



THE HEART OF BRAZORIA COUNTY  
**ANGLETON**  
**COMPREHENSIVE  
PLAN 2025**



# 14

# APPENDICES

Remaining information will be added as they become available

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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

- 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

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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

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

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**

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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**

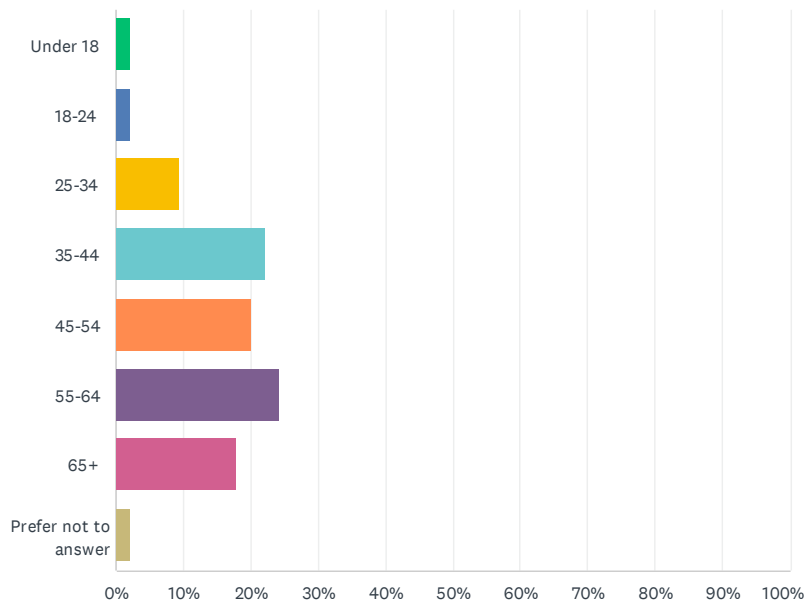
“Sidewalks... walkable downtown... safer streets”

## 14.2.2 Questionnaire Responses (Attachment A)

The City of Angleton is updating its Comprehensive Plan, and your voice matters. Help Shape the Future of Angleton! La ciudad de Angleton está actualizando su Plan Integral y su voz importa. ¡Ayude a dar forma al futuro de Angleton!

### 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

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#	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

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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

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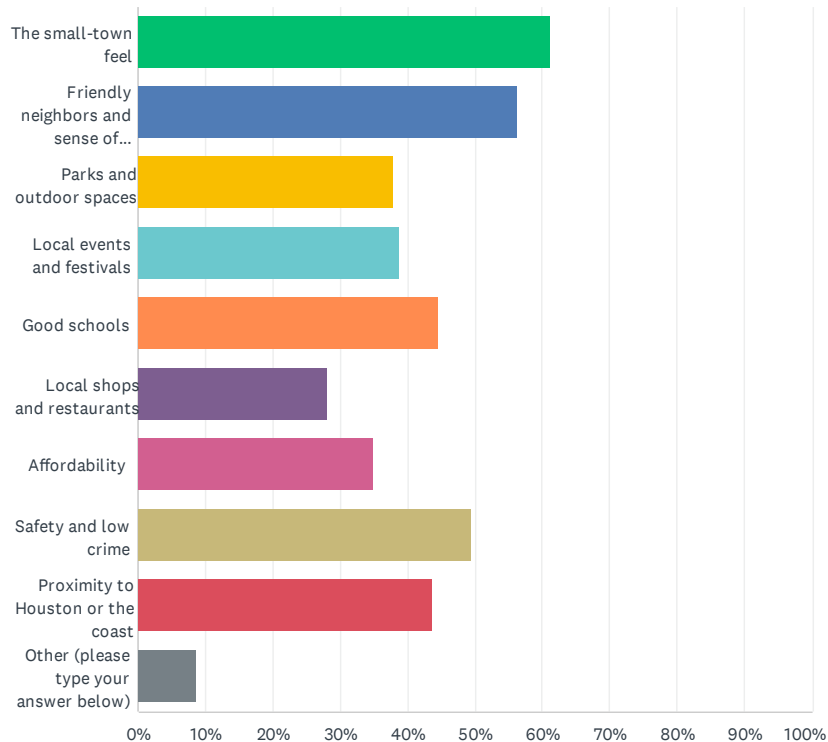
49	56 years	10/31/2025 8:28 AM
50	10 years	10/25/2025 3:36 PM
51	2 years	10/17/2025 9:46 AM
52	65+ YEARS	10/15/2025 2:46 PM
53	45 years	10/14/2025 10:10 PM
54	33 years	10/9/2025 9:37 AM
55	3	9/24/2025 9:35 AM
56	27 years	9/23/2025 8:10 PM
57	3 years	9/23/2025 5:13 PM
58	36 years	9/23/2025 4:16 PM
59	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

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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		

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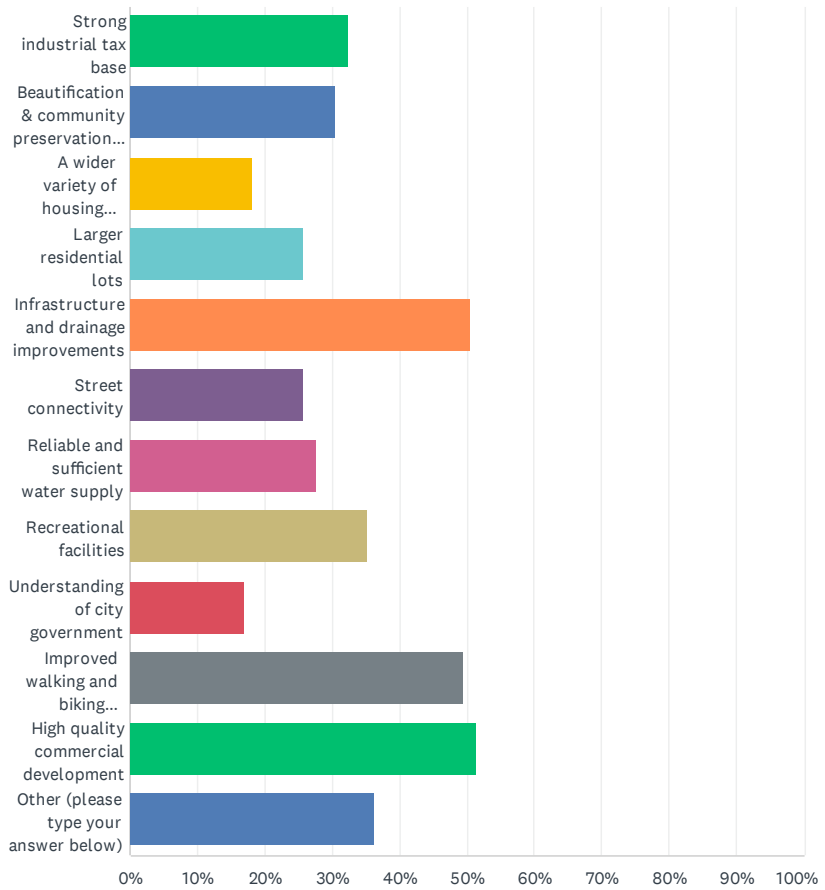
#	OTHER (PLEASE TYPE YOUR ANSWER BELOW)	DATE
1	Christian school opportunity	1/15/2026 11:24 AM
2	Angleton Christian School	1/15/2026 11:20 AM
3	Family ties	12/3/2025 9:57 PM
4	My church family	12/2/2025 8:16 PM
5	I live here for my job	11/15/2025 4:49 AM
6	Nothing it's changed too much	11/13/2025 10:27 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

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**Q4 What do you think Angleton could use more of? Check all that apply.**

Answered: 105 Skipped: 1

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ANSWER CHOICES	RESPONSES	
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		

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#	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 Emergency 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

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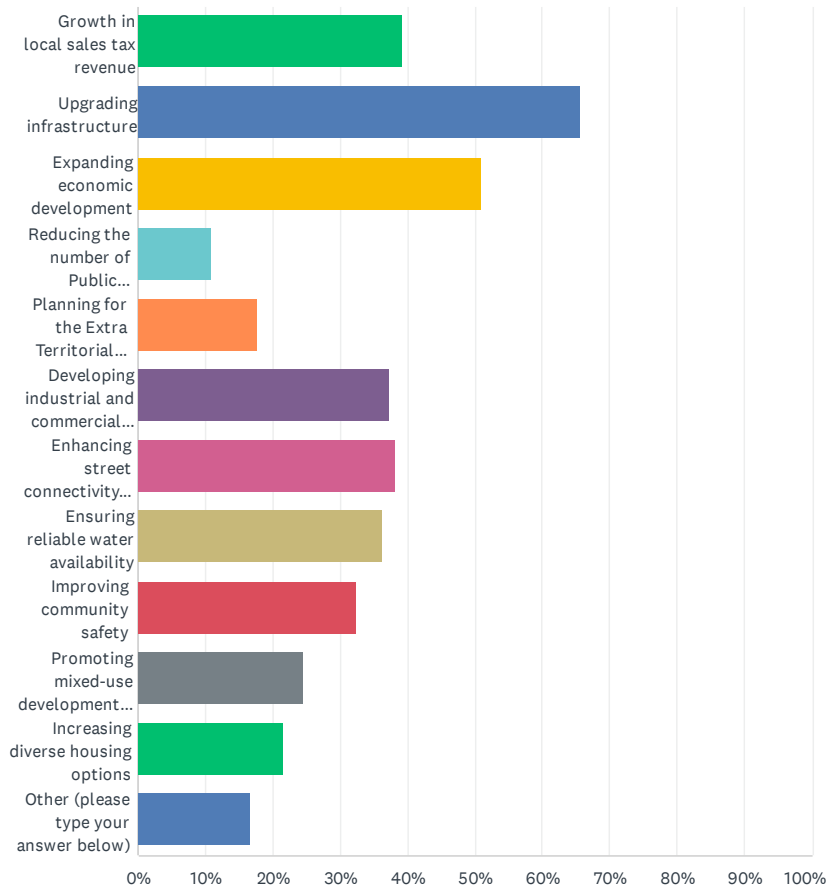
25	More grocery stores & restaurants	9/17/2025 6:13 PM
26	Traffic planning, college presence in town	9/6/2025 10:19 AM
27	locally owned Restaurants, entertainment, shopping, Better HEB	9/3/2025 7:19 PM
28	More retail so we could shop locally	8/31/2025 11:09 PM
29	More diverse restaurants, better grocery 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

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**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		

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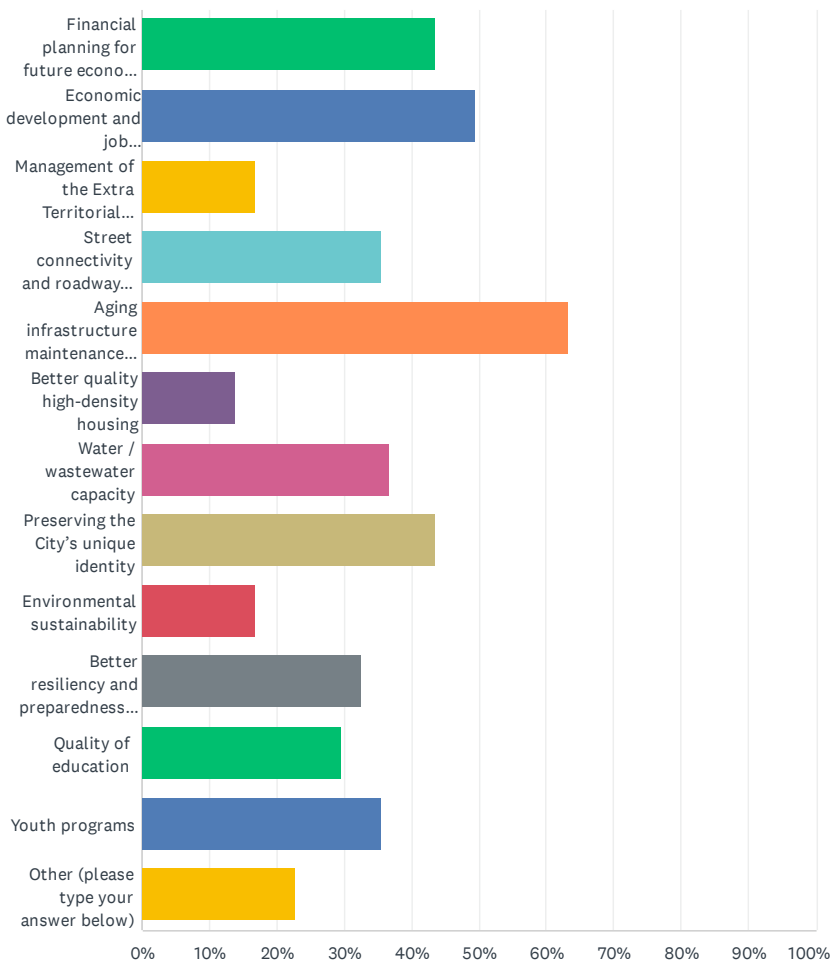
#	OTHER (PLEASE TYPE YOUR ANSWER BELOW)	DATE
1	Improving Henderson and other crumbling streets.	1/15/2026 9:50 PM
2	Townhomes.	1/5/2026 7:14 AM
3	Drainage on Rayburn Ridge	12/8/2025 10:44 AM
4	Apart of "Improving community safety" constructing more sidewalks and increasing the time on intersections walkway 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 maintenance	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

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**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		

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#	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

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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

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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

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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

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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

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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

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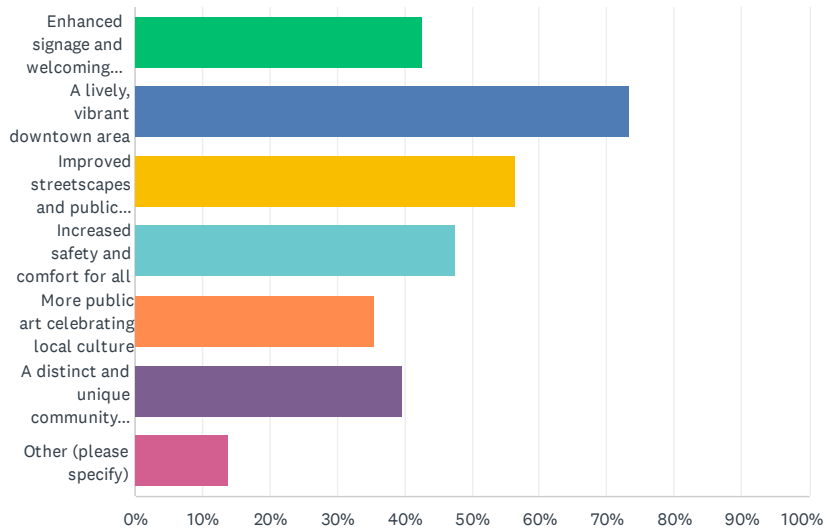
44	More commercial and mixed use.	9/23/2025 4:16 PM
45	Condos do not sustain value, as well as townhomes. High quality MHP create affordable living for low income families	9/23/2025 4:11 PM
46	I believe all those land uses are needed to make a diverse city that people want to live in.	9/23/2025 4:06 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

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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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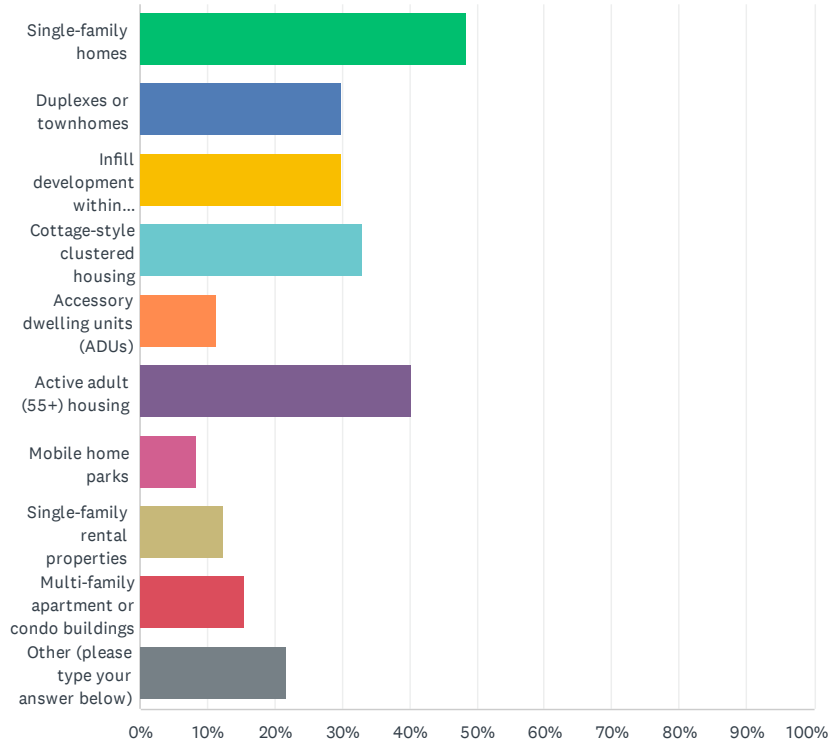
ANSWER CHOICES	RESPONSES	
Enhanced signage and welcoming entryways	42.57%	43
A lively, vibrant downtown area	73.27%	74
Improved streetscapes and public spaces	56.44%	57
Increased safety and comfort for all	47.52%	48
More public art celebrating local culture	35.64%	36
A distinct and unique community identity	39.60%	40
Other (please specify)	13.86%	14
Total Respondents: 101		

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#	OTHER (PLEASE SPECIFY)	DATE
1	Less shootings. More safety features	1/15/2026 9:50 PM
2	"Heart of" anything is an overused cliché 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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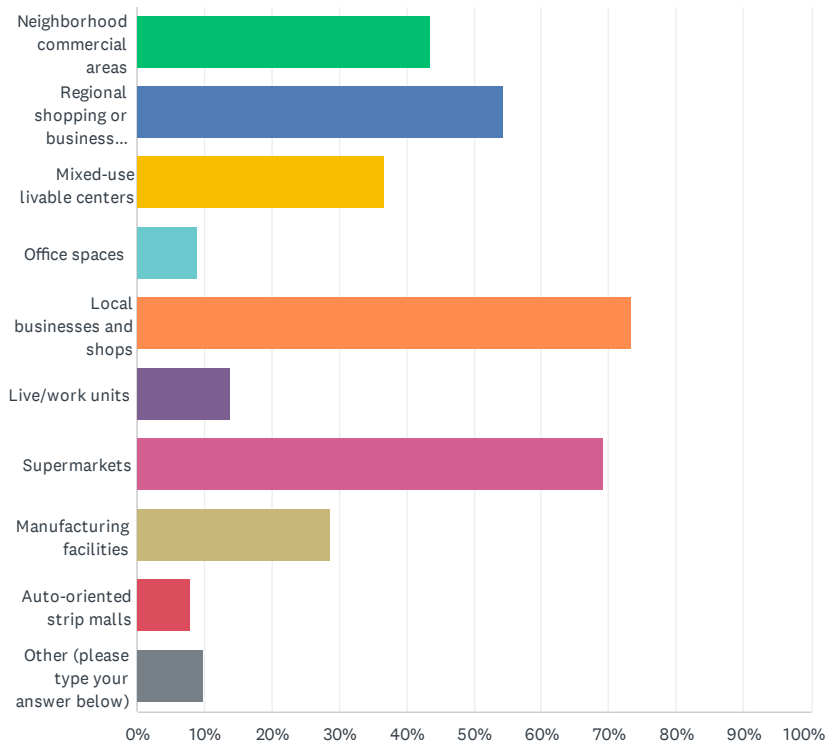
ANSWER CHOICES	RESPONSES	
Single-family homes	48.45%	47
Duplexes or townhomes	29.90%	29
Infill development within established neighborhoods	29.90%	29
Cottage-style clustered housing	32.99%	32
Accessory dwelling units (ADUs)	11.34%	11
Active adult (55+) housing	40.21%	39
Mobile home parks	8.25%	8
Single-family 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		

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#	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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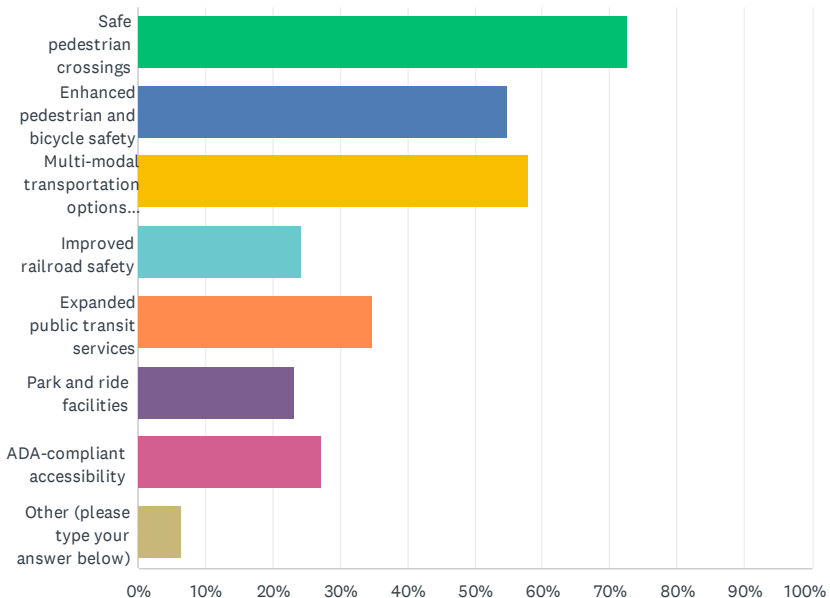
ANSWER CHOICES	RESPONSES	
Neighborhood commercial areas	43.56%	44
Regional shopping or business centers	54.46%	55
Mixed-use livable centers	36.63%	37
Office spaces	8.91%	9
Local businesses and shops	73.27%	74
Live/work units	13.86%	14
Supermarkets	69.31%	70
Manufacturing facilities	28.71%	29
Auto-oriented strip malls	7.92%	8
Other (please type your answer below)	9.90%	10
Total Respondents: 101		

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#	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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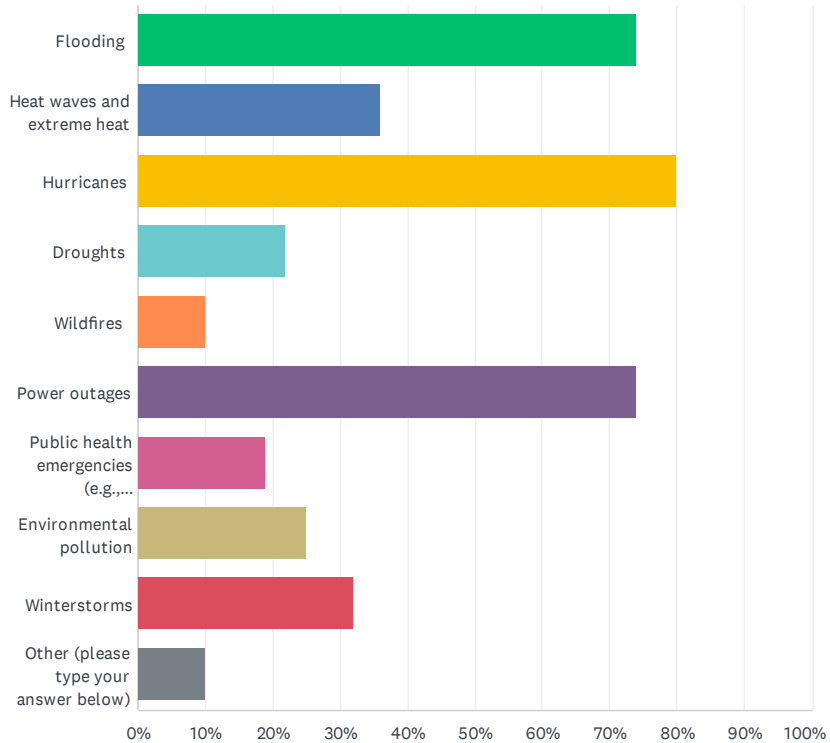
ANSWER CHOICES	RESPONSES	
Safe pedestrian crossings	72.63%	69
Enhanced pedestrian and bicycle safety	54.74%	52
Multi-modal transportation options (trails, sidewalks, golf carts, etc.)	57.89%	55
Improved railroad safety	24.21%	23
Expanded public transit services	34.74%	33
Park and ride facilities	23.16%	22
ADA-compliant accessibility	27.37%	26
Other (please type your answer below)	6.32%	6
Total Respondents: 95		

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#	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 neighborhoods	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		

