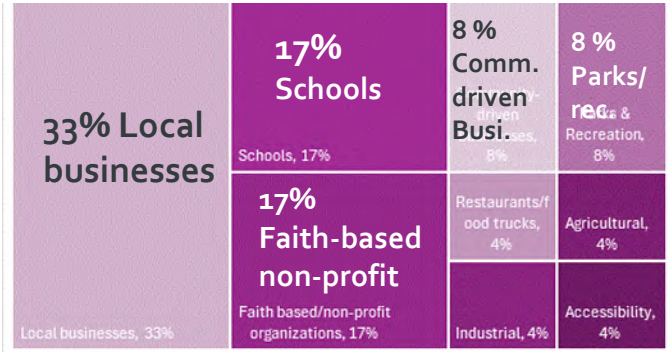

## Future




# CPAC 1 Summary

# Non-Residential Uses

## Existing - Like




## What Would You Not Like to See in the Future?

- Illegal game rooms
- More vape shops
- More car washes
- Scrap metal yards in central locations
- More used tire shops

## Future




# CPAC 1 Summary

THE HEART OF BRAZORIA COUNTY ANGLETON

# Others

## Mobility/ Transportation

- Bike and pedestrian infrastructure for all Street improvements
- Public transportation
- On-demand services
- Walkable downtown

## Resiliency

- Aging and failing infrastructure
- Drainage and flooding
- Crime and inadequate public safety capacity
- Preparedness for emergencies

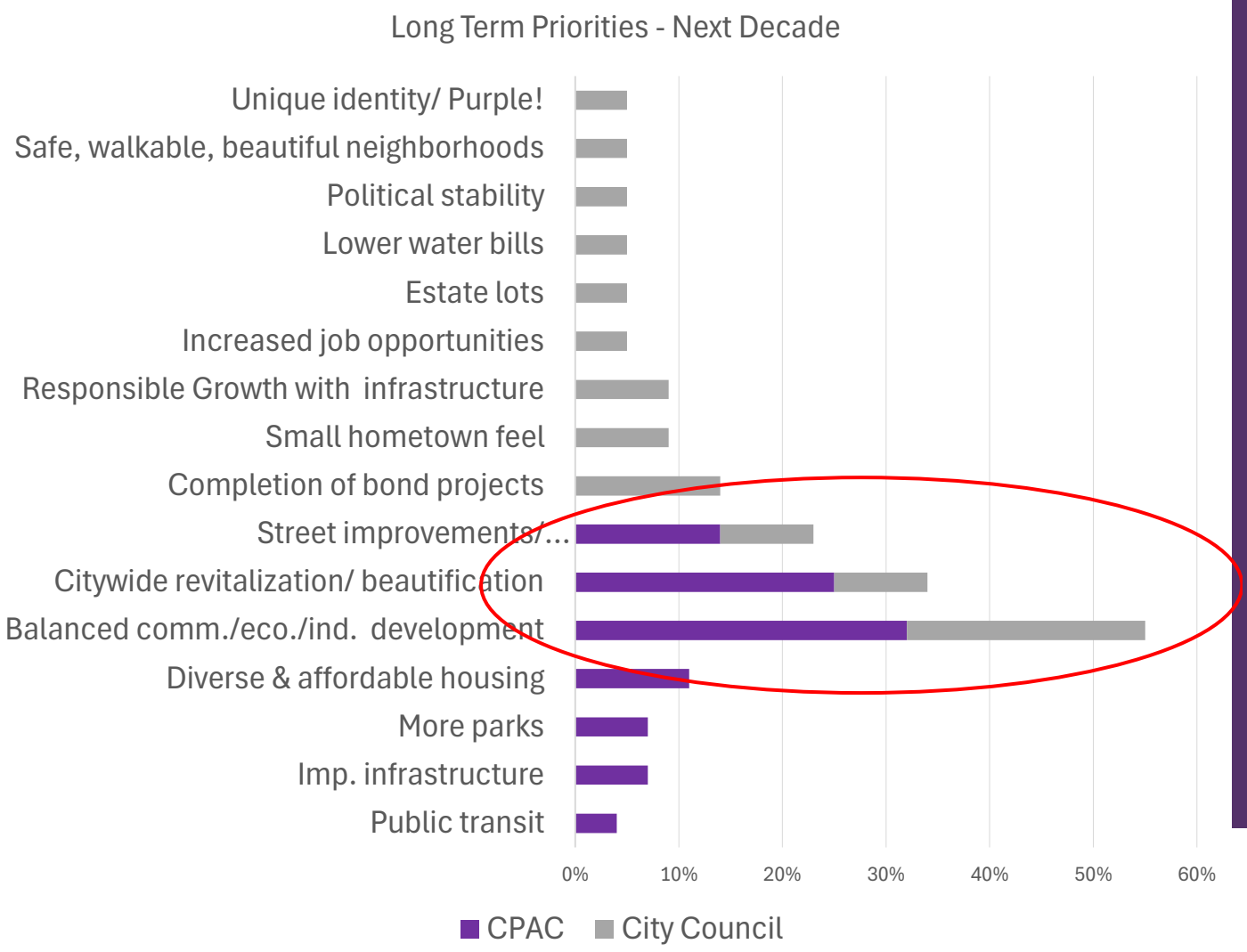
## Natural/ Cultural Resources; Community Facilities

- Clarence Sasser Statue
- UTMB Angleton – healthcare
- Brazoria County Museum
- Parks
- Sports fields

## CPAC 1 Summary

THE HEART OF BRAZORIA COUNTY ANGLETON

# CPAC 1 Summary



**Mobilization** (Months 1-3) May-July

**Visioning & Current City** (Months 3-6) July-Oct.

**Future City** (Months 7-10) Nov.-Feb.)

**Draft Plan & Implementation** (Months 10-13) Feb.-May)

**Finalization & Adoption** (Months 14-18) June-Sept.

## Status Update

| | |
|---|---|
| May | Work Session with CC |
| July | CPAC Meeting 1 |
| August | Community Questionnaire 1 |
| | Community Event- Market Days |
| Sept. | Community Questionnaire 1 |
| | Identification - Focus Groups/ Stakeholders |
| Oct. | Community Questionnaire 1 |
| | Focus Groups/Stakeholder Interviews |
| | CPAC Meeting 2 |
| Nov. | Focus Groups/Stakeholder interviews |
| | Community Questionnaire 1 |
| | Community Event- Market Day (Tent.) |
| Dec. | Community Event Holiday Festival |
| | CPAC Meeting 3 |
| Jan. | Updates and CPAC Input |
| Feb. | CPAC Meeting 4 |
| | Community Questionnaire 2 |
| March | Updates & CPAC Input |
| April | Community Questionnaire 2 |
| May | Draft Plan Finalization |
| June-Sept. | Adoption meetings - CC, CPAC and P&Z |

# Community Engagement

THE HEART OF BRAZORIA COUNTY ANGLETON

# Focus Groups

| | |
|---|---|
| City staff | 1 |
| HOA's/POA's (community and neighborhood associations) | 2 |
| Faith-based organizations: Churches | 3 |
| Community-based and non-profit organizations | 3 |
| Businesses and developers | 4 |
| Local businesses and chambers of commerce- Angleton/Hispanic | 4 |
| Real estate developers, home builders and investors | 4 |
| Developers and design professionals | 4 |
| Angleton Drainage District (ADD) | 5 |
| Brazoria Flood | 5 |
| TCEQ | 5 |
| TxDOT | 5 |
| Brazosport Water Authority (BWA) | 5 |
| Gulf Coast/Transportation | 5 |

| | |
|---|---|
| Academic and research institutions: Universities and Colleges | 6 |
| ISD | 6 |
| Angleton Better Living Corporation (ABLC) | 7 |
| Board of Adjustment (BOA) | 7 |
| Charter Review Commission | 7 |
| Keep Angleton Beautiful Commission (KAB) | 7 |
| Parks & Recreation Board Of Directors | 7 |
| Planning & Zoning Commission | 7 |
| Senior Citizen Commission | 7 |
| Tax Increment Reinvestment Zone Board Of Directors (TIRZ) | 7 |
| Animal Services Advisory Committee | 7 |
| Utility providers (CenterPoint TNMP) | 8 |
| Brazoria County Appraisal District | 8 |

## Community Engagement

THE HEART OF BRAZORIA COUNTY ANGLETON

# Angleton Vision Tree

- Street improvements
- Mosquito control
- More pedestrian infrastructure - bike trails, bike trails in wilderness, sidewalks
- Community green space
- Commercial - HEB, Bigger Walmart, Target, Rising Canes, Crumble Cookies, Chick-fil-A, Chipotle
- Texas wildflowers around town
- Recreation - Kids Empire or Bouncy House
- Senior living facilities
- Small and peaceful
- Resources for growth



## Angleton Market Day Outreach Summary

THE HEART OF BRAZORIA COUNTY ANGLETON

# Name the Plan

- Heart of the Future
- Be like Nike and Do it
- This isn't 1980s Anymore
- Beauty of Angleton
- Make Angleton Plan
- Make Angleton Great Again!
- Home is Where the Heart Is!
- Angleton Community Action Plan
- Stop Planning and Try



## Angleton Market Day Outreach Summary

THE HEART OF BRAZORIA COUNTY ANGLETON

# Great Wall of Angleton!

## Strengths

- Small town feel; water access
- Uncrowded, friendly, low crime
- Community events
- "Home is where the heart is"

## Concerns

- Lack of safety around schools
- Lack of entertainment/ recreation options; poor nightlife
- Potholes
- Inadequate drainage system
- Street issues
- Outdated senior living facilities
- Low utilization of alleys
- Isolated Junior High School
- Cluttered home builder signs
- Too much traffic to Houston
- Lack of communication with local farmers

## Opportunities

- Evening bus service
- Increase walkability
- Arcade/E-games station
- Dining options
- Entertainment options
- Retail expansion
- Wildflowers around the city
- Economic development

## Threats

- Loss of small-town identity, overdevelopment; unbalanced growth Strain on infrastructure and increased traffic from new construction

**Angleton Market Day Outreach Summary**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Pin Map Exercise

- Live in Angleton – Mostly City Limits
- Work – Freeport, Pearland, and further north, some local, including home occupations
- Play – Brazoria, Freeport, Freedom Park, Lakeside Park, Bates Park, and Angleton Recreation Center
- Shop - Lake Jackson (HEB), Pearland (Costco), Angleton (Kroger/Walmart)




## Angleton Market Day Outreach Summary

# Update

- 52 Responses
- Active on the website
- English and Spanish

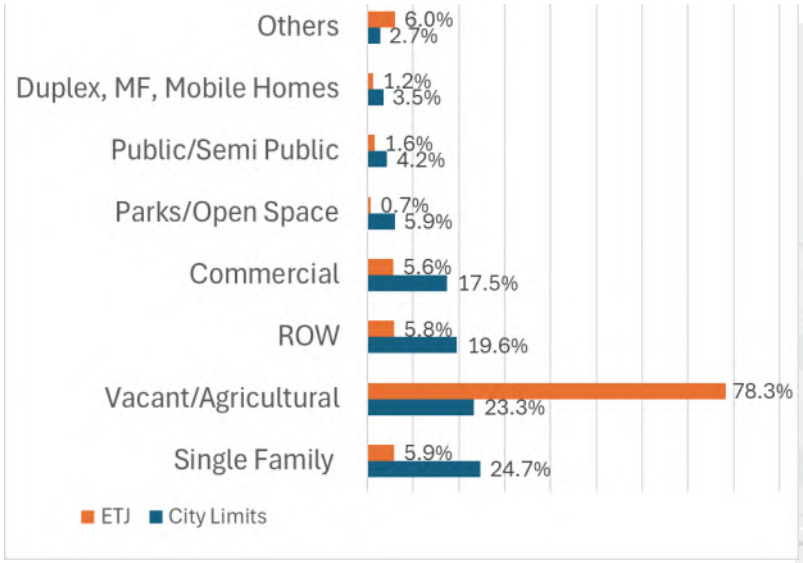


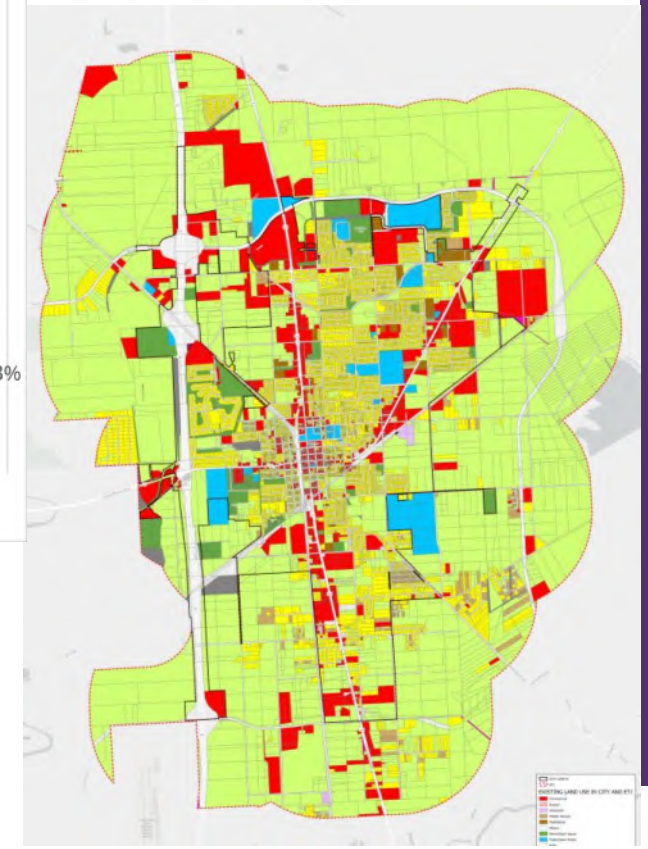

## Community Questionnaire

**Visit the City's website for all updates**

THE HEART OF BRAZORIA COUNTY ANGLETON

# Existing Land Uses



- Single Family
- Vacant/Agri.
- ROW/Utilities
- Commercial
- Parks/Open Space
- Public/Semi Public
- Others
- Multifamily/Duplex/Mobile Homes

## Existing Land Uses and Community Character

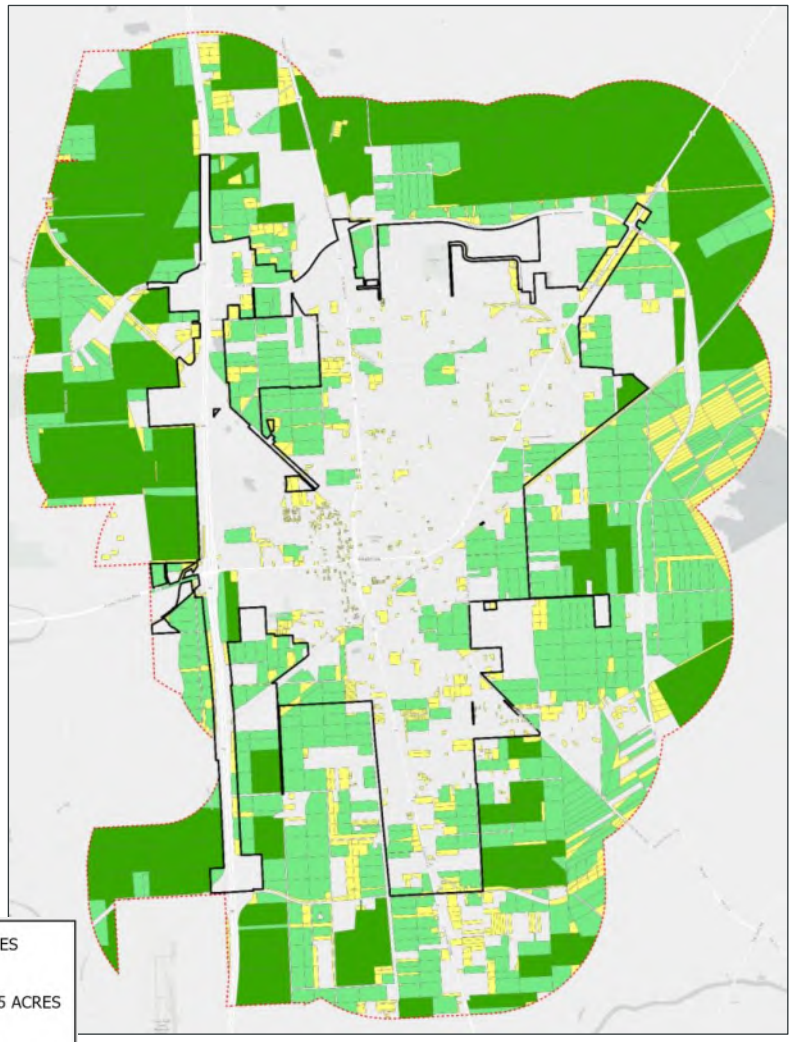
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# Vacant /Developable Land

Developable Land

- 23 % - City Limits (1800 of 7700 acres)
- 78% - ETJ (12500 of 16,000 acres)

- Considering current trends, most likely to be developed as commercial along the corridors and as residential elsewhere




## Existing Land Uses and Community Character

THE HEART OF BRAZORIA COUNTY ANGLETON

# Features

**Original Plat**

Platted in 1895
Traditional street grid
Townsite grew around the railroad and depot

**Streetscape**

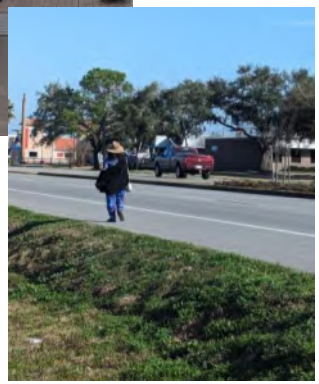
- Mature shade trees
- Open ditches/swales
- Walkable downtown with sidewalks and buildings along street

**Uses**

- Agricultural/vacant
- Commercial-along railroad and major streets
- Residential lot size variety
  - Older neighborhoods
  - 1950s–1970s: 10,000–14,000 sq ft
  - Newer subdivisions
  - 6,000– 7,200 sq. ft
- Public Uses-city core and scattered
- Parks–Lakeside, Freedom, Bates





## Existing Land Uses and Community Character

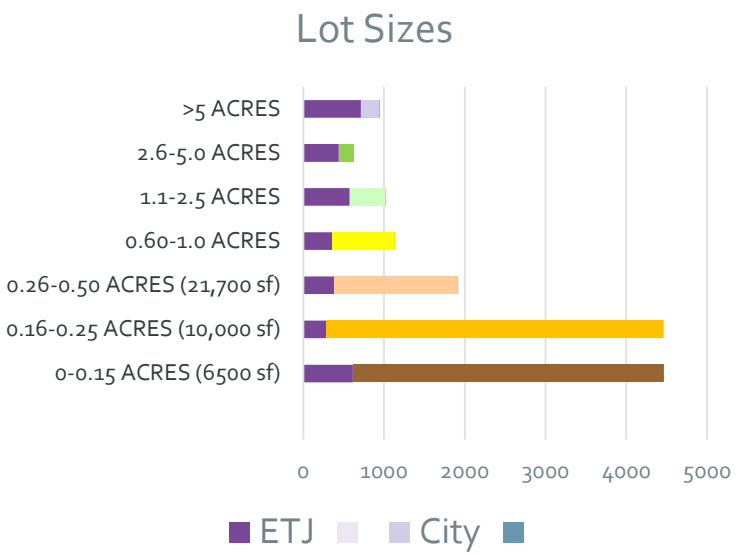
THE HEART OF BRAZORIA COUNTY ANGLETON

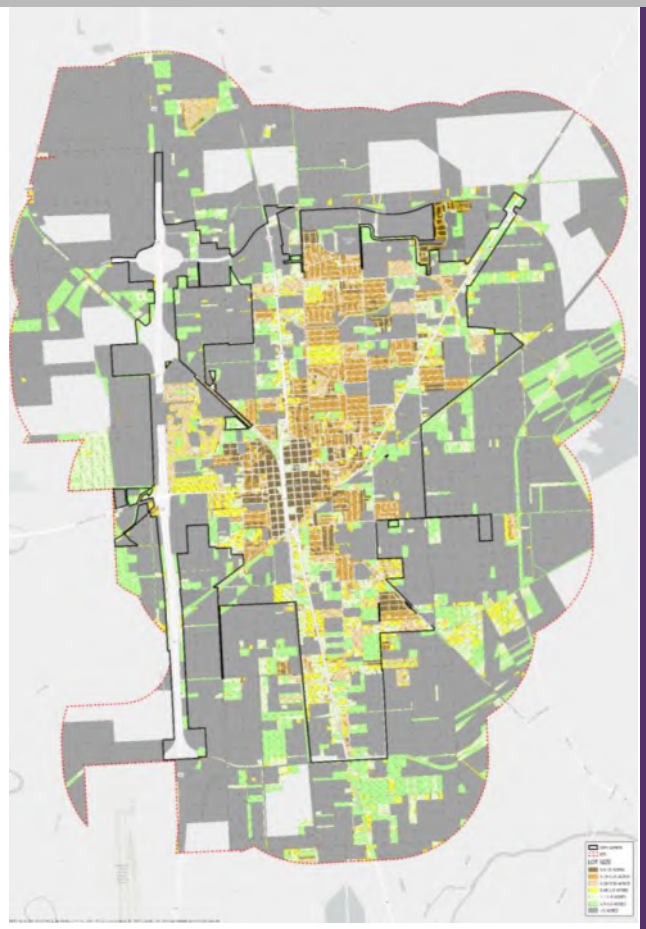
# Occupancy

## Housing

- **92%** Housing units are occupied
- **86%** Single family houses
- **54%** Housing units were built prior to 1980
- **61%-31%** Owner-renter split
- **45%** Owned homes with no mortgage
- **18%** Households face a housing cost burden (>30% of income spent on housing)
  - 13% Owner households
  - 30% Renter households
  - Burden is highest for younger owners (24%) and older renters (53%)

# Lot Size



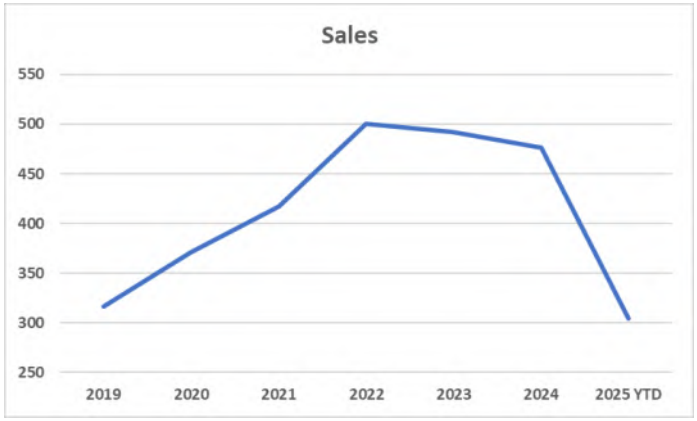



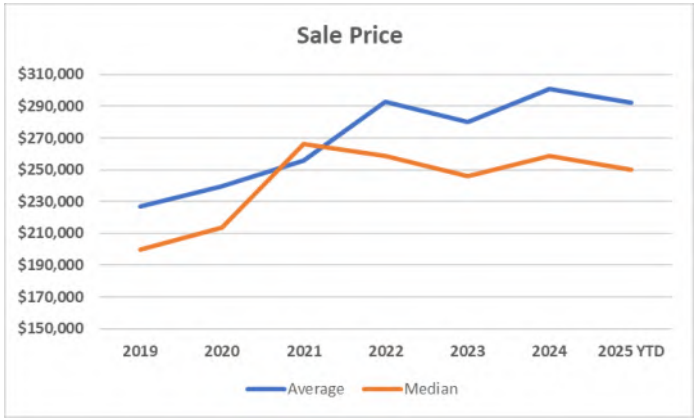

## Housing

THE HEART OF BRAZORIA COUNTY ANGLETON

# Sales

- Sales topping 450 since 2022; 6-7% of Angleton's housing stock
- Steady prices since 2022
- Median days on market - 40 since 2023

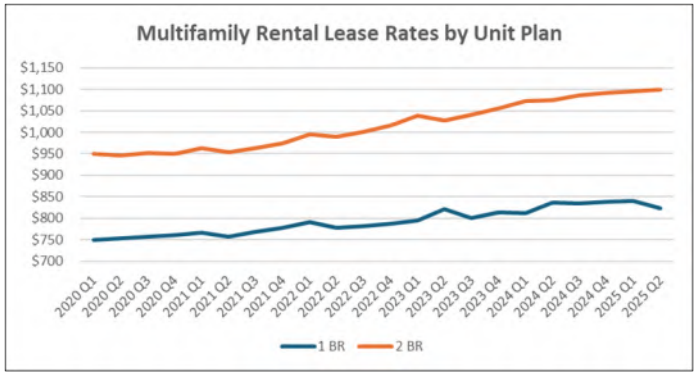


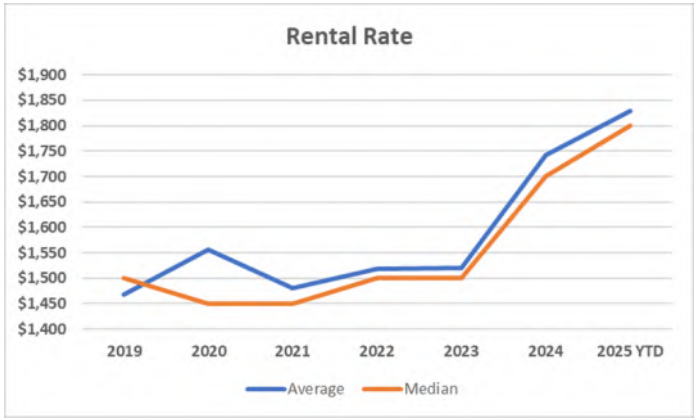




## Housing

# Rental Housing

- 2,600 renting households; 1,900 apartment units
- Apartment occupancy >90%
- Steady rent growth, especially 2 BR
- Spiking rates for single family rentals



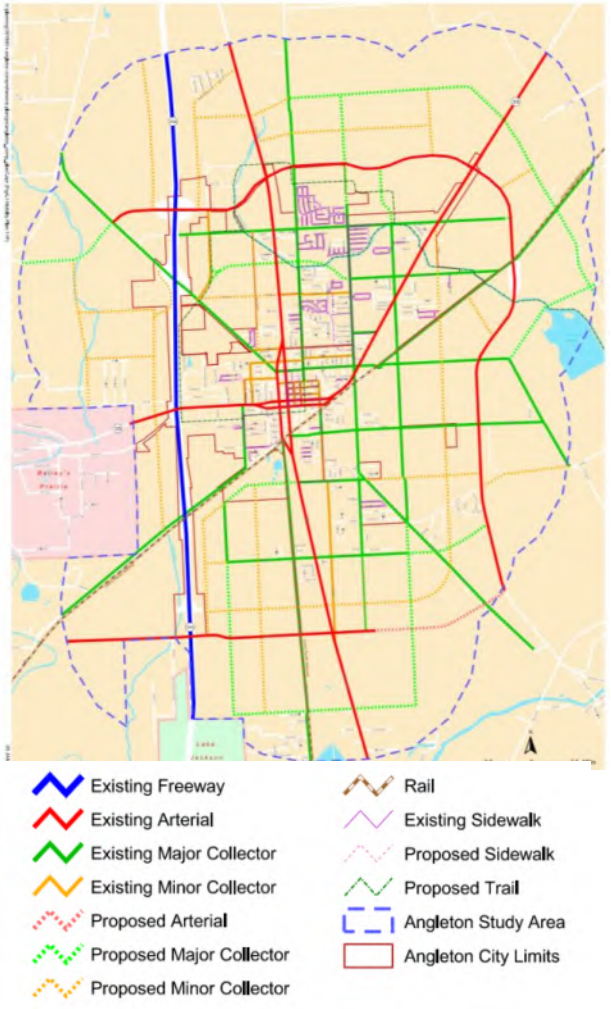

## Housing

# Highlights

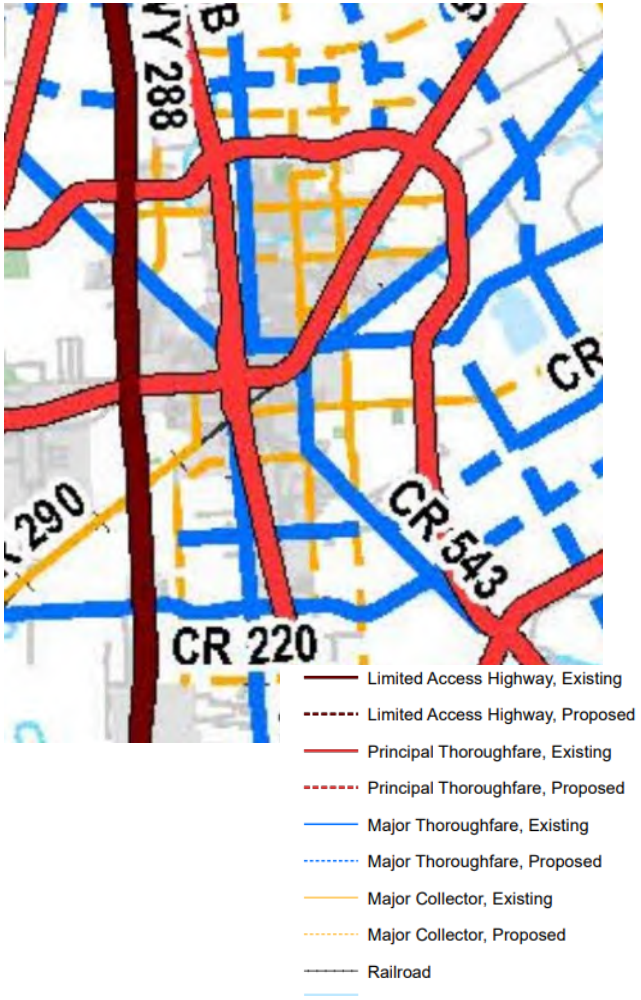
## Commercial

- Office
  - Over 400,000 SF, 95% occupied, majority built prior to 1990
  - Lease rates above $24.00 since mid-2023
- Medical
  - UTMB Health Angleton Danbury Campus
  - Major employer in Angleton, 62 staffed beds
- Industrial
  - 660,000 SF, 95% occupied, over 20% built since 2010
  - Lease rates up nearly $2.00 since 2020, to $9.50
  - Positive absorption last 5 quarters, and in 7 of the last 8