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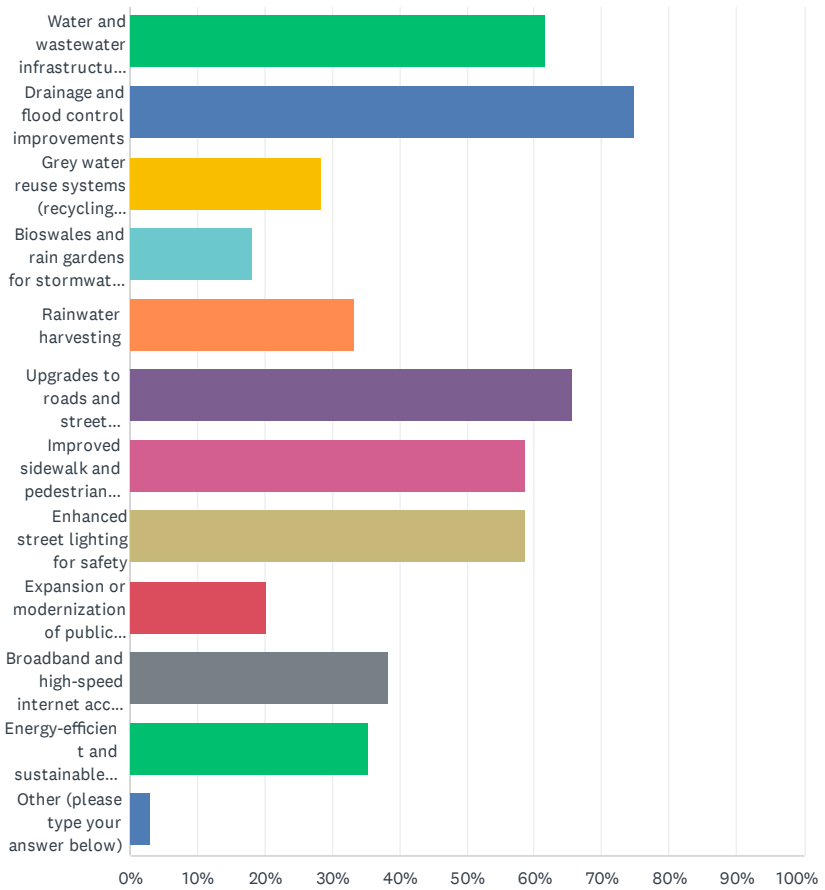
#	OTHER (PLEASE TYPE YOUR ANSWER BELOW)	DATE
1	Water pollution	1/15/2026 11:24 AM
2	All the above conditions should be considered for construction, purchases and overall budgeting	12/8/2025 10:48 AM
3	There are few more things that need to be addressed. Terrorist attacks and mass casualty events. Training 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. Bery! 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 dont 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

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**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	RESPONSES	
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		

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#	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 trails 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

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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

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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

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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

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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 pool, 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/natorium 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 Marvel 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

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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

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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

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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

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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

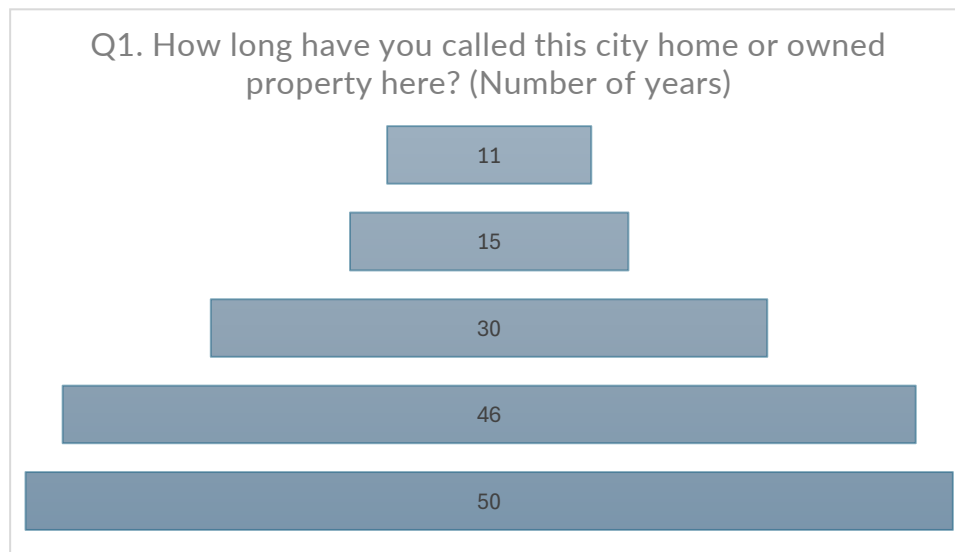
##### Description

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

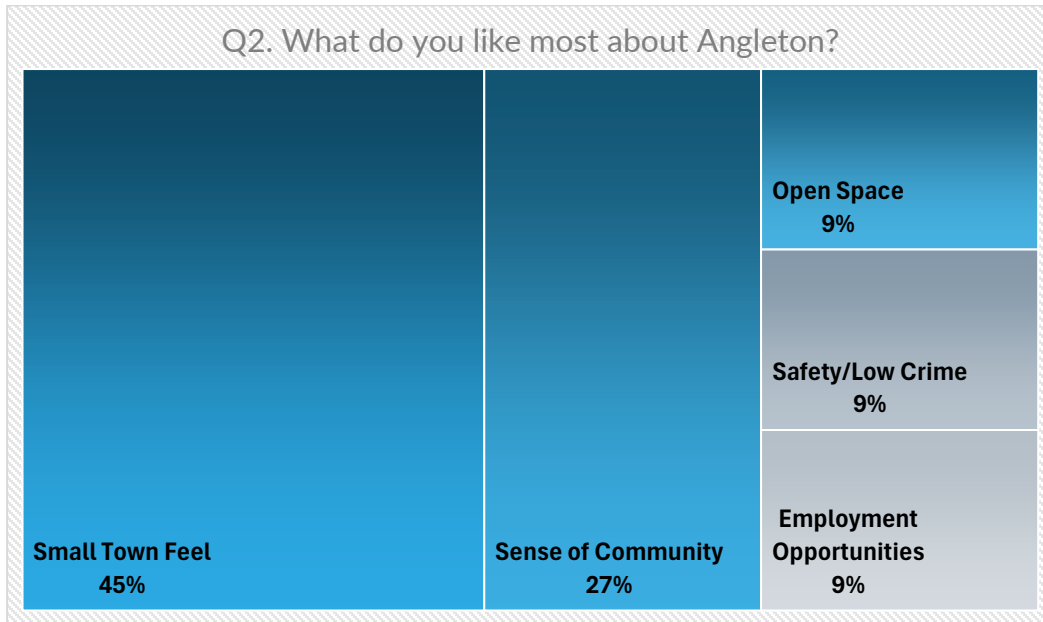
A summary of the responses received from the City Council is included below. Percentages are rounded off to the nearest whole number.

##### Residency



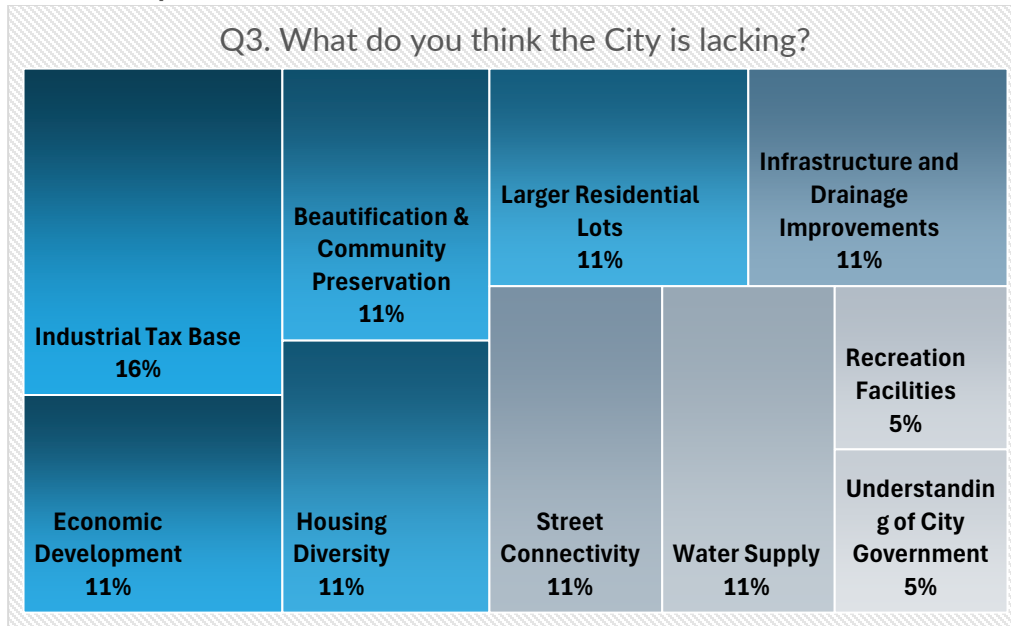
The respondents have lived in the City for a significant period, ranging from 11 years to over 50 years. This indicates deep roots and a long-term investment in the community. Such extended residency reflects a strong sense of place, high levels of community attachment, and a valuable historical perspective on local development and future growth.

**Strengths**



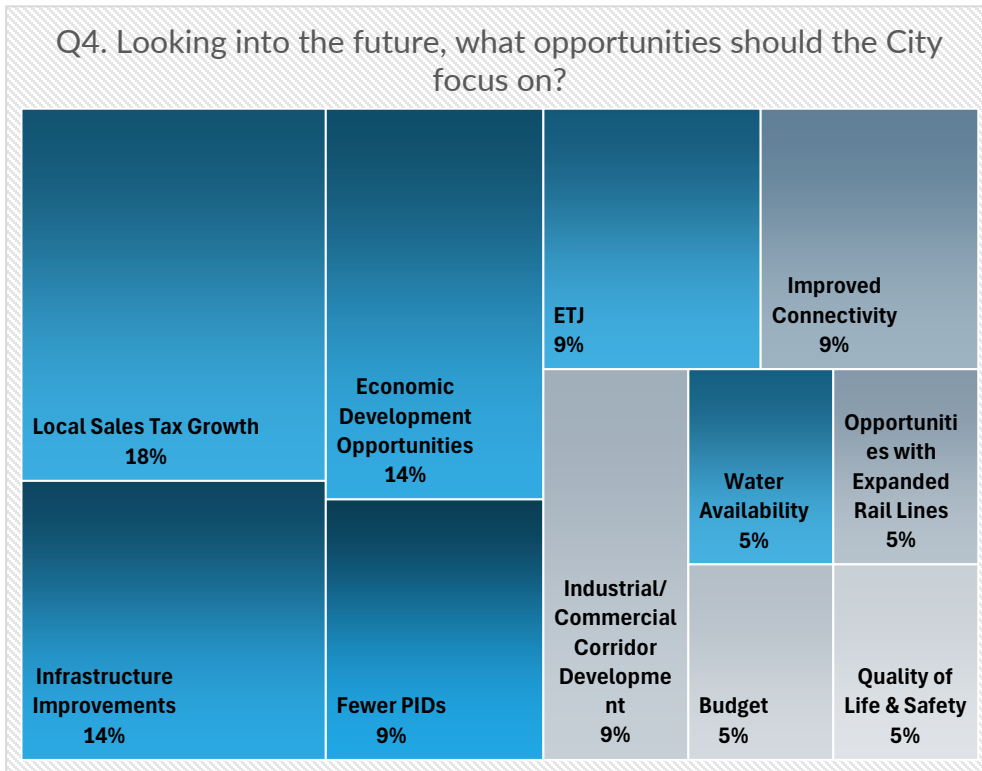
The majority of respondents identified "small town feel" (45%) and "sense of community" (27%) as the most valued aspects of living in Angleton. These qualities foster a strong local identity and a meaningful sense of belonging among residents. Although fewer respondents selected open space, safety/low 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

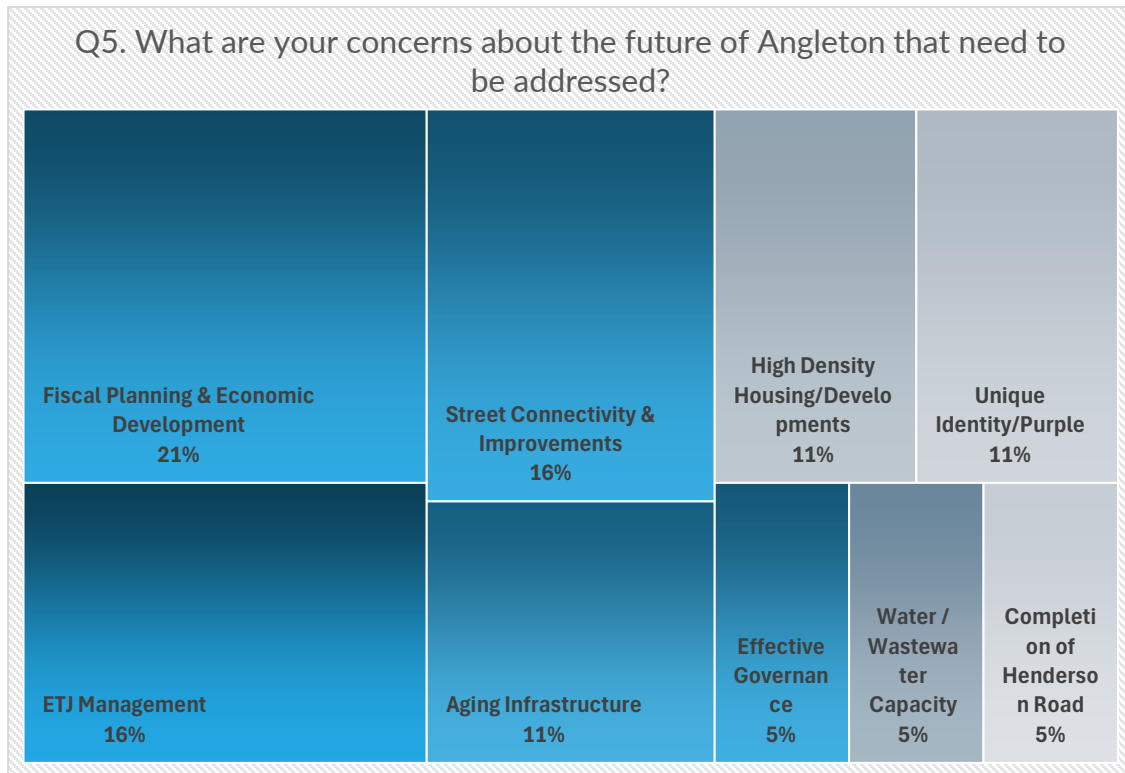


The top priorities include local sales tax growth (18%), infrastructure improvements, and economic development opportunities (14%). This highlights a strong focus on economic sustainability, where increasing local revenue and improving infrastructure are seen as critical to supporting services and future 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

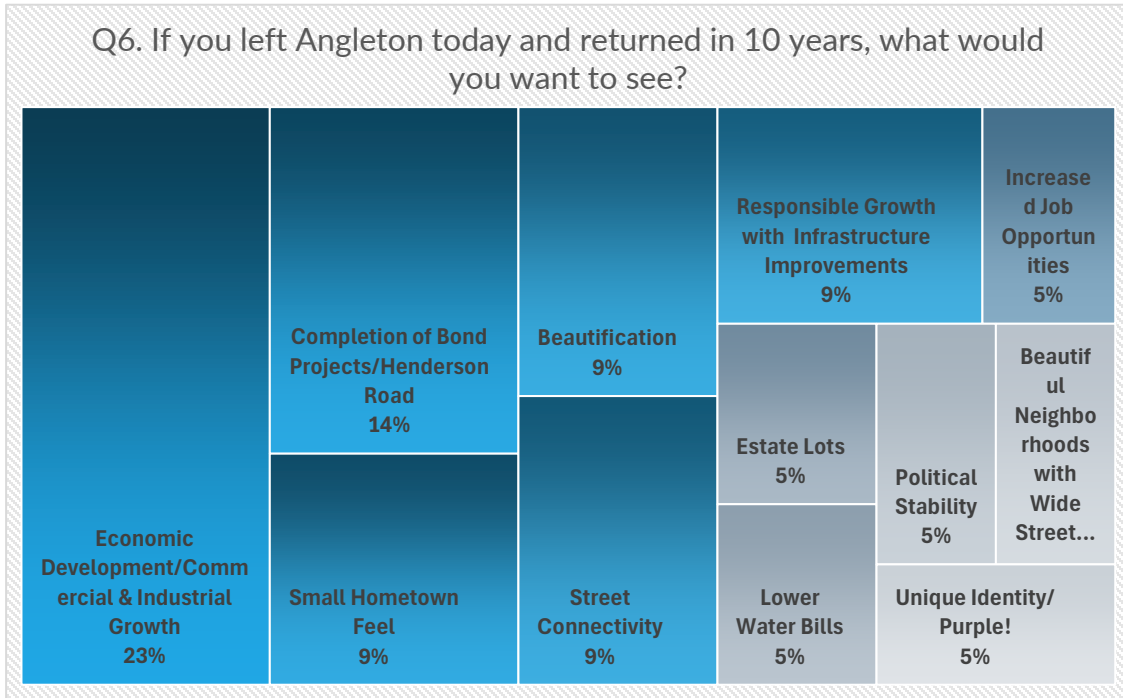


The top priorities include fiscal planning and economic development (21%), ETJ management (16%), and street connectivity and improvements (16%). This reflects a strong community emphasis on financial sustainability, job creation, and the need for a well-connected transportation network to support future 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

# How long have you called this city home or owned property here?

46 yrs

30 years

15+ years

11 years

50 years

# 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.

# What do you think the City is lacking?

Industrial businesses for diverse tax base and jobs.

Economic Development.  
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.

# What do you think the City is lacking?

Improved roads and drainage.

# 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.

# 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 Development ,  
encourage sales tax growth for improvements and  
Connectivity between town

ETJ, Water ,  
Development, Budget

# 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.

# 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.

# 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.

# 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.

# **CITY COUNCIL WORK SESSION 1**

**May 27, 2025**

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

## Agenda

**Mindi Snyder**  
Client Services

**Lata Krishnarao**  
Project Manager

**Krishna Radhakrishnan**  
Planning/GIS

**Steve Spillette (CDS)**  
Housing/Economic Analysis

**Scott Williams, CBI**  
SAFEbuilt



**City Council**

**Planning & Zoning Commission**

**Comprehensive Plan Advisory  
Committee (CPAC) (TBD)**

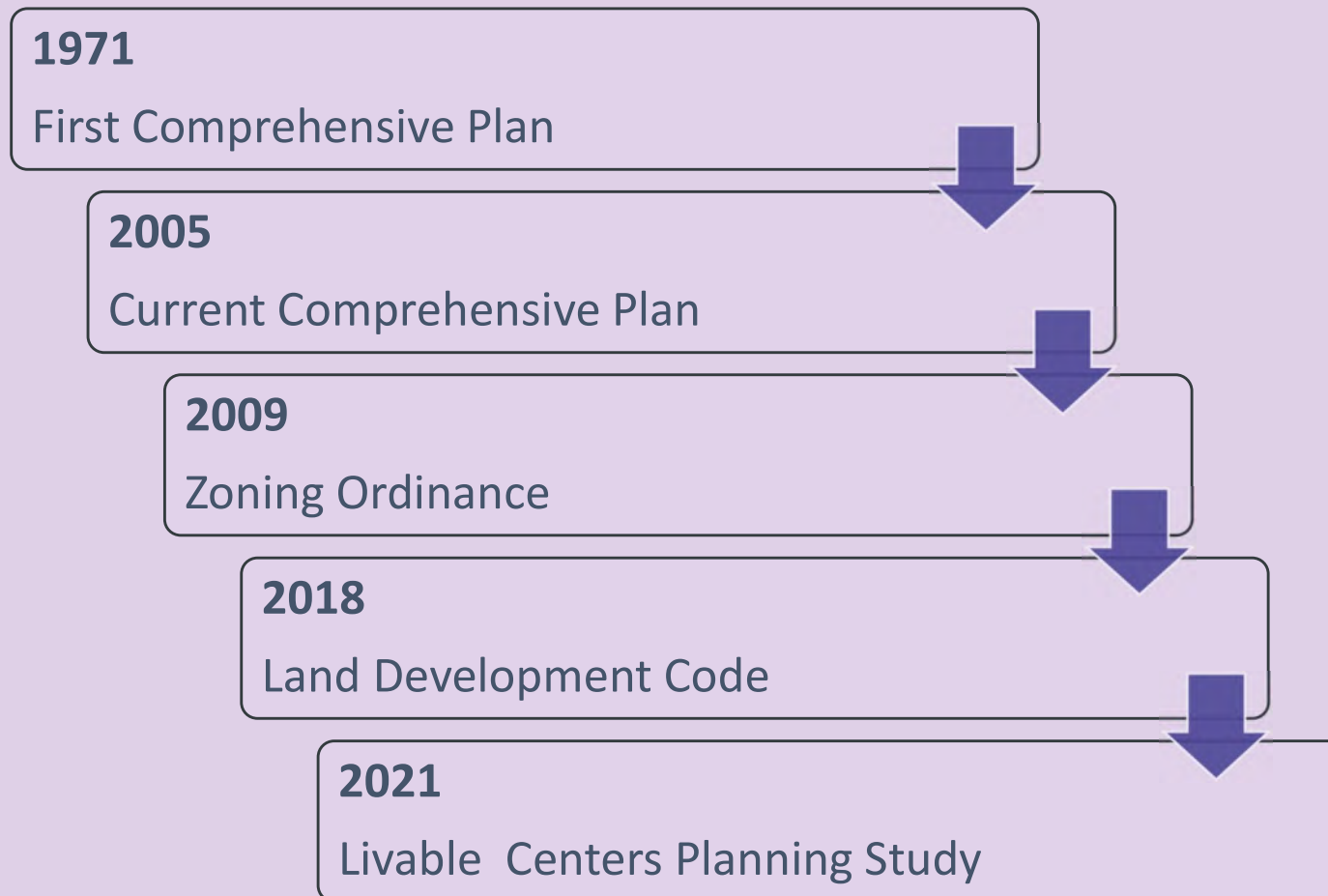
**Otis Spriggs, Dir. Development  
Services**

**City Staff**



## **Team Introductions**

## 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**

- **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** for 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?*

## Purpose

**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**

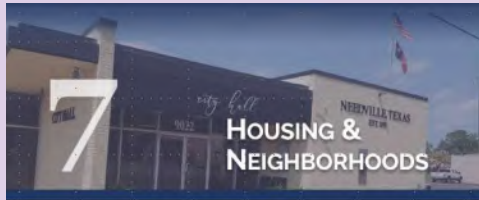
**Implement the Plan** – Formulate strategies to make the plan happen. The primary tools to implement the plan are **ZONING, SUBDIVISION REGULATIONS, OTHER CODES & REQUIREMENTS, FUNDING**

**Monitor and Evaluate the Plan** – Formulate measures, evaluate effectiveness, results, and impacts. **STAFF, CITIZENS, CITY OFFICIALS, STAKEHOLDERS**

## Planning Steps

## Components

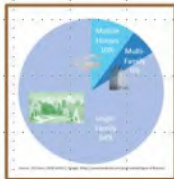




**A. Existing**

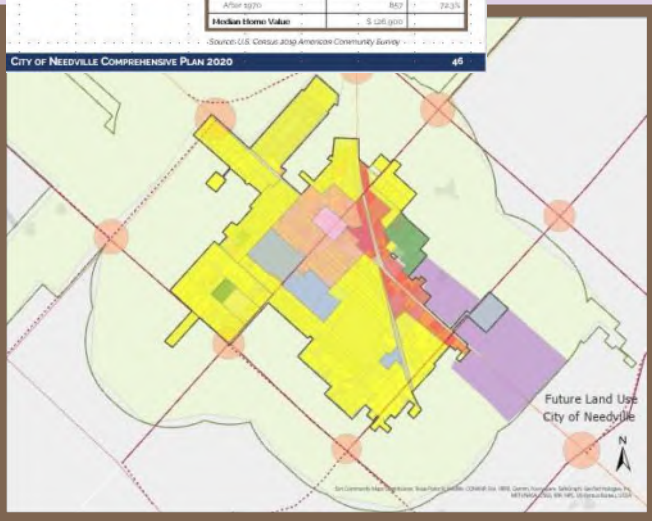
Single-family homes on spacious lots is the predominant land use in Needville, with almost 80% of Needville's land area developed for single-family residential. The city has approximately 2,000 housing units, of which roughly 84% are single-family, with another 16% consisting of manufactured homes, both on individual lots and in manufactured home parks, and 6% in multifamily buildings. Single-family housing stock ranges from modest early 20<sup>th</sup> century bungalows to larger brick ranch-style homes, with older homes generally located closer to the downtown area.

More recent subdivisions typically maintain a distinct character, with houses of similar age and architectural style on consistently sized lots that are generally well-integrated into the city's street grid. The city's average single-family lot size is 17,000 square feet, although lots range from 3,500 square feet in the city's single townhouse subdivision to more than 40 acres.