# Existing Angleton Mobility Plan (2005 Comprehensive Plan)




# Brazoria County Major Thoroughfare Plan (2020)




## Mobility

THE HEART OF BRAZORIA COUNTY ANGLETON

## Mobility

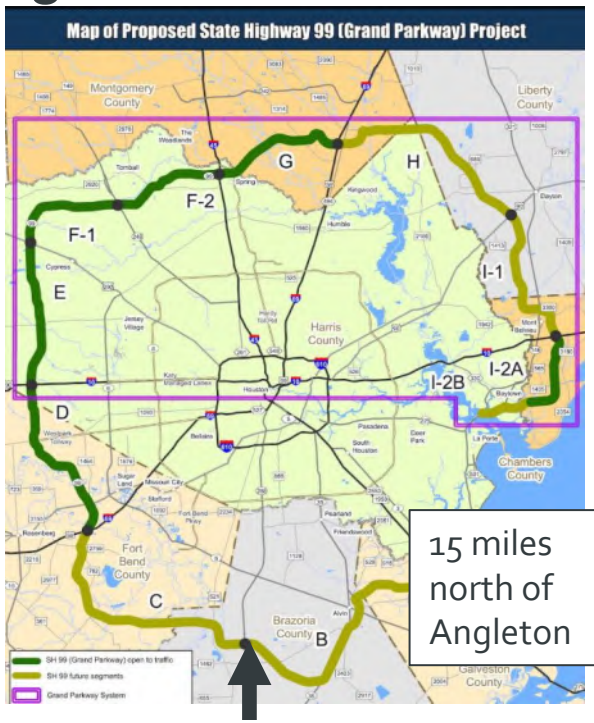
**Angleton and Vicinity**

- Most recent Thoroughfare Plan adopted in 2020
- Goals:
  - Preserve adequate rights-of-way
  - Establish countywide design standards
  - Institute policies/procedures to coordinate/optimize transportation investments in the County
  - Collaborate with the development community
  - Preserve wetlands and wildlife areas within the County
  - Develop a well-connected multimodal transportation system
  - Proposed extensions for many major thoroughfares around the City

Source: HGAC

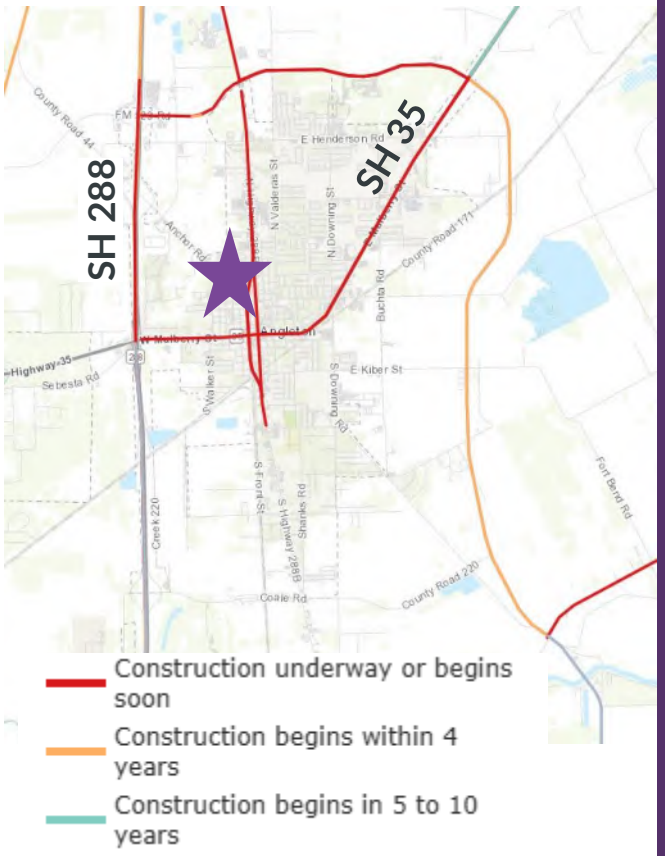
THE HEART OF BRAZORIA COUNTY ANGLETON

# SH 99 Grand Parkway – Segments B and C




- 54 miles of 4-lane, toll road connecting IH-45 in League City to US-59/IH-69 in Sugar Land
- Environmentally approved
- Segment B construction -2026

# TXDOT Improvements




- SH 35 – restoration
- SH 288 Landscape & scenic enhancements

Source HGAC

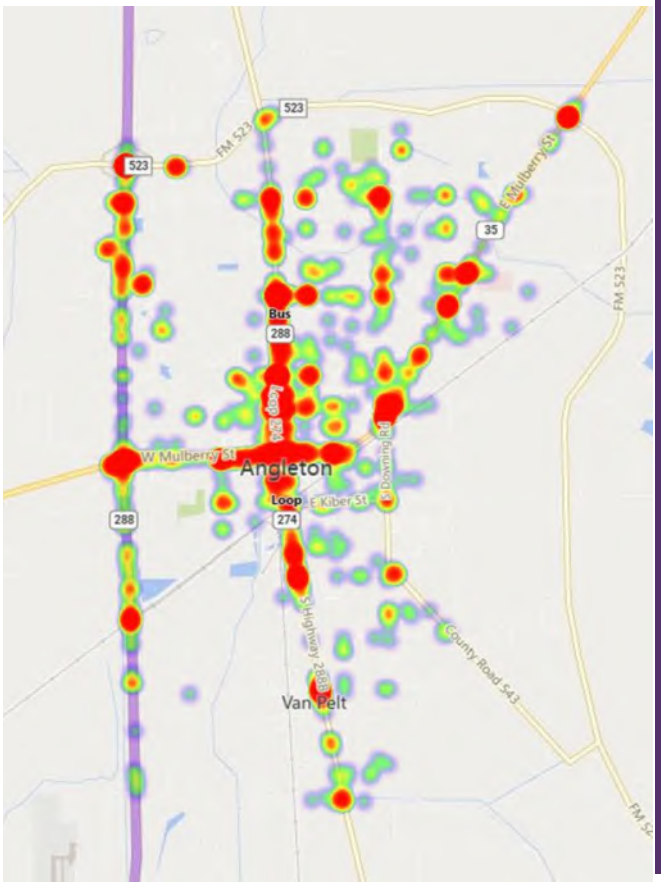
## Mobility

THE HEART OF BRAZORIA COUNTY ANGLETON

# Crash Analysis

## Mobility

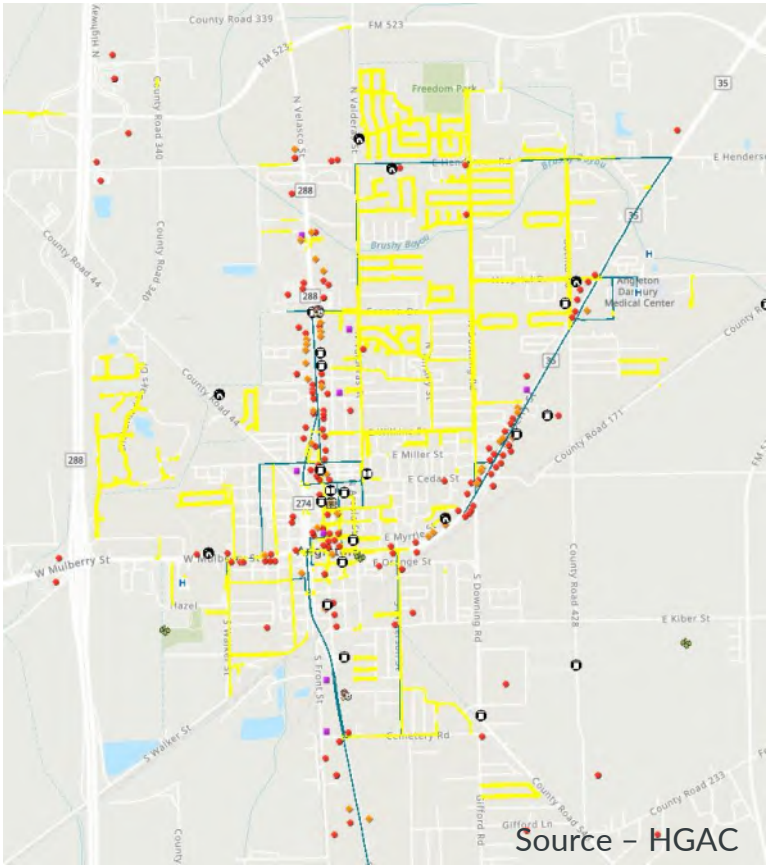
- 2084 crashes between 2020 - 2025
- 23 fatal crashes
- Slight decline from 2024 to 2025
- Critical hot spots
  - Loop 274 between SH 35 and Henderson Rd.;
  - SH 35 & N Velasco St.; Henderson Rd.
  - N Downing St.
  - SH 288 & SH 35




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# Transit, Pedestrian, and Bike Connectivity

- Several ped/bike destinations exist
- Gaps in sidewalks (yellow lines)
- No regional bikeways
- Public transit (blue lines) exists within the City Limits, but is not connected to other cities




Source – HGAC

## Mobility

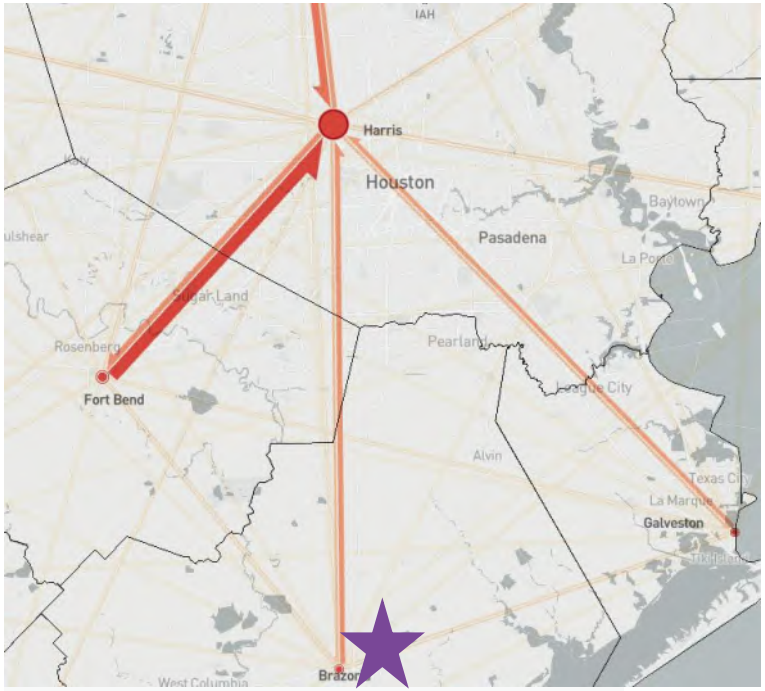
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# Commute Pattern

## Mobility

From Brazoria County to and from:

- Houston: 80,000 plus trips
- Galveston/Fort Bend 8,000 trips




**H-GAC Counties Home-based Person Trip**

outgoing ≅ incoming

more outgoing

more incoming

Source – HGAC

# Water and Wastewater

## Water

- Four water plants provide 2 MGD of drinking water
- 123.9 linear miles of water mains
- Need Water Master Plan to project future needs, identify future sources considering conversion away from groundwater

## Wastewater

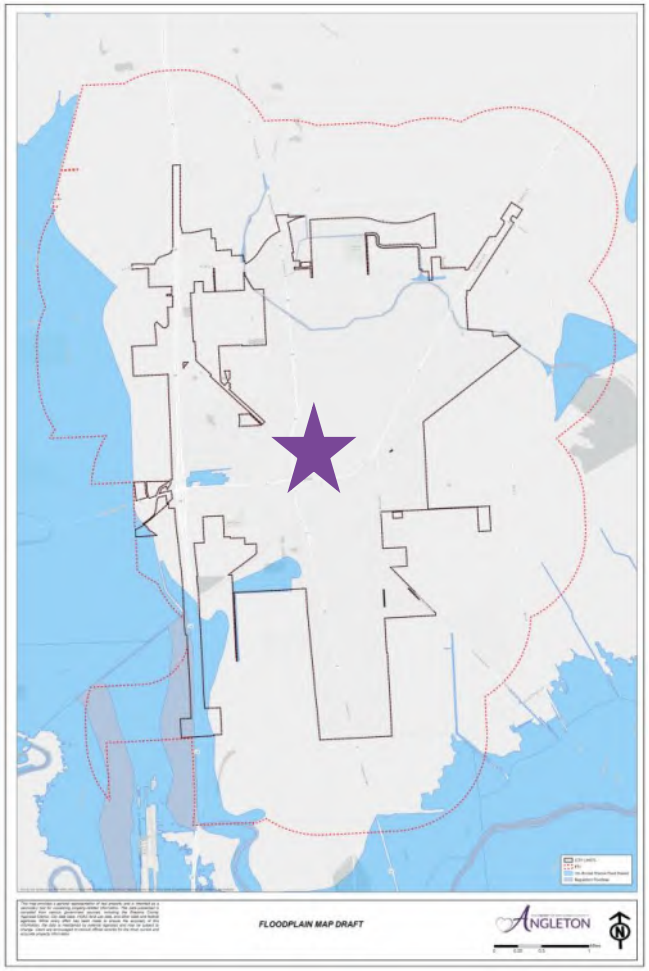
- One 3.6 MGD WWTF
- 47 lift stations
- 134.5 linear feet of wastewater pipes
- Wastewater Master Plan may help plan for future connections, expansion of existing wastewater facilities

**Infrastructure**

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# Stormwater and Flooding

- Majority of the City lies outside regulatory floodplains
- Flood hazards areas along SH 288 south of the railroad corridor, west of SH 288 in the ETJ
- Detention is a mix of private, regional detention basins
- Atlas-14 may increase flood risk in some parts of the City



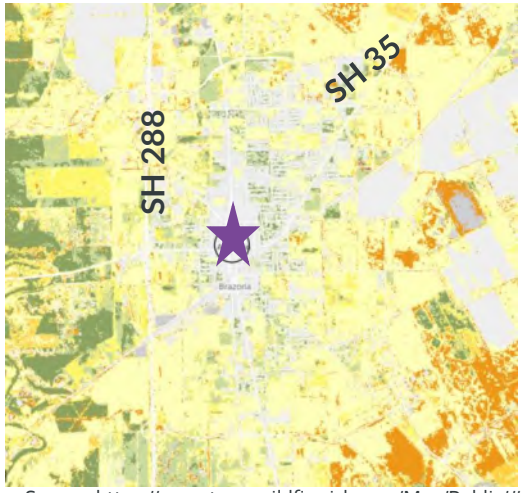

## Infrastructure

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# Resiliency and Sustainability

## Infrastructure

- SH 288 is a Major Evacuation Route
- TX 274 Loop/TX 288 Business may be a secondary evacuation option
- Subsidence is an issue across SE Texas
- Detention/stormwater management is a mix between private developers and City
- Some areas in and around the City are at higher risk for wildfire (orange areas)




Source: https://wrap.texaswildfirerisk.com/Map/Public/#whats-your-risk




Properties at risk from heat

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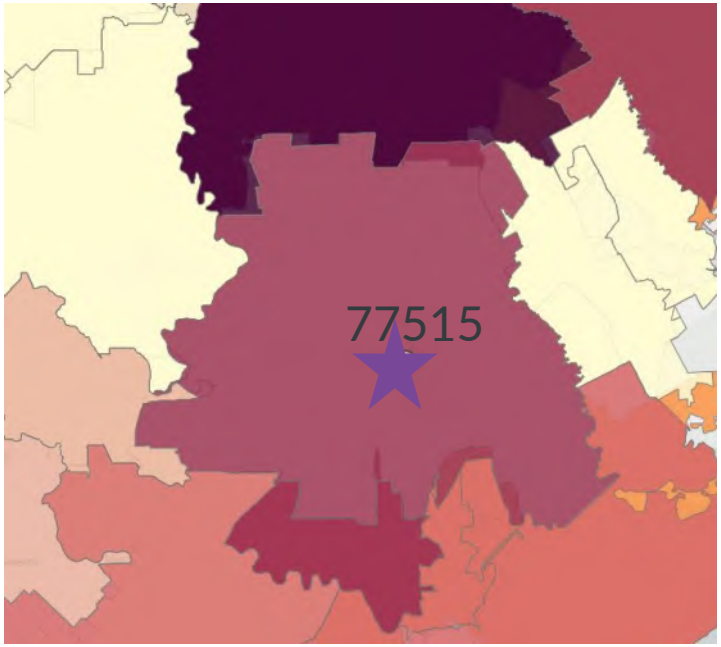
# Post Beryl Assessment - Zip Code: 77515

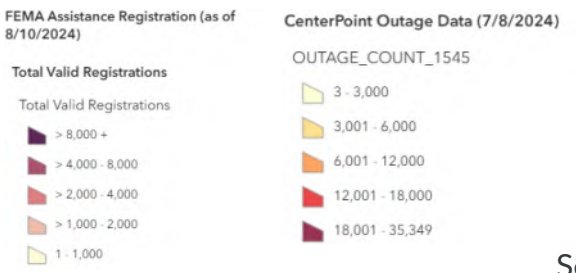
## Infrastructure

**Property Damage**
(FEMA Assistance Registrations)

- Total No. of valid registrations - 5,668
  - Owner - 3,754
  - Renter - 1,914
- Total approved amount $4.5 Mi.
  - Owner: $3.5 Mi.
  - Renter: $1.0 Mi.

**Power Outage:**
1,802 Customers




Source – HGAC

# Infrastructure

- ❑ Comprehensive Plan – incorporate/ complement the HMP
- ❑ Goals
  - Decrease the risk to life and property
  - Develop policies/strategies to manage and reduce risk
  - Increase the resiliency through projects and strategies that reduce the impacts of hazards
  - Enhance coordination between local jurisdictions, county, state, and federal agencies
  - Incorporate hazard mitigation into community planning
  - Identify, protect, and assist socially vulnerable populations in recovery from hazard impacts
- ❑ Objectives
  - Protect the lives and property of residents/business owners
  - Eliminate structures susceptible to repetitive flooding
  - Increase public education and awareness of hazards
  - Provide alternative power sources for critical facilities and infrastructure
  - Upgrade deteriorating infrastructure

# Brazoria County HMP – 2023

## Infrastructure

- ❑ Angleton will incorporate the Brazoria Co. HMP mitigation strategy into existing planning mechanisms
- ❑ Goal: Reduce loss of public and private infrastructure throughout the county due to natural hazards

- Objective: Raise and remove structures in the 500- year floodplain through creating, implementing, and updating county programs and local codes
- Objective: Create levees or berms to protect sewage treatment facilities throughout the county

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# Analysis & Issues

## Analysis Criteria

- Conformance to Texas Local Government Code
- Application Process Improvement
- Improvements to Code Content
  - Written Language Clarification; User-Friendly Format
- Requirements
- Comprehensive Plan compliance

## Key Issues

- Fragmented Requirements (Land Development Code, Zoning Ordinance, and City Code)
- Unclear Applicability of LDC (ETJ vs. City Limits)
- Unclear Standards & Requirements
- Ambiguity in Permitting Agencies & Sequencing
- Outdated Subdivision Standards
- No Template for Development Agreements
- Outdated and Insufficient Signage Regulations
- Lack of Appropriate Development/Design Standards

**Code Analysis**

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# Demographic Characteristics

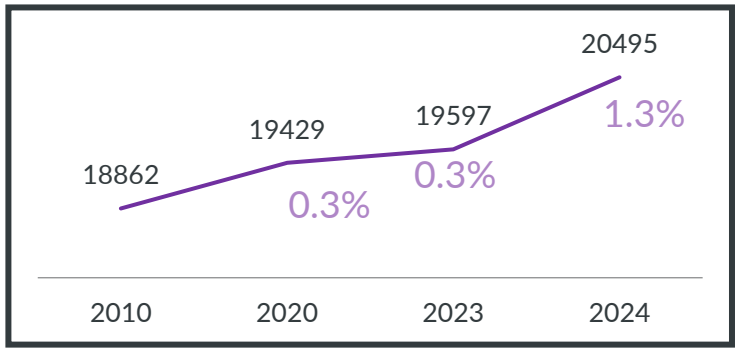
## Community Profile

| Parameter | City of Angleton | Brazoria County |
|---|---|---|
| Median age | 36.5 | 36.5 |
| Population. 65+ | 18% | 13% |
| Population 46-64 | 28% | 32% |
| Hispanic or Latino | 31% | 31% |
| Diversity Index | 58% | 68% |
| Education | Some level of higher education - 54.4% Technical/associates degree 34.1% | Some level of higher education - 64.4% Technical/associates degree – 32.3% |
| Median household size | 2.5, 29% have children<18 years, 33% is two-person households | 2.8 persons |
| Median household income (annual) | $84,000, 42% earns>$100,000 | $95,000 |

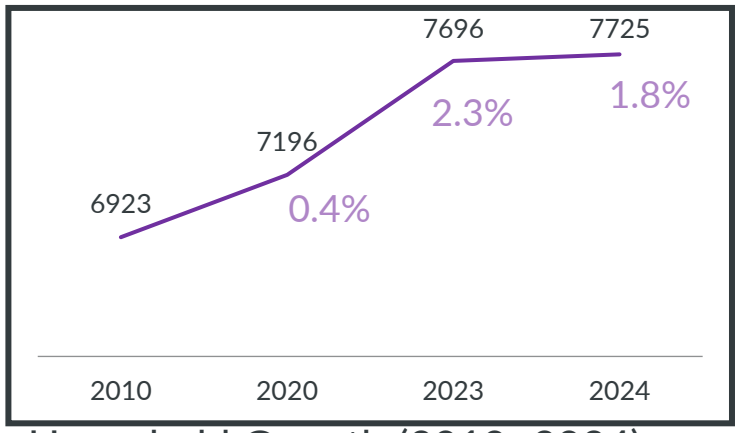
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# Growth

- Recent population growth has been slow and steady
- Household growth at a higher rate than population growth. Newer families are moving in




Population Growth (2010–2024)



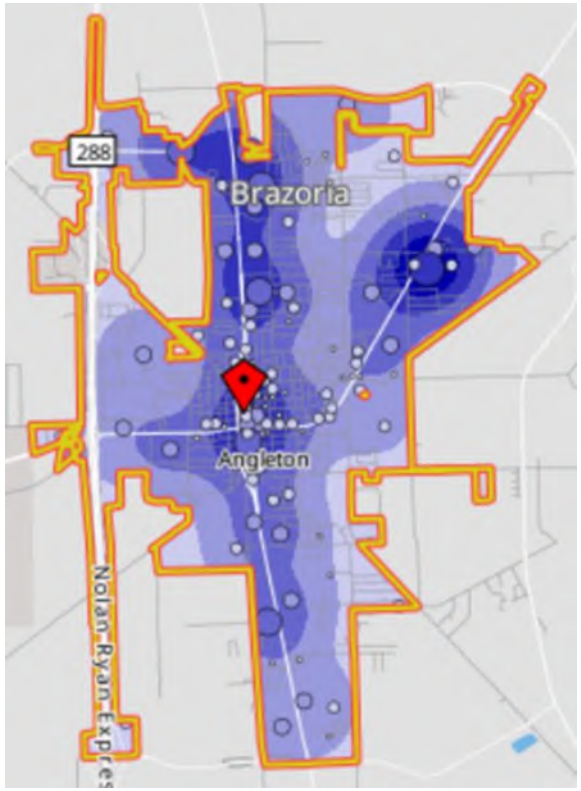

Household Growth (2010–2024)

## Community Profile

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# Economy and Jobs

- Jobs concentrated along the Velasco St. corridor and at UTMB on SH 35
- Brazoria County added nearly 14,000 jobs between 2020 and 2024 (a 12.3% increase)
- Top industries in Angleton by employment:
  - Healthcare
  - Retail
  - Accommodation and Food Services




## Economic Development

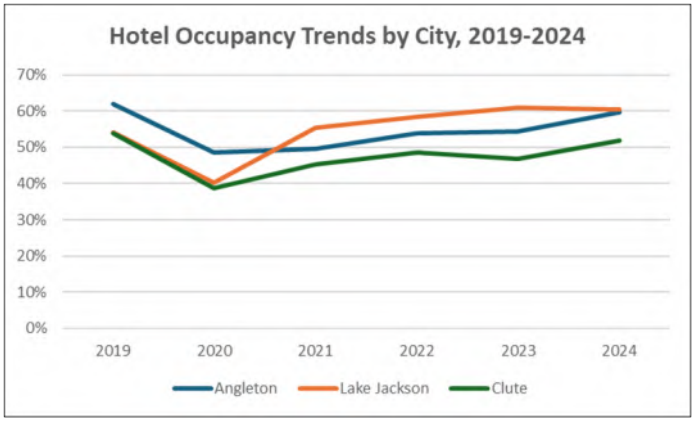
THE HEART OF BRAZORIA COUNTY
ANGLETON

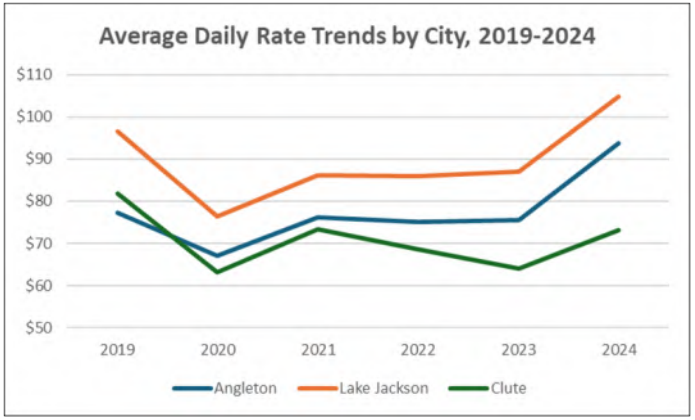
# Hotels and Lodging

- Five hotels, 210 keys
- Rates > $90 in 2024, rising faster than in nearby cities
- Occupancy recovering to pre-2020 levels




Hotels in the City Limits



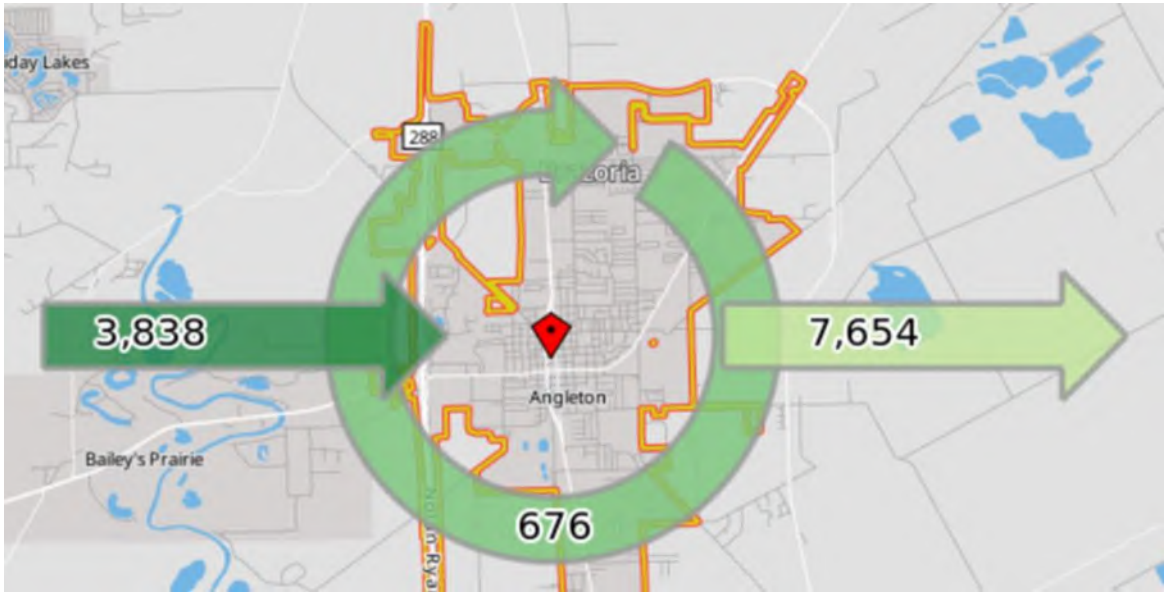




## Economic Development

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# Location of Jobs

- 92% of Angleton employed residents commute out of the city
- 85% of those employed in Angleton commute into the city
- Less than 700 Angleton residents are employed within the city limits

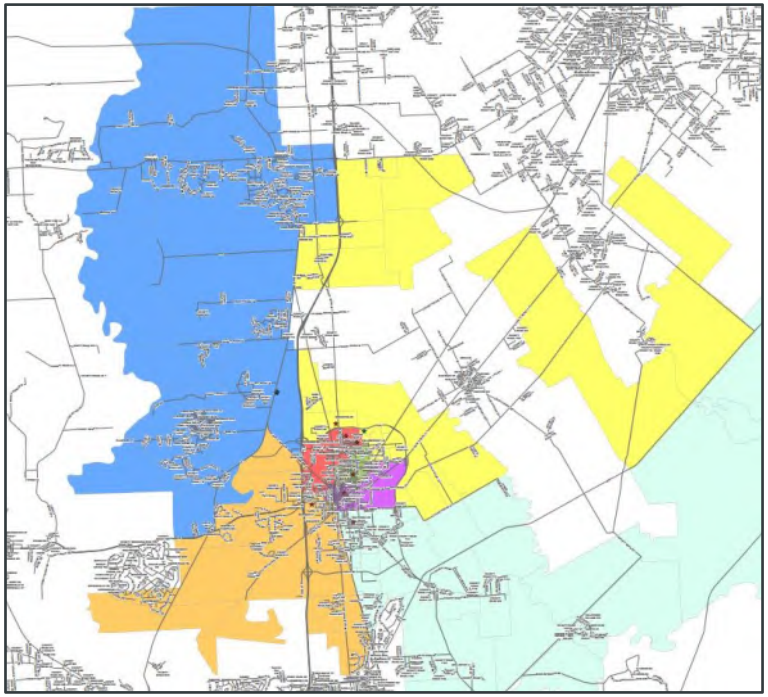



## Economic Development

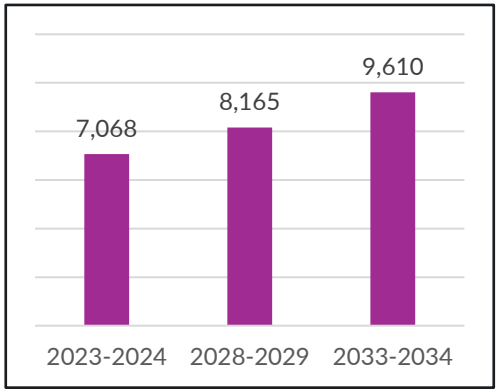
# Angleton Independent School District

## School District

- 16 active subdivisions with 735 lots (2024)
- An additional 19 subdivisions with 12,000 lots
- Most significant enrollment increase in 3rd-6th grade in 2023




District Zoning



# Next Steps

**Mobilization** (Months 1-3)
Kick-Off, Work Session with CC ✓

**Current City** (Months 3-5)
Current Conditions, Findings ✓

**Visioning** (Months 3-6)
Community Vision & Guiding Principles ✓

**Future City** (Months 7-10)
Draft Recommendations

**Draft Plan & Implementation** (Months 10-13)
Draft Plan

**Finalization & Adoption** (Months 14-18)
Work Session, Public Hearing, Final Report

- Focus Groups/ Stakeholder meetings
- Community Engagement
  - Market Day/Others
  - Close the survey
- Survey Summary
- Findings report
- CPAC Meeting 3 - TBD
  Discuss draft recommendations

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# Questions?

# Discussion

# Visioning Exercise

## Guiding Principles

- **Balanced & Inclusive Growth** - Foster commercial and residential development that strengthens the economy, supports local needs, and preserves Angleton's small-town character.
- **Vibrant & Beautiful Places** - Invest in citywide revitalization and beautification to create attractive streets, neighborhoods, and public spaces that reflect community pride.
- **Connected & Accessible Community** - Expand safe and walkable streets, sidewalks, trails, and transit options to ensure mobility and accessibility for all residents.
- **Housing Diversity & Affordability** - Provide a variety of housing choices that are affordable, inclusive, and adaptable to all ages and income levels.

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# Examples from other cities (Identified on the Aspirational Cities list by CPAC/CC)

**Pearland** is "The Community of Choice," providing its diverse population with a strong economy balanced by a mix of uses; places of value where people desire to live, work and play; and making smart investments in existing and future assets

**San Marcos** is a community of diverse and inclusive neighborhoods that protects and celebrates the San Marcos River and other rich natural, historical and cultural assets; embraces its small-town feel, charm and quality of life; and leverages strategic development to continue building a sustainable community with enhanced access and opportunities for people and businesses.

**Georgetown -**
A caring community, honoring our past and innovating for the future.

## Visioning Exercise

THE HEART OF BRAZORIA COUNTY ANGLETON

## City Council and CPAC Input – Keywords

- Angleton will grow into a thriving, inclusive, and economically balanced community—a city that is vibrant and welcoming, offering diverse housing, safe and connected streets, resilient infrastructure, beautiful parks, and accessible transit that together enhance quality of life for all residents.

- Angleton envisions a future-ready city where balanced growth and revitalized neighborhoods are supported by diverse housing choices, modern infrastructure, walkable streets, expanded parks, and sustainable transit, creating a dynamic and livable community for generations to come.

- Angleton's future is defined by balanced development and citywide beautification, with affordable housing, reliable infrastructure, connected streets, inviting parks, and accessible transit—all fostering a healthy, inclusive, and vibrant community that preserves its small-town character.

**Visioning Exercise**

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Sign-in Sheet

## Angleton GLO RCP Comprehensive Plan Update

## Comprehensive Plan Advisory Committee (CPAC) Bus Tour

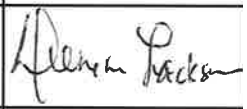
## Wednesday, January 14, 2026, 11:30 A.M.

| NO. | NAME | SIGNATURE |
|---|---|---|
| 1 | Michelle Townsend | |
| 2 | Sunni Weeks | |
| 3 | Ashley Khoury | |
| 4 | Janie Schwartz-Shaw | |
| 5 | Andrew Heston | |
| 6 | Tara Sartin | |
| 7 | Regina Bieri | |
| 8 | Gina Aguire Adams | |
| 9 | Christi McCracken | |

# Angleton GLO RCP Comprehensive Plan Update

## Comprehensive Plan Advisory Committee (CPAC) Bus Tour

## Wednesday, January 14, 2026, 11:30 A.M.

| NO. | NAME | SIGNATURE |
|---|---|---|
| 10 | Stephen Keen | |
| 11 | Karen O. McKinnon, PE | |
| 12 | Brent Bowles, AIA |  |
| 13 | Denese Jackson |  |
| 14 | Michele Allison | |
| 15 | John Wright | |
| 16 | Blaine Smith |  |
| 17 | Christiene Daniel |  |
| 18 | Otis Spriggs (City rep.) | |
| 19 | Martha Eighme (City rep.) | |
| 20 | Lata Krishnarao (Ardurra) | |

# Angleton GLO RCP Comprehensive Plan Update

## Comprehensive Plan Advisory Committee (CPAC) Bus Tour

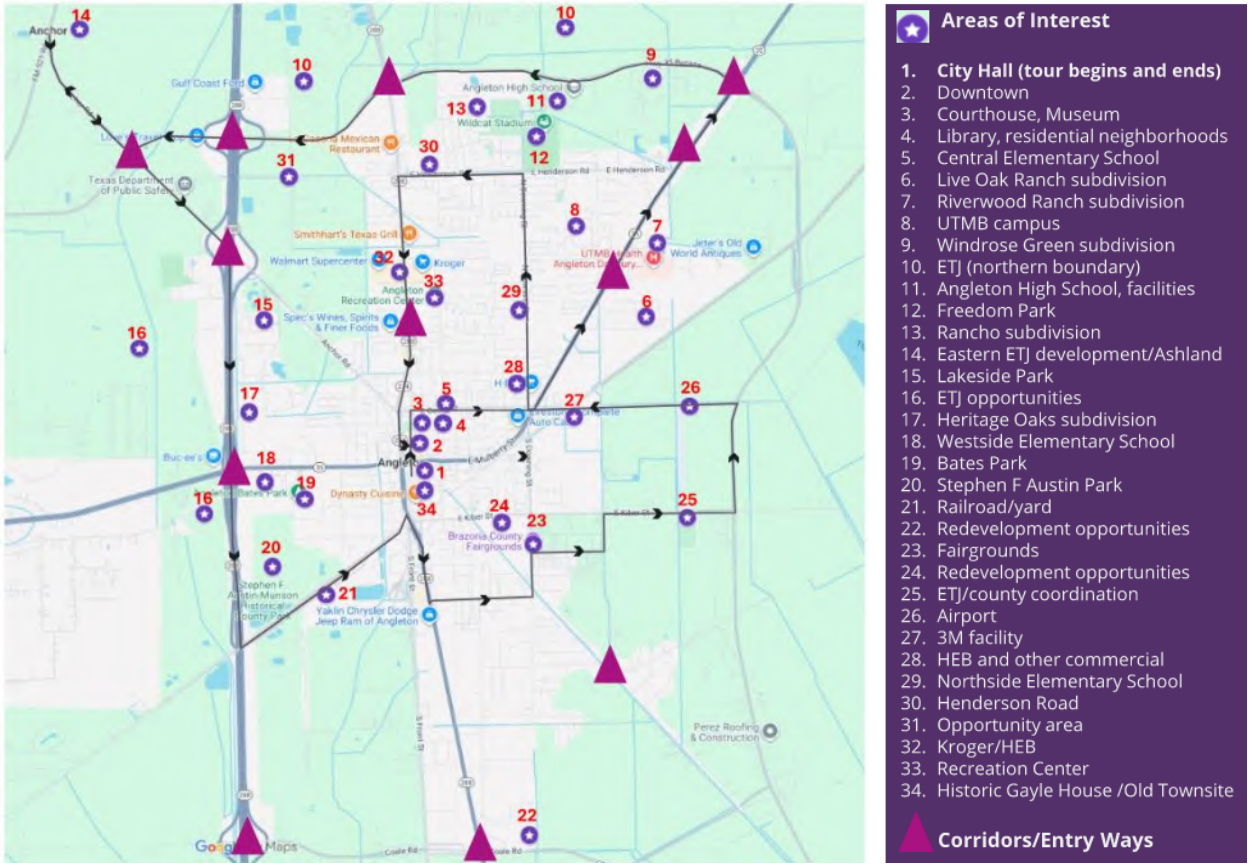
## Wednesday, January 14, 2026, 11:30 A.M.

| NO. | NAME | SIGNATURE |
|---|---|---|
| 21 | Krishna Radhakrishnan (Ardurra) | |
| 22 | Garret Yarbrough (CDS) | |
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| 32 | | |
| 33 | | |

# Summary of Input

## Description

A bus tour with Comprehensive Plan Advisory Committee (CPAC) was conducted on January 14, 2026. The tour started at 11:30 a.m. from the City Hall and concluded at 2:30 p.m. at the same location. Tour Map and areas of interest are shown in the map below.




## Summary of Results

Takeaways received from the CPAC during the tour are included below.

### 1. Downtown & Neighborhoods

**Findings**

- Downtown lacks a clearly defined civic heart and sustained, everyday activity beyond special events.
- There is strong community support for establishing an Entertainment District that accommodates outdoor markets, programmed events, and family-oriented activities.
- Stakeholders expressed concern that widespread demolition or full-scale redevelopment could undermine Downtown's historic character and authenticity.
- Downtown contains underutilized buildings and vacant parcels that present

opportunities for adaptive reuse, residential development, and new civic spaces.

- Limited parking availability constrains Downtown's capacity to support larger events as well as regular daily activity.
- There is support for retaining a mix of residential uses Downtown, rather than converting the area entirely to commercial uses.
- Downtown currently lacks clearly defined financial tools and incentive programs to support small businesses and encourage reinvestment.
- Downtown is valued as a unique and eclectic destination that should complement, rather than compete with, other activity centers in the city.
- Limited multimodal options, including bicycles and scooters, reduce internal circulation and casual access within Downtown.
- Pressure to convert homes near Downtown into nonresidential uses raises concerns about loss of historic and established neighborhoods.

**Goal 1.1:** Establish Downtown as a Vibrant, Identifiable Civic and Cultural Core
*Position Downtown as the community's primary gathering place and a year-round destination for civic, cultural, and social activity.*

**Objective 1.1.1:** Create a recognizable town square/civic plaza and sense of place.











*Conceptual rendering of a plaza in the vacant lot next to City Hall*

**Strategy 1.1.1.1:** Develop a central town square on the vacant lot near City Hall or County Annex as the defining civic space. Incorporate flexible open space, pocket parks, plazas, seating, shade structures, public art, and infrastructure to support events and daily use.

- **Strategy 1.1.1.2:** Integrate the town square and surrounding blocks into the Downtown Livable Centers framework.
- **Strategy 1.1.1.3:** Explore a two-downtown strategy to preserve the historic core while supporting a newer mixed-use center in other areas of the City.

**Objective 1.1.2:** Activate Downtown with engaging uses and programming.

- **Strategy 1.1.2.1:** Encourage active ground-floor uses such as restaurants, cafés, entertainment venues, and cultural spaces.

- **Strategy 1.1.2.2:** Program recurring events, including farmers markets, festivals, performances, and pop-up activities.
- **Strategy 1.1.2.3:** Partner with local businesses, civic organizations, and sponsors to host and promote downtown events.
- **Strategy 1.1.2.4:** Market Downtown as the preferred location for community gatherings and special events.
- **Strategy 1.1.2.5:** Expand multimodal access, including scooters, bicycle connections, and pedestrian-oriented streets.
- **Strategy 1.1.2.6.** Maintain a land use balance by keeping portions of historic downtown residential while allowing modern commercial uses.
- **Strategy 1.1.2.7:** Support urban lofts, mixed-use housing, and live-work units while preserving select residential blocks downtown.
- **Strategy 1.1.2.8:** Update Downtown zoning to allow mixed-use and higher-intensity development by right.
- **Strategy 1.1.2.9:** Establish Downtown as an Entertainment District supporting

outdoor markets, performances, and community events year round.
- **Strategy 1.1.2.10:** Market Downtown as a destination for all ages, including youth, families, and seniors.
- **Strategy 1.1.2.11:** Leverage economic development incentives such as 380 agreements and targeted tax abatements to encourage downtown reinvestment.

**Objective 1.1.3:** Enhance the public realm and Downtown experience.

- **Strategy 1.1.3.1:** Implement streetscape improvements, including lighting, landscaping, signage, and wayfinding.
- **Strategy 1.1.3.2:** Improve pedestrian connectivity between the town (?) square, surrounding businesses, and nearby neighborhoods.
- **Strategy 1.1.3.3**: Support structured parking solutions, including two-story parking near civic buildings and shared parking strategies.

**Objective 1.1.4:** Improve Downtown image, cleanliness, and safety.

- **Strategy 1.1.4.1:** Establish regular maintenance, beautification, and code compliance efforts.
- **Strategy 1.1.4.2:** Incorporate public art, signage, and branding elements.
- **Strategy 1.1.4.3:** Improve lighting and visibility in public spaces.
- **Strategy 1.1.4.4:** Encourage "eyes on the street" through mixed-use development.

**Goal 1.2:** Preserve and Strengthen Neighborhoods Surrounding the Downtown core.
*Protect neighborhood character while encouraging reinvestment, stability, and compatible infill development.*

**Objective 1.2.1:** Maintain existing neighborhoods as primarily residential.

- **Strategy 1.2.1.1:** Reinforce zoning and land use policies that limit encroachment of incompatible commercial uses.
- **Strategy 1.2.1.2:** Review and refine Specific Use Permit standards for non-residential uses in residential areas to ensure compatibility.

**Objective 1.2.2:** Encourage reinvestment, occupancy, and housing stability.

- **Strategy 1.2.2.1:** Promote rehabilitation incentives and housing improvement programs.
- **Strategy 1.2.2.2:** Support compatible infill housing that respects neighborhood scale and character.
- **Strategy 1.2.2.3:** Discourage prolonged vacancy through code enforcement and incentive-based reinvestment strategies.
- **Strategy 1.2.2.4:** Partner with the Angleton Chamber to support family-owned and locally owned downtown businesses.
- **Strategy 1.2.2.5:** Prioritize adaptive reuse of existing buildings through special use permits rather than demolition.

**Objective 1.2.3:** Protect neighborhood character and historic assets.

- **Strategy 1.2.3.1:** Conduct surveys of historic homes and evaluate the creation of a neighborhood conservation or historic overlay.
- **Strategy 1.2.3.2:** Monitor current trends regarding conversion of existing residential structures to ensure a mix of uses, human-centered walkable neighborhoods, preservation of historic buildings, and long-term neighborhood stability.
- **Strategy 1.2.3.3:** Establish development standards addressing building scale, massing, setbacks, and compatibility for expansion and new construction.
- **Strategy 1.2.3.4:** Offer incentives to encourage preservation, rehabilitation, and adaptive reuse of historic structures that preserves neighborhood character, historic patterns, and community identity.
- **Strategy 1.2.3.5.** Discourage demolition-driven redevelopment that is incompatible with architectural patterns, materials, rhythm, and streetscape.

## 2. Vacant Buildings & Property Maintenance

**Findings**

- Several areas identified as blighted or underperforming, including Anchor Road near Lakeside Park and older commercial corridors.
- Vacant buildings represent both a challenge and an opportunity for reinvestment.
- Uncertainty about when condemnation or demolition should be used.
- Some vacant and deteriorated structures pose public safety risks in addition to visual blight.
- Successful adaptive reuse examples demonstrate the potential of reinvestment over demolition.

**Goal 2.1:** Reduce Vacancy and Promote Adaptive Reuse

**Objective 2.1.1:** Encourage reuse of underutilized buildings.

- **Strategy 2.1.1.1:** Prioritize adaptive reuse of large vacant buildings.
- **Strategy 2.1.1.2:** Identify properties with high reuse potential and create targeted strategies. Proactively identify priority redevelopment and reuse sites, particularly along Anchor Road and southern city limits.
- **Strategy 2.1.1.3:** Support flexible zoning to facilitate reuse.
- **Strategy 2.1.1.4:** Coordinate code enforcement with economic development tools to encourage reinvestment rather than abandonment.

**Goal 2.2:** Protect Safety and Community Appearance

**Objective 2.2.1:** Address unsafe and dilapidated structures.

- **Strategy 2.2.1.1:** Establish a board, such as the Dangerous Structures Board, and demolition funds for the remediation of unsafe properties.
- **Strategy 2.2.1.2:** Apply cost-recovery mechanisms, such as liens on resale for demolitions.
- **Strategy 2.2.1.3:** Establish clear thresholds and procedures for condemnation to ensure consistent application.
- **Strategy 2.2.1.4:** Apply condemnation and demolition strategically, paired with incentives such as redevelopment assistance or lien-on-resale programs.

**Objective 2.2.2:** Strengthen property maintenance enforcement.

- **Strategy 2.2.2.1:** Evaluate and update the property maintenance code to address any gaps.
- **Strategy 2.2.2.2:** Apply graduated enforcement measures for repeat violations.
- **Strategy 2.2.2.3:** Coordinate code enforcement with economic development incentives.
- **Strategy 2.2.2.4:** Coordinate with County and Precinct officials on joint cleanup and enforcement initiatives.

**Goal 2.3:** Preserve Safe and Habitable Rental Housing

**Objective 2.3.1:** Implement proactive rental property oversight.

- **Strategy 2.3.1.1:** Evaluate the effectiveness of the current rental registration and inspection programs and modify as needed.
- **Strategy 2.3.1.2:** Focus on older properties and those with recurring violations.
- **Strategy 2.3.1.3:** Pair enforcement with technical assistance.

## 3. Economic Development & Market

**Findings**

- Strong desire for more jobs within the city, not just residential growth.
- Industrial, logistics, and employment uses tied to Port Freeport and SH 288 identified as key opportunities.
- Interest in teleworking hubs, coworking spaces, and incubators.
- Certain ETJ areas, particularly the northern ETJ, identified for industrial or emergency-supportive uses.
- Workforce training and services to cater to daytime employment opportunities critical to long-term economic sustainability.

**Goal 3.1:** Promote Employment-Driven Growth
*Support job creation and long-term economic resilience through targeted land use planning and strategic investment.*

**Objective 3.1.1:** Support job-generating land uses aligned with market demand.

- **Strategy 3.1.1.1:** Align future land use map designations with adopted economic development priorities and regional employment trends. Plan and designate appropriate areas for business parks, light industrial, flex, and mixed-use employment uses.
- **Strategy 3.1.1.2:** Monitor and evaluate jobs-to-housing ratios to ensure employment opportunities for current and future residents and ensure that Angeton is not a bedroom community.
- **Strategy 3.1.1.3:** Capitalize on Port Freeport related employment growth while steering industrial and logistics uses to appropriate locations.
- **Strategy 3.1.1.4:** Discourage incompatible land uses through zoning updates and enforcement.

- **Strategy 3.1.1.5:** Steer industrial and employment uses to appropriate locations near SH 288, rail, and port-related infrastructure.
- **Strategy 3.1.1.6:** Evaluate northern ETJ lands for industrial, utility, emergency staging, or data-center (similar to one in Boling, TX) uses where appropriate.

**Goal 3.2:** Support Small Business and Entrepreneurial Growth
*Strengthen locally owned businesses as a foundation of the community's economic vitality.*

**Objective 3.2.1:** Strengthen small businesses, startups, and entrepreneurs.

- **Strategy 3.2.1.1:** Establish a downtown and 288 Business corridor-focused business assistance program in coordination with the Chamber of Commerce and economic development partners.
- **Strategy 3.2.1.2:** Offer targeted financial incentives such as grants, fee waivers, and tax abatements for priority redevelopment areas.
- **Strategy 3.2.1.3:** Encourage adaptive reuse of vacant and underutilized buildings to lower barriers to entry for small businesses.
- **Strategy 3.2.1.4:** Establish a hub for workforce development, leadership, and entrepreneurship, that offers incubator space, training opportunities, telework hubs, coworking spaces, business incubators and other services in partnership with Alvin Community College and workforce programs to diversify employment options.

**Objective 3.2.2:** Improve business mix and economic quality.

- **Strategy 3.2.2.1:** Recruit businesses that meet daily needs and contribute to dining, entertainment, and service options.
- **Strategy 3.2.2.2:** Prioritize high-quality design, longevity, and economic sustainability over short-term development gains.

## 4. Corridors & Redevelopment

**Findings**

- Key corridors such as Henderson Road, Downing Road, FM 521, and 288 Business require safety, mobility, and aesthetic improvements.
- Pedestrian and bicycle safety concerns near schools and high-traffic corridors.
- TxDOT coordination is needed for intersections, signage, speed limits, and access management.
- Lack of sidewalks limits walkability in parts of the ETJ.
- School-related traffic, parking, and pedestrian safety issues were noted near Windrose Green and Angleton High School.
- Gateway aesthetics and corridor identity are inconsistent at city entry points.





*Conceptual rendering of a gateway and mixed use development on the Business 288 and Henderson Road*

**Goal 4.1:** Guide Corridor Redevelopment and Reinvestment
*Transform major corridors into attractive, productive, and mixed-use environments that support mobility and economic activity.*

**Objective 4.1.1:** Redevelop underutilized and aging corridor properties.

- **Strategy 4.1.1.1:** Prioritize redevelopment of obsolete big-box and large-format commercial sites, particularly along key corridors such as 288 Business.
- **Strategy 4.1.1.2:** Support infill development along corridors, including Henderson Road and 288 Business.
- **Strategy 4.1.1.3:** Periodically reevaluate corridor land use designations to reflect market realities, infrastructure capacity, and community goals.

**Objective 4.1.2:** Improve safety, mobility, and appearance along major corridors.

- **Strategy 4.1.2.1:** Prioritize street-scape and mobility improvements along Henderson Road, Downing Road, FM 521, SH 288, and FM 523.
- **Strategy 4.1.2.2:** Coordinate with TxDOT on intersection safety, signage, speed limits, and access management.
- **Strategy 4.1.2.3:** Improve gateway signage, landscaping, and corridor identity at major city entrances.

**Objective 4.1.3:** Encourage walkable, mixed-use corridor development.

- **Strategy 4.1.3.1:** Integrate pedestrian-oriented design, public open spaces, trail connections, and streetscape improvements.
- **Strategy 4.1.3.2:** Provide appropriate buffering and transitions between residential, commercial, and industrial uses.
- **Strategy 4.1.3.3:** Encourage residential components within corridor developments to support workforce housing and attract younger residents.
- **Strategy 4.1.3.4:** Identify underutilized sites for mixed-use, employment-focused redevelopment in southern city limits and west ETJ areas.

## 5. Smart Growth & Regional Economic Opportunities

**Findings**

- Strong regional advantages (Port Freeport, SH 288, Houston commuter access) are under-leveraged.
- Growth should be intentionally directed by land-use type and location.
- Northern and Western ETJ offer major industrial and logistics opportunities but face infrastructure and drainage constraints.
- Concern about uncoordinated, low-quality development undermining long-term stability and character.
- Downtown is a key economic catalyst with support for entertainment, adaptive reuse, and mixed-use development.
- Incentives are needed to attract higher-quality, job-producing, and family-owned businesses.
- Vacant and underutilized corridors (FM 521, Anchor Road, southern city limits) represent missed reinvestment opportunities.

**Goal 5.1:** Support Smart Growth and Regional Economic Competitiveness
*Promote efficient, compatible, and sustainable growth that leverages regional assets and infrastructure.*

**Objective 5.1.1:** Preserve and support industrial and manufacturing employment.

- **Strategy 5.1.1.1:** Protect and plan for industrial land near strategic assets such as the railroad yard and the Port of Freeport.
- **Strategy 5.1.1.2:** Coordinate infrastructure investments and access improvements to support industrial and logistics-related uses.

**Objective 5.1.2:** Encourage compatible commercial development along major transportation corridors.

- **Strategy 5.1.2.1:** Support appropriately scaled and well-planned commercial development along SH 35, FM 523, and 288-B.
- **Strategy 5.1.2.2:** Ensure corridor development supports mobility, safety, and long-term economic performance.

**Objective 5.1.3: Align growth with infrastructure capacity and environmental conditions.**

- **Strategy 5.1.3.1:** Negotiate regional detention, green space, and long-term maintenance agreements with future developers.
- **Strategy 5.1.3.2:** Preserve agricultural land along FM 523 where appropriate.

**Objective 5.1.4: Strengthen Angleton's role in the regional economy.**

- **Strategy 5.1.4.1:** Direct residential growth northward to serve Pearland and Houston commuters.
- **Strategy 5.1.4.2:** Concentrate industrial and commercial growth near existing petrochemical, port, and SH 288 corridors.
- **Strategy 5.1.4.3:** Evaluate ETJ lands for emergency staging, data centers, industrial uses, and utility-supportive uses.

## 6. Housing & Neighborhood Vitality

**Findings**

- Concerns about the growth of investment properties and absentee ownership, which can destabilize neighborhoods.
- Narrow lot widths and lower housing standards have contributed to long-term maintenance and livability concerns.
- Desire to encourage people to start and stay in Angleton, not just commute through it.
- Master-planned communities with integrated schools, parks, and services (e.g., Ashland) viewed positively.
- Railroad infrastructure continues to affect connectivity and development patterns in parts of the city.
- Several areas identified as blighted or underperforming, including Anchor Road near Lakeside Park and older commercial corridors.
- Vacant buildings represent both a challenge and an opportunity for reinvestment.
- Uncertainty about when condemnation or demolition should be used.
- Some vacant and deteriorated structures pose public safety risks in addition to visual blight.
- Successful adaptive reuse examples demonstrate the potential of reinvestment over demolition.

**Goal 6.1:** Provide Diverse, High-Quality Housing to Support Workforce and Community Needs
*Expand housing choice while ensuring quality, compatibility, and long-term livability to support workforce retention, economic competitiveness, and neighborhood vitality to support workforce retention, economic competitiveness, and neighborhood vitality.*

**Objective 6.1.1:** Expand housing options to serve a diverse workforce and resident base.

- **Strategy 6.1.1.1:** Encourage a range of housing types, including townhomes, multifamily housing, live-work units, and high-quality RV or specialty housing where appropriate.
- **Strategy 6.1.1.2:** Promote residential development within and adjacent to Downtown, including housing above ground-floor commercial uses.
- **Strategy 6.1.1.3:** Balance housing mix to meet the needs of current and future residents, including workforce households, young professionals, families, and seniors.
- **Strategy 6.1.1.4**: Enforce enhanced property maintenance standards to protect housing quality, neighborhood stability, and community appearance.
- **Strategy 6.1.1.5**: Incentivize developments that provide attainable and workforce housing through partnerships with private developers and nonprofit organizations.
- **Strategy 6.1.1.6**: Align housing policies with employer needs to support workforce recruitment and retention.

**Objective 6.1.2:** Ensure housing quality, design excellence, and neighborhood compatibility.

- **Strategy 6.1.2.1:** Require high-quality design standards, durable materials, and appropriate building scale.
- **Strategy 6.1.2.2:** Integrate greenways, detention areas, and open space into

new developments.

- **Strategy 6.1.2.3:** Establish adjacency, buffering, and transition standards to ensure compatibility with surrounding neighborhoods.
- **Strategy 6.1.2.4:** Establish minimum lot size and design standards to support long-term neighborhood quality.
- **Strategy 6.1.2.5:** Discourage substandard housing types, including poorly designed mobile homes or transient rental developments.
- **Strategy 6.1.2.6:** Avoid overly small lot sizes that contribute to livability, parking, and infrastructure challenges.
- **Strategy 6.1.2.7:** Encourage master-planned developments integrating schools, recreation, and neighborhood services such as Ashland Development.
- **Strategy 6.1.2.8:** Partner with Angleton ISD to align housing growth with planned school investments.

**Objective 6.1.3:** Encourage homeownership and long-term residency.

- **Strategy 6.1.3.1:** Incentivize owner-occupied housing over speculative investment rentals.
- **Strategy 6.1.3.2:** Strengthen rental inspection and compliance programs in established neighborhoods.

## 7. Community Facilities & Cultural Centers

**Findings**

- Community facilities are critical to quality of life and economic competitiveness.
- Strong demand for multi-generational, flexible, and culturally inclusive spaces.
- Downtown civic spaces are under-activated and lack consistent programming.
- Lakeside Park has potential to serve as a regional event and cultural venue.
- Additional facilities needed for youth, seniors, and multicultural programming.
- Existing facilities face challenges with access, sustainability, and programming.
- Coordination with Angleton ISD is key for shared use and joint facilities.
- Sidewalk, bike, and safe access gaps limit facility use and participation.

**Goal 7.1:** Expand Services for Seniors and Residents

**Objective 7.1.1:** Provide a dedicated Senior Center.

- **Strategy 7.1.1.1:** Explore new sites to reduce pressure on the Recreation Center.
- **Strategy 7.1.1.2:** Pursue grants and partnerships for senior activity programming.

**Goal 7.2:** Develop a Multicultural and Community Activity Center

**Objective 7.2.1:** Include a hub for workforce development, leadership, and entrepreneurship within the proposed activity center.

- **Strategy 7.2.1.1:** Collaborate with colleges, SBA, and corporate partners to establish a multi-use hub that incorporates cultural and community activities

with workforce and skill development.
- **Strategy 7.2.1.2:** Locate in a site capable of hosting 500+ people (e.g., Angleton Complex, County Fairgrounds).
- **Strategy 7.2.1.3:** Include programming for all ages and community events.

## 8. Multimodal Options & Connectivity

**Findings**

- Key corridors such as Henderson Road, Downing Road, FM 521, and 288 Business require safety, mobility, and aesthetic improvements.
- Pedestrian and bicycle safety concerns near schools and high-traffic corridors.
- TxDOT coordination is needed for intersections, signage, speed limits, and access management.
- Lack of sidewalks limits walkability in parts of the ETJ.
- School-related traffic, parking, and pedestrian safety issues were noted near Windrose Green and Angleton High School.
- Gateway aesthetics and corridor identity are inconsistent at city entry points.

**Goal 8.1:** Create a connected, accessible network of sidewalks, bicycle facilities, trails, and transit-supportive infrastructure.

**Objective 8.1.1:** Develop a continuous citywide pedestrian and bicycle network.

- **Strategy 8.1.1.1:** Expand sidewalks, bike lanes, and shared-use paths to connect neighborhoods, Downtown, parks, schools, civic facilities, and activity centers.
- **Strategy 8.1.1.2:** Prioritize closing gaps in the sidewalk, bicycle, and trail network, especially in Downtown and high-activity areas.
- **Strategy 8.1.1.3:** Require new development to provide internal pedestrian and bicycle connections and link to the broader network.

**Objective 8.1.2:** Leverage regional corridors and green infrastructure.

- **Strategy 8.1.2.1:** Coordinate with TxDOT to improve pedestrian and bicycle accommodations along FM 521 and other regional routes.
- **Strategy 8.1.2.2:** Integrate trails within drainage corridors, utility easements, greenways, and open space systems.
- **Strategy 8.1.2.3:** Prioritize Henderson Road and Downing Road for multimodal safety and streetscape improvements.