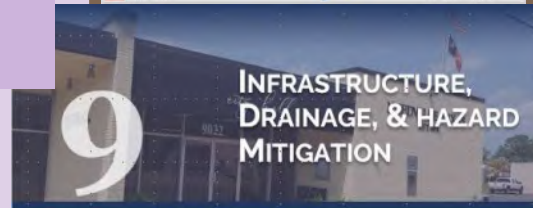
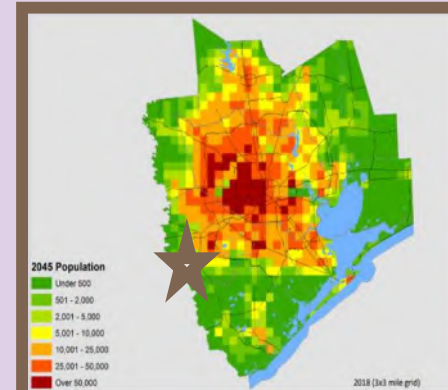
City of Needville Select Housing Data		
<b>Total housing units</b>	2,000	
Single Family	1,680	84%
Multifamily	120	6%
Manufactured Homes	200	10%
<b>Year Built</b>		
Before 1970	1,200	60%
After 1970	800	40%
<b>Median Home Value</b>	\$128,000	

Source: U.S. Census 2010 American Community Survey



# Elements

- Text
- Maps
- Graphics
- Tables
- Illustrations



The Infrastructure, Drainage, and Hazard Mitigation Plans are strategic documents that set growth-related goals, objectives, and priorities for municipal infrastructure related to water purification and distribution, wastewater collection and treatment, and stormwater management, hazard mitigation and others supporting the Comprehensive Plan vision and objectives. These plans serve as a guide to all decision-making relating to the city's infrastructure needs. The plans include recommendations for maintenance and provision for existing and new water and wastewater networks and facilities, drainage improvements, capital improvements, mitigation of flooding and other hazards and provide resilient solutions. The plans also identifies sources of funding and opportunities for public-private partnerships and assist in applying for eligible grants from FEMA and other agencies.

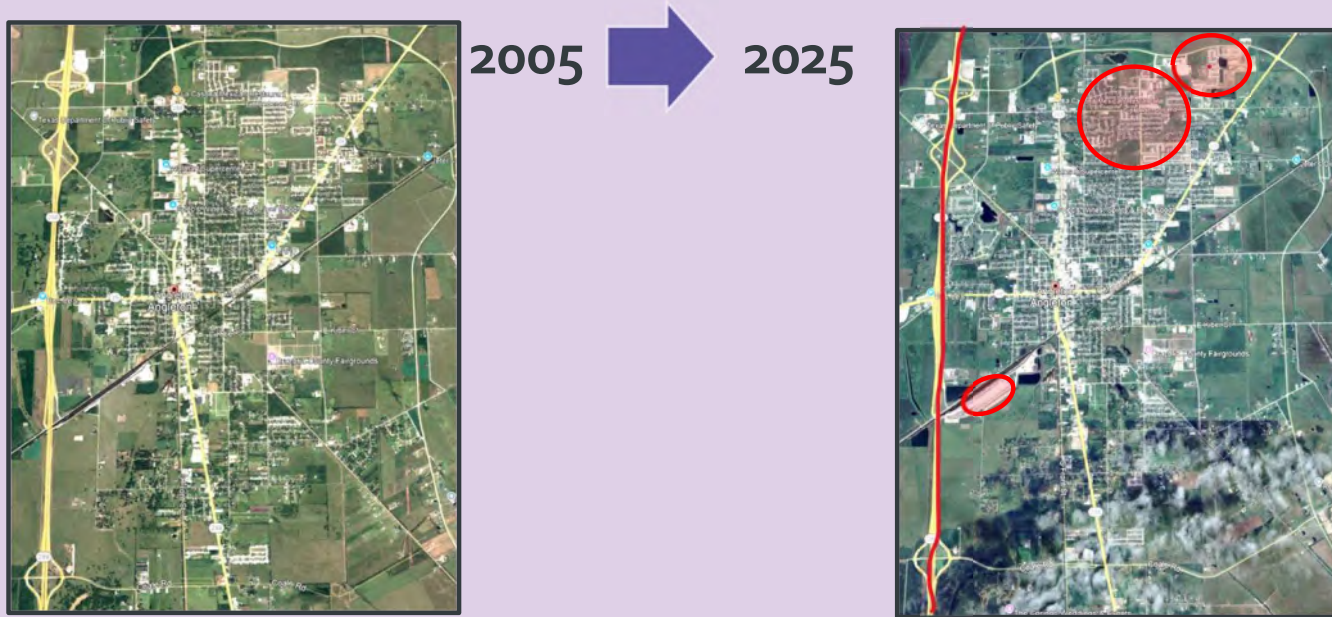
**A. Existing Conditions**

The City of Needville has not adopted Infrastructure, Drainage, and Hazard Mitigation Plans. Most of the areas within the City limits area served by city waste and sewer. FEMA has not identified any major flood areas within the city limits.



Flooding in Needville  
Source: Fort Bend County Drainage District

# Report Contents



## Why Now?

**Change** is inevitable and rapid growth in the region

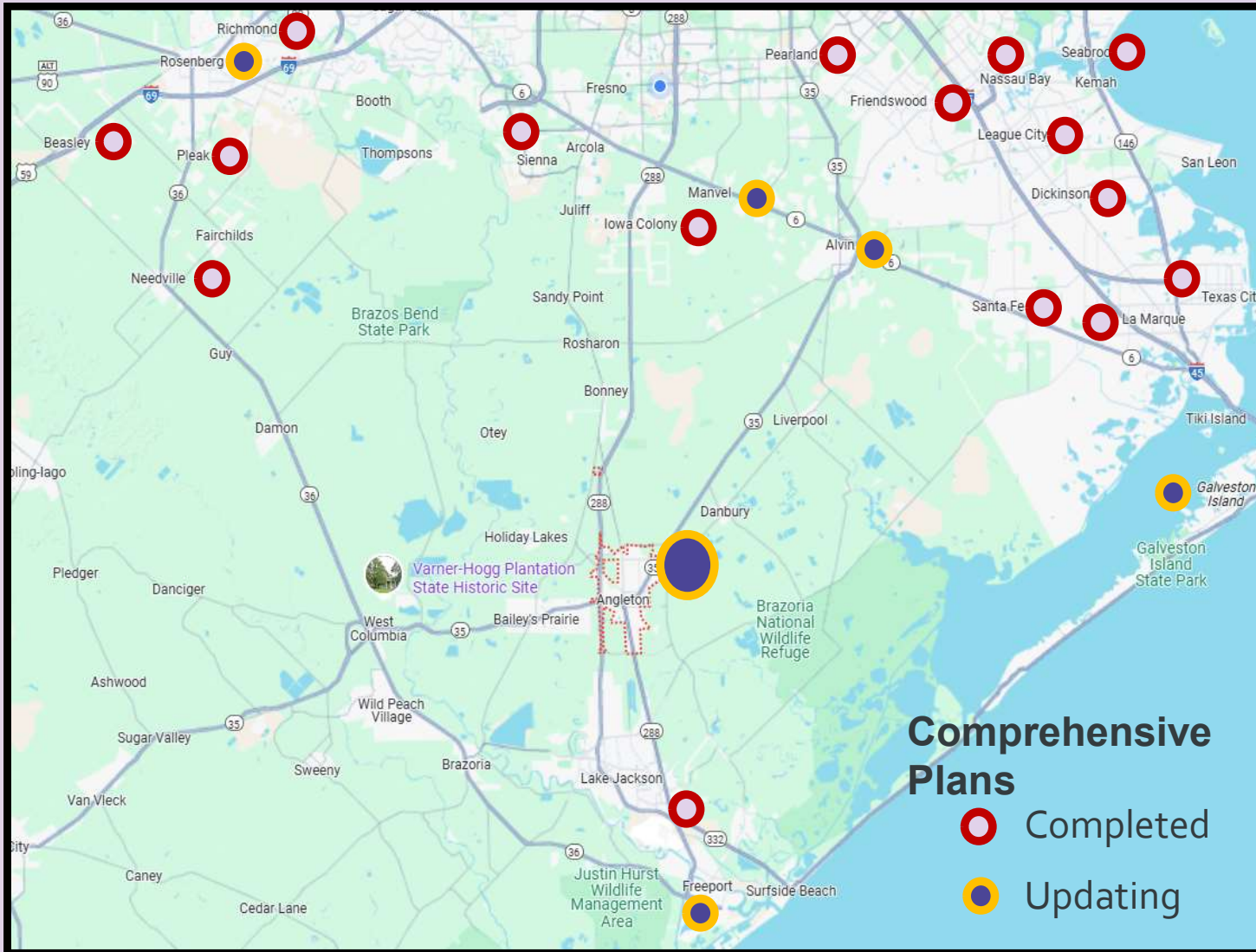
Communities can create their **desired future**

Available **vacant land**

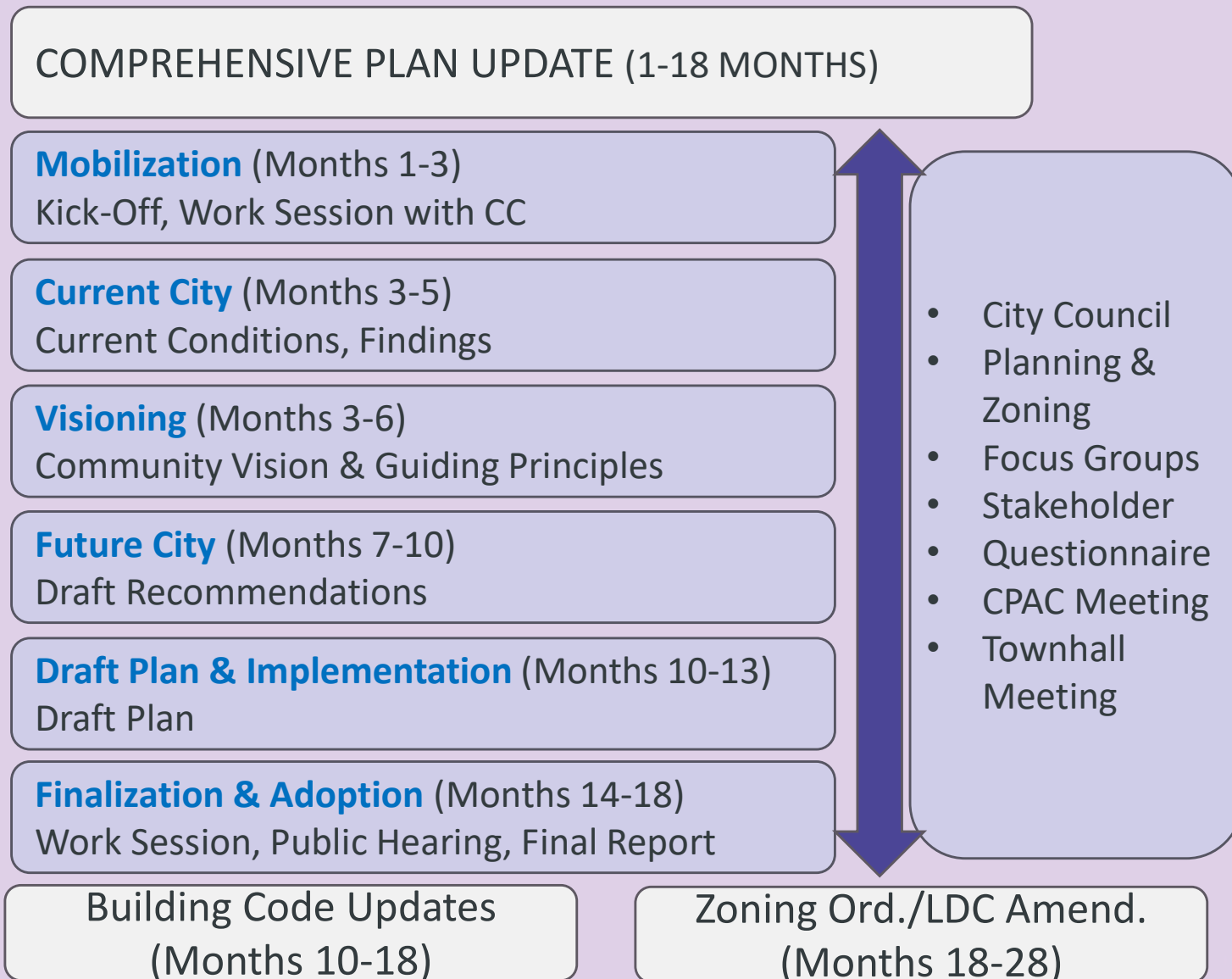
**Outdated regulations**

Vulnerability to **hazards**

**Funding** for plan preparation



## Surrounding Cities



## Process and Schedule

## 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

- 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

## Next Steps

## 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?

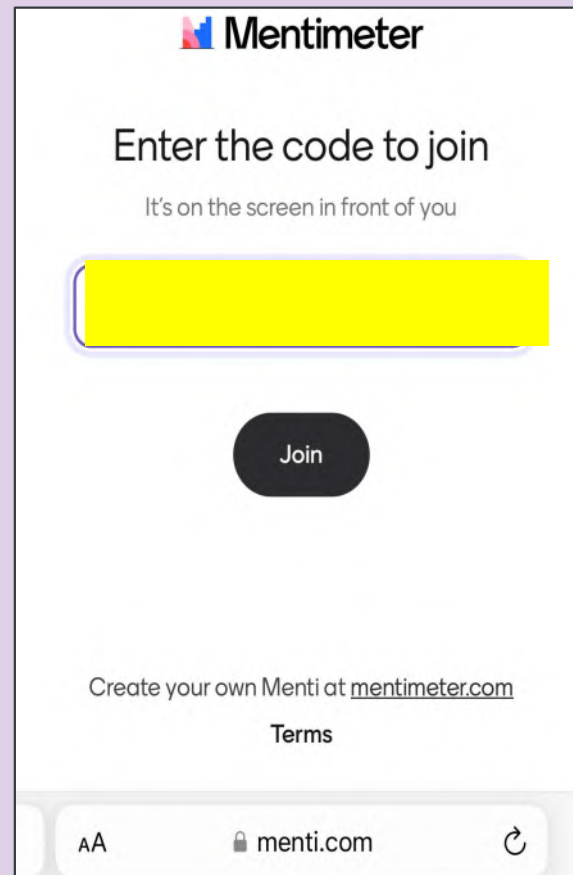
## City Council Input

## 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.

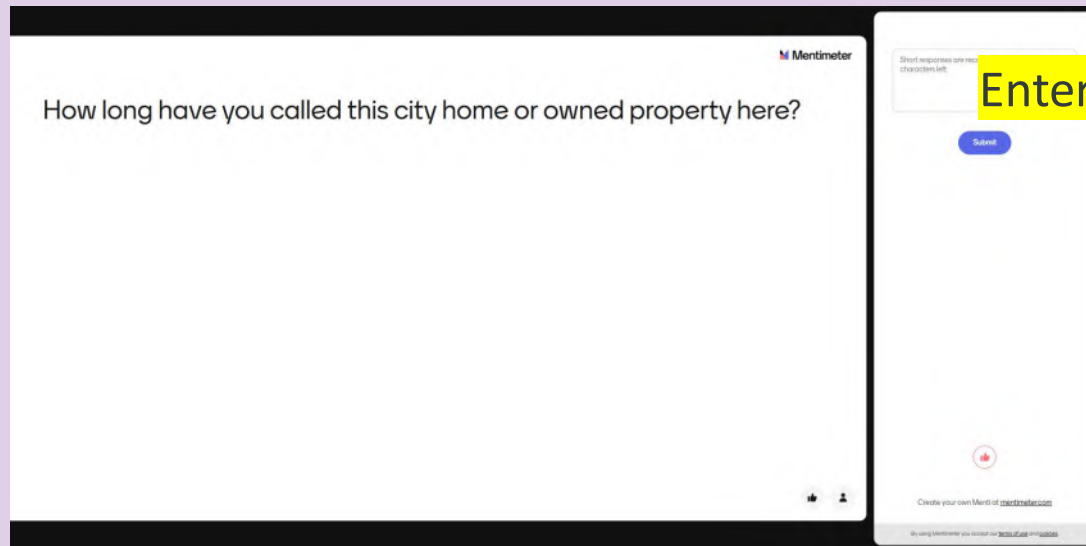
Question slides –Participants’ responses will appear on the screen.

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.

Commented [KK1]: Is this development agreement?

#### 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.



### 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



# 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



# Scope

## Funding

- **100% funded** by General Land Office, Resilient Communities Program Grant (GLO RCP)

## Schedule (GLO Requirements)

	<b>Milestone 1</b> May 2025 (Month 1)	<b>Milestone 2</b> Jun 2025-Jan 2026 (Months 2-9)	<b>Milestone 3</b> Feb 2026-Aug 2026 (Months 10-16)	<b>Milestone 4</b> Sep 2026 -July 2027 (Months 17-27)	<b>Milestone 5</b> Aug 2027 (Month 28)
<b>GRANT AWARD &amp; PROCUREMENT</b>					
<b>COMPREHENSIVE PLAN UPDATE</b>					
<b>BUILDING CODE UPDATE UPDATES</b>					
<b>ZONING &amp; LAND DEVELOPMENT CODE UPDATE</b>					
<b>GRANT CLOSE-OUT</b>					

# GLO RCP Project



# CITY COUNCIL MEETING

## GLO RCP Building Codes Update

March 10, 2026



## GLO RCP Building Codes Update

### **Building Code Updates**

Develop, adopt, & implement building codes that foster a greater degree of resiliency by meeting or exceeding the IRC 2012



# 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

# GLO RCP Building Codes Update

\* Maybe combined with Zoning Ordinance and LDC code update. Advisory Committee (AC) to be determined by the city.



# 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
  - No building codes
  - County's flood plain requirement
  - No fire codesMulti-family and non-residential
  - \* 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



# 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



# 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



**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



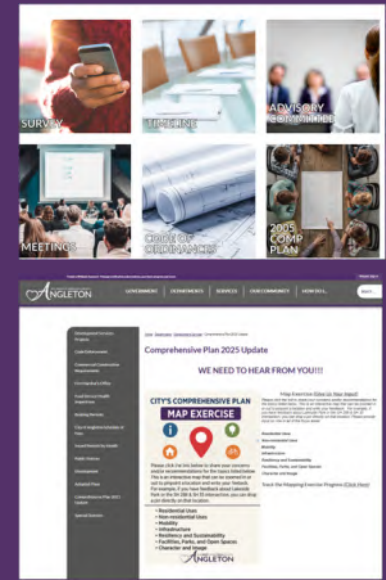
## Finalization Adoption

- Final draft
- Work session with City Council & other boards
- Public hearing & adoption
- Final report

Appendices - 129/456

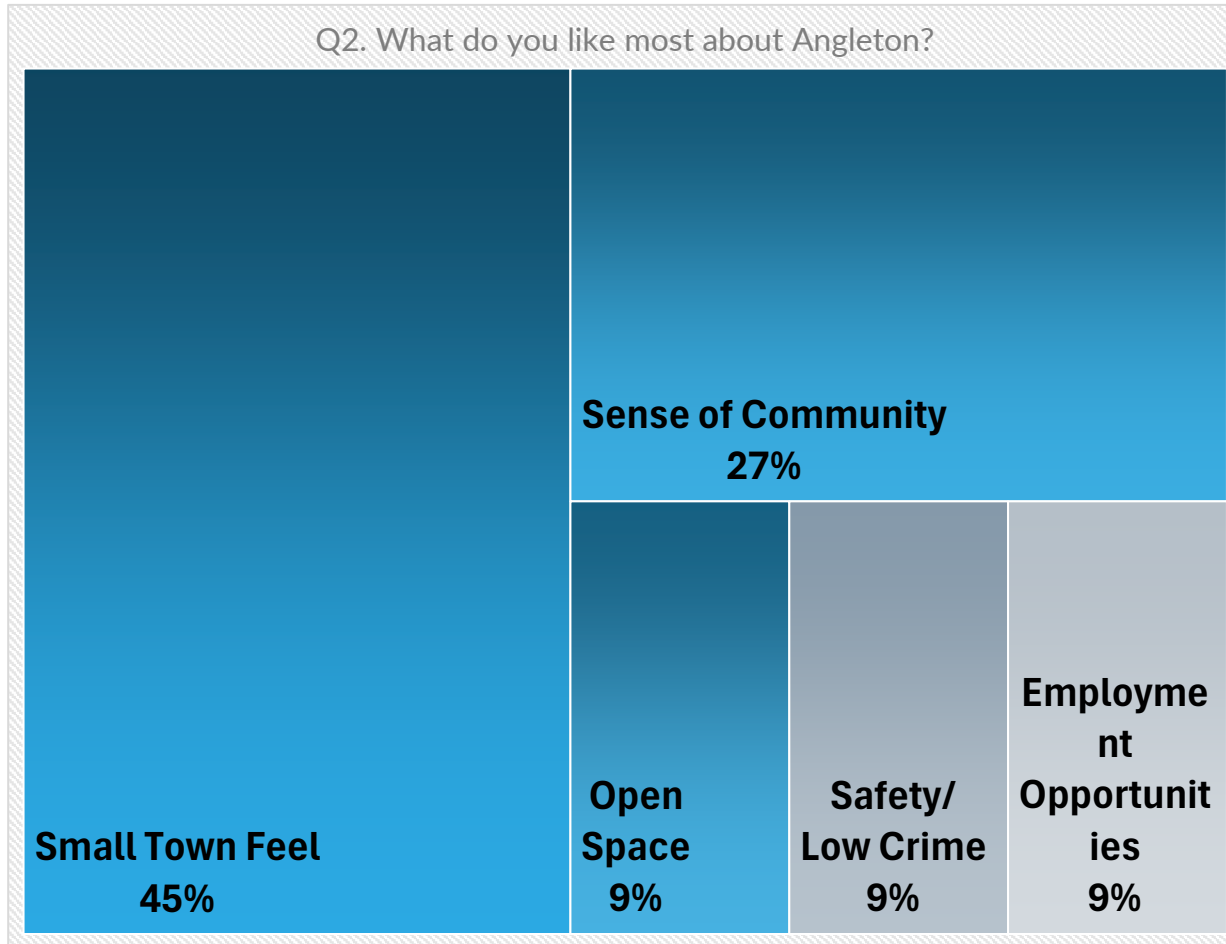
\* Concurrent Zoning & Land Development Code Update activities Led by P & Z Commission