**Objective 8.1.3:** Enhance walkability and accessibility.

- **Strategy 8.1.3.1:** Improve sidewalks, crosswalks, and ADA accessibility throughout the city, with priority in Downtown and around civic uses.
- **Strategy 8.1.3.2:** Strengthen pedestrian connections between Downtown, surrounding neighborhoods, and employment and activity centers.
- **Strategy 8.1.3.3:** Plan for micromobility options such as scooters in Downtown and mixed-use areas.
- **Strategy 8.1.3.4:** Expand sidewalks and bike facilities, particularly near schools and along major corridors.

- **Strategy 8.1.3.5:** Require new development to provide internal pedestrian connections that link to the citywide network.

## 9. Parks, Open Spaces, & Community Facilities

**Findings**

- Lakeside Park is viewed as a signature community asset with untapped potential.
- Strong interest in hosting larger events (500+ people) such as weddings, graduations, and festivals.
- Parks and open space are increasingly viewed as tools for drainage, detention, and flood mitigation.
- Recreation Center space constraints limit programming for seniors.

**Goal 9.1:** Expand and activate public gathering spaces.

**Objective 9.1.1:** Expand and activate parks, open spaces, and community facilities to support recreation, community gatherings, and quality of life.

- **Strategy 9.1.1.2:** Program parks and public spaces to support farmers markets, performances, festivals, and community events. Increase programming to activate all city parks throughout the year.

**Goal 9.2:** Improve recreational and civic facilities.

**Objective 9.2**:1 Improve recreational and civic facilities to meet the needs of residents of all ages and abilities.

- **Strategy 9.2.1.1:** Upgrade parks, recreation centers, and civic facilities to serve residents of all ages and abilities.
- **Strategy 9.2.1.2:** Partner with schools, nonprofits, and community organizations to expand recreational and cultural programming.
- **Strategy 9.2.1.3:** Expand Lakeside Park as a premier event and gathering space for large community functions.
- **Strategy 9.2.1.4:** Coordinate park planning with long-term drainage and flood mitigation needs.
- **Strategy 9.2.1.5:** Explore creation of multi-purpose arena and event venue to serve as a local and regional hub for a variety of sports, concerts, graduations, as well as workforce development, leadership, and entrepreneurship activities.
- **Strategy 9.2.1.5:** Plan for a dedicated Senior Center or senior-focused activity space.

## 10. Modernize Zoning And Development Regulations

**Findings**

- Current zoning and development regulations are not always aligned with desired community character.
- Concern about the proliferation of game rooms, vape shops, hookah lounges, and solar farms in inappropriate locations.
- Need to “get ahead” of development rather than react to it.

- Inconsistent zoning enforcement contributes to incompatible land uses and corridor decline.

**Goal 10.1:** Modernize zoning and development regulations to support reinvestment, compatibility, and desired community character.

**Objective 10.1.1:** Create flexible, market-responsive zoning standards.

- **Strategy 10.1.1.1:** Modernize zoning to allow mixed-use and higher-intensity development by right in appropriate areas.
- **Strategy 10.1.1.2:** Update corridor zoning, particularly along Business 288, to better reflect desired development patterns.
- **Strategy 10.1.1.3:** Simplify development standards to reduce permitting time and uncertainty.
- **Strategy 10.1.1.4:** Strengthen design, landscaping, and buffering requirements citywide.

**Objective 10.2.1:** Ensure compatibility and community character.

- **Strategy 10.2.1.1:** Establish design standards addressing building placement, height transitions, and façade quality.
- **Strategy 10.2.1.2:** Revise mobile home and non-conforming zoning regulations to improve compatibility with surrounding uses.
- **Strategy 10.2.1.3:** Update zoning to discourage incompatible uses such as game rooms, vape shops, and solar farms.
- **Strategy 10.2.1.4:** Align zoning with desired character areas and economic development objectives.

## 11. Partnerships and Effective Implementation

**Findings**

- Successful implementation will require coordination with County agencies, TxDOT, utilities, school districts, and major employers.
- ETJ growth presents both opportunities and challenges that require collaboration.
- Need for accountability and follow-through.
- Drainage challenges in the West and Eastern ETJ require regional coordination.

**Goal 11.1:** Strengthen partnerships and implementation capacity to ensure coordinated, effective, and long-term plan delivery.

**Objective 11.1.1:** Coordinate public and private efforts.

- **Strategy 11.1.1.1:** Establish a Downtown advisory group with City, business, and community representation.
- **Strategy 11.1.1.2:** Leverage public-private partnerships for catalytic projects.

**Objective 11.1.2:** Track progress and adapt over time.

- **Strategy 11.1.2.1:** Develop performance metrics for economic development,

housing, and public space activation.

- **Strategy 11.1.2.2:** Conduct regular plan reviews and updates.

**Objective 11.1.3: Improve intergovernmental coordination.**

- **Strategy 11.1.3.1:** Strengthen coordination with County agencies, particularly within the ETJ, for infrastructure and enforcement.
- **Strategy 11.1.3.2:** Partner with TxDOT, utilities, drainage districts, school districts, and major employers on growth planning. Partner with TxDOT on corridor and access improvements. Coordinate with the Angleton Drainage District to integrate drainage solutions as functional community amenities.









# Appendix
# 14.6 Community Events

# 14.6 Community Events

## 14.6.1 Community Events- Summaries

### Community Event #1 Artisan Market August 31, 2025

#### Overview

Ardurra facilitated the Community Outreach Event at the Artisan Market Day hosted by the City on August 31, 2025 at the Brazoria County Fairgrounds from 11:00 a.m.- 3:30 p.m. The Comprehensive Plan Advisory Committee Chairperson, City staff, and volunteers (Texas Southern University students) assisted with the event. The purpose of the event was to engage with the public, gain insight into community perspectives and priorities through various activities.

The event was advertised on City website and social media handles. Giveaways, event signs, fliers, and laptops were set up at the booth. Booth visitors included families with kids and all age groups.

Over 100 participants, including families with children and seniors, visited the booth and engaged in a variety of interactive activities. The hands-on format encouraged meaningful participation, allowing residents to share their perspectives, highlight areas of importance, and provide input to guide future planning efforts. The diverse participation ensured that a broad range of experiences and viewpoints were captured, reflecting the needs, priorities, and aspirations of the entire community.

#### Activities

The summary of activities and takeaways are listed below. All reasonable measures have been undertaken to protect the confidentiality of participants and to safeguard personally identifiable information. Data have been edited and presented in a manner that preserves contextual integrity while ensuring privacy and compliance with applicable privacy standards.

1. **Angleton Vision Tree**
   Participants wrote their long-term vision for Angleton on note cards and hung them on a decorative tree. They were prompts such as “What is your vision for the City?” or “What should Angleton strive to be in the next 10–20 years?”

   The community's desires were:

   - Street improvements
   - Mosquito control
   - More pedestrian infrastructure - bike trails, bike trails in wilderness, sidewalks
   - Community green space
   - HEB
   - Bigger Walmart
   - Target
   - Rising Canes
   - Crumbl Cookies
   - Chick-fil-A
   - Chipotle

- Texas wildflowers around town
- Kids Empire or Bouncy House
- New senior living facilities
- Keep the City small and peaceful
- City has to pay for its own vision

2. **Name the Plan**

Participants were asked to suggest a name for the Comprehensive Plan. They wrote the suggested name of the plan on a sticky note and their name, email address, and phone number on the other side of the sticky note. The sticky notes were displayed on the poster board. The winning entry will be recognized on the project website and awarded a certificate and a prize.

The names received were:

- Heart of the Future
- Be like Nike and Do it
- This isn't 1980s Anymore
- Beauty of Angleton
- Make Angleton Plan
- Make Angleton Great Again!
- Home is Where the Heart Is!
- Angleton Community Action Plan
- Stop Planning and Try

3. **Design the Cover**

A design contest for the Comprehensive Plan Update report cover, targeted at local schools, was promoted at the booth. Flyers with contest details were distributed to encourage student participation and creativity. Submissions are due by December 1, 2025.

4. **Great Wall of Angleton!**

As part of the engagement activities, participants shared their ideas by posting sticky notes on a board. This activity invited residents to reflect on the community's Strengths, Weaknesses, Opportunities, and Threats (SWOT), providing a structured way to capture diverse perspectives. The feedback collected offers valuable insights into how the community views itself, highlighting areas of pride, challenges to address, potential growth opportunities, and external factors that could impact the city's future. The summarized responses are presented below:

**Strengths**

- Small town feel with access to water – without paying high waterfront prices
- Not crowded, friendly, low crime – current community atmosphere is safe and welcoming
- Community events like fairs – show a sense of safety and togetherness
- "Home is where the heart is" – strong emotional connection to the community

**Weaknesses**

- Close to schools, but safety concerns exist
- Teen programs, playgrounds, and skate parks are lacking
- Entertainment options are limited
- Poor nightlife and many potholes
- Inadequate drainage system

- Street issues on West Columbia – includes traffic, fire risk, drainage, and 18-wheeler problems
- Senior living facilities are outdated – no in-unit washer/dryer, garbage disposal, dishwasher
- Utility lines too low in alleys – difficult to report or fix issues
- JHS (Junior High School) is isolated – poor City-ISD coordination
- Home builder signs clutter the Right of Way (ROW)
- Too much traffic to Houston
- Not enough communication with local farmers

**Opportunities**

- Evening bus service – connect after-school activities to homes or central spots
- More walkability – paths, sidewalks, pedestrian-friendly areas
- Arcade/E-games station – example: like the one in Lake Jackson
- Dining options - demand for popular food chains (Raising Cane's, Chick-fil-A, Jimmy John's);
- Entertainment options -Movie theater, nightlife, family-friendly restaurants
- Retail expansion – larger Walmart/HEB, bar & grills, fresh produce, bakery. Current residents travel to Lake Jackson. Larger grocery stores can draw people from Brazoria
- Bigger mall – reduce need to go to Houston
- Plant Texas wildflowers around the city – beautification and local pride
- Economic development – chance to attract investment, jobs, and growth

**Threats**

- Overdevelopment – could lead to traffic congestion similar to Houston or Alvin
- Loss of small-town identity – as large chains and construction increase
- Increased traffic from new construction – especially for commuters to Houston
- Infrastructural strain – drainage, utilities, roads may not keep up with growth
- Unbalanced growth without support services – e.g., senior housing, public transport

5. **Pin Map Exercise**

The participants put pins and weaved a yarn to show where they live, work, play, and pray on a City Limits and Extra Territorial Jurisdiction Map. Some findings from the participants' responses are summarized below:

**Living (Angleton)**

Participants lived primarily within the Angleton City Limits, with homes clustering in the following areas:

- Near schools (Junior High and High School)
- Central and southern neighborhoods
- Northern residential areas

**Work**

Several participants commuted outside Angleton for employment, with Freeport to the south and Pearland to the north.

- Freeport, located 20–22 miles south (25–30 minutes from Angleton)
- Pearland and further north, located 25–28 miles or more (30–35 minutes or more)
- Local Angleton - work from home, home occupations, or local employment, located within the City Limits or Extra Territorial Jurisdiction

**Play**
Participants enjoyed both local parks and facilities within Angleton and outside.

- Brazoria (Wildlife Refuge)
  - Located 12–15 miles southeast (20 minutes from Angleton)
- Freeport (Fishing)
  - Located 20–22 miles south (25–30 minutes from Angleton)
- Local Recreation
  - Some of the places are Freedom Park, Lakeside Park, Bates Park, and Angleton Recreation Center, located within the City Limits

**Shop**
Participants rely on both local and regional retail destinations.

- Lake Jackson (HEB)
  - Located 13 miles south (15–20 minutes from Angleton)
- Pearland (Costco)
  - Located 25–28 miles north (30–35 minutes from Angleton)
- Angleton (Kroger/Walmart)
  - Located within the City Limits

**Pray / Other**
Participants rely on local facilities for worship.

- Churches and faith centers
  - Located within the City Limits

Refer to Attachment A: Pin Map Exercise for more information.

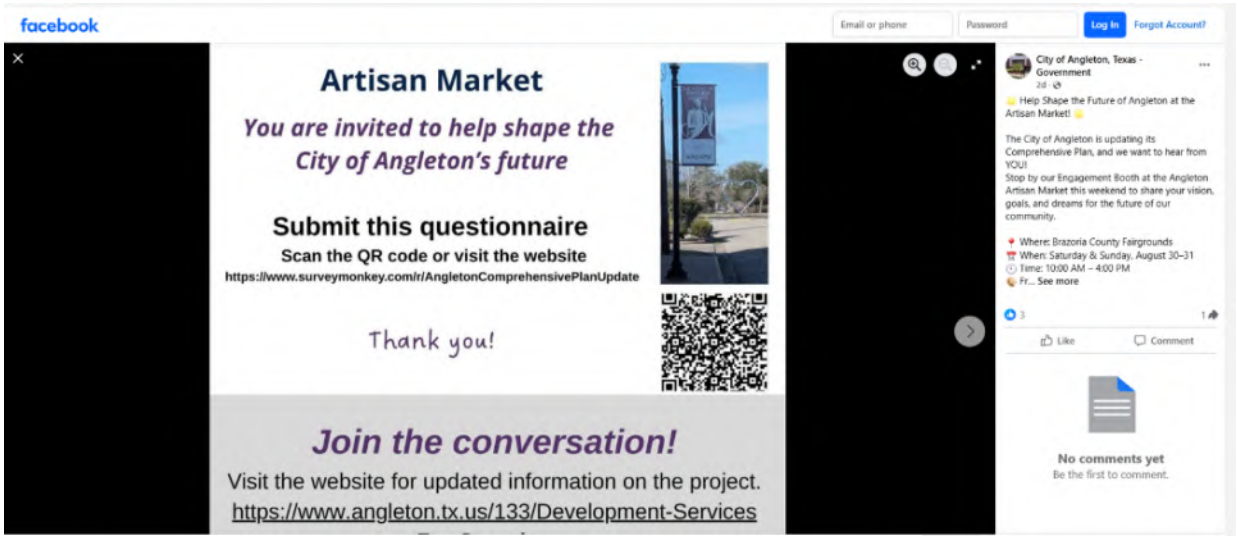
The exercise highlights that most Participants live and worship within Angleton, while recreation, employment, and major shopping often require travel to nearby cities such as Freeport, Lake Jackson, and Pearland.

6. **Fill the Questionnaire to Win a Prize**
   The participants were encouraged to complete the SurveyMonkey Questionnaire on the iPads/laptops arranged at the booth or on their own device. Giveaways were given after completion of the questionnaire.

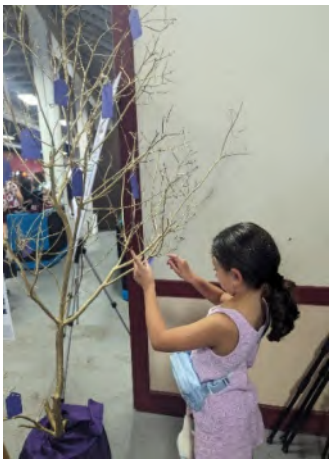
   Additionally, several visitors scanned the QR code to fill out the questionnaire later and share it with their contacts.

At the conclusion of the event, staff and Ardurra gathered all completed materials, including sticky notes, note cards, and marked maps, to ensure that all public input is preserved for analysis.

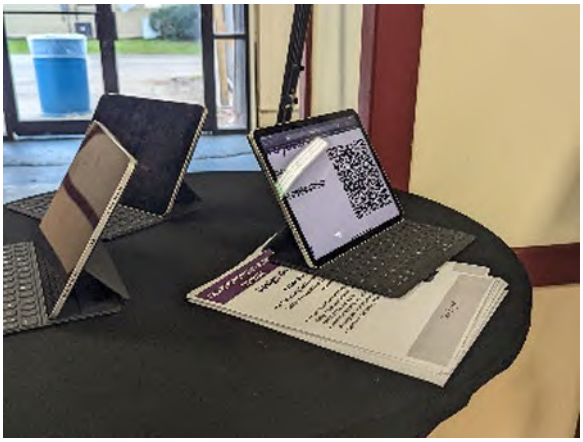
## Event Related Photos










COMPREH
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Pin Map Exercise



# Community Event #1 Angleton Market Day, November 15, 2025

## Overview

Ardurra facilitated the Community Outreach Event at the Artisan Market Day hosted by the City on November 15, 2025, at the Brazoria County Fairgrounds from 10:00 a.m. to 12:00 p.m. The purpose of the event was to continue engaging with the public, gain insight into community perspectives and priorities through various activities.

The event was advertised on the City website and social media handles. Giveaways, event signs, fliers, and laptops were set up at the booth. Booth visitors included families with kids and all age groups.

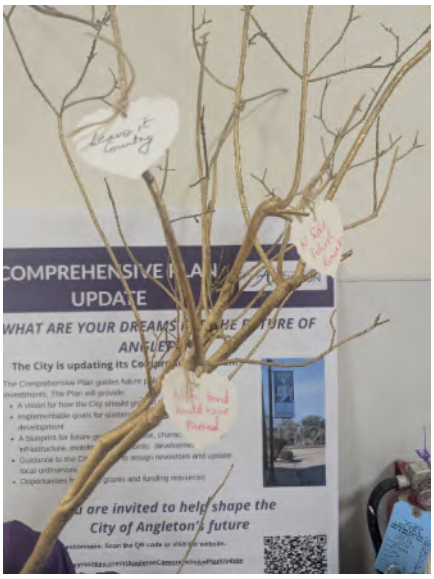
It was observed that most of the fair visitors were not Angleton residents. Over 20 participants, including families with children and seniors, visited the booth and engaged in activities.




## Activities

The summary of activities and takeaways is listed below. All reasonable measures have been undertaken to protect the confidentiality of participants and to safeguard personally identifiable information. Data has been edited and presented in a manner that preserves contextual integrity while ensuring privacy and compliance with applicable privacy standards.

1. **Angleton Vision Tree**




Participants wrote their long-term vision for Angleton on note cards and hung them on a decorative tree. They were prompts such as "What is your vision for the City?" or "What should Angleton strive to be in the next 10–20 years?"

The community's desires were:

- Leave it country
- Northside school renovation
- Wish bond would have passed

2. **Great Wall of Angleton!**
As part of the engagement activities, participants shared their ideas by posting sticky notes on a board. This activity invited residents to reflect on the community's Strengths, Weaknesses, Opportunities, and Threats (SWOT), providing a structured way to capture diverse perspectives. The feedback collected offers valuable insights into how the community views itself, highlighting areas of pride, challenges to address, potential growth opportunities, and external factors that could impact the city's future. The summarized responses are presented below:

   - Planned developments such as Riverwood Ranch and Windrose Green cost money (MUD tax)
   - More Safety. Kids to be able to play outside
   - Dog Park near fairgrounds is not safe and lacks maintenance. Unsafe and not at the right location

   The exercise highlighted that most participants live and worship within Angleton, while recreation, employment, and major shopping often require travel to nearby cities such as Freeport, Lake Jackson, and Pearland.

3. **Questionnaire and Website**
The participants were encouraged to complete the SurveyMonkey Questionnaire on the iPads/laptops arranged at the booth or on their own devices. Several visitors scanned the QR code to fill out the questionnaire later and share it with their contacts. Additionally, over 70 flyers with the links to the Comprehensive Plan Update website and the questionnaire were distributed to residents.

At the conclusion of the event, staff and Ardurra gathered all completed materials, including sticky notes, note cards, and marked maps, to ensure that all public input is preserved for analysis.

## Event Related Photos











# Community Event #3 Heart of Christmas December 6, 2025

## Overview

Ardurra facilitated the Community Outreach Event at the Heart of Christmas hosted by the City on December 6, 2025 in Downtown Angleton from 6:00 p.m. to 9:00 p.m. The Comprehensive Plan Advisory Committee Chairperson and City staff assisted with the event. The purpose of the event was to engage the public, encourage participation in the Community Questionnaire, and promote involvement in the planning process.

The event was advertised on City website and social media handles. Giveaways, event signs, and fliers were set up at the booth. Booth visitors included families with kids and all age groups.

Around 3000-5000 visitors, including families with children and seniors, visited the booth. Information about the Comprehensive Plan Update and participation methods was shared with the visitors.

## Event Related Photos

















*Engagement with Residents*

# COMPREHENSIVE PLAN UPDATE



## *You are invited to help shape the City of Angleton's future*

The City is updating its Comprehensive Plan! The Comprehensive Plan guides future policy, development, and investments for the next 20 years.




We want to hear from YOU! Stop by our Comprehensive Plan engagement booth at the Angleton Market Days event to share your concerns, ideas, and vision for the City.

## *Community Event*

## *Angleton Market Days*

**Time:** 10.00 a.m. to 12:00 p.m.
**Location:** Brazoria County Fairgrounds

***We invite you to participate in the City's planning!***
**Submit this questionnaire. Scan the QR code or visit the website.**

**https://www.surveymonkey.com/r/AngletonComprehensivePlanUpdate**

Thank you!

***Join the conversation!***
Visit the website for updated information on the project.
https://www.angleton.tx.us/133/Development-Services

**For Questions:**
Contact: Otis Spriggs, Director of Development Services, ospriggs@angleton.tx.us

# COMPREHENSIVE PLAN UPDATE

THE HEART OF BRAZORIA COUNTY ANGLETON

## *You are invited to help shape the City of Angleton's future*

The City is updating its Comprehensive Plan! The Comprehensive Plan guides future policy, development, and investments for the next 20 years.




We want to hear from YOU! Stop by our Comprehensive Plan engagement booth at the Heart of Christmas event to share your concerns, ideas, and vision for the City.

## *Community Event*
## *Heart of Christmas*

**Time:** **Saturday December 6, 2025**
**6:00 p.m. to 8:00 p.m.**
**Location: Downtown (across from Veterans Park)**

***We invite you to participate in the City's planning!***
**Submit this questionnaire. Scan the QR code or visit the website.**

**https://www.surveymonkey.com/r/AngletonComprehensivePlanUpdate**

Thank you!



***Join the conversation!***
Visit the website for updated information on the project.
https://www.angleton.tx.us/527/Comprehensive-Plan-2025-Update

**For Questions:**
Contact: Otis Spriggs, Director of Development Services, ospriggs@angleton.tx.us

# Appendix
# 14.7 Assessment of Current Plans

# 14.7 Assessment of Current Plans



**Assessment of Current Plans**

**Overview**

The purpose of this memo is to provide the required documentation of the existing plans assessment in accordance with the Texas General Land Office (GLO) Resilient Communities Program (RCP). As part of the RCP planning process, communities must demonstrate how prior planning efforts form the foundation for the Comprehensive Plan update. As per the grant requirements, the assessment should contain, at a minimum, the following elements:

- A list of current local and regional plans, including each plan's title and adoption date;
- A synopsis of how each plan relates to and informs the development of the Comprehensive Plan;
- Relevant Hazard Mitigation Plans, if available, and how they intersect with the planning process; and
- Any additional planning documents or studies that provide broader context for the Comprehensive Plan update.

All relevant existing plans were evaluated to understand their implications for the Comprehensive Plan update. The findings are summarized below:

**1. Angleton Comprehensive Plan Update (2005)**

Adoption Date: September 27, 2005

Description of the plan: The 2005 Comprehensive Plan serves as the City's foundational planning document and has been used by the community to guide future growth and inform policy decisions. While it provided a 20-year vision from 2005, it no longer adequately reflects current growth patterns, infrastructure needs, or regional coordination priorities. Since the 2005 plan was adopted, 20 years back, the city has undergone numerous changes, some of which have been influenced by regional growth. It is essential to review the 2005 Comprehensive Plan and identify areas that need to be updated to address the current needs. Since the 2005 plan was adopted, 20 years back, the city has undergone numerous changes, some of which have been influenced by regional growth. It is essential to review the 2005 Comprehensive Plan and identify areas that need to be updated to address the current needs.

Key Considerations: Based on the review of the 2005 Plan, the following areas need to be addressed in this update:

- Update the recommendations to ensure that the Future Land Use Plan (FLUP) and recommendations Discrepancy between the 2005 FLUP recommendation and current development and vision
- Consideration of aging infrastructure and needs
- Lack of strategies for sustainable and resilient growth
- Absence of hazard mitigation and flood resilience elements
- Minimal focus on green infrastructure, renewable energy, water conservation, and balanced land use
- Limited attention to alternative transportation and brownfield redevelopment opportunities

**2. Angleton Livable Center Study**

Adoption Date: Draft dated March 11, 2021

Description of the Plan : Angleton Livable Center Study guides future development of Downtown Angleton by providing strategies and tools to address building form, plan future improvements, enhance public spaces, improve bike and pedestrian facilities, and create an overall sense of place.

Key Considerations: The Livable Center study focused on downtown, which is an integral part of the Comprehensive Plan Update. The Comprehensive Plan update will evaluate and incorporate the following recommendations of this study, including but not limited to the following:

- Reinforce Downtown Angleton as a walkable, mixed-use activity center by incorporating the placemaking, mobility, and public-realm strategies identified in the Livable Center Study.
- Use the Study's market, demographic, and housing analysis to inform updated land use, housing, and economic development recommendations.
- Apply the Study's Downtown design concepts—alley activation, streetscaping, district identity, and public space enhancements—to guide future character area planning.
- Integrate priority redevelopment catalysts such as the Front Street linear park, Peach Street Farmers Market expansion, and corridor enhancements into citywide redevelopment strategies.
- Leverage implementation tools identified in the Study (TIRZ, MMD, Chapter 380 agreements) to support capital improvements and long-term revitalization.

- Align the new Comprehensive Plan with previous Downtown visioning efforts and ensure continuity with established community goals and design expectations.

**3. City of Angleton Hazard Mitigation Plan (HMP) – 2025**

Adoption Date: April 22, 2025.

The City of Angleton partnered with the Houston-Galveston Area Council (H-GAC) for a new Local Hazard Mitigation Plan (LHMP) for 2024. The purpose of The City of Angleton's LHMP is to reduce the loss of life and property within the city, lessen the negative impacts of natural disasters, and increase the resiliency of the community to hazards. The LHMP establishes the broad community vision and guiding principles for reducing hazard risk, including the development of specific mitigation actions designed to eliminate or reduce identified vulnerabilities.

Key Considerations: In light of recurring weather-related and other hazardous events, all recommendations of the Comprehensive plan must align with the recommendations of the hazard mitigation plan adopted by the city. The Comprehensive Plan update will incorporate the following as articulated in the HMP:

- Comprehensive Plan Update will integrate HMP goals
  - Decrease the risk to life and property
  - Develop policies and strategies to manage and reduce risk
  - Increase resiliency through projects and strategies that reduce the impacts of hazards
  - Enhance coordination between local jurisdictions, the county, state, and federal agencies
  - Incorporate hazard mitigation into community planning
  - Identify, protect, and assist socially vulnerable populations in recovering from hazard impacts

- Comprehensive Plan Update will integrate HMP objectives
  - Protect the lives and property of residents and business owners
  - Eliminate structures susceptible to repetitive flooding
  - Increase public education and awareness of hazards
  - Provide alternative power sources for critical facilities and infrastructure
  - Upgrade deteriorating infrastructure

- How HMP Informs and Complements the Comprehensive Plan
  - Identifies the full range of natural hazards affecting Angleton and provides a ranked risk profile essential for resilience planning.
  - Documents vulnerabilities in critical infrastructure, housing, lifelines, and social vulnerability—informing equitable planning and capital improvement priorities.
  - Establishes goals, objectives, and mitigation actions that must be integrated across land use, transportation, drainage, parks, housing, and community services.

- Provides hazard-specific data (e.g., flooding, extreme heat, wind, drought, winter storms, wildfire, infectious disease, cybersecurity) that supports resilient land use decisions, design standards, and infrastructure policy updates.
- Reinforces the need for interagency coordination (H-GAC, Brazoria County, Angleton ISD, drainage districts, emergency management) that aligns with the Comprehensive Plan's governance and implementation framework.

**4. Brazoria County Hazard Mitigation Plan (HMP) – 2023**

Adoption: August 13, 2024
The purpose of Brazoria County's HMAP is to reduce the loss of life and property within the county and lessen the negative impacts of natural disasters. The Hazard Mitigation Plan is relevant to Angleton because it includes a detailed community profile, a comprehensive risk assessment of hazards affecting the city, and mitigation strategies designed to reduce future losses. LHMP provides essential data on vulnerable populations, critical facilities, past hazard events, and projected risks, as well as a set of goals and actions that can be integrated into the Comprehensive Plan to strengthen resilience and guide future land-use, infrastructure, and policy decisions.

Key Considerations: The Comprehensive Plan update will incorporate the following as articulated in the LHMP:

- Comprehensive Plan Update will integrate HMP goals:
  - Decrease the risk to life and property
  - Develop policies and strategies to manage and reduce risk
  - Increase resiliency through projects and strategies that reduce the impacts of hazards
  - Enhance coordination between local jurisdictions, county, state, and federal agencies
  - Incorporate hazard mitigation into community planning
  - Identify, protect, and assist socially vulnerable populations in recovery from hazard impacts

- HMP Objectives Comprehensive Plan Update will integrate HMP objectives
  - Protect the lives and property of residents and business owners
  - Eliminate structures susceptible to repetitive flooding
  - Increase public education and awareness of hazards
  - Provide alternative power sources for critical facilities and infrastructure
  - Upgrade deteriorating infrastructure

- How HMP Informs the Comprehensive Plan
  - Identifies the full range of natural hazards affecting Angleton and provides a ranked risk profile essential for resilience planning
  - Documents vulnerabilities in critical infrastructure, housing, lifelines, and social vulnerability—informing equitable planning and capital improvement

priorities
    - Establishes goals, objectives, and mitigation actions that must be integrated across land use, transportation, drainage, parks, and community services
    - Provides hazard-specific data (flooding, extreme heat, wind, drought, winter storms, wildfire, infectious disease, cybersecurity) that support resilient land use, design standards, and infrastructure policy updates
    - Reinforces the need for interagency coordination (H-GAC, Brazoria County, Angleton ISD, drainage districts, emergency management) that aligns with the Comprehensive Plan's governance and implementation framework

- Comprehensive Plan Update will integrate HMP Mitigation Strategy
    - Goal: Reduce loss of public and private infrastructure throughout the county due to natural hazards
    - Objective: Raise and remove structures in the 500-year floodplain through creating, implementing, and updating county programs and local codes
    - Objective: Create levees or berms to protect sewage treatment facilities throughout the county

**5. Henderson Road Traffic Study**

Adoption Date: June 22, 2021

The purpose of the study was to evaluate traffic conditions for Year 2020 and Build Year 2030 and to identify improvements needed to enhance traffic flow along the corridor from N. Velasco Street (BU 288) to E. Mulberry Street (SH 35). With significant new development occurring and multiple residential communities proposed or under construction, the City sought guidance on the improvements required to maintain adequate transportation operations. The report documents the study methodology, analysis results, and recommendations. Relevance to the Angleton Comprehensive Plan Update:

Key Considerations: The Comprehensive Plan update will incorporate the observations and recommendations from the Henderson Road Traffic Study such as:

- Detailed evaluation of existing and future traffic operations along Henderson Road between BU 288 and SH 35.
- Existing congestion points, bottlenecks, and failing Level of Service (LOS) movements at key intersections.
- Projects 2030 traffic volumes based on background growth and planned residential developments, helping to forecast long-term mobility needs.
- Qualification of development impacts from major subdivisions such as Windrose Green, Palmetto Creek, Riverwood Ranch, and others, informing land-use and growth-management policies.
- Demonstration that without improvements, multiple intersections will deteriorate to LOS

E/F with severe queuing—supporting the need for capital improvement planning.

- Specific roadway geometry upgrades (four-lane cross section, raised median, extended turn lanes) that guide the Comprehensive Plan's transportation network vision.
- Justification of new traffic signals at N. Valderas, N. Downing, and Heritage Park/Buchta based on MUTCD warrants—informing future signalization policy and capital planning.
- Importance of school-related traffic at Angleton Junior High and the need for safe pedestrian crossings and school-zone enhancements.
- Multimodal planning by assessing pedestrian and bicyclist accommodations and identifying right-of-way needs for future improvements.
- Phased, data-driven recommendations aligned with the Comprehensive Plan's goals for safe, efficient, and resilient mobility.

**6. NaviRetail Market Analysis and Development Recommendations**

NaviRetail conducted a number of analyses between 2023 and 2024, including hotel feasibility studies, market analyses, and peer community reviews.

These analyses provide valuable insights into market demand, economic trends, and the community's competitive position within the region. The findings help inform future land-use decisions, guide economic development strategies, and support planning for appropriate commercial, hospitality, and mixed-use development. They also offer benchmarks from peer communities that can help Angleton align best practices and position itself for sustainable growth.

Key Considerations:

- Future Land Use & Growth Management - The analysis identifies commercial gaps and highlights the need for mixed-use development, including residential, retail, hospitality, and services. It also stresses the need for zoning adjustments to allow townhomes and multifamily units to support mixed-use development. This supports land use designations that:
    - Encourage master-planned mixed-use centers
    - Allocate appropriate acreage for new commercial growth
    - Integrate housing into commercial nodes to support economic viability
- Economic Development Strategy - Retail leakage data and demographic projections point to:
    - Growth opportunities in restaurants, grocery, beauty, and general merchandise
    - Strategies to recruit anchor and junior-anchor tenants
    - Hotel feasibility supporting tourism, business travel, and economic

diversification

These findings help the Comprehensive Plan define target industries, refine business attraction strategies, and align infrastructure with economic priorities.

- Infrastructure & Transportation Planning - The analysis calls for:
    - A traffic study and consideration of new signals along North Velasco
    - Evaluation of roadway capacity for large-scale developments
    - Planning for water, sewer, and drainage capacity to serve new retail and residential uses

These recommendations align directly with infrastructure priorities in the Comprehensive Plan and will help coordinate capital improvement programming.

- Housing & Residential Framework - The retail analysis signals that future mixed-use development will require:
    - Additional housing options to support market demand
    - Integration of residential density near commercial corridors
    - High-quality design guidelines to ensure cohesive character

These implications inform the Plan's considerations for housing diversity, density, and transitions between uses.

- Floodplain & Environmental Considerations - A portion of the west tract evaluated in the study lies in the floodplain, requiring additional evaluation and mitigation during development. This reinforces the Comprehensive Plan's emphasis on:
    - Resilient land use decisions
    - Flood-adaptive design
    - Use of low-risk areas for key commercial investments

**7. Comprehensive Parks and Recreation Master and Strategic Plan**

Adoption Date: December 10, 2019.

The Comprehensive Parks and Recreation Master and Strategic Plan establishes a roadmap to ensure a balanced, well-equipped system of parks, facilities, and amenities for the community now and into the future. The Plan outlines clear goals, policies, and standards for the City's park system, staffing, open space, trails, recreation facilities, and program development over the next five years, and is expected to be an element of the 2007 Angleton Comprehensive Plan.

Key Considerations:

- Guiding element of the City's overall Comprehensive Plan and directly informs multiple

components that will be addressed in the new Plan.

- Five-year roadmap for parkland, amenities, programming, facilities, partnerships, and funding strategies, and explicitly states that it "will become an element of the current Angleton Comprehensive Plan".
- Integration Into the Comprehensive Plan -Integrate into the City's Comprehensive Plan by establishing clear goals, policies, standards, and priority actions for parks, open spaces, trails, recreation programming, and facilities. This gives the Comprehensive Plan an implementable framework for parks and recreation decision-making over the next five years.
- Guidance for Future Land Use & Growth - provides criteria for identifying areas needing additional parks, trail connections, or improved access to recreation—information that will guide future land use designations, growth patterns, and development decisions. It emphasizes adding parks in underserved areas and maintaining levels of service in growing neighborhoods.
- Infrastructure & Connectivity Priorities - highlights the need for a citywide trails and multimodal transportation plan to improve walkability and connectivity to recreation amenities. These recommendations help shape the Comprehensive Plan's mobility, connectivity, and infrastructure frameworks.
- Investment & Capital Improvements - provides detailed capital priorities, maintenance needs, cost estimates, and timelines for amenities, restrooms, lighting, ADA improvements, and master plans for individual parks. These serve as inputs for the Comprehensive Plan's Capital Improvement element and long-term implementation strategies.
- Community Engagement & Vision Alignment - reflects community input and aligns the parks vision with the City's strategic plan, ensuring that the broader Comprehensive Plan is aligned with residents' priorities for recreation, quality of life, and community identity.
- Policies for Partnerships, Funding, and Programming - identifies opportunities for partnerships (HOAs, schools, Fairgrounds), programming enhancements, cost recovery, and innovative funding mechanisms. These will help inform Comprehensive Plan policies related to governance, partnerships, and financial strategies.

# Appendix
# 14.8 Market Analysis and Recommendations

# ANGLETON COMPREHENSIVE PLAN – MARKET STUDY DATA ANALYSIS EXISTING CONDITIONS

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# DEMOGRAPHIC AND ECONOMIC PROFILE

## Demographic Profile and Trends

The following tables present estimated household and population figures for the City of Angleton and Brazoria County. While data from different sources may vary slightly, general trends within the study area should be discernible.

### *Total Population and Households*

Table 1 displays population and household counts by year.

According to estimates, The City of Angleton's population has grown more from 2020 to 2024 (1,066 – 1.8%) than it has from 2010 to 2020 (597 – 0.3%).

**Table 1: Angleton Population and Households, 2010 - 2024**

| | Decennial Census | | ACS 5-Year | Estimate |
|---|---|---|---|---|
| Metric | 2010 | 2020 | 2023 | 2024 |
| **Counts** | | | | |
| Total Population | 18,862 | 19,429 | 19,597 | 20,495 |
| Total Households | 6,923 | 7,196 | 7,696 | 7,725 |
| **Annual Growth Rate** | | **2010-2020** | **2020-2023** | **2020-2024** |
| Population | | 0.3% | 0.3% | 1.3% |
| Households | | 0.4% | 2.3% | 1.8% |

Sources: U.S. Bureau of the Census, Environics, and CDS

### *Population by Age*

Table 2 shows the age distribution of the Angleton population, as well as the surrounding Brazoria County.

The decades with the largest share of the population are:

- 20 to 29 – 2,739 (14.0%)
- 10 to 19 – 2,675 (13.7%)
- 60 to 69 – 2,655 (13.5%)

Angleton has a higher share of Over 65 population (3,493 – 17.8%) than the surrounding Brazoria County (47,818 – 12.5%).

## Table 2: Population by Age, 2023 ACS 5-Year

Angleton and Brazoria County

| Age Category | Angleton | | Brazoria County | |
|---|---|---|---|---|
| | Count | Share | Count | Share |
| **Total** | **19,597** | **100.0%** | **381,650** | **100.0%** |
| Under 5 years | 1,135 | 5.8% | 24,367 | 6.4% |
| 5 to 9 years | 1,408 | 7.2% | 28,045 | 7.3% |
| 10 to 14 years | 1,387 | 7.1% | 28,921 | 7.6% |
| 15 to 19 years | 1,288 | 6.6% | 26,711 | 7.0% |
| 20 to 24 years | 1,190 | 6.1% | 22,314 | 5.8% |
| 25 to 29 years | 1,549 | 7.9% | 23,897 | 6.3% |
| 30 to 34 years | 1,323 | 6.8% | 27,556 | 7.2% |
| 35 to 39 years | 1,262 | 6.4% | 30,360 | 8.0% |
| 40 to 44 years | 1,428 | 7.3% | 27,812 | 7.3% |
| 45 to 49 years | 781 | 4.0% | 25,988 | 6.8% |
| 50 to 54 years | 906 | 4.6% | 24,297 | 6.4% |
| 55 to 59 years | 1,090 | 5.6% | 24,346 | 6.4% |
| 60 to 64 years | 1,357 | 6.9% | 19,218 | 5.0% |
| 65 to 69 years | 1,298 | 6.6% | 17,033 | 4.5% |
| 70 to 74 years | 863 | 4.4% | 13,163 | 3.4% |
| 75 to 79 years | 820 | 4.2% | 8,137 | 2.1% |
| 80 to 84 years | 281 | 1.4% | 4,793 | 1.3% |
| 85 years and over | 231 | 1.2% | 4,692 | 1.2% |
| 65 years and over | 3,493 | 17.8% | 47,818 | 12.5% |

Sources: U.S. Bureau of the Census and CDS

## Race and Ethnicity

Table 3 displays the population of the study areas by race and ethnicity. Over two thirds (13,178 – 67.2%) of the Angleton population, both Hispanic and not Hispanic, identify as White.

### Table 3: Population by Race and Ethnicity, 2023 ACS 5-Year

Angleton and Brazoria County

| Race / Ethnicity Category | Angleton | | Brazoria County | |
|---|---|---|---|---|
| | Count | Share | Count | Share |
| Total Population | 19,597 | 100.0% | 381,650 | 100.0% |
| White | 13,178 | 67.2% | 204,171 | 53.5% |
| Black or African American | 1,511 | 7.7% | 60,242 | 15.8% |
| American Indian and Alaska Native | 66 | 0.3% | 1,655 | 0.4% |
| Asian | 498 | 2.5% | 27,891 | 7.3% |
| Native Hawaiian and Other Pacific Islander | - | 0.0% | 73 | 0.0% |
| Some Other Race | 983 | 5.0% | 21,062 | 5.5% |
| Two or More Races | 3,361 | 17.2% | 66,556 | 17.4% |
| Hispanic or Latino (of any race) | 5,969 | 30.5% | 119,727 | 31.4% |
| Not Hispanic or Latino | 13,628 | 69.5% | 261,923 | 68.6% |

Sources: U.S. Bureau of the Census and CDS

## Educational Attainment

Table 4 displays the over 25 years old population of Angleton and Brazoria County by highest degree earned.

54.4% (7,177) of Angleton's population have some higher education, compared to 64.4% (161,765) of the County.

### Table 4: Educational Attainment, Population Age 25+, 2023 ACS 5-Year

| Attainment Category | Angleton | | Brazoria County | |
|---|---|---|---|---|
| | Count | Share | Count | Share |
| Total population age 25+ | 13,189 | 100.0% | 251,292 | 100.0% |
| Less than high school graduate | 1,238 | 9.4% | 27,187 | 10.8% |
| High school graduate (includes equivalency) | 4,774 | 36.2% | 62,340 | 24.8% |
| Some college or Associate's degree | 4,499 | 34.1% | 81,122 | 32.3% |
| Bachelor's degree | 1,858 | 14.1% | 50,517 | 20.1% |
| Graduate or professional degree | 820 | 6.2% | 30,126 | 12.0% |

Sources: U.S. Bureau of the Census and CDS

## Households by Type

Table 5 organizes households in Angleton by family type and presence of children.

**Table 5: Angleton Households by Type, 2023 ACS 5-Year**

| Classification | Count | Share |
|---|---|---|
| Total households | 7,696 | 100.0% |
| Family households | 5,264 | 68.4% |
| with own children under 18 years | 2,224 | 28.9% |
| without children | 3,040 | 39.5% |
| Non-family households | 2,432 | 31.6% |

Sources: U.S. Bureau of the Census and CDS

## Households by Size

Table 6 shows Angleton households by number of occupants.

More than one third of households in Angleton are comprised of two people. The median household size is 2.5 occupants.

**Table 6: Angleton Households by Size, 2023 ACS 5-Year**

| Household Size | Count | Share |
|---|---|---|
| Total households | 7,696 | 100.0% |
| 1-person household | 2,095 | 27.2% |
| 2-person household | 2,638 | 34.3% |
| 3-person household | 1,421 | 18.5% |
| 4-person household | 854 | 11.1% |
| 5-person household | 476 | 6.2% |
| 6-person household | 136 | 1.8% |
| 7-or-more person household | 76 | 1.0% |

Sources: U.S. Bureau of the Census and CDS

### Household Income

Table 7 groups Angleton households by household income.

Approximately 42.5% (3,263) of households earn more than $100,000 annually. The median household income in Angleton is $83,981.

**Table 7: Angleton Households by Annual Income, 2023 ACS 5-Year**

| Income Category | Count | Share |
|---|---|---|
| Total | 7,696 | 100.0% |
| Less than $10,000 | 354 | 4.6% |
| $10,000 to $14,999 | 200 | 2.6% |
| $15,000 to $24,999 | 323 | 4.2% |
| $25,000 to $34,999 | 331 | 4.3% |
| $35,000 to $49,999 | 623 | 8.1% |
| $50,000 to $74,999 | 1,493 | 19.4% |
| $75,000 to $99,999 | 1,108 | 14.4% |
| $100,000 to $149,999 | 1,809 | 23.5% |
| $150,000 to $199,999 | 731 | 9.5% |
| $200,000 or more | 723 | 9.4% |
| Median income (dollars) | $83,981 | |
| Mean income (dollars) | $104,472 | |

Sources: U.S. Bureau of the Census and CDS

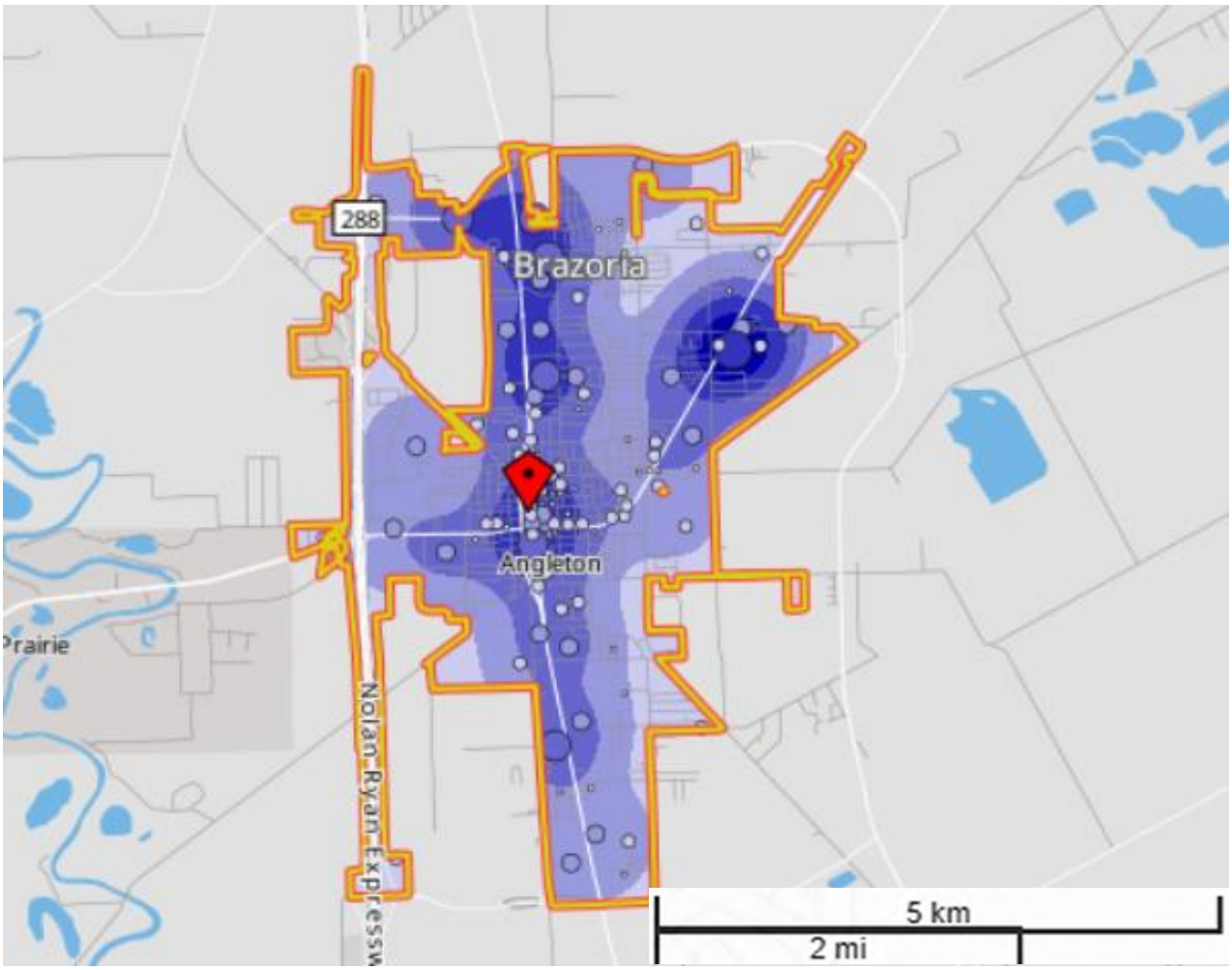
## Economic Profile and Trends

Data in this section is sourced from The U.S. Census Longitudinal Employer – Household Dynamics. The most recent release from this data source is 2022, resulting in slightly outdated counts. However, the trends and characteristics of the study area should be largely unchanged.

### Job Locations

Figure 1 is a visualization of where jobs are located in Angleton City Limits. The dark purple areas signify a higher density of jobs while the dots represent number of jobs. Regions of Angleton with a high concentration of workplaces are downtown Angleton, northeast Angleton and northern Angleton, along the HWY 274 and HWY 35 corridors.

## Figure 1: Job Distribution Within Angleton, 2022




Source: Bureau of the Census, Longitudinal Employer – Household Dynamics

## *Employment by Industry*

Table 8 shows number of employees employed in Brazoria County from 2015 to 2024 by NAICS Industry.

According to the Bureau of Labor Statistics, Brazoria County employment grew by 13,614 (12.3%) since 2020 and 19,773 (18.9%). The industry with the most jobs in Angleton in 2024 was Construction, employing 16,219 (13.0%) followed by Retail, employing 15,953 (12.8%).

**Table 8: Brazoria County Employment by Industry, 2015-2024**

| Industry | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2024 Share |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Agriculture, Forestry, Fishing and Hunting | 373 | 344 | 323 | 427 | 406 | 425 | 416 | 419 | 434 | 483 | 0.4% |
| Mining, Quarrying, and Oil and Gas Extraction | 1,508 | 1,449 | 1,433 | 1,506 | 1,450 | 1,357 | 1,339 | 1,322 | 1,247 | 1,257 | 1.0% |
| Construction | 14,963 | 14,850 | 15,434 | 17,329 | 18,170 | 14,016 | 16,555 | 17,831 | 15,814 | 16,219 | 13.0% |
| Manufacturing | 13,358 | 12,951 | 12,566 | 13,069 | 13,150 | 12,039 | 11,636 | 12,289 | 12,195 | 12,472 | 10.0% |
| Utilities | 348 | 350 | 342 | 388 | 501 | 497 | 513 | 537 | 563 | 551 | 0.4% |
| Wholesale Trade | 2,573 | 2,634 | 2,824 | 3,149 | 3,419 | 3,018 | 3,227 | 3,447 | 3,511 | 3,354 | 2.7% |
| Retail Trade | 13,885 | 14,340 | 14,839 | 15,048 | 14,794 | 15,189 | 15,239 | 15,381 | 16,021 | 15,953 | 12.8% |
| Transportation and Warehousing | 3,085 | 3,052 | 3,149 | 3,419 | 3,767 | 4,002 | 3,932 | 3,773 | 3,735 | 3,743 | 3.0% |
| Information | 511 | 633 | 648 | 616 | 601 | 517 | 480 | 547 | 556 | 503 | 0.4% |
| Finance and Insurance | 2,060 | 2,094 | 2,065 | 2,087 | 2,127 | 2,121 | 2,086 | 1,919 | 1,913 | 1,926 | 1.5% |
| Real Estate and Rental and Leasing | 1,504 | 1,527 | 1,586 | 1,721 | 1,704 | 1,584 | 1,713 | 1,960 | 1,970 | 2,037 | 1.6% |
| Professional, Scientific, and Technical Services | 4,161 | 4,137 | 4,134 | 4,101 | 3,755 | 3,639 | 3,874 | 3,963 | 3,951 | 4,463 | 3.6% |
| Mgmt. of Companies and Enterprises | 157 | 182 | 187 | 807 | 765 | 618 | 590 | 589 | 606 | 671 | 0.5% |
| Admin./ Support / Waste Mgmt. & Remed. Svcs. | 4,121 | 4,210 | 4,817 | 4,321 | 4,377 | 4,748 | 4,950 | 4,781 | 4,549 | 5,003 | 4.0% |
| Educational Services | 11,885 | 12,496 | 12,786 | 13,210 | 13,255 | 12,953 | 13,380 | 13,880 | 14,646 | 14,735 | 11.9% |
| Health Care and Social Assistance | 9,963 | 10,851 | 11,221 | 11,969 | 12,708 | 12,592 | 13,112 | 13,321 | 14,743 | 15,215 | 12.2% |
| Arts, Entertainment, and Recreation | 1,492 | 1,463 | 1,384 | 1,593 | 1,812 | 1,337 | 1,749 | 1,905 | 2,038 | 2,059 | 1.7% |
| Accommodation and Food Services | 10,029 | 10,678 | 11,005 | 11,433 | 12,005 | 11,456 | 12,681 | 13,076 | 13,561 | 13,911 | 11.2% |
| Other Services (except Public Administration) | 3,223 | 3,421 | 3,508 | 3,408 | 3,283 | 2,829 | 3,225 | 3,382 | 3,451 | 3,616 | 2.9% |
| Public Administration | 5,311 | 5,446 | 5,430 | 5,427 | 5,493 | 5,687 | 5,404 | 5,677 | 6,027 | 6,035 | 4.9% |
| Unclassified | 33 | 47 | 124 | 170 | 127 | 77 | 99 | 87 | 84 | 110 | 0.1% |
| TOTAL | 104,543 | 107,156 | 109,806 | 115,196 | 117,670 | 110,702 | 116,200 | 120,087 | 121,616 | 124,316 | 100.0% |

Source: Bureau of Labor Statistics (Texas Labor Market Information)

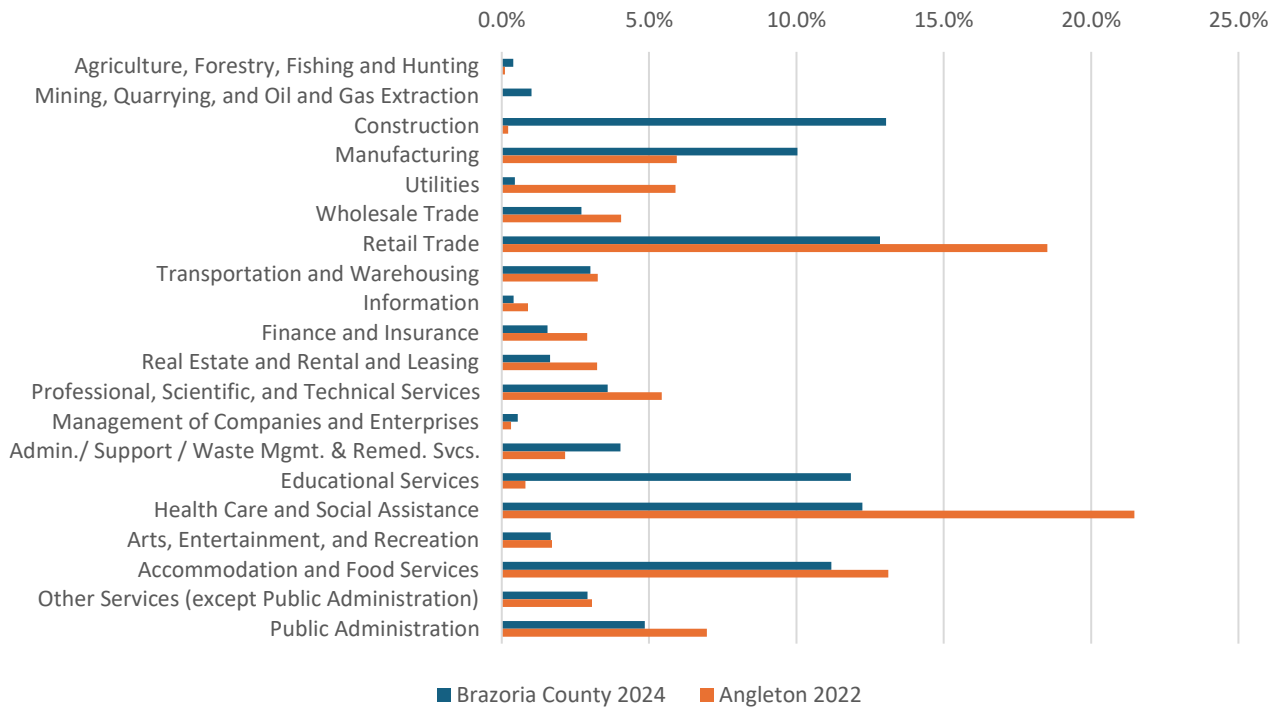
Table 9 visualizes the share of those employed in the study areas by industry.

Some of the largest industries in Brazoria County as of 2024, like Construction (13.0%), Manufacturing (10.0%), Educational Services (11.9%) have very small industries in Angleton, indicating that most employers in these industries exist in other municipalities or elsewhere in Brazoria County.

Health Care and Social Assistance (21.5%), Retail Trade (18.5%), and Accommodation and Food Services (13.1%) are the largest industries in Angleton as of 2022. Since 2015, the Utilities industry has fallen from the third largest industry (15.9%) to the sixth largest (5.9%) in Angleton by employment.

### Table 9 and Figure 2: Industry Shares of Jobs, Brazoria County and Angleton

| Industry | Brazoria County 2024 | Angleton 2022 | Angleton 2015 |
|---|---|---|---|
| Agriculture, Forestry, Fishing and Hunting | 0.4% | 0.1% | 0.1% |
| Mining, Quarrying, and Oil and Gas Extraction | 1.0% | 0.0% | 0.0% |
| Construction | 13.0% | 0.2% | 0.2% |
| Manufacturing | 10.0% | 5.9% | 7.7% |
| Utilities | 0.4% | 5.9% | 15.9% |
| Wholesale Trade | 2.7% | 4.1% | 3.3% |
| Retail Trade | 12.8% | 18.5% | 17.1% |
| Transportation and Warehousing | 3.0% | 3.3% | 3.0% |
| Information | 0.4% | 0.9% | 0.6% |
| Finance and Insurance | 1.5% | 2.9% | 2.9% |
| Real Estate and Rental and Leasing | 1.6% | 3.2% | 2.1% |
| Professional, Scientific, and Technical Services | 3.6% | 5.4% | 6.1% |
| Mgmt. of Companies and Enterprises | 0.5% | 0.3% | 0.2% |
| Admin./ Support / Waste Mgmt. & Remed. Svcs. | 4.0% | 2.1% | 0.3% |
| Educational Services | 11.9% | 0.8% | 0.5% |
| Health Care and Social Assistance | 12.2% | 21.5% | 18.7% |
| Arts, Entertainment, and Recreation | 1.7% | 1.7% | 1.4% |
| Accommodation and Food Services | 11.2% | 13.1% | 10.2% |
| Other Services (except Public Administration) | 2.9% | 3.1% | 2.9% |
| Public Administration | 4.9% | 7.0% | 6.7% |




Sources: Bureau of Labor Statistics (Texas Labor Market Information), Bureau of the Census (Longitudinal Employer / Household Dynamics), and CDS

## Wages

Table 10 shows the wage categories of those employed in Angleton from 2015 to 2022.

### Table 10: Angleton Jobs – Trends in Wage Levels

2015 and 2022

| Wage Range | 2015 | | 2022 | |
|---|---|---|---|---|
| | Count | Share | Count | Share |
| $1,250 per month or less | 1,097 | 22.5% | 881 | 19.5% |
| $1,251 to $3,333 per month | 2,198 | 45.1% | 1,465 | 32.5% |
| More than $3,333 per month | 1,584 | 32.5% | 2,168 | 48.0% |

Source: Bureau of the Census, Longitudinal Employer – Household Dynamics

## Commuting

Table 11 shows the inflow/outflow of employees in Angleton as of 2022. The City has a high commuter population, with 92% of residents commuting out of the City for work. 85% of Angleton employees do not live in Angleton.