# GLO RCP Comprehensive Plan



# City Council Input - May 27, 2025

## Council Input Presented to CPAC

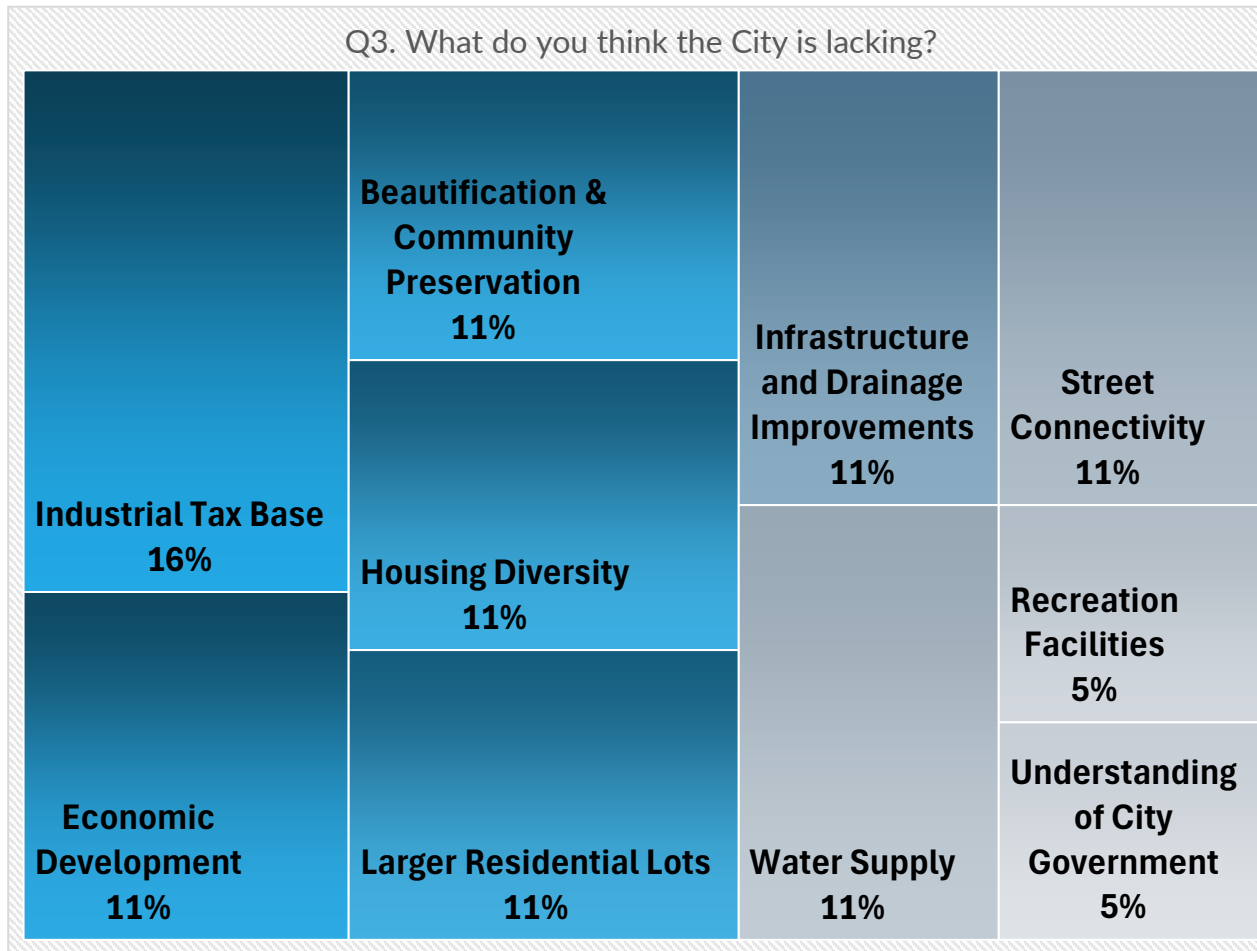


## GLO RCP Comprehensive Plan



# City Council Input - May 27, 2025

## Council Input Presented to CPAC

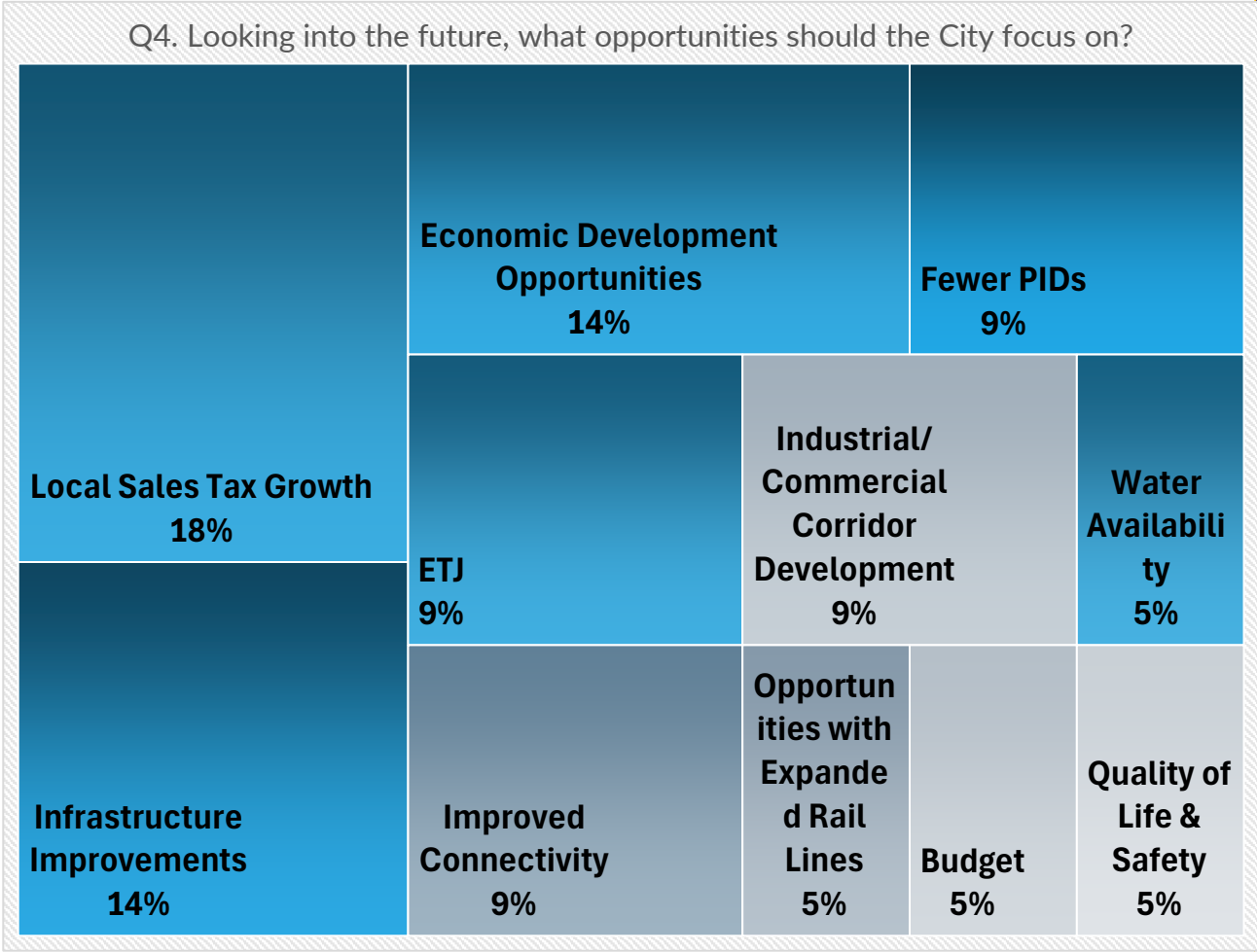


## GLO RCP Comprehensive Plan



# City Council Input - May 27, 2025

## Council Input Presented to CPAC

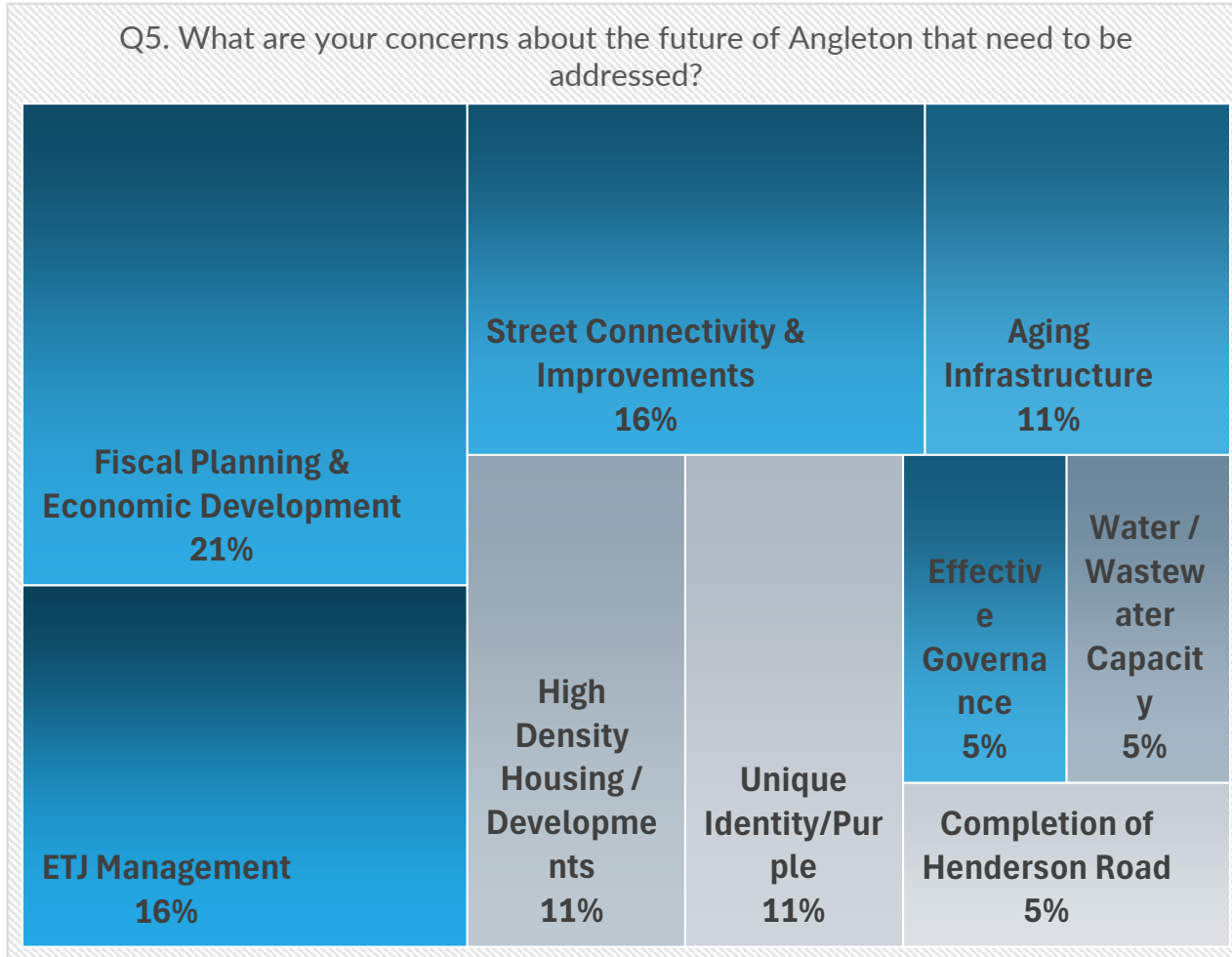


# GLO RCP Comprehensive Plan



# City Council Input - May 27, 2025

## Council Input Presented to CPAC



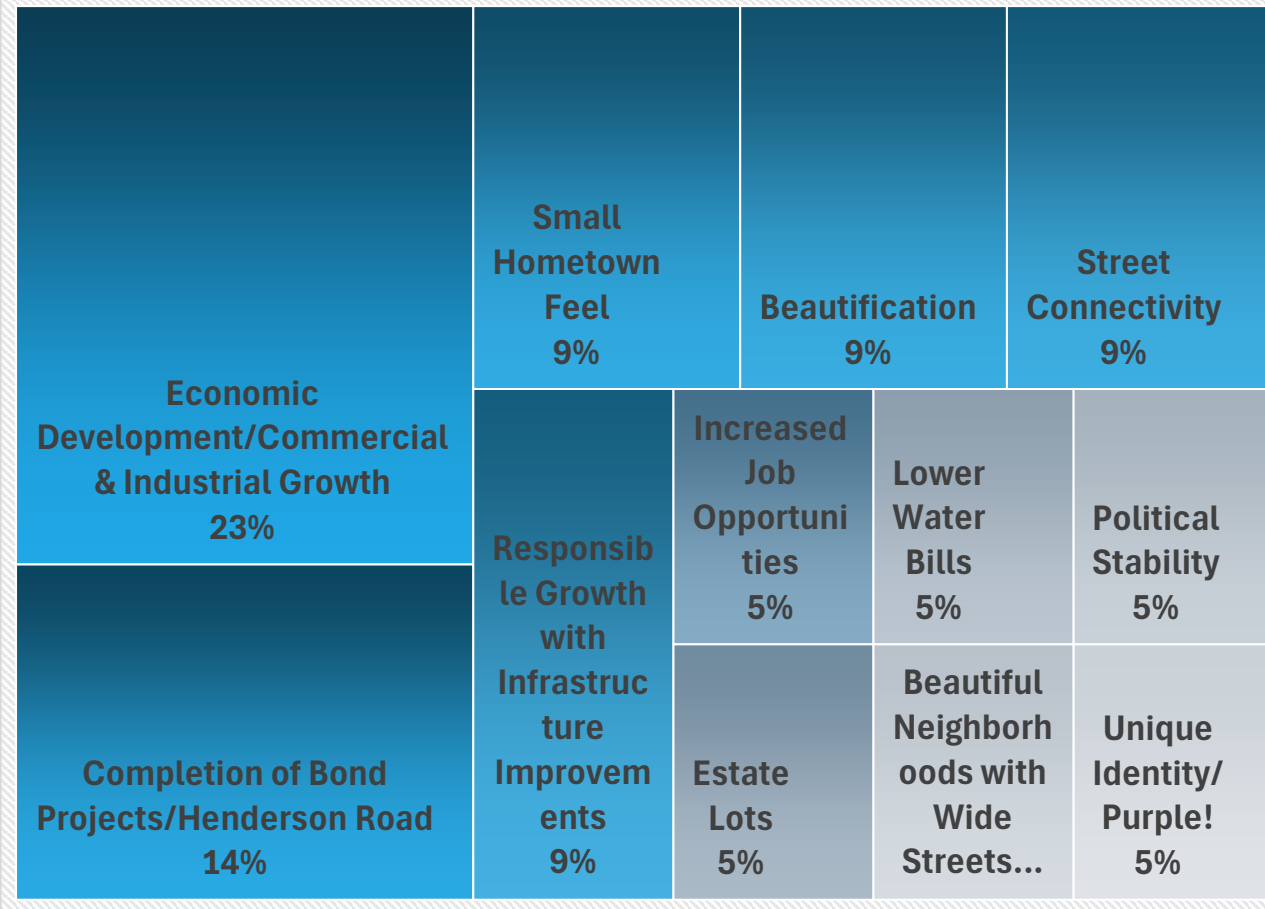
## GLO RCP Comprehensive Plan



# City Council Input - May 27, 2025

## 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



# City Council Input - May 27, 2025

## Priorities/Goals

### Strengthen Economic Development & Industrial Growth

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Commercial &amp; industrial dev.</li> <li>• Local job opportunities</li> <li>• Tax base &amp; local sales tax revenue</li> </ul> | <ul style="list-style-type: none"> <li>• Long-term fiscal sustainability</li> <li>• Business attraction &amp; economic investment</li> </ul> |
|---|--|

### Infrastructure planning & management

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Streets &amp; overall transportation connectivity</li> <li>• Drainage infrastructure</li> <li>• Water &amp; wastewater capacity</li> </ul> | <ul style="list-style-type: none"> <li>• Key projects, including Henderson Rd.</li> <li>• Infrastructure investment to support responsible growth</li> </ul> |
|---|--|

### Preserve Small-Town Character & Community Identity

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Small-town feel &amp; sense of community</li> <li>• Neighborhood character as growth occurs</li> <li>• Beautification &amp; attractive public spaces</li> </ul> | <ul style="list-style-type: none"> <li>• City's unique identity ("Purple")</li> <li>• Future development with distinctiveness</li> </ul> |
|--|--|

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Thoughtful &amp; well-managed development</li> <li>• Large lot residential development</li> <li>• Coordinate planning within the ETJ</li> </ul> | <ul style="list-style-type: none"> <li>• High-density housing concerns</li> <li>• Infrastructure capacity &amp; long-term service planning</li> </ul> |
|--|---|

### Promote Fiscal Responsibility & Effective Governance

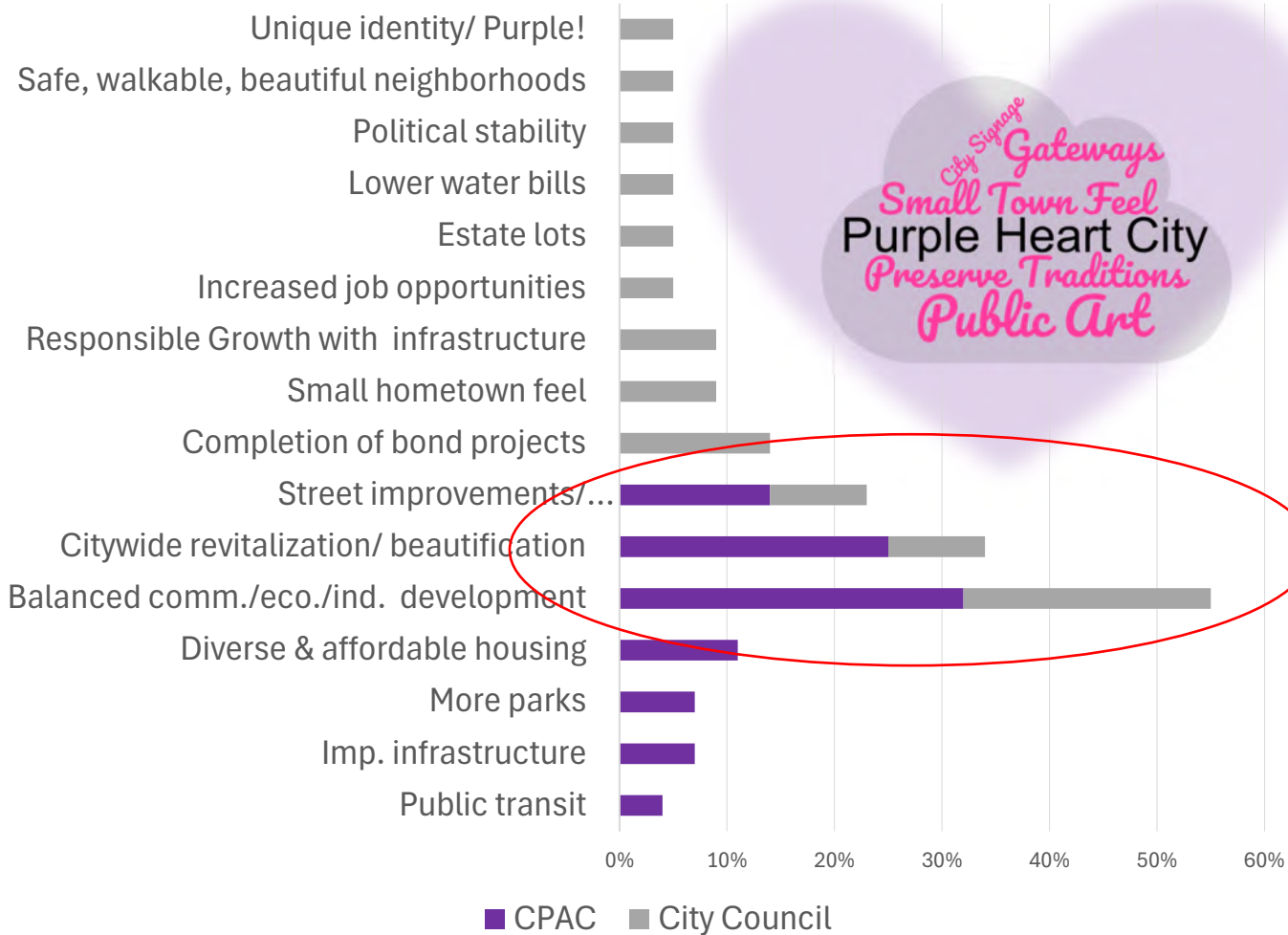
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Transparent &amp; responsive leadership</li> <li>• Practical, forward-looking Plan</li> <li>• Sound fiscal planning &amp; budget management</li> </ul> | <ul style="list-style-type: none"> <li>• Promised bond projects</li> <li>• Public trust through responsible financial stewardship</li> </ul> |
|---|--|

# GLO RCP Comprehensive Plan



# Alignment of City Council and CPAC Priorities

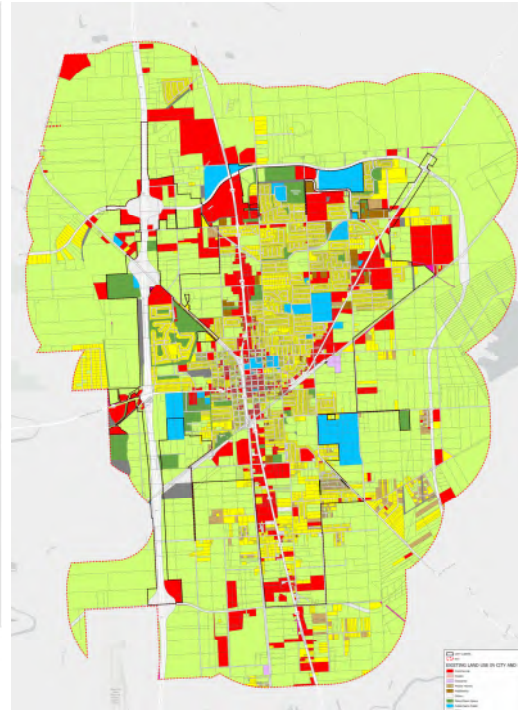
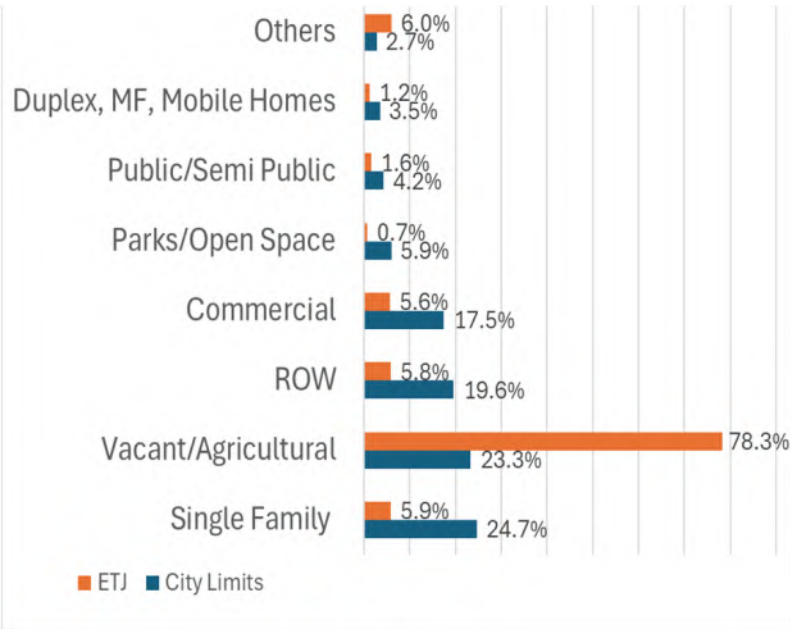
Long Term Priorities - Next Decade



## GLO RCP Comprehensive Plan



# Existing Conditions - Land Uses



- Single Family
- Vacant/Agri.
- ROW/Utilities
- Commercial
- Parks/Open Space
- Public/Semi Public
- Others
- Multifamily/Duplex/Mobile Homes

## Origins

Platted in 1895; Traditional street grid;  
Grew around the railroad depot



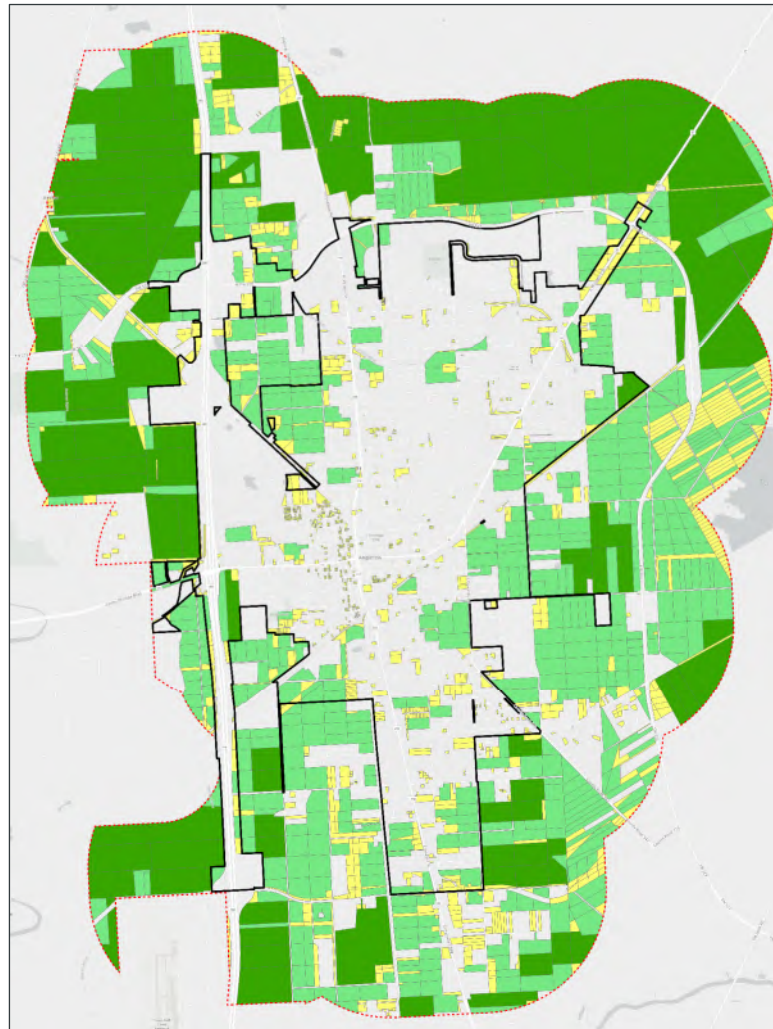
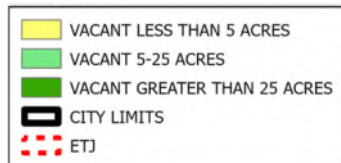
# GLO RCP Comprehensive Plan



# 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

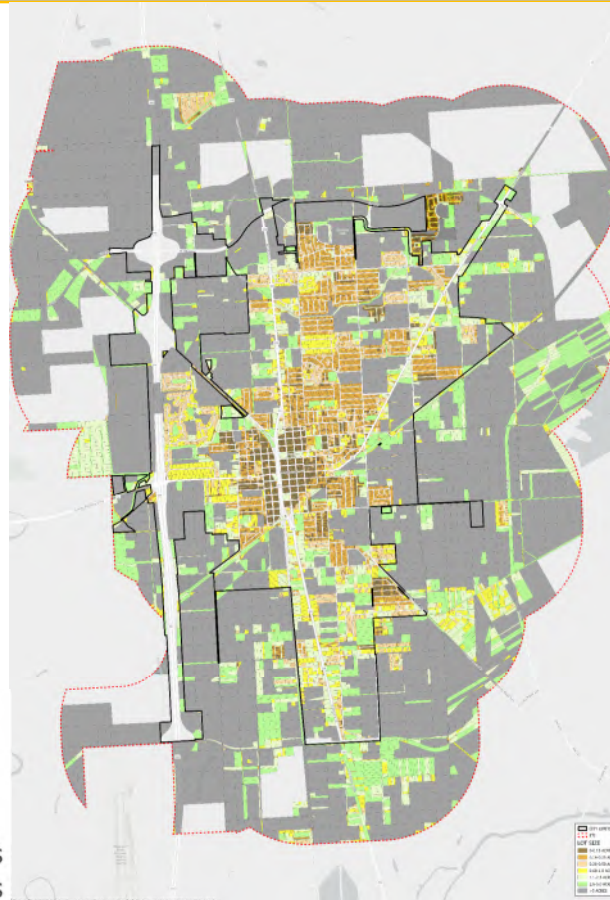
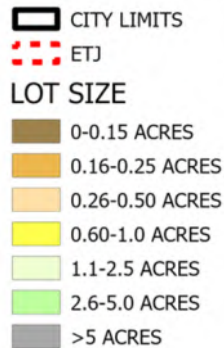
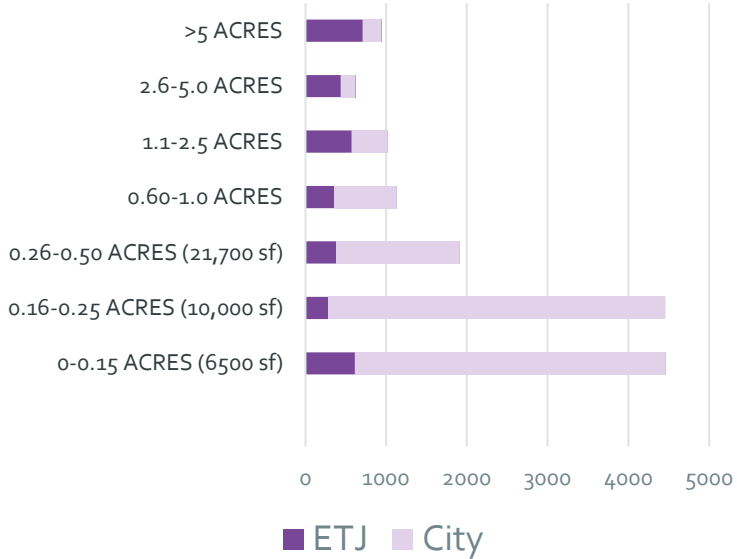


GLO RCP  
Comprehensive  
Plan



# Existing Conditions - Lots Sizes & Occupancy

## Lot Sizes



## GLO RCP Comprehensive Plan



# 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



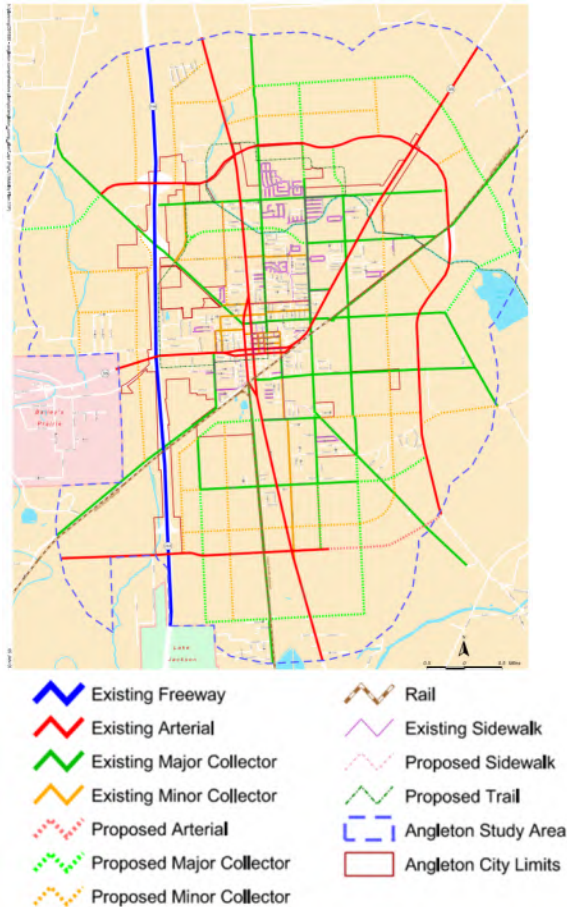
Oct. 2025

# GLO RCP Comprehensive Plan



# Existing Conditions - Mobility

## 2005 Comprehensive Plan – Mobility Plan



## Brazoria County Major Thoroughfare Plan (2020)

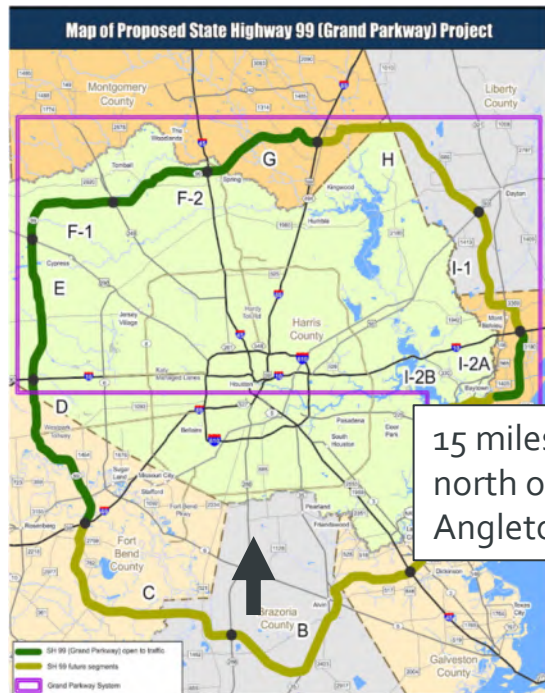


# GLO RCP Comprehensive Plan



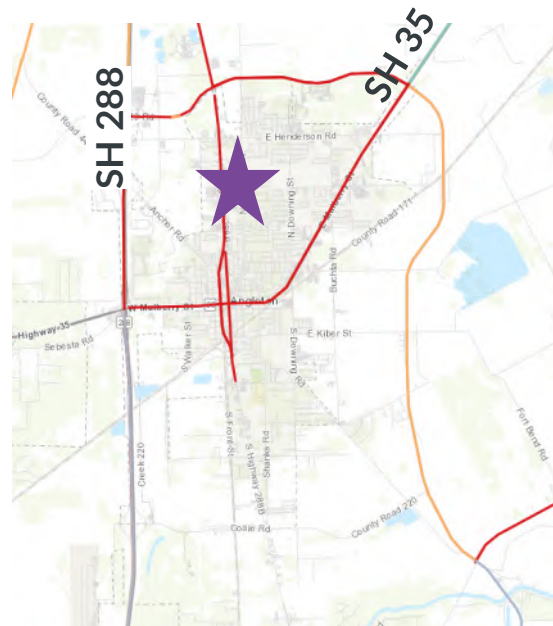
# Existing Conditions - Mobility

## 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

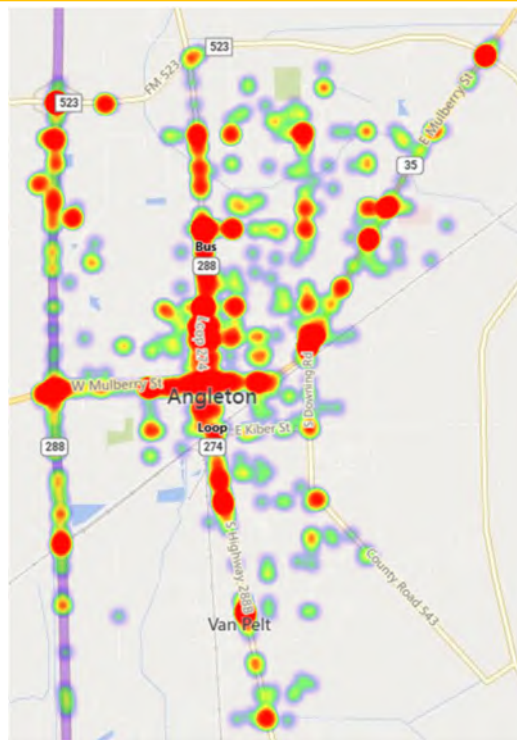
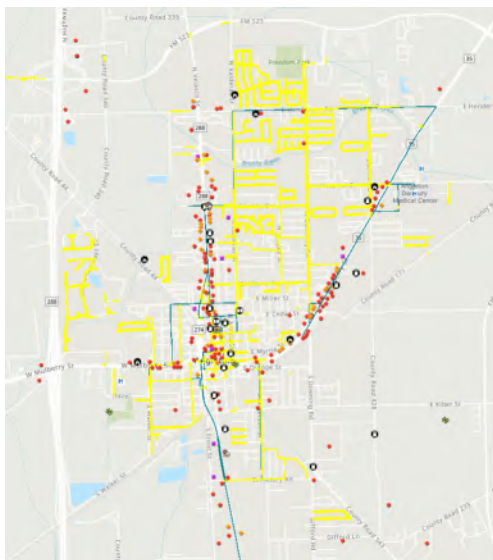
# GLO RCP Comprehensive Plan



# Existing Conditions - Mobility

## Crash Analysis

- 2084 crashes between 2020 - 25
- 23 fatal crashes
- Slight decline from 2024 to 2025
- Critical hot spots



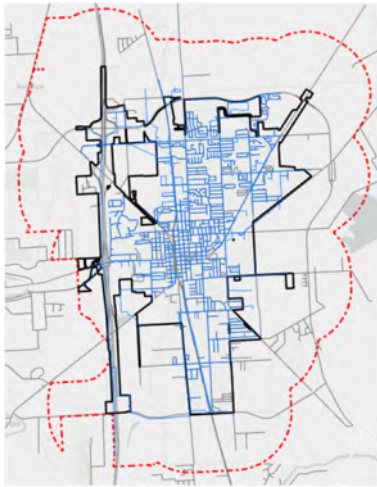
## Multimodal Connectivity

- Ped/bike destinations
- Discontinuous sidewalks
- No regional bikeways
- Public transit (blue lines) exists but lacks inter city connectivity
- 

# GLO RCP Comprehensive Plan



# Existing Conditions - Water, Wastewater, Stormwater and Flooding



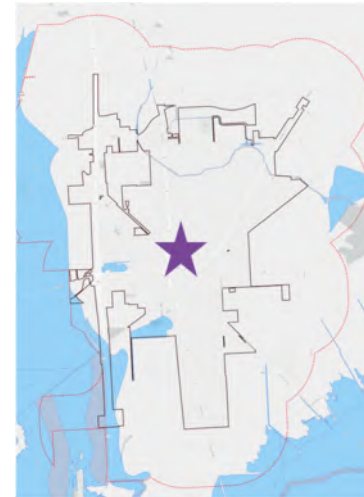
## Water

- 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



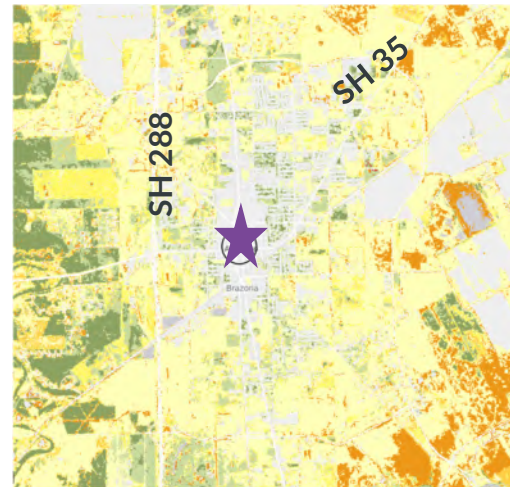
# Existing Conditions - Resiliency and Sustainability

## Risks

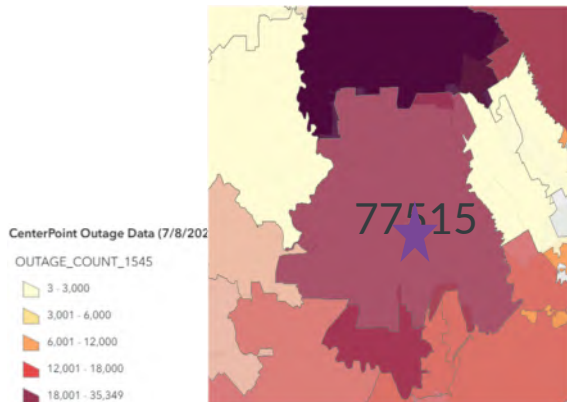
- Evacuation Route
- Subsidence
- Detention/stormwater management
- Wildfire risk

## Damage

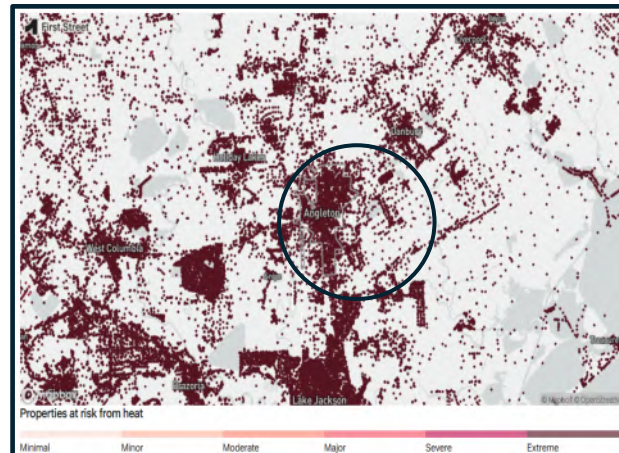
- Post Beryl Assessment
- FEMA Assistance-\$4.5 Mi.
- Power Outage:1,802 Customers



High wildfire risk (orange areas)



CenterPoint Outage Data



Properties at risk from heat

Source – HGAC

# GLO RCP Comprehensive Plan



# Existing Conditions - Demographic Characteristics

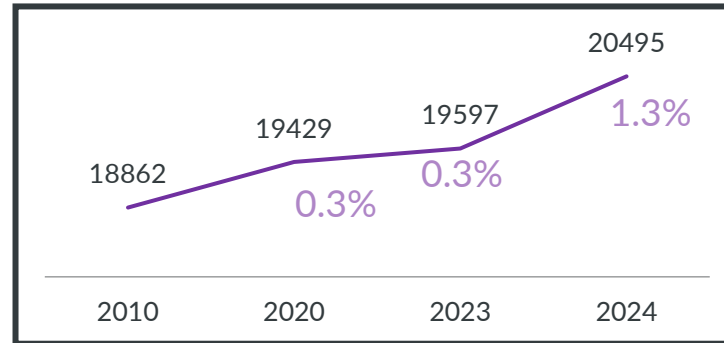
Parameter	City of Angleton	Brazoria County
Median age	36.5	36.5
Population. 65+	18%	13%
Population 46-64	28%	32%
Hispanic or Latino	31%	31%
Diversity Index	58%	68%
Education	Some level of higher education - 54.4% Technical/associates degree - 34.1%	Some level of higher education - 64.4% Technical/associates 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

## GLO RCP Comprehensive Plan

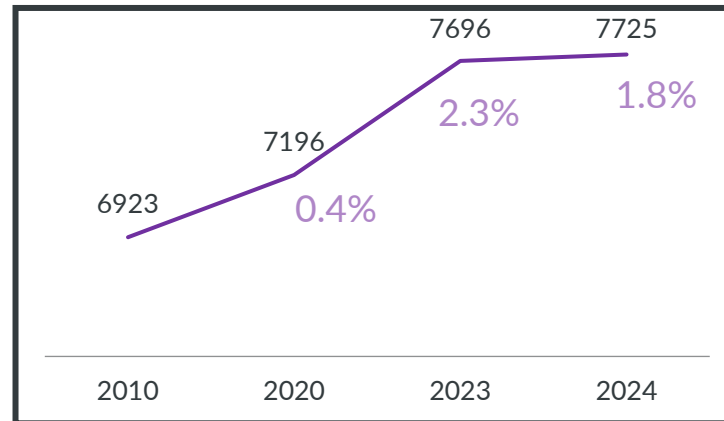


# Existing Conditions - Growth

- 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)



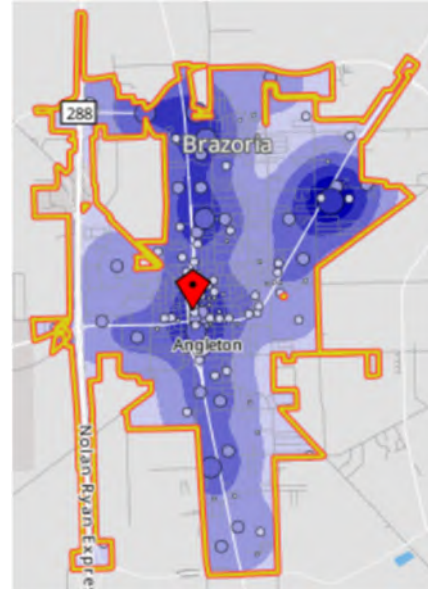
Household Growth (2010-2024)

## GLO RCP Comprehensive Plan



# 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)



Concentration of Jobs

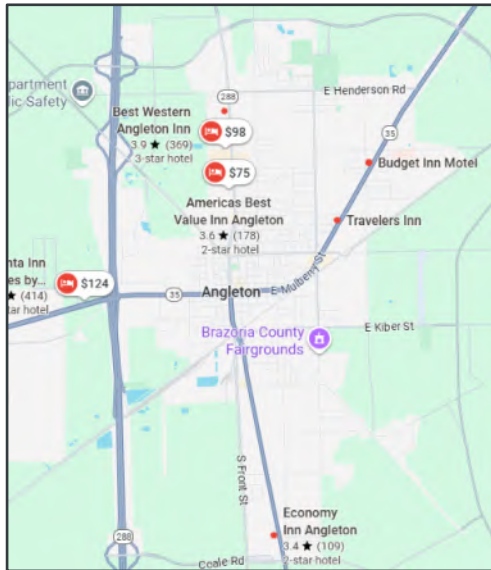
UTMB Health  
Angleton Danbury  
Campus  
Major employer in  
Angleton, 62 staffed  
bed

## GLO RCP Comprehensive Plan

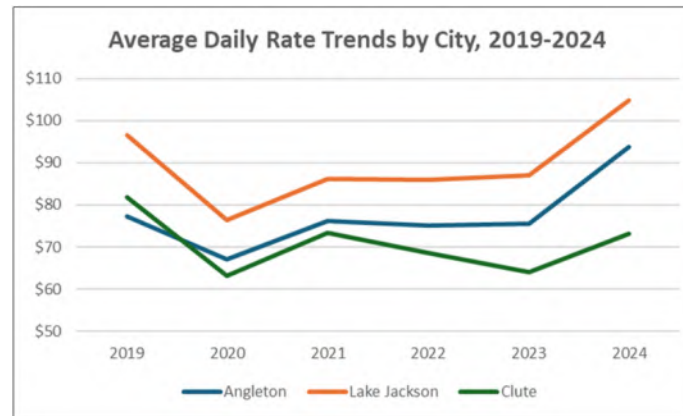
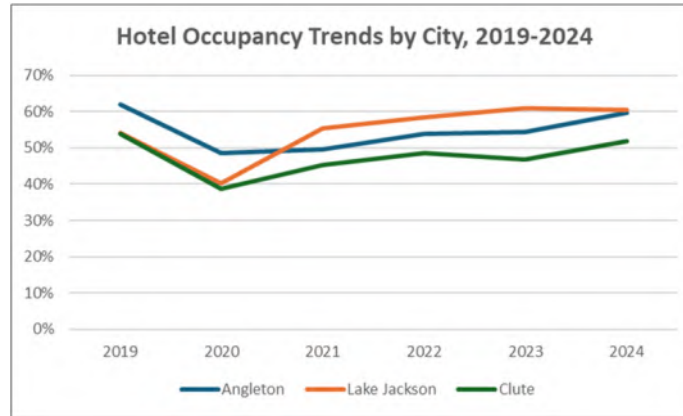


# Existing Conditions - Hotels and Lodging

- 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



# 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

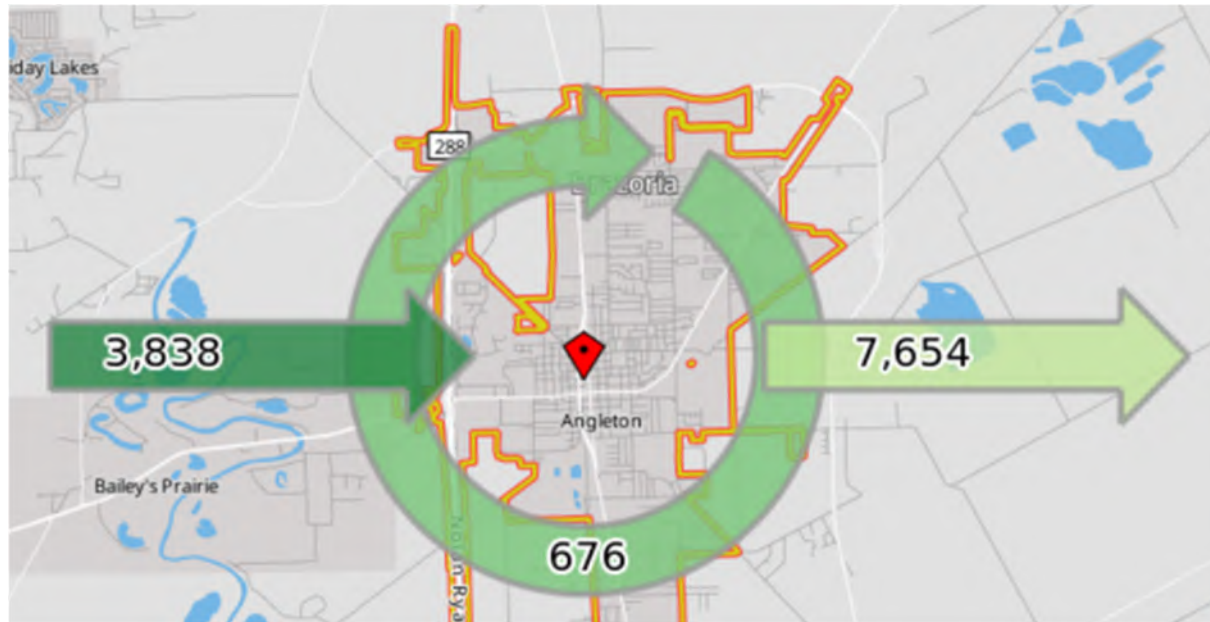
- Fragmented Requirements (Land Development Code, Zoning Ordinance, and City Code)
- Unclear Applicability of LDC (ETJ vs. City Limits)
- Unclear Standards & Requirements
- Ambiguity in Permitting Agencies & Sequencing
- Outdated Subdivision Standards
- No Template for Development Agreements
- Outdated and Insufficient Signage Regulations
- Lack of Appropriate Development/Design Standards

## GLO RCP Comprehensive Plan



# 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

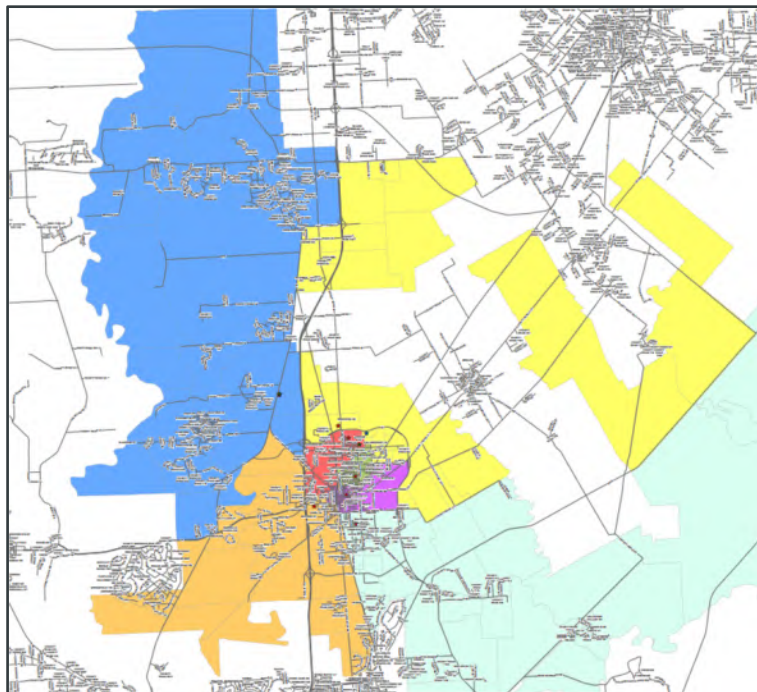


## GLO RCP Comprehensive Plan

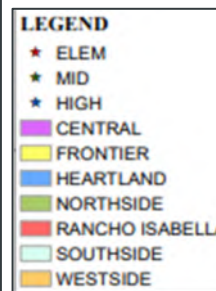
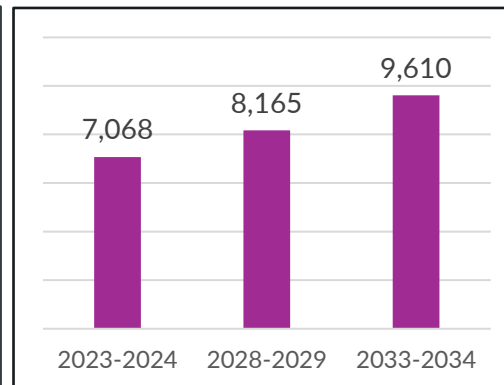


# Existing Conditions - Angleton Independent School District

- 16 active subdivisions with 735 lots (2024)
- An additional 19 subdivisions with 12,000 lots
- Most significant enrollment increase in 3<sup>rd</sup>-6<sup>th</sup> grade in 2023
- Projected enrollment in next 10 years - 2,500 +



District Zoning



## GLO RCP Comprehensive Plan



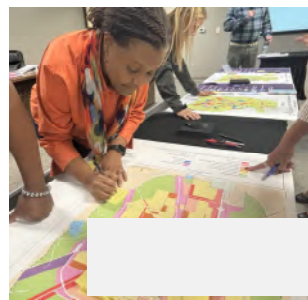
# Community Engagement Summary

## 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



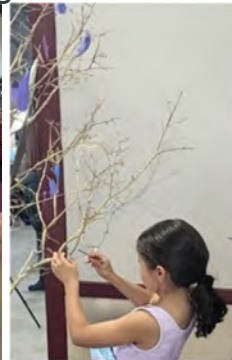
## GLO RCP Comprehensive Plan

Community  
voices shape  
better plans!