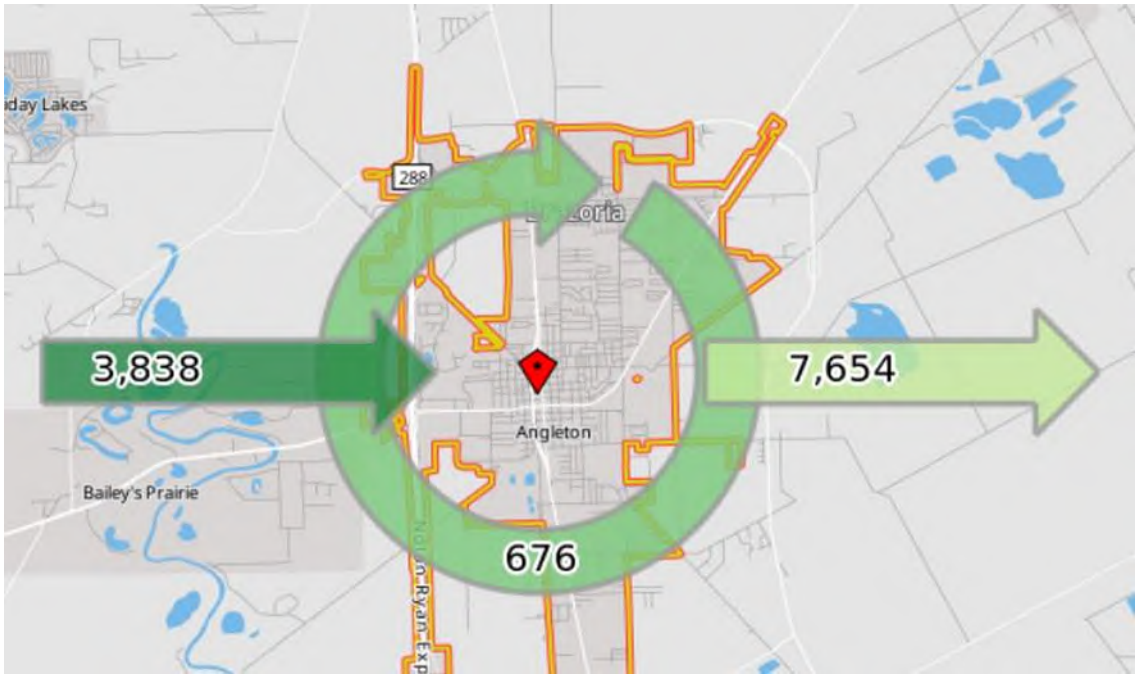
Figure 3 is a diagram of the data displayed in Table 11. The darkest green arrow represents those living outside the City of Angleton and employed inside. The lightest green arrow represents residents of Angleton that are employed outside. The medium, circular arrow signifies the population that both resides in the City and is employed there.

**Table 11: Angleton Commuting Patterns for Residents and Workers**

| Commuting Category | 2022 Count | 2022 Share |
|---|---|---|
| Living in the Selection Area | 8,330 | 100.0% |
| Living and Employed in the Selection Area | 676 | 8.1% |
| Living in the Selection Area but Employed Outside | 7,654 | 91.9% |
| Employed in the Selection Area | 4,514 | 100.0% |
| Employed and Living in the Selection Area | 676 | 15.0% |
| Employed in the Selection Area but Living Outside | 3,838 | 85.0% |

Source: Bureau of the Census, Longitudinal Employer – Household Dynamics

**Figure 3: Angleton Commuting Inflow / Outflow, 2022**




Source: Bureau of the Census, Longitudinal Employer – Household Dynamics

# Current Housing Profile

Data in this section means to form a comprehensive profile of the housing stock in Angleton, Texas.

## Housing Stock Profile

Table 12 displays housing units in Angleton by characteristics, such as structure, age, and size. Angleton's housing stock has a large share of units (4,480 – 53.6%) built before 1980. 74.0% (6,184) units are single-family, detached homes.

**Table 12: Angleton Housing Stock Profile, 2023 ACS 5-Year**

| Classification | Count | Share |
|---|---|---|
| **Total Housing Units** | 8,358 | 100.0% |
| **Occupancy** | | |
| Occupied housing units | 7,696 | 92.1% |
| Vacant housing units | 662 | 7.9% |
| **Units in Structure** | | |
| 1-unit, detached | 6,184 | 74.0% |
| 1-unit, attached | 272 | 3.3% |
| 2 units | 29 | 0.3% |
| 3 or 4 units | 130 | 1.6% |
| 5 to 9 units | 168 | 2.0% |
| 10 to 19 units | 465 | 5.6% |
| 20 or more units | 359 | 4.3% |
| Mobile home | 674 | 8.1% |
| Boat, RV, van, etc. | 77 | 0.9% |
| **Age of Structure** | | |
| Built 2020 or later | 66 | 0.8% |
| Built 2010 to 2019 | 573 | 6.9% |
| Built 2000 to 2009 | 661 | 7.9% |
| Built 1990 to 1999 | 902 | 10.8% |
| Built 1980 to 1989 | 1,676 | 20.1% |
| Built 1970 to 1979 | 1,639 | 19.6% |
| Built 1960 to 1969 | 1,000 | 12.0% |
| Built 1950 to 1959 | 1,364 | 16.3% |
| Built 1940 to 1949 | 333 | 4.0% |
| Built 1939 or earlier | 144 | 1.7% |

| Classification | Count | Share |
|---|---|---|
| **Number of Bedrooms** | | |
| No bedroom | 25 | 0.3% |
| 1 bedroom | 684 | 8.2% |
| 2 bedrooms | 2,110 | 25.2% |
| 3 bedrooms | 4,397 | 52.6% |
| 4 bedrooms | 1,071 | 12.8% |
| 5 or more bedrooms | 71 | 0.8% |

Sources: U.S. Bureau of the Census and CDS

# Housing Occupancy Characteristics

## *Tenure*

Table 13 shows households in angleton by tenure.

Of the 7,696 households in Angleton, 33.7% (2,595) are renters. While there are an estimated 5,101 owner-occupied housing units in Angleton, there approximately 6,456 single-family units. While this gap, 1,355 units, could be attributed to Angleton's vacant units (662 units), it is likely that many of these are single-family rentals

According to the American Community Survey, the average owner household size in Angleton is 2.70, 27.4% larger than renter households, with an average size of 2.12.

**Table 13: Tenure of Occupied Angleton Housing Units, 2023 ACS 5-Year**

| Tenure / Metric | Count | Share |
|---|---|---|
| Occupied housing units | 7,696 | 92.1% |
| Owner-occupied | 5,101 | 61.0% |
| Renter-occupied | 2,595 | 31.0% |
| Average household size of owner-occupied unit | 2.70 | 0.0% |
| Average household size of renter-occupied unit | 2.12 | 0.0% |

Sources: U.S. Bureau of the Census and CDS

## Mortgage Prevalence

Table 14 shows the share of owner households by mortgage status.

**Table 14: Share of Owner Households with a Mortgage, 2023 ACS 5-Year**

| Mortgage Status | Count | Share |
|---|---|---|
| Total Owner Households | 5,101 | 100.0% |
| with a mortgage | 2,780 | 54.5% |
| without a mortgage | 2,321 | 45.5% |

## Housing Cost Burden

Households that spend more than 30% of their annual household income on housing costs are considered cost burdened.

Table 15 shows cost-burdened households by tenure and household income. 30.4% of renter households and 12.5% of owners are cost burdened. This is likely due to the larger share of renter households that earn less than $49,999 annually (29.5% - 765). 89.8% of these renters are cost burdened.

**Table 15: Housing Cost Burden by Tenure and Income, 2023 ACS 5-Year**

| | Owner Households | | | Renter Households | | |
|---|---|---|---|---|---|---|
| | | Cost-Burdened | | | Cost-Burdened | |
| Income Range | Total | Count | Share | Total | Count | Share |
| Total households | 5,101 | 639 | 12.5% | 2,595 | 790 | 30.4% |
| Less than $20,000 | 246 | 202 | 82.1% | 447 | 426 | 95.3% |
| $20,000 to $34,999 | 293 | 126 | 43.0% | 175 | 175 | 100.0% |
| $35,000 to $49,999 | 482 | 99 | 20.5% | 143 | 86 | 60.1% |
| $50,000 to $74,999 | 704 | 90 | 12.8% | 790 | 103 | 13.0% |
| $75,000 or more | 3,355 | 122 | 3.6% | 1,012 | - | 0.0% |
| Zero or negative income | 21 | NA | NA | - | NA | NA |

Sources: U.S. Bureau of the Census and CDS

Table 16 organizes households in Angleton by tenure and age of householder.

Cost burdened households over the age of 65 vary by tenure. Older householders who rent are more likely to pay more than 30% of their income for housing than those who own homes. They are the most cost burdened age cohort among renters.

**Table 16: Housing Cost Burden by Tenure and Age, 2023 ACS 5-Year**

| Income Range | Owner Households | | | Renter Households | | |
|---|---|---|---|---|---|---|
| | Total | Cost-Burdened | | Total | Cost-Burdened | |
| | | Count | Share | | Count | Share |
| Total households | 5,101 | 639 | 12.5% | 2,595 | 790 | 30.4% |
| Householder 15 to 24 years | 315 | 74 | 23.5% | 85 | 25 | 29.4% |
| Householder 25 to 34 years | 725 | 110 | 15.2% | 580 | 181 | 31.2% |
| Householder 35 to 64 years | 2,493 | 339 | 13.6% | 1,236 | 217 | 17.6% |
| Householder 65 years and over | 1,568 | 116 | 7.4% | 694 | 367 | 52.9% |
| Not computed | 21 | NA | NA | 28 | NA | NA |

Sources: U.S. Bureau of the Census and CDS

# For-Sale Housing Market

MLS data derived from the Houston Association of Realtors is subject to change, as listings are added/removed and sales occur daily. 2025 totals are year-to-date and do not provide a complete snapshot or accurate trends of the year 2025.

## *Historical Sales Trends*

Table 17 provides a brief summary of current MLS listings in Angleton.

**Table 17: Angleton Current For-Sale MLS Listings Summary**

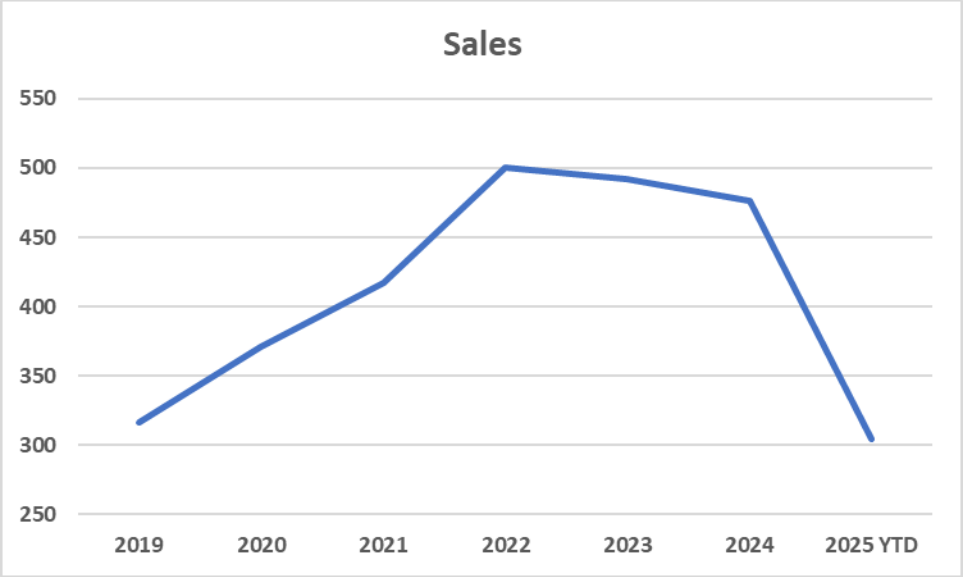
As of July 17, 2025

| | |
|---|---|
| Homes for Sale: | 541 |
| Average Home Price: | $344,571 |
| Price per Square Foot: | $169 |
| Average Square Footage: | 2,025 |
| Average Number of Bedrooms: | 3 |

Source: Houston Association of Realtors

Table 18 depicts total number of home-sales by year from 2019to 2025. Sales seem to have peaked in 2022 and have been slightly decreasing up to 2024.

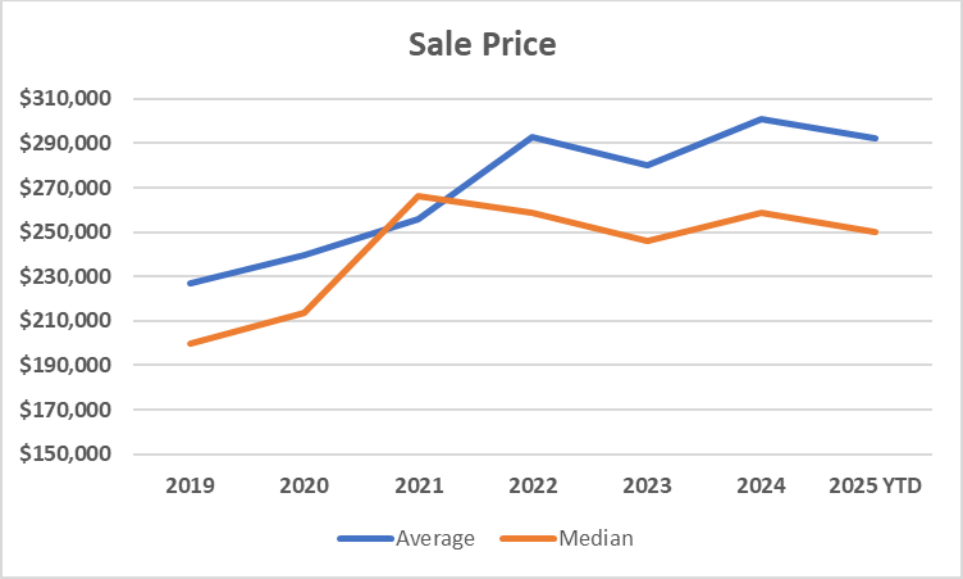
### Table 18: Angleton For-Sale – Sales




Source: Houston Association of Realtors

Table 19 displays the trend in median and average sales price from 2019 to 2024. The average home salve price since 2019 has increased more than $60,000. The gap between the median price and the average price indicates the sale of many homes that were high in price, skewing the average positively.

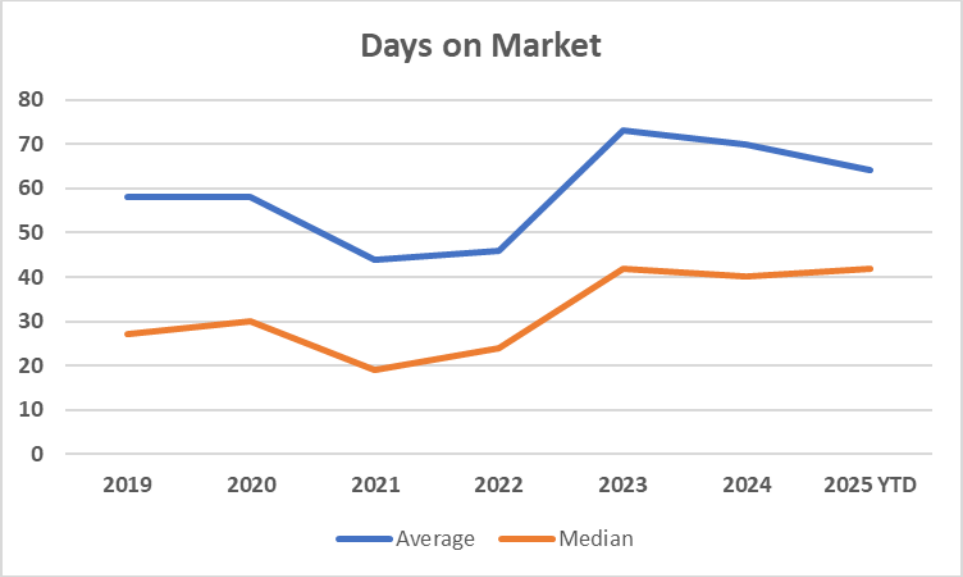
### Table 19: Angleton For-Sale – Sale Price




Source: Houston Association of Realtors

Table 20 displays the average and median days on market (DOM) of for-sale listings in Angleton. Days on market dipped in 2021 and 2022, followed by a spike in 2023 where median DOM nearly doubled.

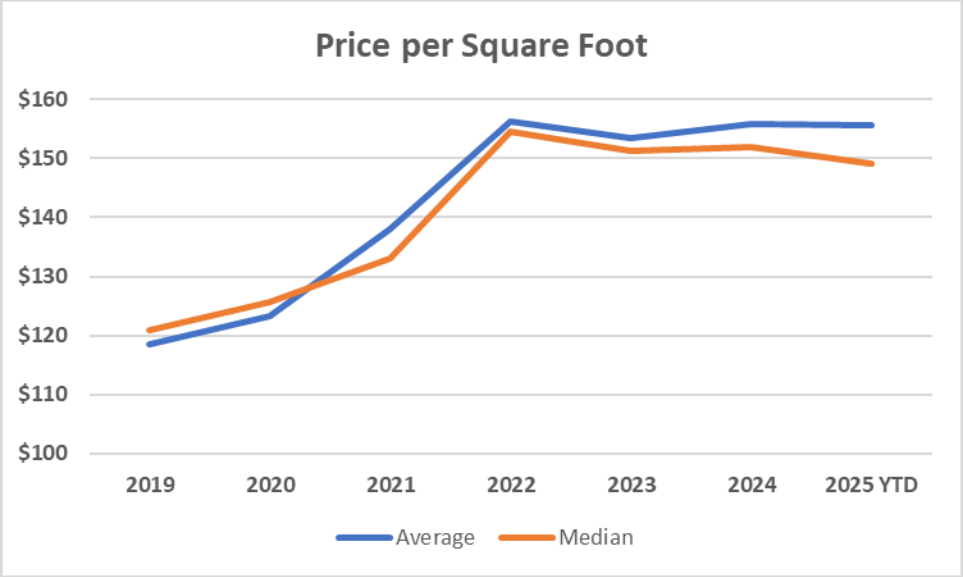
### Table 20: Angleton For-Sale – Days on Market




Source: Houston Association of Realtors

Table 21 shows the median and average price per square foot of for-sale listings from 2019 to 2024. The cost of a home per square foot has spiked visibly from 2020 to 2022.

### Table 21: Angleton For-Sale – Price per Square Foot




Source: Houston Association of Realtors

## New Development

This section aims to provide a complete picture of future and new residential development being introduced to the Angleton area.

**Windrose Green**

Concourse Development

154 acres

First phase – 660 lots, 40' to 50'

Builders - Castle Rock, Lennar, Coventry

Mid-$200s – upper $400s

**Ashland**

Ashton Gray Development

880 acres

2,450 homes

45 acres commercial

Roughly 50% 50' x 120', remainder 55', 60', or larger

Homes 1,400 to 3,000 sq.ft.

Phase 1 1,200 lots on 500 acres

Builders – Ashton Woods, Castle Rock, Lennar, K Hovnanian, Saratoga, Starlight

**Greystone**

Adams Homes

From low $300s

**Kiber Reserve**

Adams Homes – mid to upper $200s

**Bayou Bend**

Century Communities

From the low $300s

**Live Oak Ranch**

Lennar -

**Riverwood Ranch**

Century Communities – from the mid-$200s

Lennar – low $200s to mid-$300s

DR Horton – from mid-$200s

**Elm Estates**

Century Communities

From mid-$400s

# Rental Housing Market

Table 22 provides estimates from the U.S. Census for monthly rent payments per household. Amounts shown below are self-reported.

A large share (37.8% - 981 households) pay $1,000 t $1,499 per month on rent. The threshold for cost-burden based on the median monthly rent payment is $42,880 in annual income.

**Table 22: Reported Rent Paid, 2023 ACS 5-Year**

| Rent Range | Count | Share |
|---|---|---|
| Total non-owner households | 2,595 | 100.0% |
| Less than $500 | 256 | 9.9% |
| $500 to $999 | 889 | 34.3% |
| $1,000 to $1,499 | 981 | 37.8% |
| $1,500 to $1,999 | 319 | 12.3% |
| $2,000 to $2,499 | 122 | 4.7% |
| $2,500 to $2,999 | - | 0.0% |
| $3,000 or more | - | 0.0% |
| Median (dollars) | $1,072 | |
| No rent paid | 28 | 1.1% |

Sources: U.S. Bureau of the Census and CDS

## *Multifamily Rental*

CoStar data consists of information reported by commercial properties. This data is subject to change daily and my vary in accuracy. Calculations include multifamily properties of all types, not solely market rate apartments.

Table 23 shows the age of multifamily housing by sorting existing units by decade built.

According to CoStar, of the 2,016 units in the 77515 zip code area, 871 (45.5%) were built before 1980.

**Table 23: Overview of 77515 and Angleton Multifamily Rental Supply**

| | 77515 Total | | City of Angleton | |
|---|---|---|---|---|
| Year Built | Units | Share | Units | Share |
| Before 1970 | 144 | 7.1% | 248 | 13.0% |
| 1970-1979 | 727 | 36.1% | 727 | 38.2% |
| 1980-1989 | 322 | 16.0% | 322 | 16.9% |
| 1990-1999 | 248 | 12.3% | 248 | 13.0% |
| 2000-2009 | 103 | 5.1% | 80 | 4.2% |
| 2010 and later | 368 | 18.3% | 276 | 14.5% |
| **Total inventory** | **2,016** | | **1,901** | |

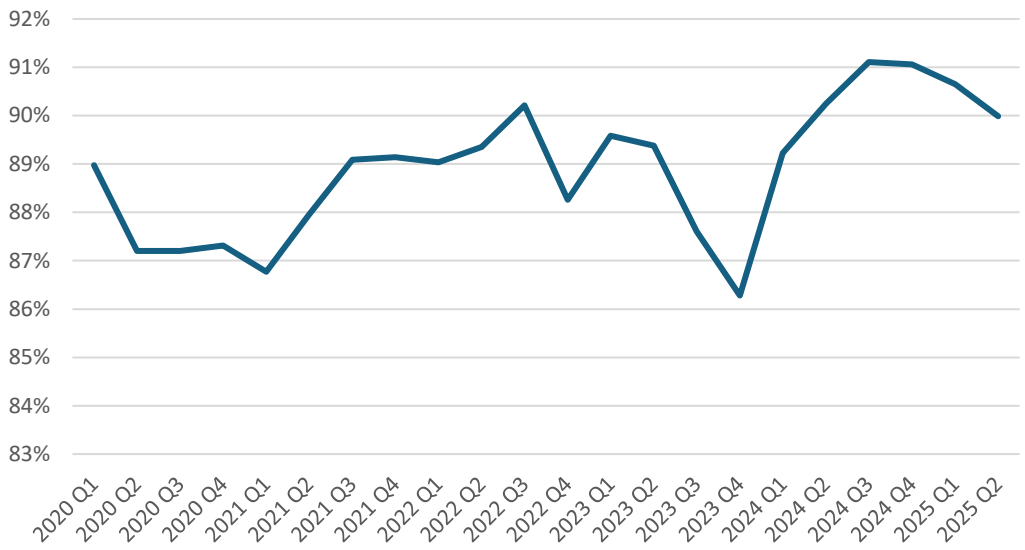
Sources: CoStar, CDS

Figure 4 shows quarterly reported occupancy rates by multifamily properties in the 77515 ZIP Code.

Apartment occupancy in the study area varies seasonally as well as over 5 years. Since 2020, total occupancy has not exceeded 92%.

### Figure 4: Trends in Multifamily Rental Occupancy

ZIP Code 77515

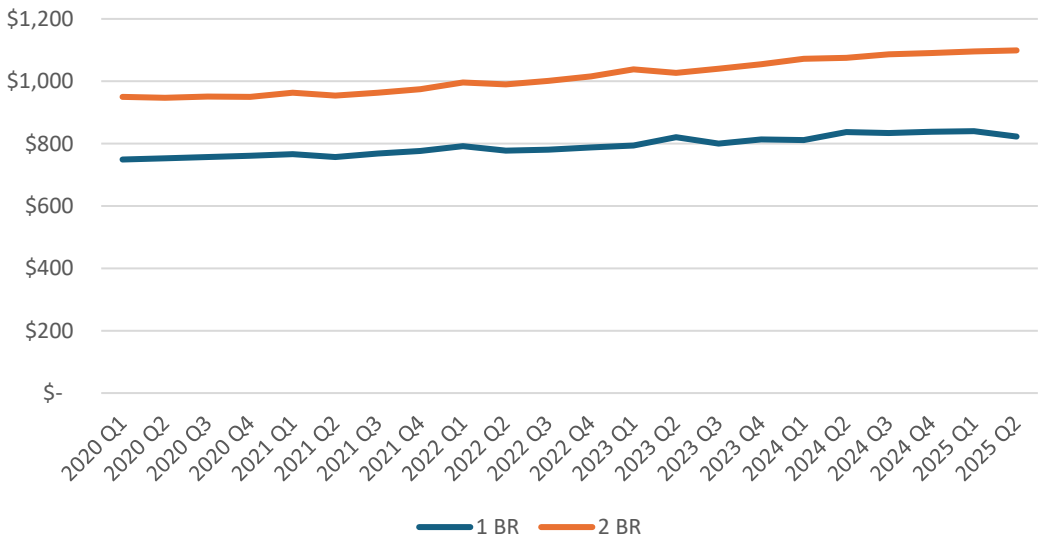



Sources: CoStar and CDS

Figure 5 shows trends in multifamily rental units in the 77515 ZIP code. Increases in average rent since 2020 have not been drastic from quarter-to-quarter, but have been steady for both 1-bedrooms and 2-bedrooms.

### Figure 5: Trends in Multifamily Rental Lease Rates by Unit Plan

ZIP Code 77515

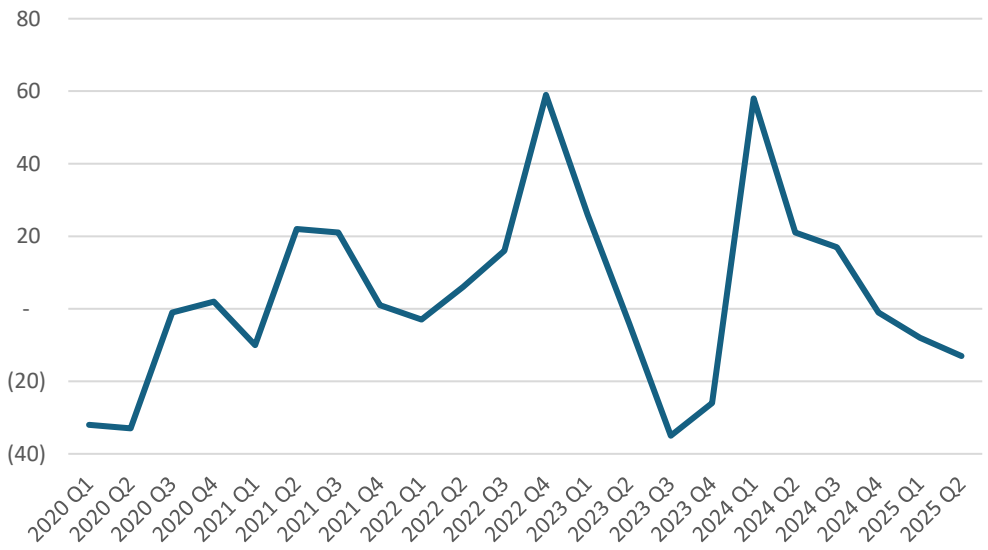



Sources: CoStar and CDS

Figure 6 shows net absorption by quarter in the 77515 study area.

**Figure 6: Trends in Multifamily Absorption**

ZIP Code 77515




Sources: CoStar and CDS

Table 24 shows characteristics, such as rent/sq. ft, vacancy, and number of units of multifamily properties in Angleton. Properties shown below vary in type, class and affordability type, all of which may affect price and vacancy.

## Table 24: Multifamily Rental Properties

Within City of Angleton

| Property Address | Property Name | # Units | Avg. Asking Rent / Sq.Ft. | Vacancy % |
|---|---|---|---|---|
| 114 Woodway St | Amber Ridge | 48 | $- | - |
| 516 E Myrtle St | | 16 | $- | 12.5% |
| 200 Anderson St | Angleton Townhomes | 12 | $1.41 | - |
| 1129 N Arcola St | | 2 | $- | - |
| 1100 Buchta Rd | Angleton Manor | 128 | $1.17 | 14.1% |
| 1300 Buchta Rd | The Albion Apartments | 192 | $1.06 | 23.4% |
| 301 Cannan Dr | Cambridge | 128 | $1.15 | 7.8% |
| 105 Cemetery Rd | Park Place Apartments | 76 | $1.18 | 26.3% |
| 121 Clements St | Westport Apartments | 152 | $1.33 | 7.2% |
| 108 Deborah Dr | Magnolia Acres | 66 | $1.69 | - |
| 1400 E henderson Rd | Texas Angleton Ranch | 177 | $1.42 | 6.2% |
| 1705 E Henderson Rd | Angleton Village | 108 | $1.45 | 4.6% |
| 1753 E Henderson Rd | Northside Plaza Apartments | 48 | $0.79 | 2.1% |
| 300 W Henderson Rd | Country Lane Apartments | 80 | $1.35 | 2.5% |
| 1741 W Henderson Rd | Northside Manor Apartments | 104 | $1.00 | - |
| 1749 W Henderson Rd | Orchard Park Apartments | 48 | $0.68 | - |
| 1200 Hospital Dr | Serenity Luxury Townhomes | 40 | $1.12 | - |
| 1324 E Hospital Dr | Lexington Square Apartments | 80 | $1.10 | - |
| 201 S Kaysie St | Kaysie Court Apartments | 25 | $0.77 | 8.0% |
| 208 E Kiber St | | 4 | $- | - |
| 1904 E Mulberry | Arbor Pines Villas | 140 | $1.38 | 20.0% |
| 501 N Pecan St | Chateau Apartments | 40 | $1.21 | 12.5% |
| 222 E Phillips Rd | Oaks of Angleton | 12 | $1.15 | 8.3% |
| 105 N Rockisland St | Cranbrook Court Apartments | 18 | $1.13 | 50.0% |
| 201 Sands St | Heritage Court Apartments | 20 | $1.60 | 10.0% |
| 4 Stadium Dr | Summer House Apartments | 120 | $1.34 | 5.0% |
| 917 E Cedar St | | 5 | $- | 20.0% |
| 301 Sands St | Southern Palms Apartments | 12 | $- | 8.3% |

Sources: CoStar and CDS

## *Single Family Rental*

Table 25 shows a summary of characteristics specifically for single-family rental properties currently on the market.

**Table 25: Angleton Current Rental Home MLS Listings Summary**

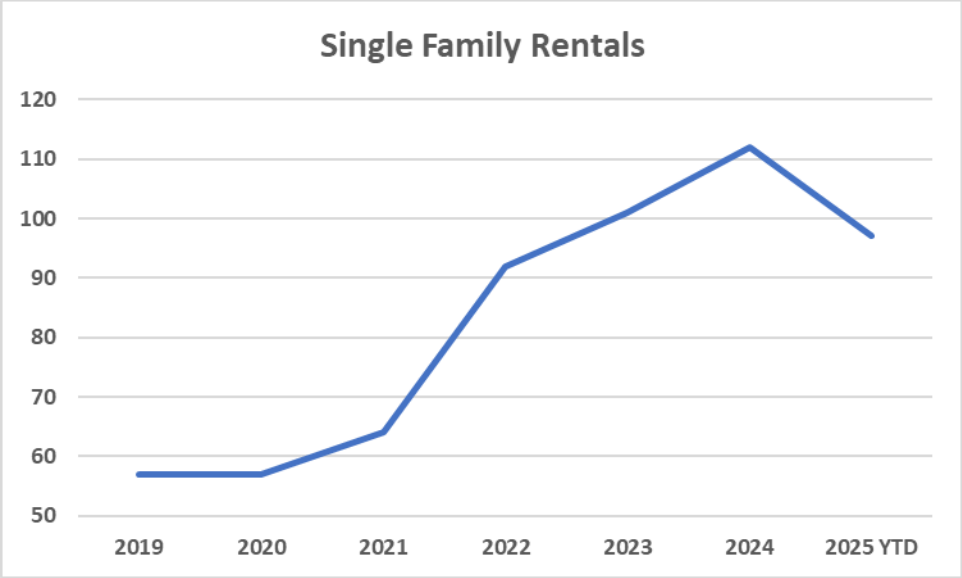
As of July 17, 2025

| | |
|---|---|
| Homes for Rent: | 55 |
| Average Rent: | $1,865 |
| Rent per Square Foot: | $1 |
| Average Square Footage: | 2,025 |
| Average Number of Bedrooms: | 3 |

Source: Houston Association of Realtors

Figure 26 shows trends on single-family properties rented by year. Rentals seem to have nearly doubled since 2020.