Heart of Christmas – Dec. 2025

Angleton Market Days – Aug. & Nov. 2025



# Community Engagement Summary

Stakeholder Interviews/ Focus Groups – 7	Website, Questionnaire Interactive Map Inside Angleton, E-mails, Facebook blasts
<i>Aug. 2025-Feb.2026</i>	<i>Aug. 2025</i>

**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



Sports & Recreation



Walkability & Mobility



Teen Spaces



Public Transportation



Retail & Shopping



Career Opportunities



Entertainment



City Improvements



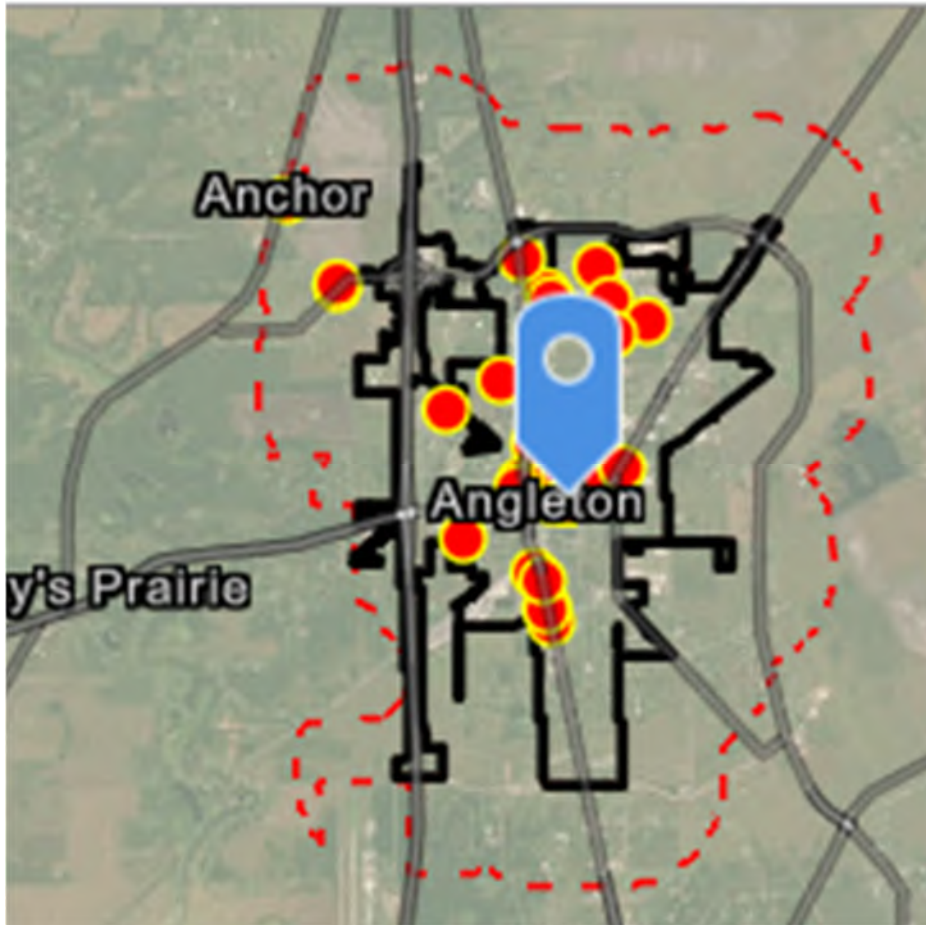
Environmental Quality



Community Culture & Pride



# Community Engagement Summary



The City of Angleton is updating its Comprehensive Plan, and your voice matters. Help Shape the Future of Angleton!  
La ciudad de Angleton está actualizando su Plan Integral y su voz importa.

surveymonkey.com

Interactive Map/  
Questionnaire

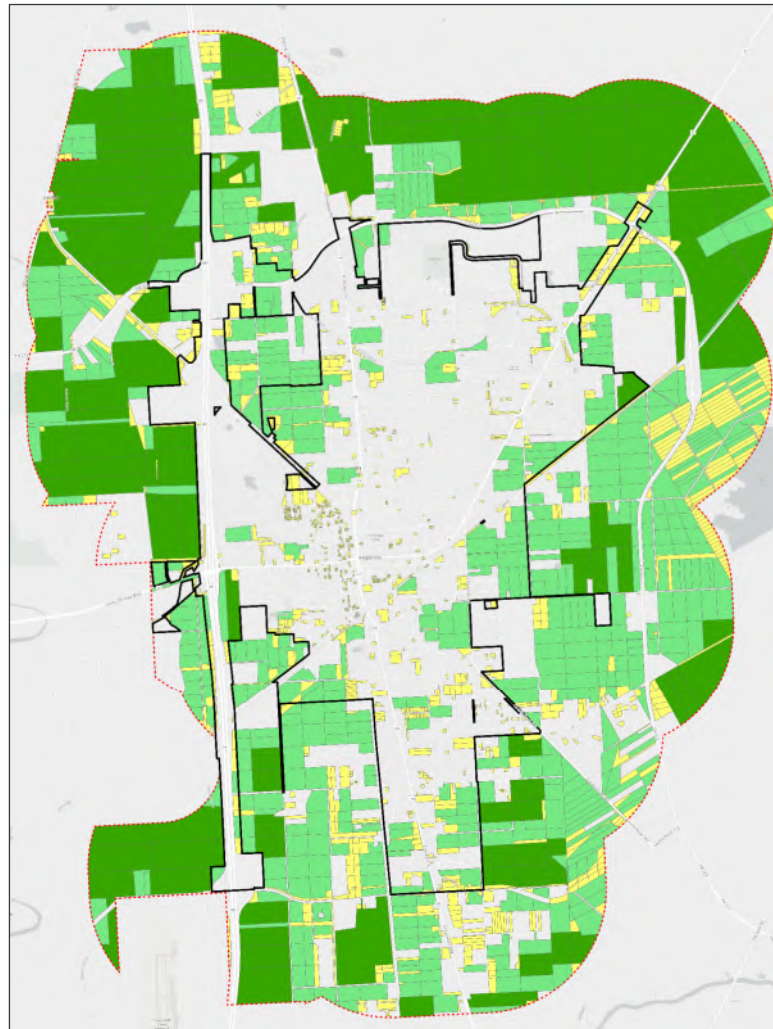
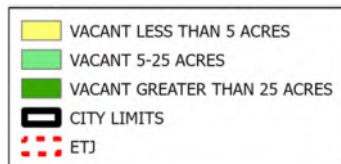
## GLO RCP Comprehensive Plan



# 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



# 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



# 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**

# GLO RCP Comprehensive Plan



# 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



# 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



\*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



# 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

# GLO RCP Comprehensive Plan



# 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



# 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



*\*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\*

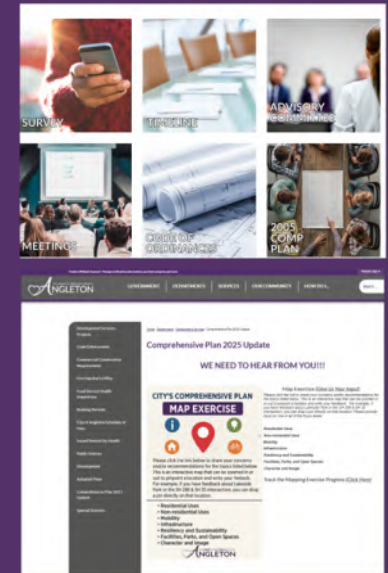
- Draft plan
- Implementation strategy
- CPAC - 4
- Final draft
- Work session with City Council & other boards
- Public hearing & adoption
- Final report

## 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



# **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

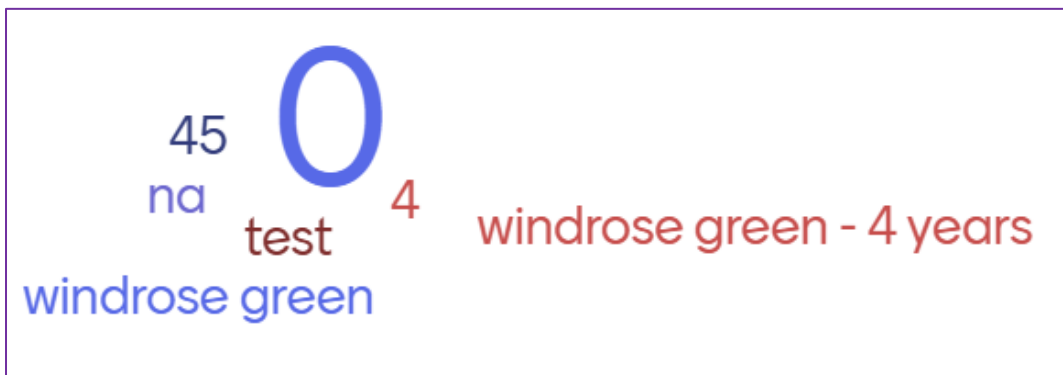
#### Summary

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 driveway 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 on 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 Policies - 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

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#### 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

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### 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

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#### 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

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#### **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

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#### **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 than 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**

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**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](http://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 <i>Ashley Khoury</i>
4	Janie Schwartz-Shaw <i>Janie S-S</i>
5	Andrew Heston <i>AH</i>
6	Tara Sartin <i>TMS</i>
7	Regina Bieri <i>RB</i>
8	Gina Aguire Adams
9	Christi McCracken <i>CC</i>
10	Stephen Keen
11	Karen O. McKinnon, PE <i>KO</i>

**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 <i>BB</i>
13	Denese Jackson <i>DBS</i>
14	Michele Allison <i>MA</i>
15	John Wright
16	Blaine Smith <i>BS</i>
17	Christiene Daniel <i>CD</i>
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

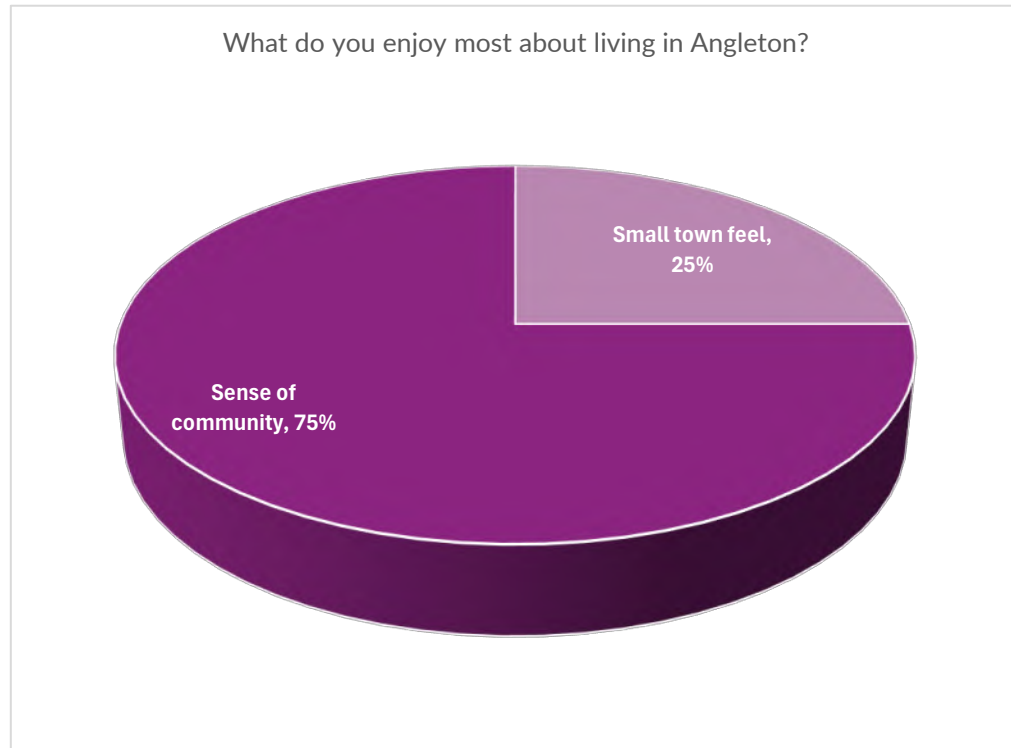
A summary of the responses received from the CPAC is included below. Percentages are rounded off to the nearest whole number.

#### 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.

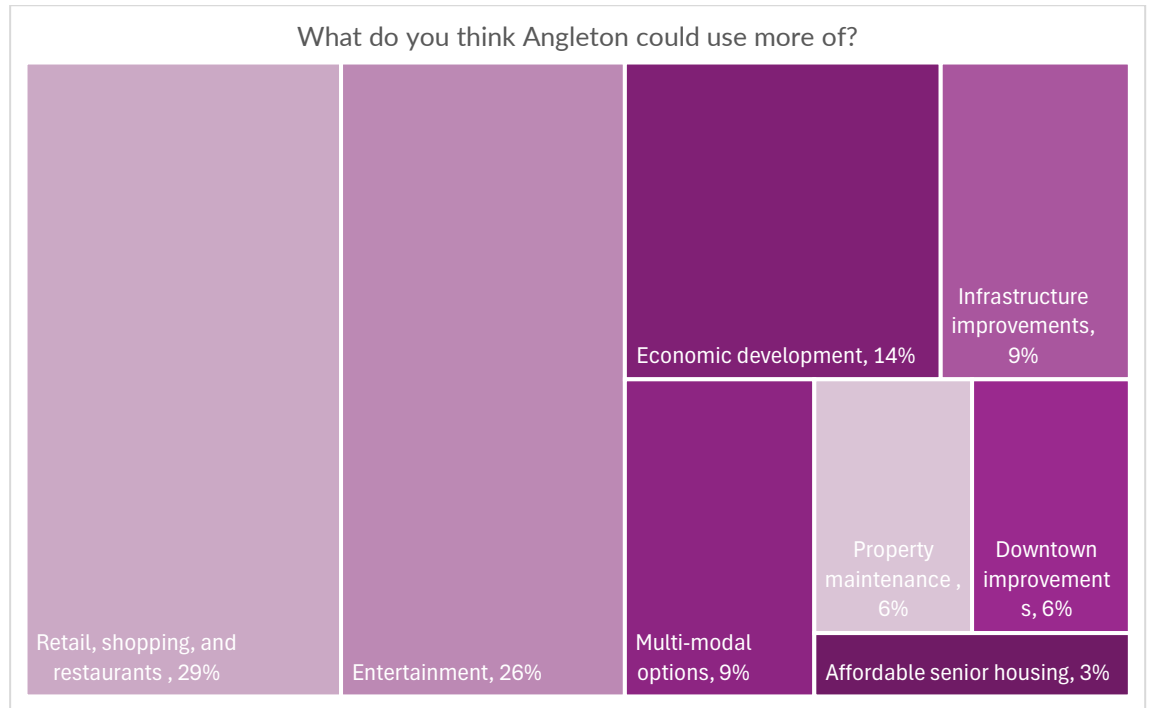


## Strengths



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.

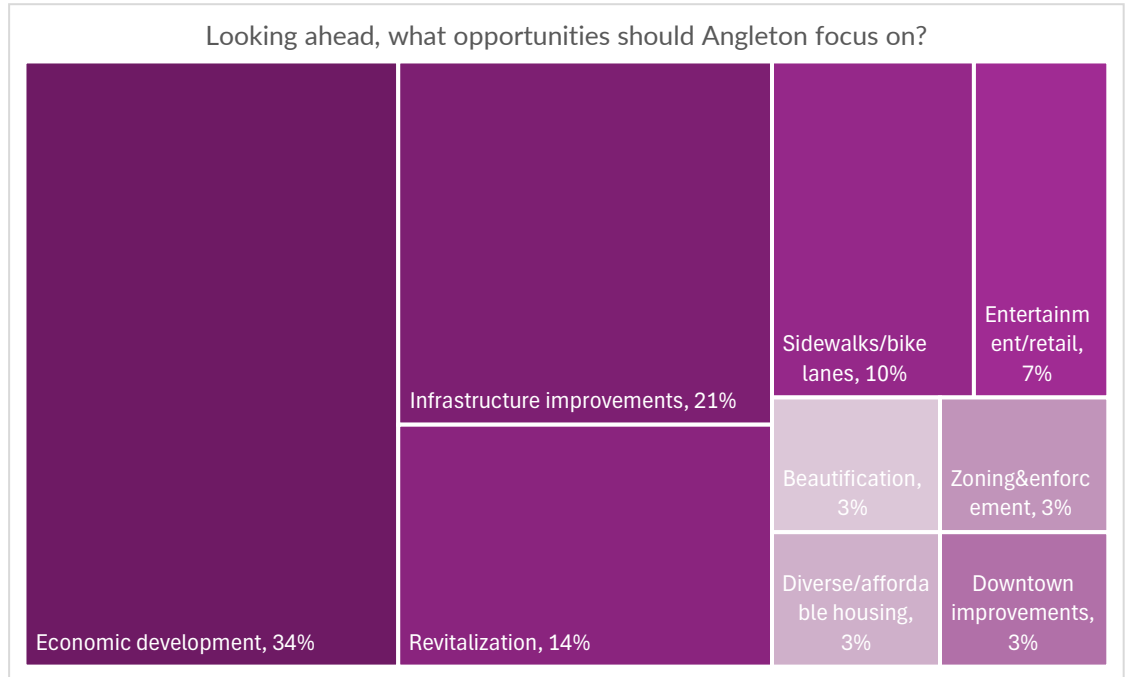
### Areas of Improvement



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

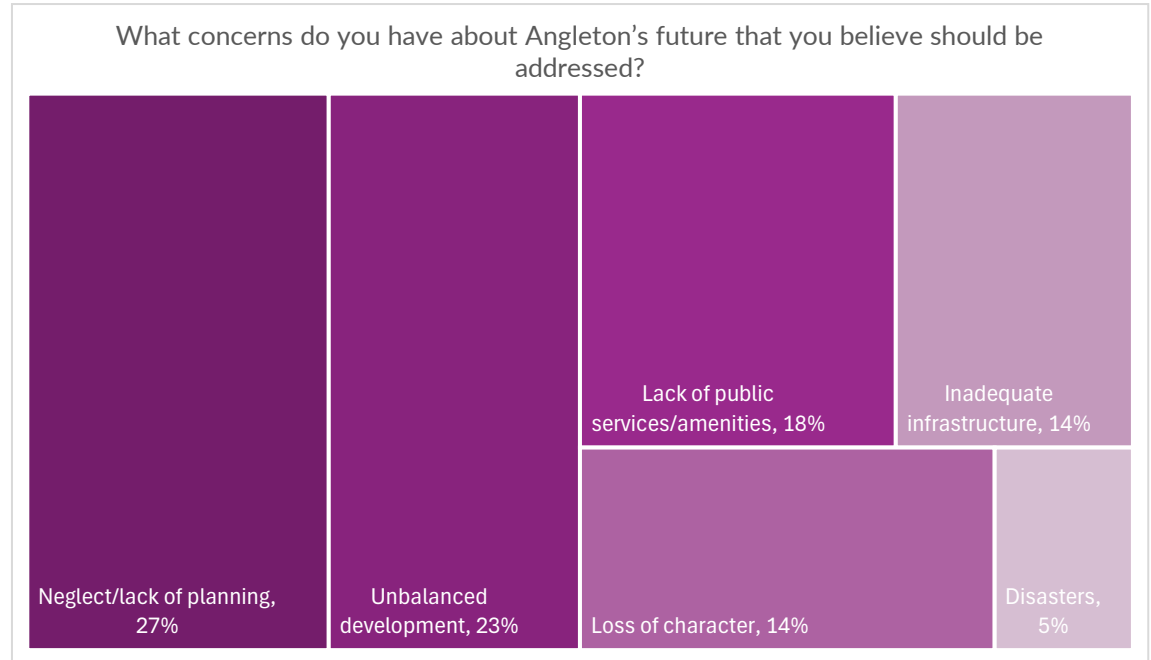


The top opportunity identified by respondents was economic development (34%), emphasizing a strong interest in job creation, business growth, and long-term economic vitality. This was followed by infrastructure improvements (21%) and revitalization (14%), suggesting a desire to modernize aging systems 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

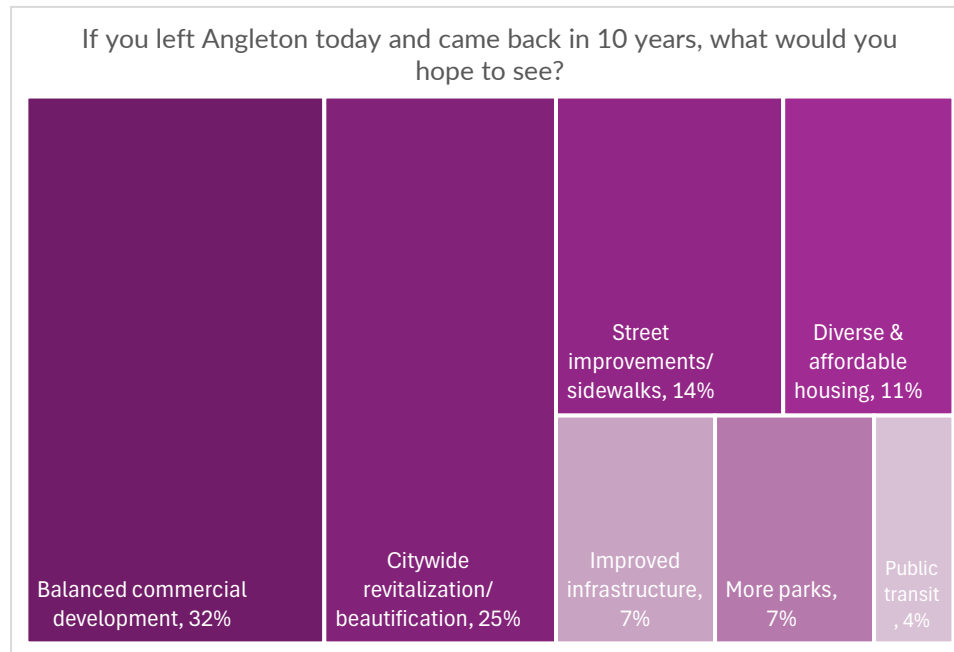


The top concerns identified by respondents were **neglect or lack of planning (27%)** and **unbalanced development (23%)**, reflecting a strong desire for intentional, well-coordinated growth. Concerns about a **lack of public services and amenities (18%)**, **inadequate infrastructure (14%)**, and **loss 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



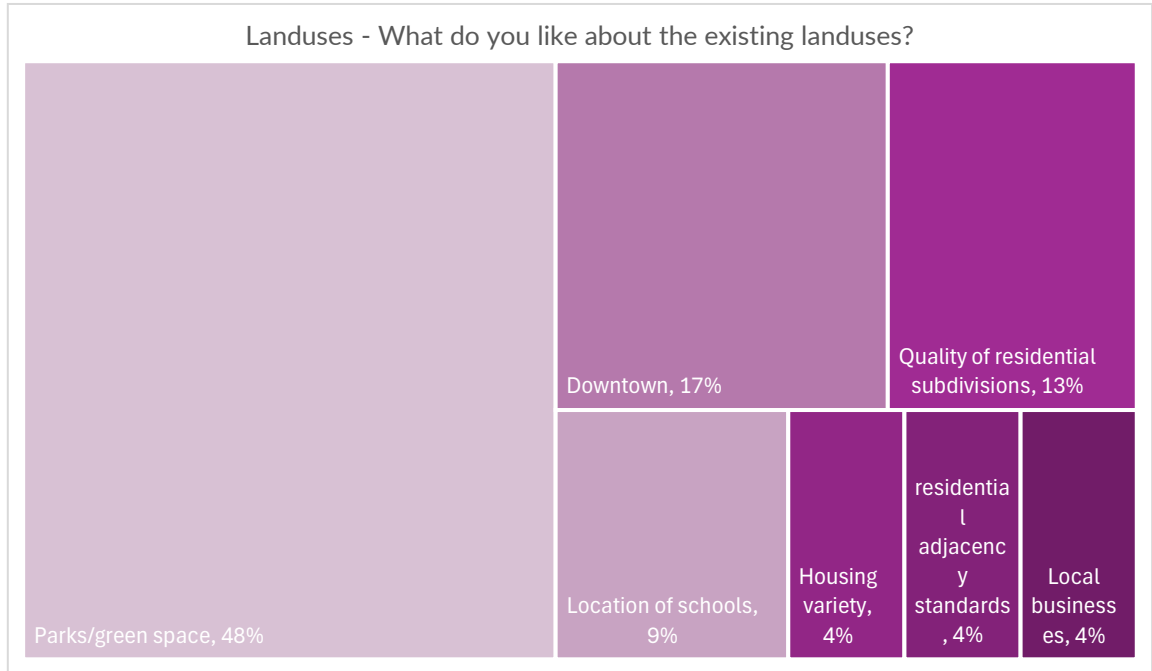
The most common vision shared by respondents was for **balanced commercial development (32%)**, reflecting a desire for a thoughtfully expanded economy that supports commercial and retail local needs. This was followed by interest in **citywide revitalization and beautification (25%)**, highlighting 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?

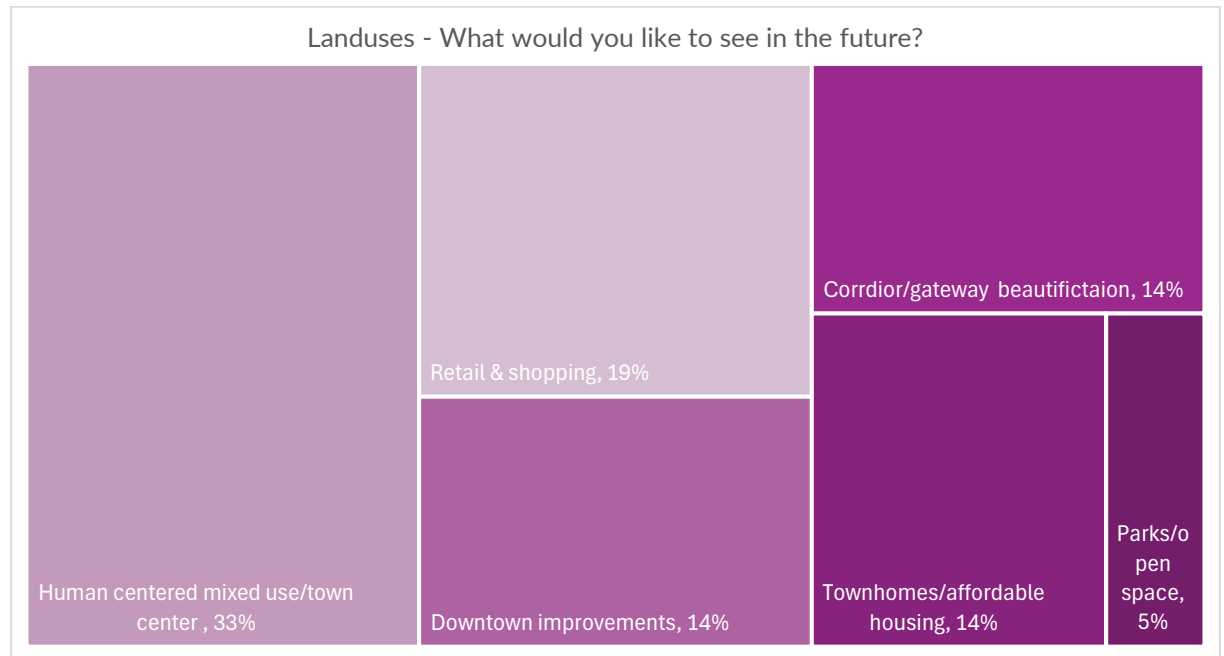


Respondents most frequently cited **parks and green space (48%)** as the most appreciated aspect of existing land uses in Angleton, emphasizing the importance of accessible open areas for recreation. Other valued elements included:

- **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:

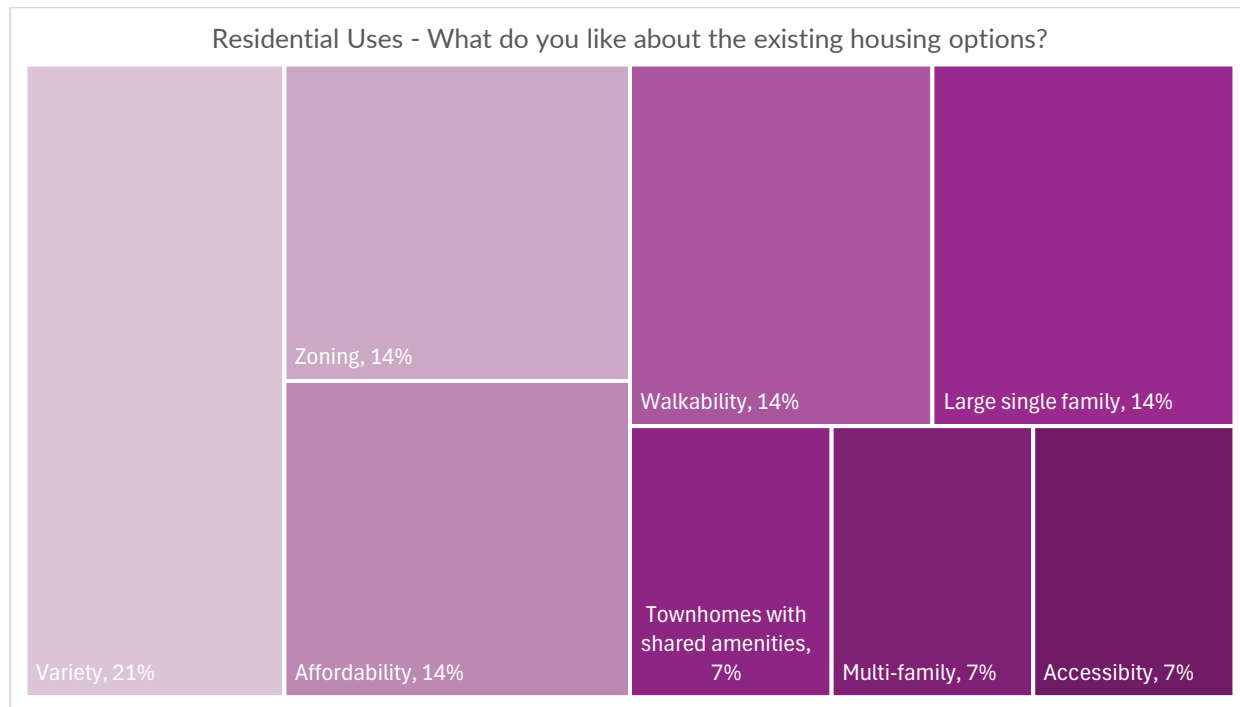
Residents envision building on the existing heart and purple branding through expanded public art (e.g., painted heart installations), more **wayfinding signage** and **gateway monuments** along Highway 288, and continued enhancement of the city’s visual identity. Desired improvements include:

- **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?**



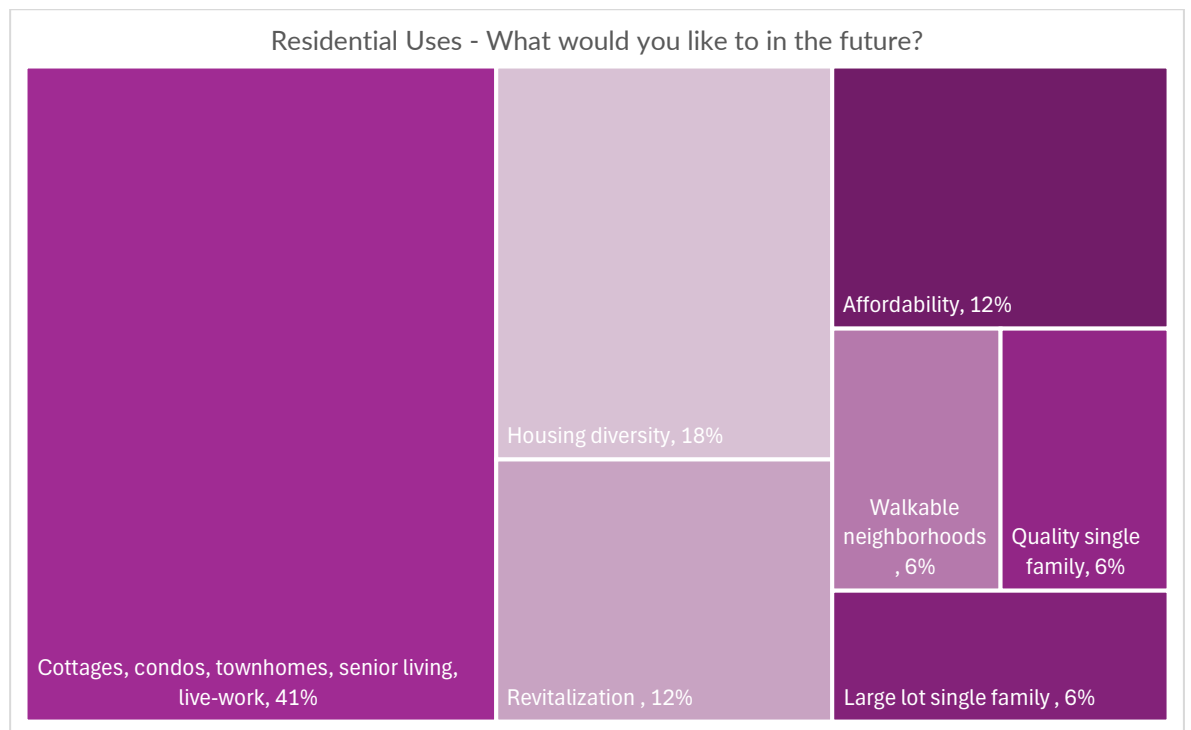
Respondents expressed appreciation for a range of housing-related qualities in Angleton, with **variety (21%)** being the most valued feature. This reflects a recognition that diverse housing types can meet different lifestyles and affordability needs. Other key positive attributes included:

- **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.

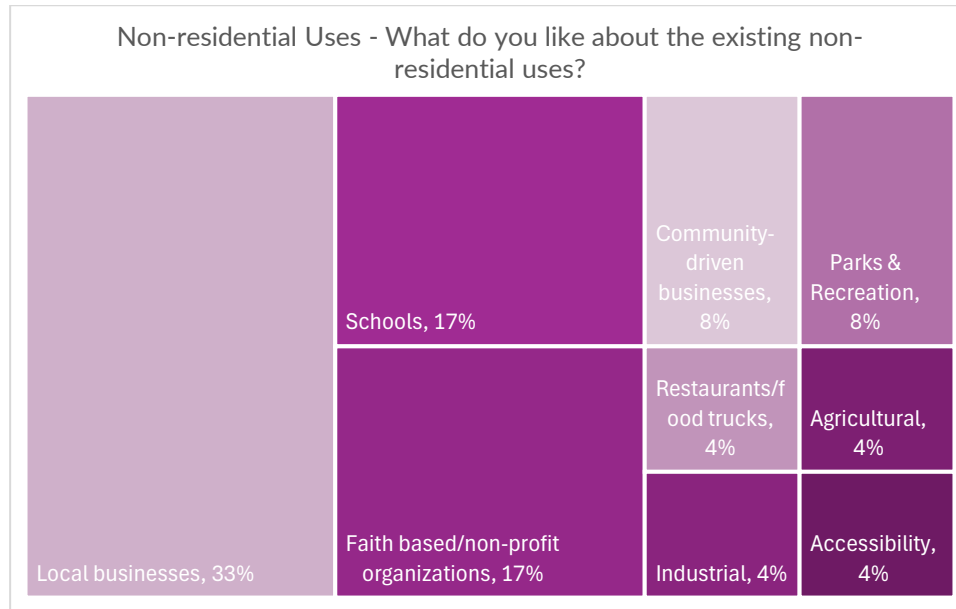
#### Residential Uses – What Would You Not Like to See in the Future?

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.

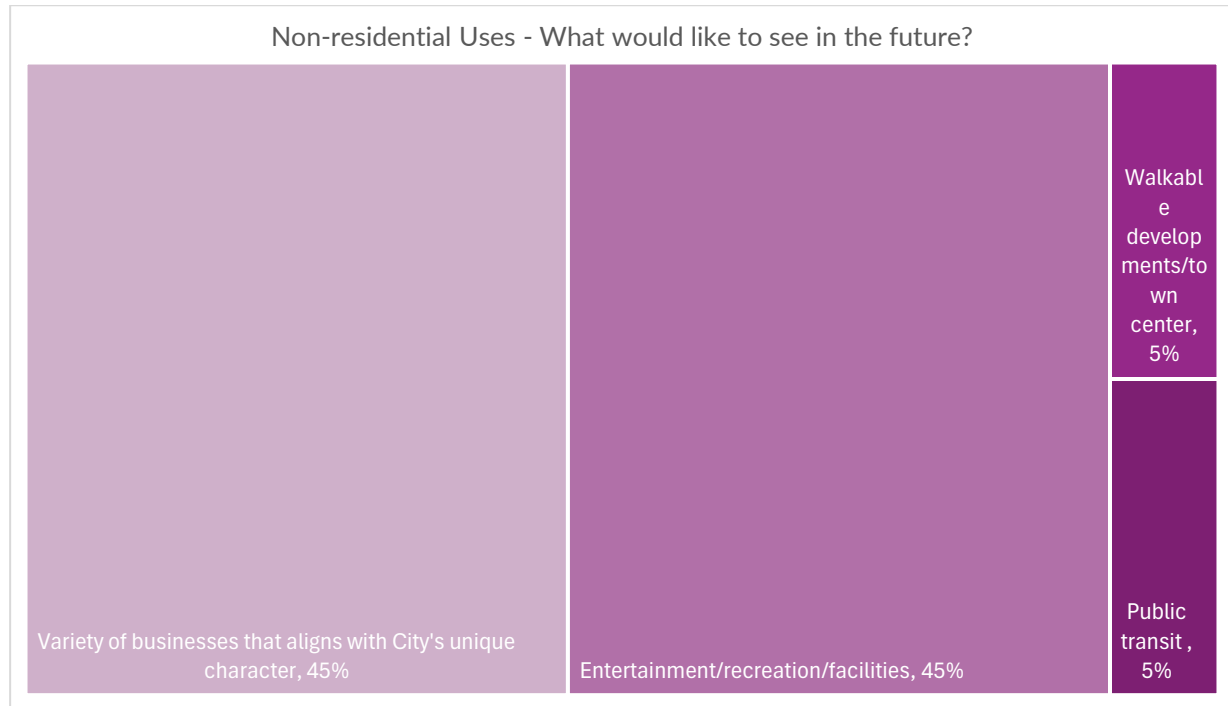
Non-residential Uses - What do you like about the existing non-residential uses?



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

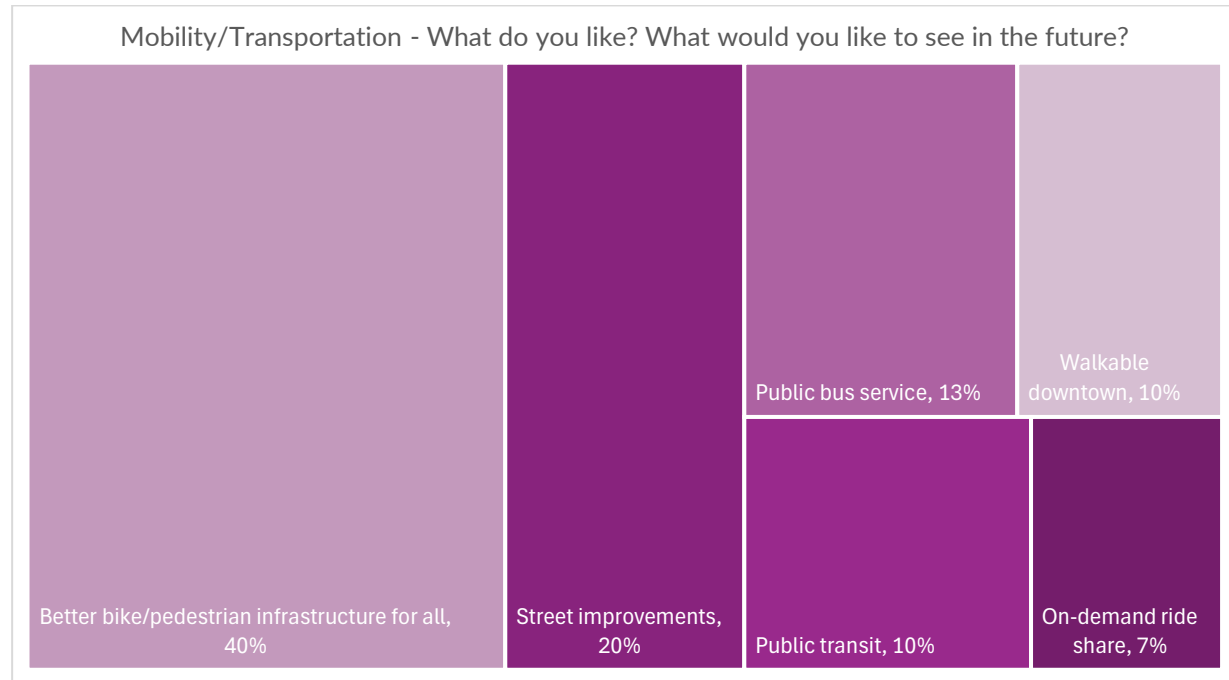
The community envisions non-residential growth that strengthens Angleton's identity while expanding entertainment and recreation opportunities. Prioritizing businesses that fit the city's character, alongside walkable, well-connected developments, can help create a vibrant and sustainable local economy.

### 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:

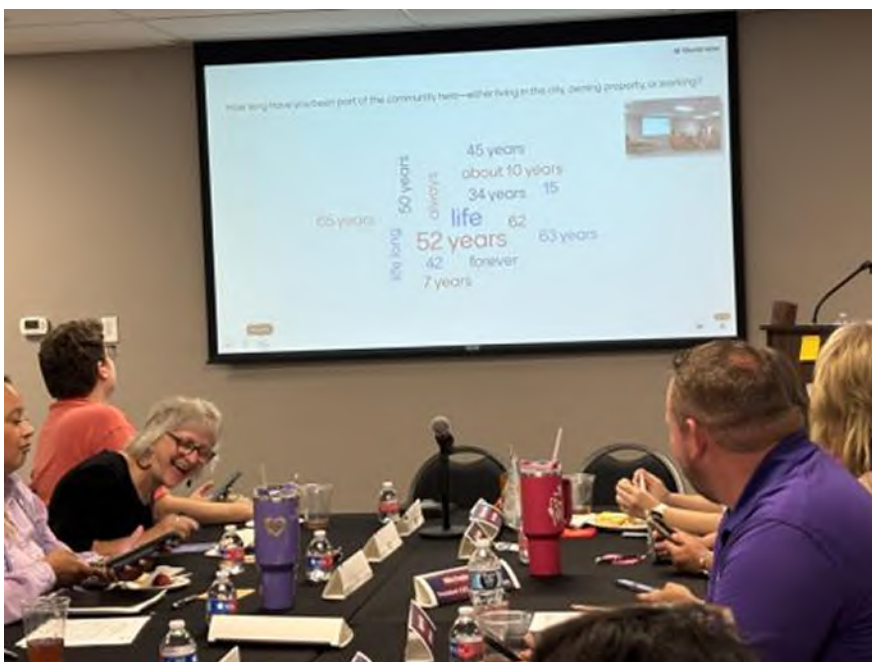
- **Local and Regional Cities:** Manvel, Kemah, Livingston, Missouri City, Pearland, Iowa Colony, Fredericksburg, Lubbock, Marble Falls, Flower Mound, Navasota, Wimberley, Grapevine, Friendswood
- **Commonly Admired Features:**
  - **Walkable downtowns** – vibrant, pedestrian-friendly cores with shopping, 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





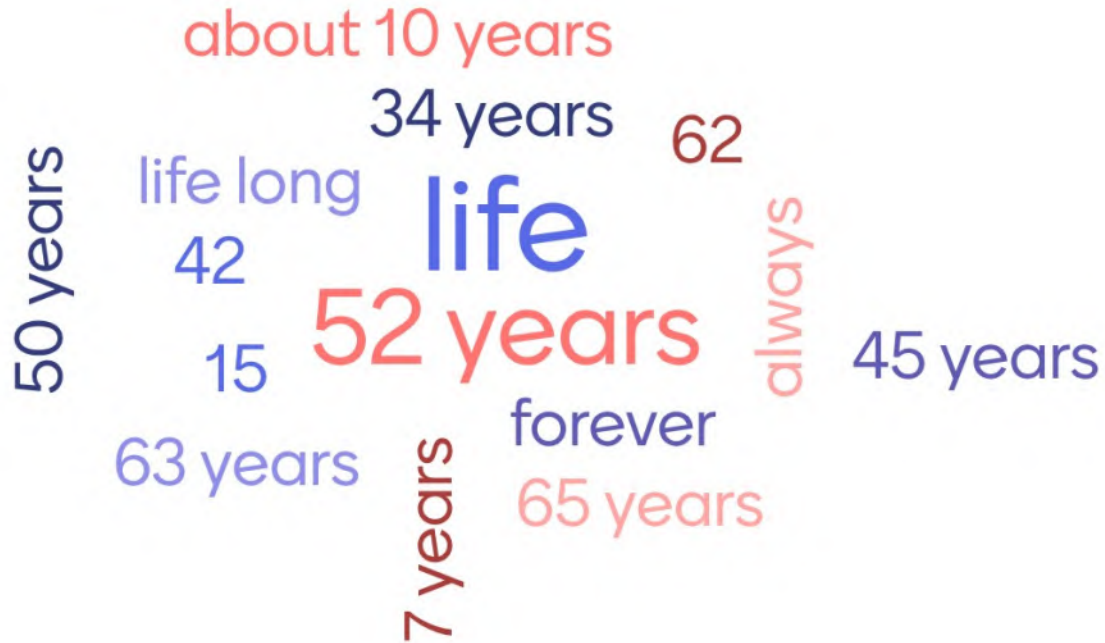
# Angleton GLO RCP Comprehensive Plan Update

CPAC Worksession 1

Let's get you started..Which one is cutest?



How long have you been part of the community here—either living in the city, owning property, or working?



# What do you enjoy most about living in Angleton?



# 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

# 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

# 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

# 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

# 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 bike 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.

# 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.

# 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.

# 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

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

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

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

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.