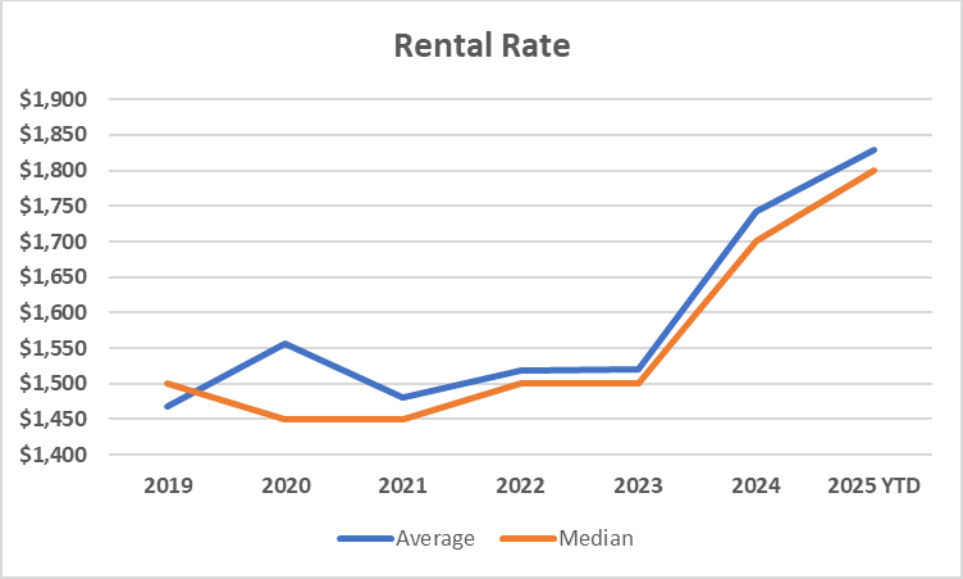
**Figure 26: Angleton Single Family Rentals**




Source: Houston Association of Realtors

Figure 27 depicts the average and median rent for single-family rental properties from 2019 to 2025 YTD. Since 2023, median rent in the study area has spiked by $300 and continues to rise.

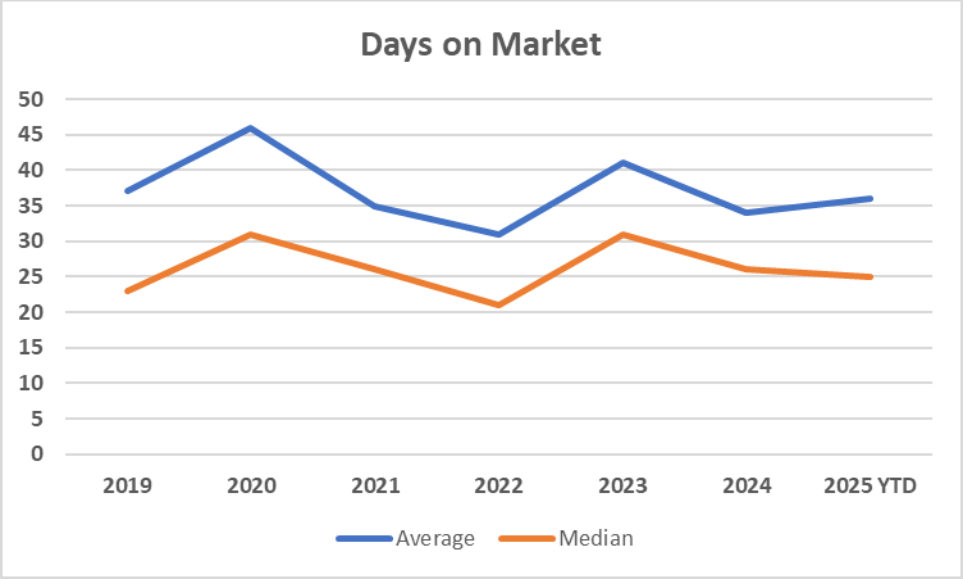
**Figure 27: Angleton Single Family Rentals – Rates**




Source: Houston Association of Realtors

Figure 28 shows the average and median number of days on market for single-family rental listing from 2019 to 2025 YTD.

**Figure 28: Angleton Single Family Rentals – Days on Market**

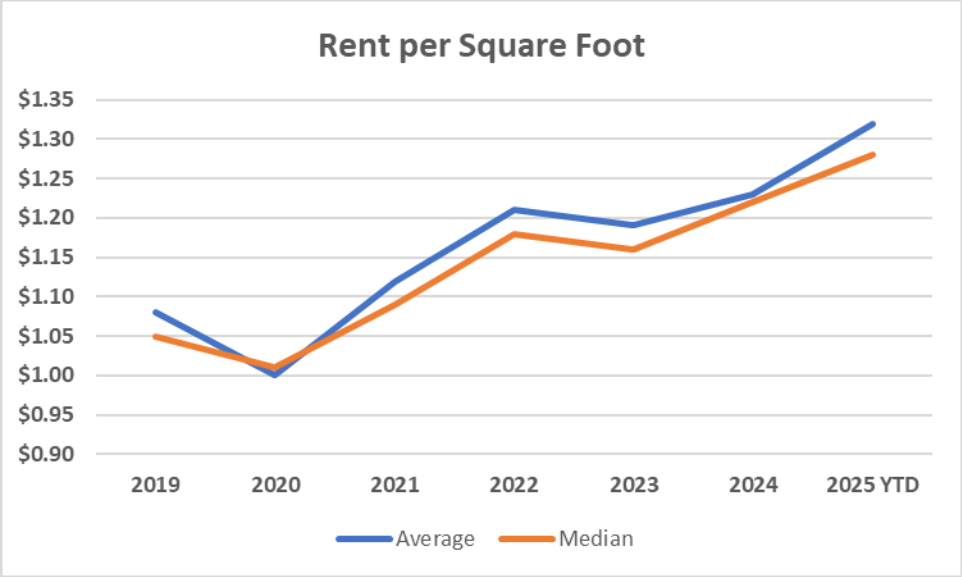



Source: Houston Association of Realtors

Figure 29 displays the trends of average and median rents per square foot from 2019 to 2025 YTD.

While the rent per square foot has increased since 2020, much like rental unit price, the increase has not been as steep, indicating an increase in square footage per unit.

**Figure 29: Angleton Single Family Rentals – Rent per Square Foot**




Source: Houston Association of Realtors

# EMPLOYMENT- AND TOURISM-GENERATING USES

The following section examines the inventory of land uses in the Angleton area that are likely to enhance industries' employment opportunities and tourism attractions.

## Office

Table 30 shows the age of Angleton and the 77515 ZIP code's office inventory as well as vacancy rates.

Properties in the City Limits have been more occupied (94.9%) than the surrounding area (85.8%). All of the additions since 2000 have been within the City of Angleton.

**Table 30: Overview of 77515 and Angleton Office Supply**

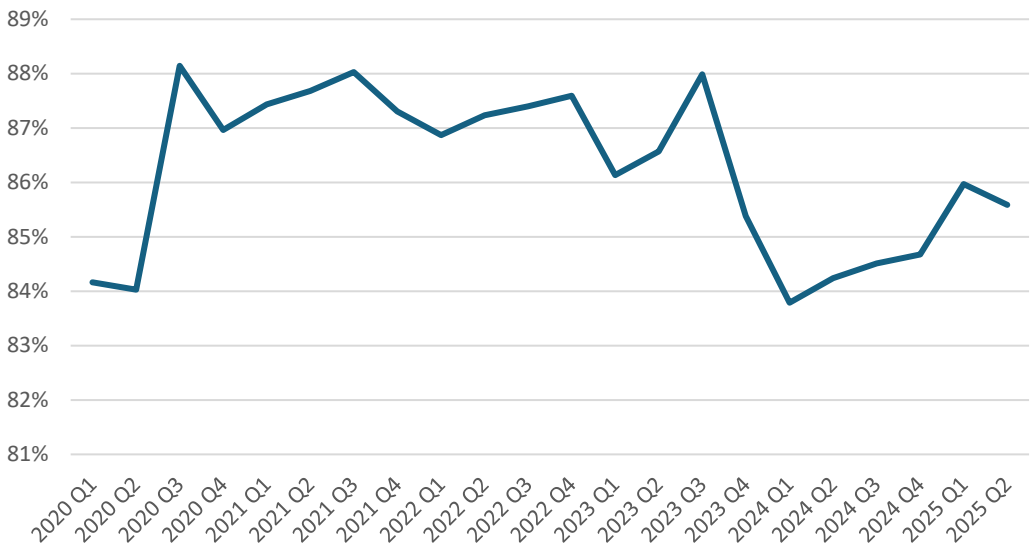
| | 77515 Total | | City of Angleton | |
|---|---|---|---|---|
| Year Built | Sq.Ft. | Share | Sq.Ft. | Share |
| Before 1970 | 146,172 | 18.2% | 118,836 | 28.1% |
| 1970-1979 | 63,590 | 7.9% | 61,590 | 14.6% |
| 1980-1989 | 185,764 | 23.1% | 121,044 | 28.6% |
| 1990-1999 | 318,232 | 39.6% | 48,462 | 11.5% |
| 2000-2009 | 78,768 | 9.8% | 61,525 | 14.6% |
| 2010 and later | 11,352 | 1.4% | 11,352 | 2.7% |
| **Total inventory** | **803,878** | | **422,809** | |
| **Total vacancy** | **14.2%** | | **5.1%** | |

Sources: CoStar, CDS

Figure 7 shows trends in the quarterly occupancy rates of the office inventory of the 77515 ZIP code. Occupancy seems to have recovered from post-pandemic drops in in-person workplaces, but dropped slightly in 2024.

**Figure 7: Trends in Office Occupancy**

ZIP Code 77515

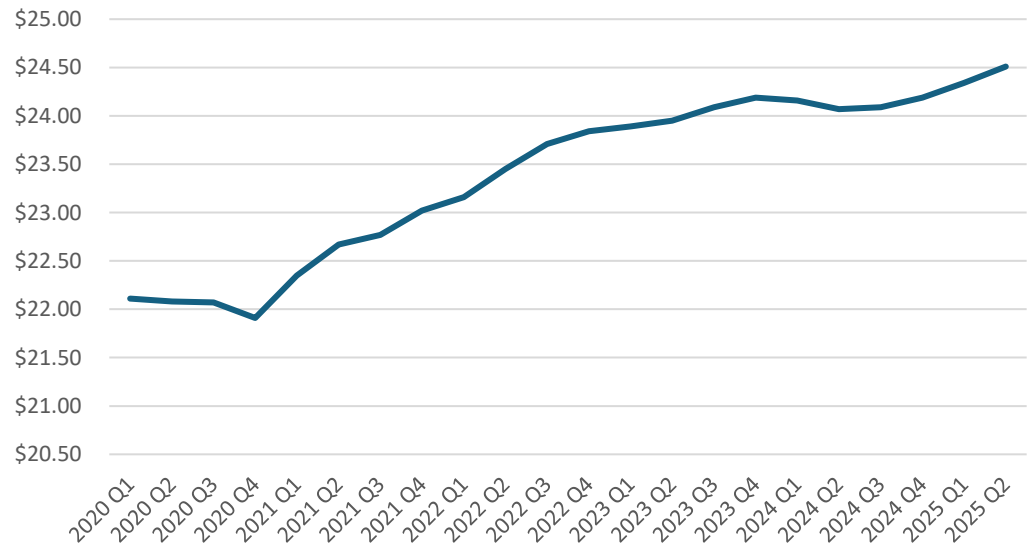



Sources: CoStar, CDS

As seen in Figure 8, the office inventory's price per square foot dropped slightly in 2020 only to steadily increase from 2021 to 2025.

**Figure 8: Trends in Office Lease Rates**

ZIP Code 77515

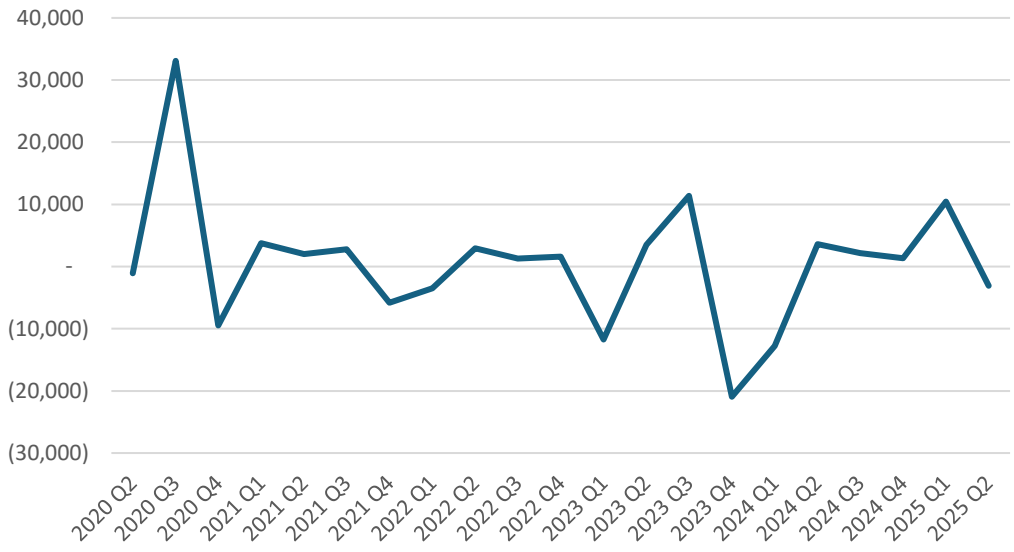



Sources: CoStar, CDS

Figure 9 shows net absorption in square feet from 2020 to 2025 in the 77515 ZIP code.

**Figure 9: Trends in Office Absorption**

ZIP Code 77515




Sources: CoStar, CDS

# Medical

The following section examines the prominent medical facilities in the Angleton area.

## *UTMB Health Angleton Danbury Campus*

UTMB Health Angleton Danbury Campus serves the communities of Angleton, Danbury, Rosharon and the surrounding areas. It was the first trauma designated facility in Brazoria County, established in 1969, it was expanded in 1989. It has been part of the UTMB Health system since August 2014. It is located at 132 E Hospital Dr in Angleton and has 62 staffed beds.

# Industrial

Table 31 shows the age of the industrial inventory in the study areas.

As seen below, 45.1% of the 77515 industrial facilities do not operate in the City limits, therefore not contributing to Angleton's employment. More than one fourth (26.1%) of Angleton's industrial space was built before 1970.

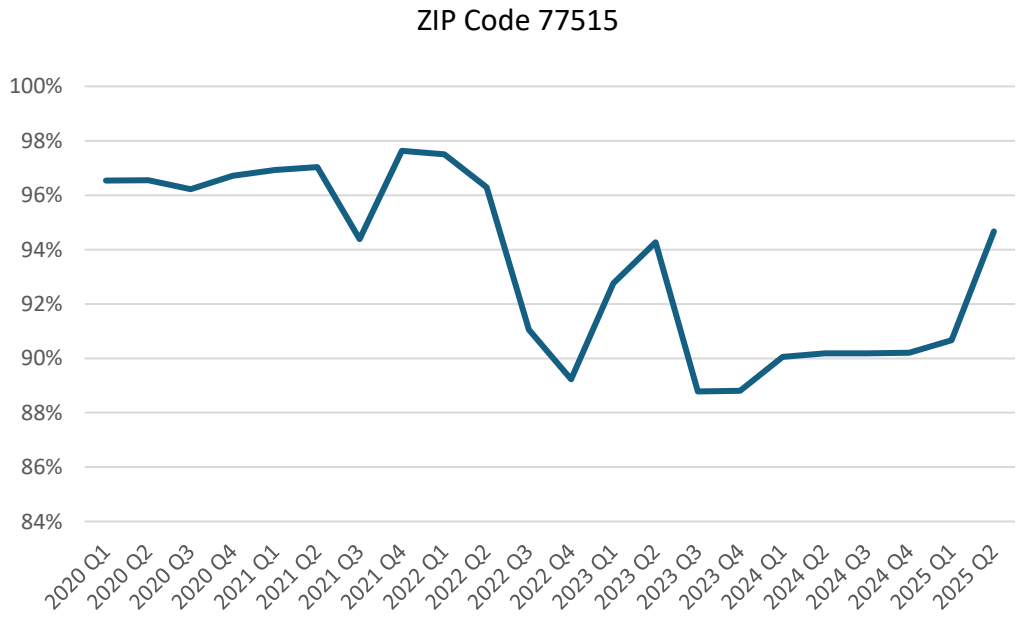
**Table 31: Overview of 77515 and Angleton Industrial Supply**

| | 77515 Total | | City of Angleton | |
|---|---|---|---|---|
| Year Built | Sq.Ft. | Share | Sq.Ft. | Share |
| Before 1970 | 173,382 | 11.8% | 173,382 | 26.3% |
| 1970-1979 | 240,036 | 16.4% | 142,330 | 21.6% |
| 1980-1989 | 76,262 | 5.2% | 34,262 | 5.2% |
| 1990-1999 | 146,142 | 10.0% | 19,216 | 2.9% |
| 2000-2009 | 254,848 | 17.4% | 37,725 | 5.7% |
| 2010 and later | 430,168 | 29.4% | 139,720 | 21.2% |
| **Total inventory** | **1,465,588** | | **660,385** | |
| **Total vacancy** | **4.5%** | | **5.1%** | |

Sources: CoStar, CDS

Figure 10 illustrates occupancy trends in Industrial buildings in Angleton. Occupancy has rebounded to nearly 95% in the most recent quarter, though it remains below the highs seen in 2021.

**Figure 10: Trends in Industrial Occupancy**

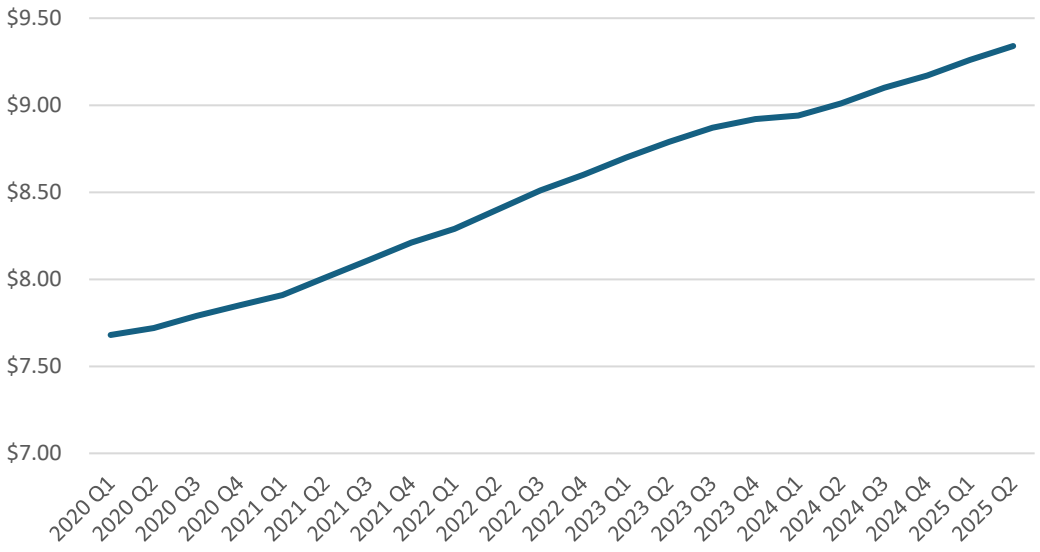



Sources: CoStar, CDS

Figure 11 shows that industrial lease rates have steadily risen over the past 5 years

**Figure 11: Trends in Industrial Lease Rates**

ZIP Code 77515

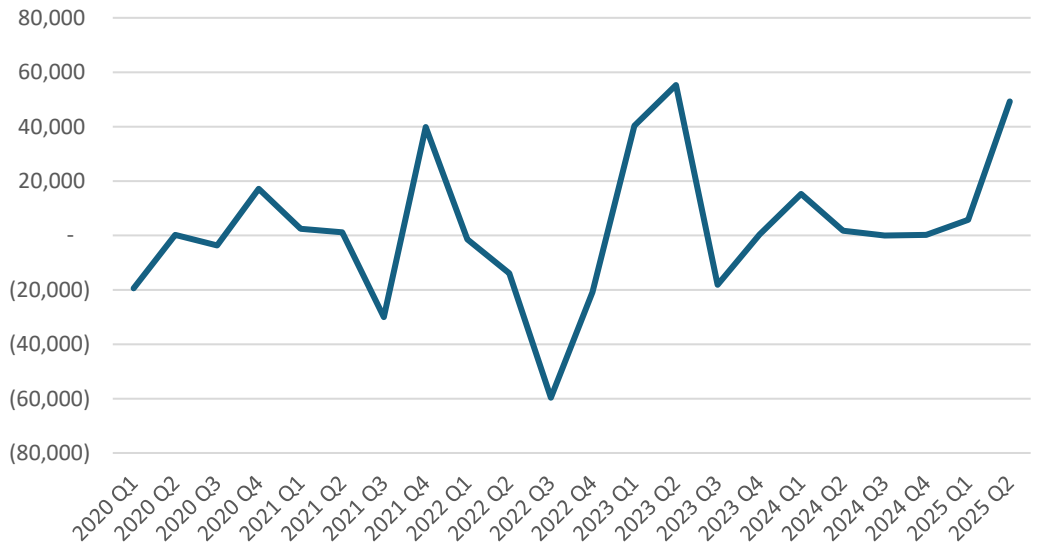



Sources: CoStar, CDS

In Figure 12 we can see that industrial absorption has been positive in each of the last 5 quarters and in 9 of the last 10 quarters.

**Figure 12: Trends in Industrial Absorption**

ZIP Code 77515




Sources: CoStar, CDS

# Hotels / Lodging

The hospitality sector plays a key role in supporting tourism by providing lodging for existing demand and helping attract new visitors through events and experiences. This section outlines the current hotel and lodging inventory, analyzing trends in occupancy, revenue, and seasonal performance. These insights help inform future planning and identify opportunities to strengthen the local tourism economy.

## *Hotel Inventory*

Table 32 provides a snapshot of the hotel inventory by city, including year constructed, size and class. Currently, Angleton offers more limited options than its competing hospitality markets with only five properties. Four of these five hotels are economy hotels.

**Table 32: Angleton Area Hotel Inventory**

| City / Hotel | Year Built | Rooms | Class |
|---|---|---|---|
| **Angleton** | | | |
| La Quinta | 2008 | 57 | Limited service |
| Best Western | 1996 | 45 | Economy |
| America's Best Value Inn | 1984 | 40 | Economy |
| Economy Inn | 1960 | 28 | Economy |
| Relax Inn | 2008 | 40 | Economy |
| **Lake Jackson** | | | |
| Staybridge Suites | 2017 | 103 | Suites |
| Courtyard by Marriott | 2016 | 110 | Select service |
| Home2Suites | 2024 | 98 | Suites |
| Candlewood Suites | 2008 | 86 | Suites |
| Best Western Plus | 2015 | 64 | Limited service |
| Comfort Suites | NA | 59 | Limited service |
| Woodsprings Suites | 2018 | 121 | Suites |
| Clarion Pointe | 1979 | 132 | Economy / suites |
| Studio 6 | 1969 | 97 | Economy |
| **Clute** | | | |
| Holiday Inn Express | 2009 | 82 | Limited service |
| Hampton Inn | 2008 | 67 | Limited service |
| Towneplace Suites | 1999-2016 | 82 | Suites |
| Baymont Inn | 2000 | 45 | Economy |
| Motel 6 | 1978 | 70 | Economy |
| Quality Inn | 1994 | 60 | Economy |
| La Quinta | 1977 | 135 | Limited service |
| America's Best Value Inn | 1984 | 98 | Economy |
| Oyo Townhouse | 2008 | | Economy |

Sources: Source Strategies and CDS

## Market Trends

Table 33 displays the average daily rates (ADR) by property from 2019 to 2024.

Lake Jackson, on average offers rooms at a higher rate than the surrounding markets. Angleton's ADR has increased 21.4% since 2019.

**Table 33: Average Daily Rate Trends – Angleton Area Hotels, 2019-2024**

| City / Property | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|---|
| **Angleton** | **$77.23** | **$67.11** | **$76.23** | **$75.02** | **$75.43** | **$93.73** |
| La Quinta | $94.64 | $80.82 | $93.48 | $96.61 | $98.41 | $115.51 |
| Best Western | $86.06 | $78.40 | $84.95 | $74.70 | $76.02 | $97.67 |
| America's Best Value Inn | $49.39 | $48.95 | $55.33 | $55.32 | $56.29 | $82.04 |
| Economy Inn | NA | NA | NA | NA | $43.96 | NA |
| Relax Inn | $63.91 | $46.78 | $47.11 | $47.32 | $41.05 | $53.47 |
| **Lake Jackson** | **$96.59** | **$76.31** | **$86.19** | **$85.89** | **$87.04** | **$104.82** |
| Staybridge Suites | $128.27 | $94.66 | $111.92 | $119.56 | $122.94 | $145.74 |
| Courtyard by Marriott | $124.94 | $104.95 | $113.01 | $127.05 | $132.34 | $143.70 |
| Candlewood Suites | $107.59 | $89.41 | $100.54 | $90.57 | $82.16 | $115.24 |
| Best Western Plus | $101.59 | $83.71 | $87.77 | $87.51 | $82.57 | $117.57 |
| Comfort Suites | $86.49 | $79.05 | $85.51 | $85.29 | $71.81 | $88.96 |
| Woodsprings Suites | $46.30 | $42.64 | $58.29 | $54.04 | $50.36 | $57.78 |
| Clarion Pointe | $67.21 | $68.15 | $52.19 | $27.98 | $39.37 | $54.36 |
| Studio 6 | $37.16 | $26.68 | $30.66 | $32.14 | $28.12 | $41.25 |
| **Clute** | **$81.82** | **$63.25** | **$73.33** | **$68.55** | **$64.10** | **$73.15** |
| Holiday Inn Express | $109.52 | $79.07 | $86.23 | $85.78 | $81.06 | $103.93 |
| Hampton Inn | $132.85 | $95.65 | $106.44 | $112.68 | $104.42 | $108.41 |
| Towneplace Suites | $100.87 | $83.32 | $87.93 | $80.18 | $67.24 | $67.34 |
| Baymont Inn | $79.74 | $69.93 | $79.64 | $74.63 | $71.32 | $75.59 |
| Motel 6 | $48.82 | $45.45 | $50.98 | $43.69 | $41.70 | $59.79 |
| Quality Inn | $61.61 | $51.51 | $60.80 | $44.27 | $47.70 | $50.05 |
| La Quinta | $57.38 | $45.50 | $57.13 | $52.54 | $45.29 | $56.23 |
| America's Best Value Inn | $81.82 | $63.25 | $44.26 | $32.41 | $30.67 | $41.38 |

Sources: Source Strategies and CDS

Figure 13 visualizes the data shown in Table 33. Room rates have rebounded since a COVID-oriented dip in 2020.

**Figure 13: Average Daily Rate Trends by City, 2019-2024**

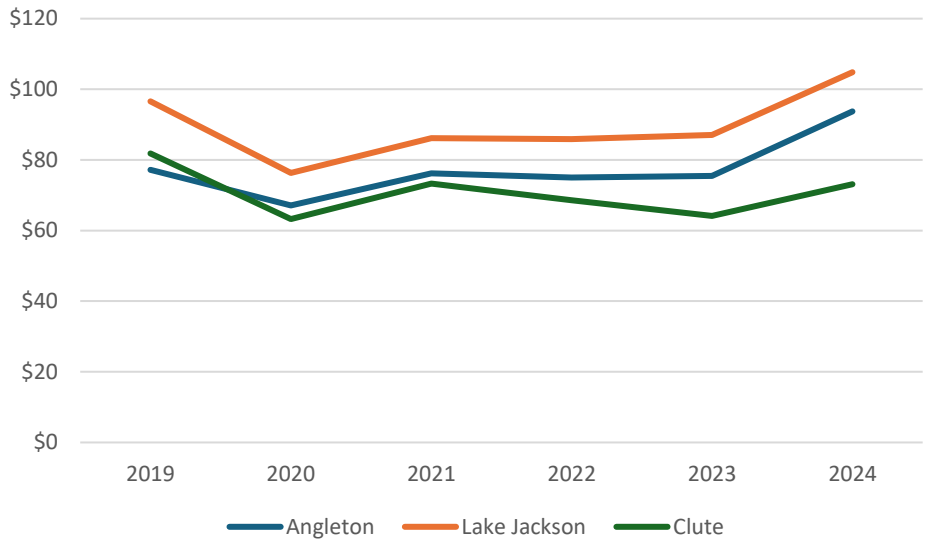



Table 34 shows the occupancy trends for each hotel located in the Angleton area.

**Table 34: Occupancy Trends – Angleton Area Hotels, 2019 - 2024**

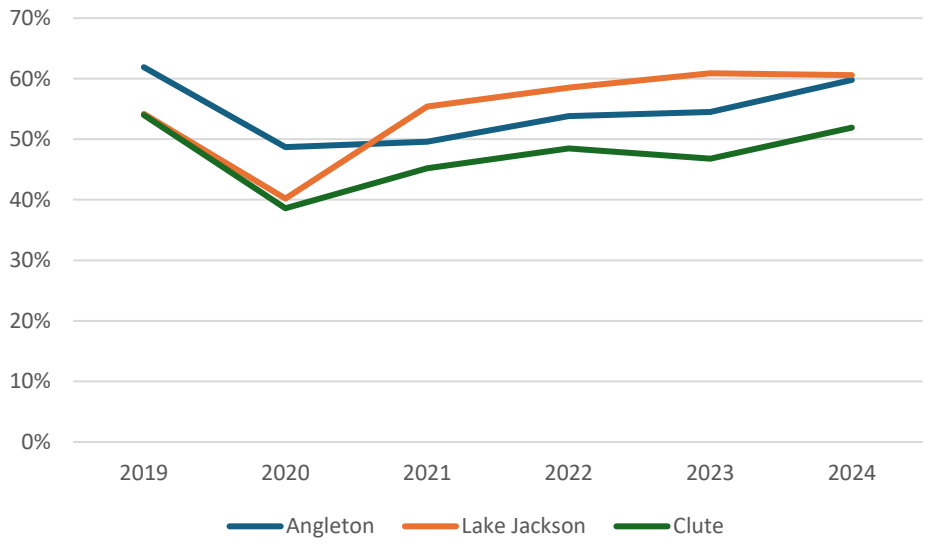
| City / Property | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|---|
| **Angleton** | **61.9%** | **48.7%** | **49.6%** | **53.8%** | **54.5%** | **59.8%** |
| La Quinta | 69.5% | 57.7% | 58.7% | 64.9% | 64.1% | 67.8% |
| Best Western | 60.3% | 47.5% | 54.4% | 60.0% | 60.1% | 70.7% |
| America's Best Value Inn | 55.1% | 46.8% | 44.7% | 45.8% | 48.3% | 50.5% |
| Economy Inn | NA | NA | NA | NA | 50.0% | NA |
| Relax Inn | 59.5% | 39.4% | 36.1% | 38.7% | 38.9% | 45.4% |
| **Lake Jackson** | **54.2%** | **40.2%** | **55.4%** | **58.5%** | **60.9%** | **60.6%** |
| Staybridge Suites | 73.7% | 55.1% | 74.7% | 79.5% | 77.7% | 83.2% |
| Courtyard by Marriott | 70.6% | 53.9% | 72.2% | 75.8% | 73.5% | 73.6% |
| Candlewood Suites | 59.2% | 43.3% | 62.3% | 70.3% | 68.0% | 77.3% |
| Best Western Plus | 64.5% | 46.3% | 60.0% | 63.6% | 64.8% | 75.2% |
| Comfort Suites | 63.0% | 45.1% | 59.0% | 59.6% | 58.9% | 67.1% |
| Woodsprings Suites | 41.4% | 43.7% | 62.1% | 66.0% | 55.7% | 69.2% |
| Clarion Pointe | 40.4% | 11.3% | 23.7% | 35.1% | 43.5% | 35.5% |
| Studio 6 | 28.3% | 24.5% | 34.7% | 24.7% | 23.0% | 16.8% |
| **Clute** | **54.0%** | **38.6%** | **45.2%** | **48.5%** | **46.8%** | **51.9%** |
| Holiday Inn Express | 64.6% | 42.2% | 52.9% | 58.1% | 65.8% | 72.1% |

| City / Property | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|---|
| Hampton Inn | 67.5% | 45.2% | 58.7% | 65.5% | 60.8% | 66.4% |
| Towneplace Suites | 68.5% | 49.2% | 55.1% | 60.2% | 61.7% | 68.1% |
| Baymont Inn | 64.8% | 46.1% | 57.6% | 58.2% | 52.6% | 60.3% |
| Motel 6 | 61.4% | 37.7% | 43.2% | 44.6% | 41.7% | 46.6% |
| Quality Inn | 55.4% | 42.0% | 39.6% | 41.9% | 42.8% | 45.4% |
| La Quinta | 29.8% | 28.4% | 37.2% | 37.0% | 33.9% | 31.9% |
| America's Best Value Inn | 45.9% | 31.1% | 31.5% | 36.9% | 31.0% | 43.0% |

Sources: Source Strategies and CDS

Figure 14 depicts the trends outlined in Table 34. Hotels in Angleton have performed comparably to those in Lake Jackson and Clute.

**Figure 14: Hotel Occupancy Trends by City, 2019-2024**




Sources: Source Strategies and CDS

Table 35 illustrates the room revenue trends in Angleton area hotels.

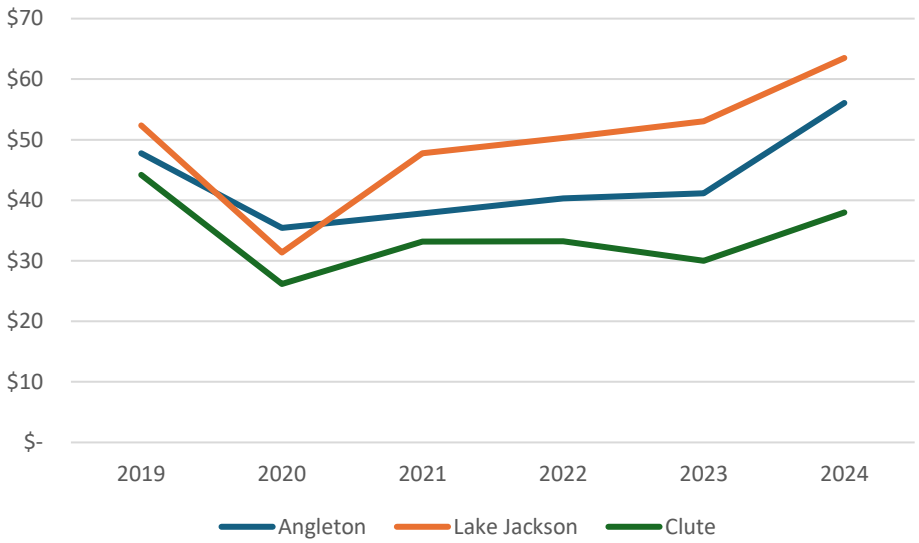
**Table 35: Revenue per Available Room Trends – Angleton Area Hotels, 2019 - 2024**

| City / Property | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|---|---|---|---|---|---|
| **Angleton** | **$47.77** | **$35.43** | **$37.82** | **$40.32** | **$41.14** | **$56.07** |
| La Quinta | $65.75 | $48.50 | $54.91 | $62.69 | $63.08 | $78.37 |
| Best Western | $51.89 | $41.10 | $46.23 | $44.85 | $45.70 | $69.08 |
| America's Best Value Inn | $27.20 | $25.39 | $24.85 | $25.35 | $27.20 | $41.42 |
| Economy Inn | NA | NA | NA | NA | $21.96 | NA |
| Relax Inn | $38.07 | $20.44 | $16.98 | $18.33 | $15.96 | $24.30 |
| **Lake Jackson** | **$52.38** | **$31.37** | **$47.74** | **$50.27** | **$53.02** | **$63.50** |
| Staybridge Suites | $94.61 | $48.26 | $83.64 | $96.34 | $95.48 | $121.29 |
| Courtyard by Marriott | $88.27 | $52.37 | $81.54 | $95.04 | $97.30 | $105.75 |
| Candlewood Suites | $63.72 | $42.69 | $62.68 | $63.66 | $55.89 | $89.06 |
| Best Western Plus | $65.56 | $40.44 | $52.63 | $55.69 | $53.47 | $88.47 |
| Comfort Suites | $54.45 | $36.97 | $50.42 | $50.82 | $42.31 | $59.73 |
| Woodsprings Suites | $19.16 | $20.61 | $36.17 | $35.68 | $28.05 | $39.98 |
| Clarion Pointe | $27.18 | $8.31 | $12.39 | $9.82 | $17.12 | $19.27 |
| Studio 6 | $10.53 | $7.26 | $10.63 | $7.95 | $6.47 | $6.91 |
| **Clute** | **$44.19** | **$26.17** | **$33.16** | **$33.21** | **$30.01** | **$37.97** |
| Holiday Inn Express | $70.74 | $34.71 | $45.65 | $49.84 | $49.29 | $74.97 |
| Hampton Inn | $89.63 | $44.94 | $62.50 | $73.83 | $68.67 | $72.01 |
| Towneplace Suites | $69.09 | $42.87 | $48.43 | $48.27 | $41.47 | $45.87 |
| Baymont Inn | $51.68 | $35.81 | $45.85 | $43.46 | $37.50 | $45.56 |
| Motel 6 | $29.98 | $18.99 | $22.04 | $19.49 | $17.41 | $27.85 |
| Quality Inn | $34.12 | $24.17 | $24.10 | $18.55 | $20.42 | $22.71 |
| La Quinta | $17.13 | $13.67 | $21.26 | $19.45 | $15.34 | $17.95 |
| America's Best Value Inn | $20.23 | $11.37 | $13.94 | $11.95 | $9.52 | $17.79 |

Sources: Source Strategies and CDS

Trends from Table 35 can also be seen in Figure 15. Angleton hotel per room revenue, on average, falls in between Lake Jackson's and Clute's rates.

**Figure 15: Revenue per Available Room Trends – Angleton Area Hotels, 2019 - 2024**




Sources: Source Strategies and CDS

**Angleton Recommendations**

**Economic Development Strategy & Policy Recommendations**

# Market Conditions Summary

Industrial rents in Angleton are currently nearly 20% above the median range, while office rents are approximately 10% higher than typical levels. To restore competitiveness, we recommend policies that expand supply and reduce rental pressures:

- Property tax adjustments to encourage new development
- Zoning and building code reform to streamline approvals
- Targeted incentive agreements for retail, industrial, and office projects

Market Context: According to the existing conditions report, Angleton's industrial lease rates have steadily risen over the past 5 years, with occupancy rebounding to nearly 95% in the most recent quarter. The office market shows similar strength, with occupancy recovered from post-pandemic lows, though it declined slightly in 2024. These market dynamics underscore the urgency of expanding supply.

By increasing supply and aligning average rents with market norms, Angleton will strengthen its competitive position and attract greater investment.

# Regulatory Reform

Angleton has already implemented online permitting, which is a strong foundation. To further accelerate growth, we recommend:

- Expanding the one-stop shop model to coordinate planning, zoning, utilities, and inspections
- Gradually loosening select zoning restrictions (e.g., targeted commercial or industrial districts), drawing inspiration from Houston's flexible approach
- Introducing waivers or reduced fees for small businesses and priority projects

Current Fee Structure Impact: Current permit fee structures discourage incremental improvements by requiring businesses to pay the same fees repeatedly. This disproportionately impacts small enterprises, while larger firms can afford comprehensive upgrades at once. Adjusting fee policies would encourage incremental investment and support local entrepreneurship.

Additionally, we recommend relaxing the 150-square-foot minimum dwelling requirement, which currently prohibits micro-units and smaller rental housing. Allowing such units would quickly expand housing supply and stimulate growth. The demographic analysis confirms strong demand pressures: multifamily rental occupancy in the 77515 ZIP code has not fallen below 85% since 2020, indicating consistent market strength. Moreover, 37.8% of renter households pay $1,000 to $1,499 per month, demonstrating the need for diversified housing options across price points.

**According to the Journal of Urban Economics: "Extensive literature shows that restrictive land-use regulations and the resulting inability of housing supply to react to demand increases are crucial reasons for cities' current housing affordability problems ."**

This principle applies across property types—housing, office, retail, and industrial. The demographic report indicates Angleton's housing stock is heavily weighted toward single-family detached homes (74.0%, or 6,184 units), with limited multifamily options. Expanding supply across tenure types will place downward pressure on rents and costs, spurring economic development in Angleton.

# Incentives

Angleton's current tax abatement policy is limited to large-scale industrial uses. We recommend:

- Expanding eligibility to include housing projects and small-to-medium enterprises
- Lowering the $1 million investment threshold to attract smaller, high-value projects that benefit the community

Housing Opportunity: The demographic report reveals that 30.4% of renter households are cost-burdened (spending more than 30% of annual income on housing), compared to only 12.5% of owner households. Among renters earning less than $50,000 annually, nearly 90% are cost-burdened. Tax incentives supporting affordable housing development could directly address this affordability gap while creating local employment and increasing the tax base through volume.

The city should also leverage Chapter 380 agreements to support high-quality, unique projects such as restaurants, patios, and façade improvements. These investments enhance quality of life, attract future businesses, raise property values, generate sales tax revenue, and strengthen Angleton's tourism appeal.

Evidence suggests that approximately 75% of large firms would have located in a community regardless of incentives . Therefore, Angleton will gain greater value by focusing incentives on small businesses, incremental improvements, and placemaking projects. Supporting patios, outdoor spaces, and façade upgrades can provide businesses of all sizes with the resources needed to thrive. Angleton can also investigate adding "But for" requirements to its incentive applications to weed out developments that are coming anyways. Angleton should also look at targeting industry clusters which fit well with what already exists to strengthen the current sectors.

Industry Cluster Opportunity: The demographic report identifies Health Care and Social Assistance as the largest industry in Angleton (21.5% of 2022 jobs), with the UTMB Health Angleton Danbury Campus—a 62-bed facility with trauma designation since 1969—serving as an anchor institution. Supporting healthcare-related businesses, professional services, and complementary industries through incentives could reinforce this existing economic base.

Even for small businesses already planning to establish in Angleton, incentives can facilitate higher-quality builds and alleviate startup debt, reducing failure risks. Similarly, incentives for patios and façades can provide the necessary impetus for businesses of all sizes to invest in improvements.

We recommend that you look into lowering the tax burden on businesses since "Executives from nearly 80 percent of companies that have received incentives stated they would prefer broadly available low taxes to targeted incentives. "

## Workforce Development

A skilled and readily available labor force is, according to a recent survey of executives, the single most important factor in driving business location decisions .

Critical Skills Gap: Angleton currently has a significantly smaller share of their population with Bachelor and Graduate degrees than Brazoria County. Among the population age 25+, only 20.3% of Angleton residents hold a Bachelor's degree or higher, compared to 32.1% county-wide. This gap is likely due to perceived lack of opportunities and may constrain higher-wage employment attraction. The demographic report further indicates that 45.5% of Angleton's population age 25+ holds only a high school diploma as their highest qualification, compared to industry demands for advanced credentials.

To enhance Angleton's appeal, we recommend forging partnerships with local institutions such as Brazosport College to develop targeted workforce pipelines.

Recommended Initiatives:

- Customized training programs aligned with key local industries (manufacturing, energy, petrochemicals, healthcare)
- Internships, apprenticeships, and certification programs to build practical skills and industry credentials

- Direct pathways from education to employment to retain local graduates and reduce brain drain
- Complimentary candidate screening and hiring assistance to reduce employer recruitment costs
- Grants and credits to offset tuition expenses and employee wages during training

Such collaborations would provide employers with a steady supply of qualified workers, reduce training costs, and position Angleton as a competitive site for expansions or relocations.

Partnerships between economic developers and educational institutions have been shown to:

- Improve training program participation and completion rates
- Lead to better employment outcomes and higher earnings for participants
- Help companies fulfill labor requirements more effectively, enhancing regional attractiveness for investment

Commuting Challenge: The existing conditions report reveals a critical workforce mismatch. Currently, 92% of Angleton residents commute out of the city for work, while 85% of jobs in Angleton are filled by workers living outside the city. This pattern suggests either insufficient local employment opportunities aligned with resident skills or inadequate local workforce skills matched to available jobs. Workforce development initiatives directly targeting this imbalance could dramatically shift economic dynamics.

While companies often prefer to locate where skilled labor is cheap and plentiful, this is not always possible. Communities that excel in infrastructure and tax climate but lack a fully developed workforce can still tip the balance in their favor by offering workforce incentives.

Recent studies have found that training incentives generate a stronger positive effect on economic activity than tax incentives—up to ten times greater . By prioritizing workforce development, Angleton can create long-term value, attract employers, and strengthen its competitive position. Another study found that workforce development incentives cost about $9,000 per job, substantially less than typical economic development incentives .

## Tourism Development

Tourism represents a significant opportunity for Angleton. We recommend:

- Utilizing HOT funds and/or public-private partnerships to develop a convention center or other major event spaces capable of hosting large-scale events.
- Pursuing certifications such as Tourism Friendly and Film Friendly, complementing Angleton's existing Music Friendly designation.
- Partnering with the Texas Historical Commission's Heritage Trails program to highlight Angleton's historic connection to Stephen F. Austin and secure grant funding for site improvements.
- Expanding and promoting unique local events such as the Brazoria County Rodeo, alongside new signature events that differentiate Angleton from peer communities.

- Establishing an official tourism website and social media presence to showcase attractions, events, and community assets to a wider audience.

Market Gap: The demographic report identifies a critical gap in Angleton's lodging infrastructure. Currently, Angleton offers only five hotel properties totaling approximately 210 rooms, with four classified as economy hotels. By contrast, competing markets Lake Jackson and Clute offer 13+ properties with a broader mix of service levels and amenities. Angleton's hotel market shows improvement—average daily rates increased 21.4% from 2019 to 2024 (from $77.23 to $93.73), and occupancy rates have recovered to 59.8% in 2024. However, the lack of full-service or upscale properties constrains convention business and group travel.

Given the lack of full-service hotels in Angleton, the city could definitely benefit from a convention center/hotel project concept. If the City can use HOT funds to help create the convention center portion, then many developers might be willing to build out a good quality hotel. There is even a good opportunity to have the hotel and convention center built with a historical aesthetic in mind, to match Angleton's rich history.

## Public Infrastructure Investment

Sustained growth in Angleton will require not only regulatory and incentive reforms but also strategic investments in public infrastructure to ensure the city can support additional development. Expanding capacity in critical systems will reduce bottlenecks, improve quality of life, and make Angleton more attractive to investors.

Population & Growth Baseline: The demographic report indicates Angleton's population grew from 19,429 (2020) to approximately 20,495 (2024)—a 1.3% annual growth rate, accelerating from the 0.3% rate during 2010-2020. Household growth has been faster, increasing at 1.8% annually since 2020. This accelerating household formation (from 7,196 in 2020 to 7,725 in 2024) will place increasing demands on infrastructure systems.

Recommended priorities include:

Transportation: Upgrade road networks, intersections, and freight corridors to accommodate increased industrial and commercial activity. The demographic data identifies significant job concentration along HWY 274 and HWY 35 corridors in northeast and northern Angleton, the community identified potential need for an overpass. Enhancing these routes will support continued industrial absorption (which has been positive for 9 of the last 10 quarters). Explore multimodal options such as bike lanes and pedestrian-friendly downtown improvements to enhance accessibility and support local retail and tourism development. Consider addressing chuted drainage under railroad and expanding lanes, sidewalks and adding streetlights on Henderson Road and repairing roads near the Courthouse. There also may be potential to renegotiate the interlocal agreement with County to get more funds due to high propensity of county buildings in Angleton.

Utilities: Expand water, wastewater, and stormwater infrastructure to meet the demands of new housing and industrial projects. With multifamily occupancy consistently above 85% and industrial absorption trending positive, capacity constraints could emerge quickly. Proactive investment will prevent costly delays and ensure reliability for both residential and commercial development.

Digital Infrastructure: Invest in broadband expansion and smart-city technologies to support modern business operations and attract knowledge-based industries. This is particularly relevant given that only 20.3% of Angleton's population holds a bachelor's degree or higher—digital infrastructure can support remote education and upskilling opportunities.

Public Facilities: Develop or expand civic amenities such as parks, libraries, and community centers to improve livability and attract workforce talent. With median household income at $83,981 and 42.5% of households earning over $100,000 annually, residents likely have demand for quality-of-life amenities. The demographic profile shows 28.9% of households include children under 18, indicating strong demand for family-oriented recreation and services. Proposals like the 2 phased Angleton Complex would be a great public amenity investment. Some community members have requested additional dog parks.

Resilience: Incorporate climate-resilient infrastructure (e.g., flood mitigation, energy-efficient systems) to safeguard long-term growth and reduce risk for businesses and residents. Angleton's location in coastal Texas raises climate adaptation needs for long-term competitiveness. Street flooding has been a big problem in older neighborhoods and around the Courthouse.

By aligning infrastructure capacity with anticipated development, Angleton can avoid growth constraints, reduce investor uncertainty, and position itself as a forward-looking community prepared for sustained expansion.

## Promoting Entrepreneurship

Young entrepreneurial firms create about two-thirds of new jobs. To capture that growth potential, Angleton should adopt a coordinated entrepreneurship strategy that reduces barriers, increases access to capital, and accelerates business formation and scale-up.

Recommended Actions:

Small-business financing

- Establish a city-backed microloan or revolving loan program targeted at startups and early-stage firms.
- Explore a formal partnership with the SBA to expand access to 7(a) lending, microloan programs, and technical assistance.

Tax and fee incentives

- Offer targeted tax breaks or temporary property tax abatements for qualifying small businesses during early years.
- Pilot sales-tax rebates or grant matches for startups that meet job-creation or community-benefit thresholds.
- Fast-track permitting for small business launches and expansions to reduce time-to-open.

Business support and talent pipelines

- Sponsor mentorship programs that pair experienced local entrepreneurs and executives with new founders.
- Create or partner with accelerator programs that provide cohort-based mentorship, workspace access, and investor introductions.
- Provide complimentary business-formation clinics covering licensing, bookkeeping, and regulatory compliance.

Leverage private capital and impact investing

- Pursue partnerships to catalyze for-profit, community-oriented venture capital or seed funds that target local founders and mission-driven businesses.
- Use city funds or credit enhancements to attract impact investors and match private capital for early-stage rounds.
- Explore program-related investments (PRIs) or loan guarantees to lower investor risk for community-focused ventures.

State and regional programs

- Promote and connect local entrepreneurs to the Texas Emerging Technology Fund and similar statewide resources for tech commercialization, grants, and matching capital.

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# Neighborhood Revitalization Incentives

Revitalizing older neighborhoods requires a toolkit that blends property-specific incentives with broader supportive policies. Key tools, supported by both practical outcomes and academic research, include:

**1. Property Tax Abatements and Exemptions**

- Targeted Property Tax Abatement programs freeze a property's tax value before improvement, so owners pay taxes based on the pre-rehabilitation valuation for a set period (often 10–15 years).
- Exemptions can also be applied to the tax increase resulting from substantial renovations, reducing or eliminating additional property taxes that would otherwise deter investment.
- Some cities offer longer abatements or bonus incentives for properties meeting green building or historic preservation standards.

**2. Direct Grant Programs**

- Façade Improvement Grants: Small grants match private spending by covering part of the costs to rehabilitate building exteriors or historic features; these are especially effective for revitalizing commercial corridors and increasing curb appeal.

- Rehabilitation and Safety Grants: Offered for critical improvements such as code compliance, energy efficiency, or hazard mitigation—targeted especially at owner-occupants or small investors in aging housing stock.

**3. Tax Increment Financing (TIF)**

- TIF Districts dedicate the future increase in property tax revenues (from rising property values post-redevelopment) to pay for infrastructure, site improvements, or even "gap financing" for new or rehabbed projects within the neighborhood.
- TIFs can leverage private investment by offsetting up-front costs and have been instrumental in urban renewal where access to conventional lending is limited.

**4. State and Federal Incentives**

- Historic Preservation Tax Credits: Offset a percentage of qualified rehabilitation expenses for certified historic buildings. Blending federal and state programs can cover 20–40% or more of eligible costs.
- Opportunity Zones: These provide capital gains tax reduction for investments in designated census tracts, fostering long-term investment in distressed areas.

**5. Streamlined Permitting and Fee Waivers**

- Fast-track Permitting Processes reduce the delay and uncertainty that can discourage reinvestment in older properties.
- Permit/Fee Waivers or Reductions for renovation, adaptive reuse, or energy upgrades can further improve project feasibility for smaller investors.

**6. Technical Assistance and Capacity-Building**

- Many successful programs also offer design consulting, small business support, or help accessing financing. Local or regional nonprofits—often in partnership with municipal agencies or NeighborWorks America—play critical roles in helping residents and property owners navigate these opportunities

# Conclusion

Targeting incentives, promoting entrepreneurship, building public infrastructure capacity, investing in tourism, creating a robust workforce development program pipeline, and streamlining permitting and zoning can lead to significant gains for Angleton.

Current Challenges & Opportunities: As it currently stands, 92% of residents commute out of the City for work. This extraordinary out commuting rate—far above national norms—represents both a challenge and an unprecedented opportunity. Workforce development and entrepreneurial programs are very likely to not only lower that rate but attract even more workers from surrounding cities, leading to an increase of local shopping and restaurant activity and causing a snowball effect.

Demographic Tailwinds: Angleton's population is growing at 1.3% annually, with households growing even faster at 1.8%. The city's younger demographic (median age in the 20-29 range as largest cohort) combined with established families (28.9% of households with children under 18) suggests sustained housing and retail demand. The 42.5% of households earning over $100,000 annually provides affluent consumer base for quality retail, dining, and services.

Catalytic Development Path: These effects could be increased even more with the development of a historic downtown through 380 agreement façade grants or tax cuts, alongside building a convention center and full-service hotel. Leaning into Angleton's historic roots—particularly its connection to Stephen F. Austin and Texas colonial history—can be a very natural path forward for Angleton to make it a desirable tourist destination. With only five modest hotel properties currently serving the area, a quality full-service hotel and convention center would position the city to capture regional tourism spending and event business.

Strategic Priorities Summary:

1. Workforce Development: Address the 20.3% bachelor's degree attainment gap through Brazosport College partnerships to make local employment opportunities accessible to residents
2. Housing Supply: Relax zoning constraints and minimum unit size requirements to address the 30.4% cost-burden rate among renters
3. Tourism Infrastructure: Develop convention center/hotel project to capture the clear market gap and leverage historical assets
4. Entrepreneurship: Create pathways for entrepreneurs to establish local businesses
5. Infrastructure Capacity: Invest proactively in utilities, transportation, and digital infrastructure to support accelerating residential and commercial growth

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# Appendix
# 14.9 City Strategic Plan (to be added)

# AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 24, 2026

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion and Updates on other matters related to the GLO RCP Grant, Comprehensive Plan Update, Building and Zoning Code Update, such as scheduling of future meetings and hearings.

**AGENDA ITEM SECTION:** Regular Agenda Item

**BUDGETED AMOUNT:** N/A **FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

A Developer Contractor Brown-Bag Lunch & Work Session was held on Tuesday, June 9, 2026 before registered contractors/area developers. The work session evaluated potential updates to the City's building codes.

As our community continues to grow, it is important that we work together to ensure that our codes remain practical, efficient, and responsive to the needs of builders, contractors, property owners, and the community as a whole. Before any recommendations are considered, we want to hear directly from the professionals who work with these regulations every day.
This informal work session is designed to:

- Discuss opportunities and challenges associated with potential building code updates.
- Gather contractor feedback on current permitting, inspections, and construction practices.
- Identify areas where the City can improve efficiency and customer service.
- Explore ways to enhance community resilience while maintaining affordability and development competitiveness.
- Strengthen communication and collaboration between the construction industry and City staff.

Whether you build homes, commercial projects, perform specialty trades, or provide design and engineering services, the team will continue to provide input opportunities to help shape future recommendations and ensure that any proposed changes are practical and effective.

**RECOMMENDATION:**

Staff recommends that the Committee receive updates on the progress of the code updates.

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## BUILDING CONTRACTORS

# LUNCH & LEARN

**BUILDING SMARTER. BUILDING SAFER.**

SAFETY | PLANNING | COMPLIANCE | BEST PRACTICES

Join us for an informative Lunch and Learn workshop focused on key updates and practical insights from the ***International Building Code***.

## WE NEED YOUR INPUT ON UPGRADING OUR CURRENT BUILDING CODES.

**DATE:**
June 9, 2026

**TIME:**
12:00 PM – 1:30 PM
(Lunch Provided)

**LOCATION:**
City Hall, Council Chambers at
120 S. Chenango, Angleton TX

**LUNCH PROVIDED BY RSVP ONLY**
@ 979-849-4364 @x2108

**JOIN US ONLINE VIA ZOOM!**

**MEETING CHAT LINK**
https://us02web.zoom.us/launch/jc/84495733996

**MEETING ID:**
844 9573 3996

**PASSCODE:**
655805

ICC INTERNATIONAL CODE COUNCIL

# BUILDING CODE UPDATE



# Code Update Considerations



Enhanced energy efficiency & sustainability



Safety: improved standards protect existing infrastructure while planning for growth



Planning for the future of growth, development, and resilience.

**2015:** Foundation and Clarification
**2018:** Refinement and Expansion
**2021:** Transformation and Innovation
**2024:** Resilience and Modernization

# PROGRESSION OF CODE UPDATES

INCREMENTAL IMPROVEMENTS IN SAFETY AND EFFICIENCY

# 2015 v 2018 Highlights

# Significant Changes

- Improved life safety provisions
- Greater precision in hazard design
- Expanded recognition of modern uses
- Incremental energy efficiency standards

LW1

# How does this affect Angleton?



Better enforcement clarity than the 2015 Code year cycle



Improved public safety over the earlier Code cycle



Future-ready infrastructure standards

**Slide 6**

**LW1** I need an assist on the Impact slide for each cycle—the notes I got all had the same 4 points. Or we can summarize at the end all at once?

Laura Waller, 2026-04-30T22:23:34.837

ADVANCEMENTS IN SAFETY, ENERGY, AND TECHNOLOGY

# 2015 v 2021 Highlights

# Significant Changes

- Improved life safety provisions
- Adaptation to modern occupancy types
- Significant energy efficiency gains
- Innovation in construction materials and types

LW1

# How does this affect Angleton?



Improved enforcement clarity



Improved public safety



Enables new construction types



Continues to modernize codes for real-world building trends

**Slide 9**

**LW1** I need an assist on the Impact slide for each cycle—the notes I got all had the same 4 points. Or we can summarize at the end all at once?

Laura Waller, 2026-04-30T22:23:34.837

# Modernization of codes

# 2015 v 2024 Highlights

# Significant Changes

- Uniform code clarity across all Code Sections
- Improved life safety provisions
- Electric Vehicle Charging and Battery Storage adequately addressed across all Code Sections
- Enhanced resiliency standards
- Stronger energy efficiency requirements
- Modernized construction practices

LW1

# How does this affect Angleton?



Better enforcement clarity and standards



Improved public safety requirements particularly in electric vehicle charging and battery storage uses



Leading industry standard regulations for development, sustainability, and future growth

**Slide 12**

**LW1** I need an assist on the Impact slide for each cycle—the notes I got all had the same 4 points. Or we can summarize at the end all at once?

Laura Waller, 2026-04-30T22:23:34.837

# Code Years Summary

## 2018

- Incremental changes
- Incremental improvements in safety and efficiency

## 2021

- Major updates and changes to construction types and material allowances
- Significant advancements in safety, energy, and technology

## 2024

- Adequately addresses current trends
- Utilizes previous modernization in construction types and material allowances to keep pace with an ever-changing industry



# Next Steps

## Public Hearing & Adoption of Ordinance transitioning to Code Cycle 2024