Retail Shopping Centers (Strip Malls)



Public, Semi-Public



Open Spaces



Single Family Residential



Mixed Use Town Center



Assisted Living/Senior Care



Playgrounds



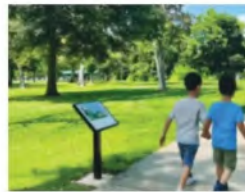
Multi-family



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

# 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

# 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

## 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

## 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

## 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

## 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



Signage



Gateways



Streetscapes



Downtown



Safety and Comfort



Public Art/Local Culture



Identity



# Character and Image

**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

**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

**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 be 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 -



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

# 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

## 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

## 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

## 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

## 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.



Commercial



Mixed Use Livable Centers



Work/Live Units



Supermarkets



Neighborhood Commercial



Offices



Local Businesses



Manufacturing



Regional Centers

# 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

## 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.

## 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

## 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

## 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

## 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

## 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.



Safe Crossings



Multi-modal



Alternate Modes



Access



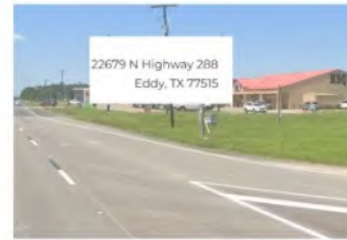
Pedestrian & Bike Safety



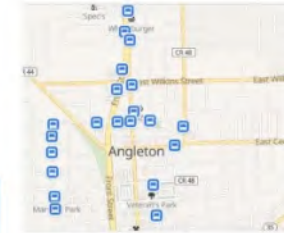
Mobility Options



Railroad



Intra City- Grey Hound & FLIX



**Bus service at this stop**  
**Angleton**  
Service provided by **Connect Transit**  
All data is available in GTFS feed: [gulfcoastcenter-tx.us](https://gulfcoastcenter-tx.us)

Public Transit –  
Connect Transit

# Mobility/Transportation

**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

**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

**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

**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

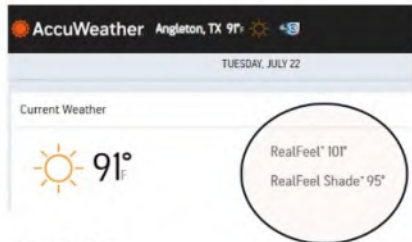
The sewer system not keeping up with the new growth

### 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-AA11FUha?ocid=BingNewsSerp>



Hurricanes



Heat Index



Flooding



Properties at risk from heat

Check out the Official Brazoria County Disaster Guide Today!

English

Spanish

Preparedness Save Lives Are You Prepared?

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

**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.?

## 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 our 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 cities.

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



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.

**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

**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



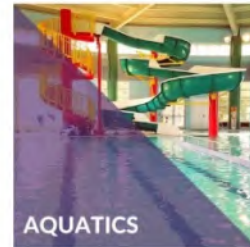
City Services



City Hall



Library



Natorium/  
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.

**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.

**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

Aspirational Cities/Places - What are some cities or places that you admire? Cities or places that you would like Angleton to be like.



Presentation at the Meeting

# COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING 1

July 30, 2025



## 1. Team Introductions

## 2. Background

Planning History in Angleton  
GLO RCP Grant

## 3. Comprehensive Plan

City Planning	Purpose
Planning Steps	Why Now?
Planning in the Area	Topics
Report Contents	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

# Agenda



**Mindi Snyder**  
Client Services

**Lata Krishnarao**  
Project Manager

**Krishna Radhakrishnan**  
Planning/GIS

**Steve Spillette (CDS)**  
Housing/Economic Analysis

**Scott Williams, CBI**  
SAFEbuilt



**City Council**

**Planning & Zoning Commission**

**Comprehensive Plan Advisory  
Committee (CPAC) (TBD)**

**Otis Spriggs, Dir. Development  
Services**

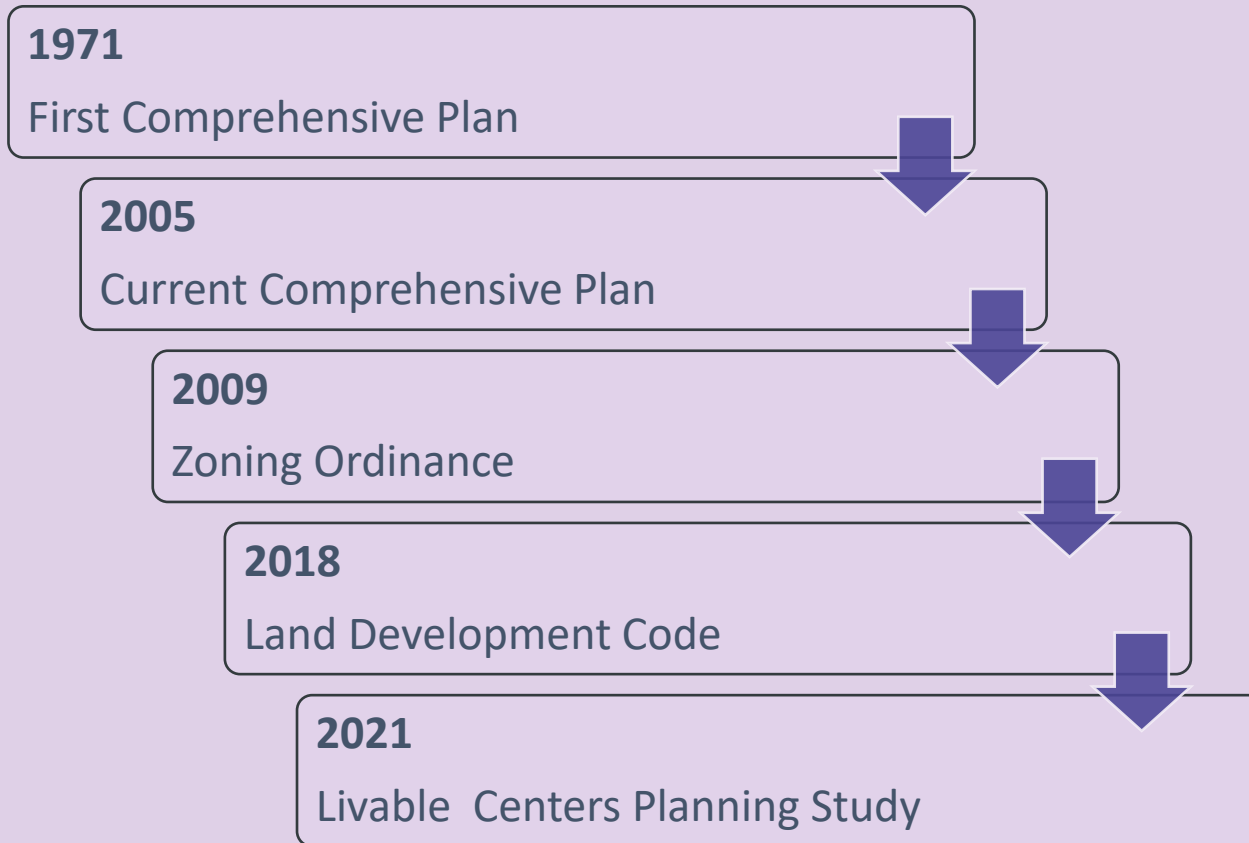
**City Staff**



# Team Introductions



# 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



# 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** for 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**

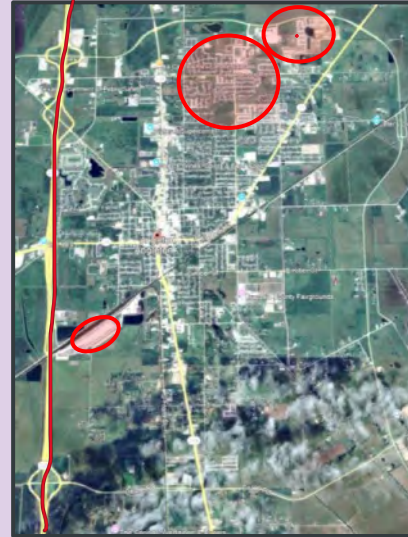




2005



2025



## Why Now?

**Change** is inevitable - rapid growth in the region

Communities can create their **desired future**

Available **vacant land**

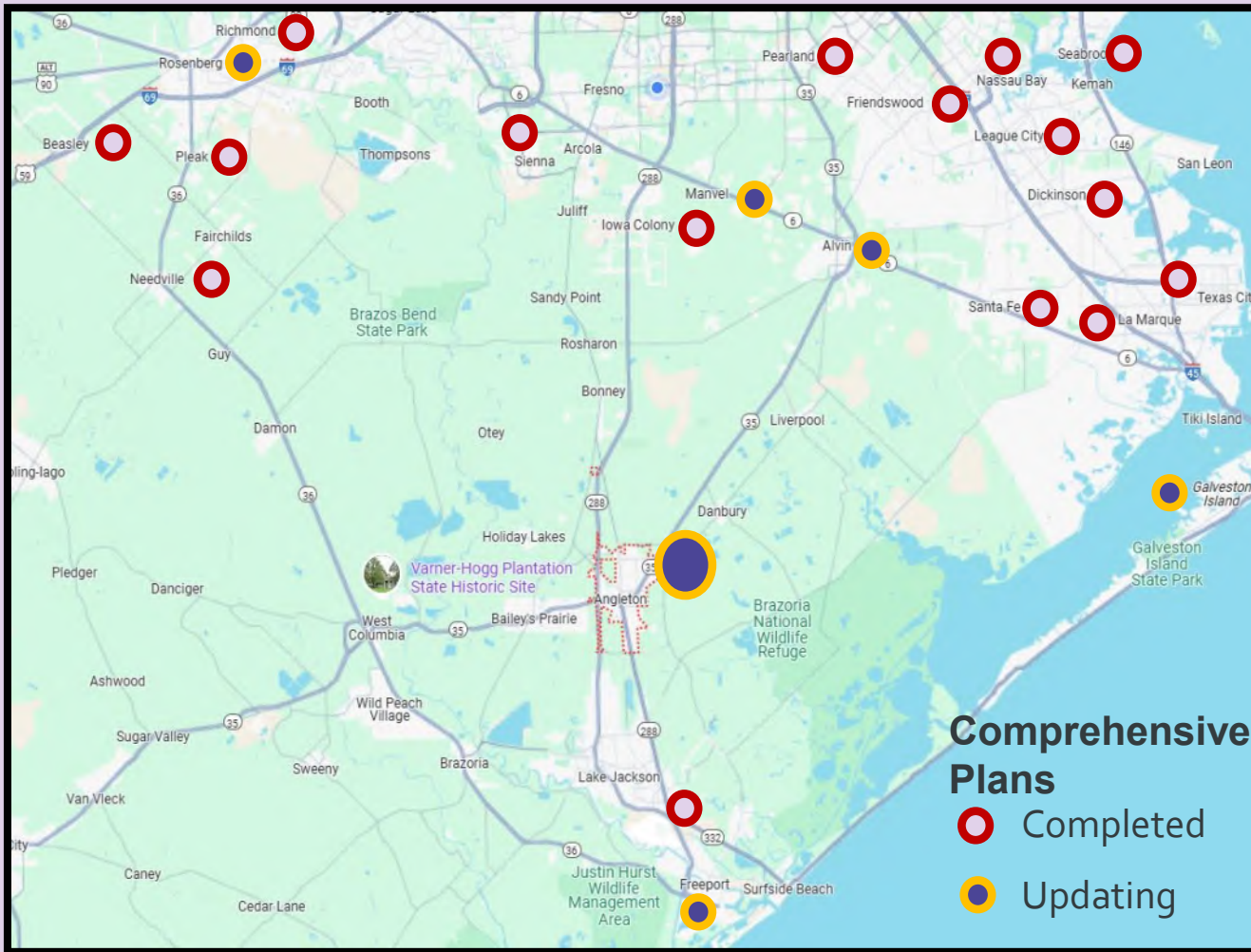
**Outdated regulations**

Vulnerability to **hazards**

**Funding** for plan preparation



# Planning in the Area



**Comprehensive Plans**  
○ Completed  
○ Updating



# Topics

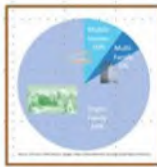




**A. Existing**

Single-family homes on various lots (a prominent land use in Needville) with almost 50% of Needville land undeveloped for single-family residential. The city has approximately 2,000 housing units, of which roughly 80% are single-family, with another 20% consisting of manufactured homes, both on individual lots and in manufactured home parks, and 0.0% in multi-family buildings. Single-family housing stock ranges from modest parks, 1970s century bungalows to larger brick-jarrah-style homes, with older homes generally located closer to the downtown area.

More recent subdivisions typically maintain a distinct character, with houses of similar age and architectural style on consistently sized lots, and are generally well integrated into the city's street grid. The city's average single-family lot size is 12,500 square feet, although lots range from 1,000 square feet in the city's single-dwelling subdivisions to more than an acre.

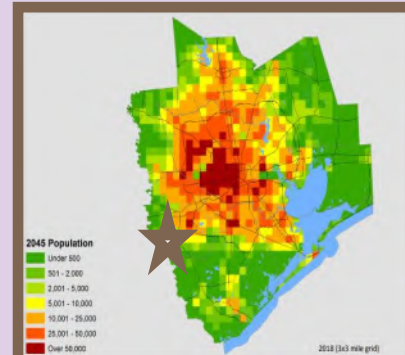


Total housing units:	2,000	100%
Single family:	1,600	80.0%
Manufactured:	400	20.0%
Multi-family:	0	0.0%
<b>Year Built:</b>		
Before 1970:	1,200	60.0%
After 1970:	800	40.0%
<b>Median Home Value:</b>	\$150,000	



# Elements

- Text
- Maps
- Graphics
- Tables
- Illustrations



The Infrastructure, Drainage, and Hazard Mitigation Plans are strategic documents that set growth-related goals, objectives, and priorities for municipal infrastructure related to water purification and distribution, wastewater collection and treatment, and stormwater management, hazard mitigation and others supporting the Comprehensive Plan Vision and objectives. These plans serve as a guide to all decision-making relating to the city's infrastructure needs. The plans include recommendations for maintenance and provision for existing and new water and wastewater networks and facilities, drainage improvements, capital improvements, mitigation of flooding and other hazards and provide resilient solutions. The plans also identifies sources of funding and opportunities for public-private partnerships and assist in applying for eligible grants from FEMA and other agencies.



Flooding in Needville  
Source: Fort Bend County Drainage District

**A. Existing Conditions**

The City of Needville has not adopted Infrastructure, Drainage, and Hazard Mitigation Plans. Most of the areas within the City limits are served by city water and sewer. FEMA has not identified any major flood areas within the city limits.

# Report Contents



## 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



## 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



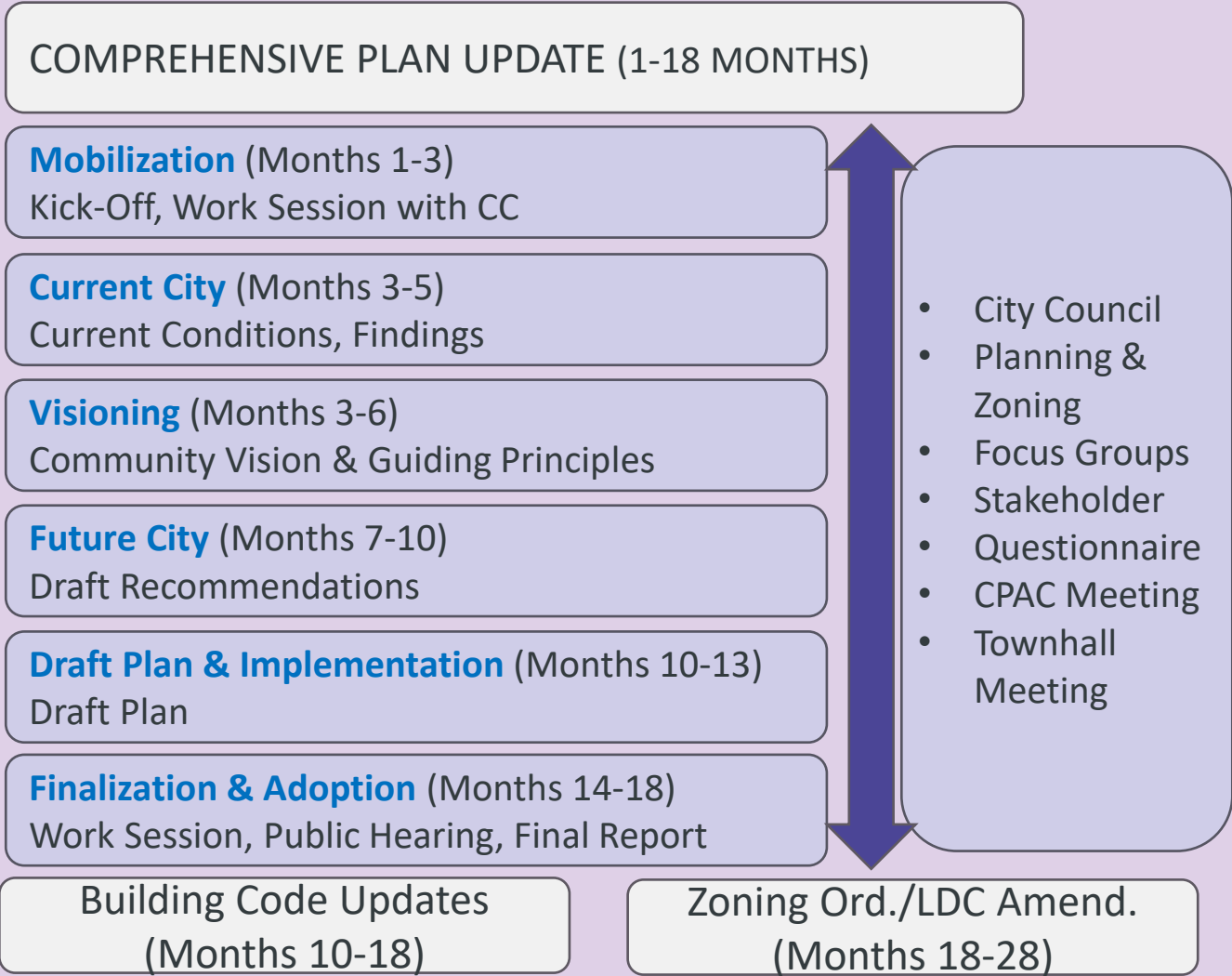
## A Market Study as a Component of a Comprehensive Plan

- 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

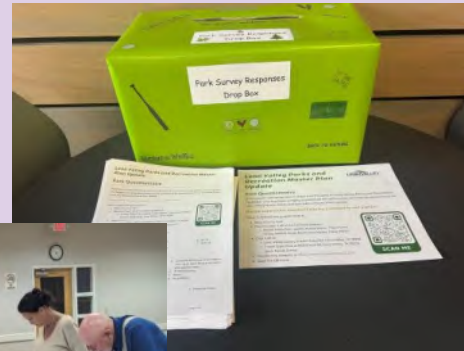


# Process and Schedule



## 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



# Interactive Map

TO BE LAUNCHED SOON - EXAMPLE

## Public Engagement

Place a pin on the map to ask a question or provide feedback on a specific part of the proposed changes.

**Name (Optional)**

**What topic are you commenting on?**

PARKS

TRANSPORTATION

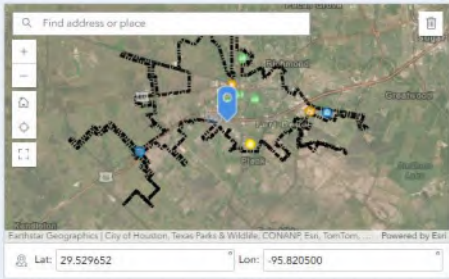
DRAINAGE

ZONING

**Comment\***

**Comment Location**

Please select a location on the map for your comment.



Find address or place

Lat: 29.529652 Lon: -95.820500

Submit



## 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



## 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.



## Polling Exercise Questions

Phone/Computer-based. Responses will be anonymous

Residency

Strengths

Areas of Improvement

Opportunities

Threats

Vision

Specific Areas

## CPAC Exercise

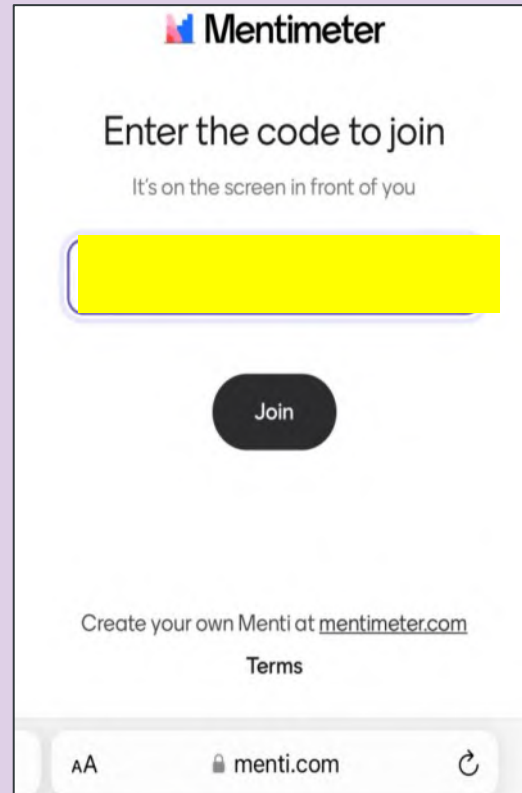


## How to access this poll?

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



## 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.

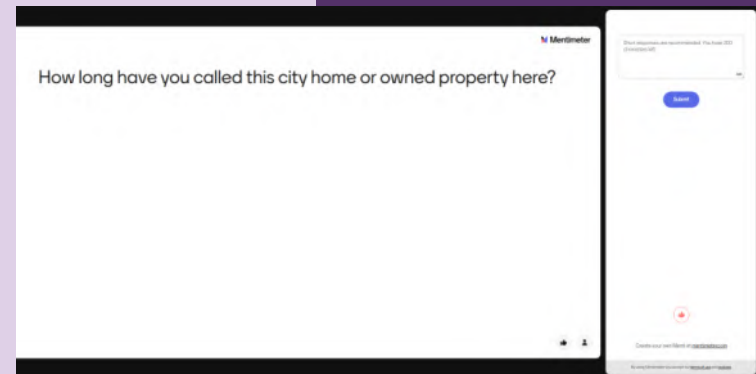
After entering your first response hit “Submit”.

To enter another response, type your response in the same box, and hit “Submit”. You can enter as many response as you want.

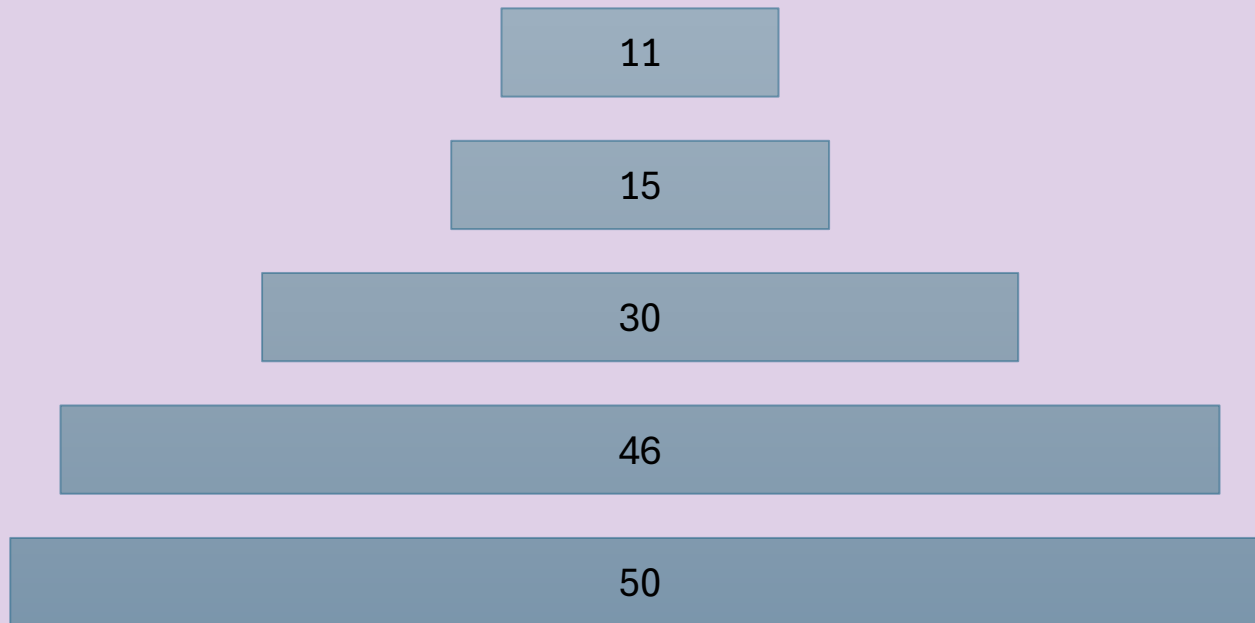
**Until all responses are entered , do not click “Next question”.**

You will not be able to go back to the question, once you hit “Next question”.

## CPAC Exercise



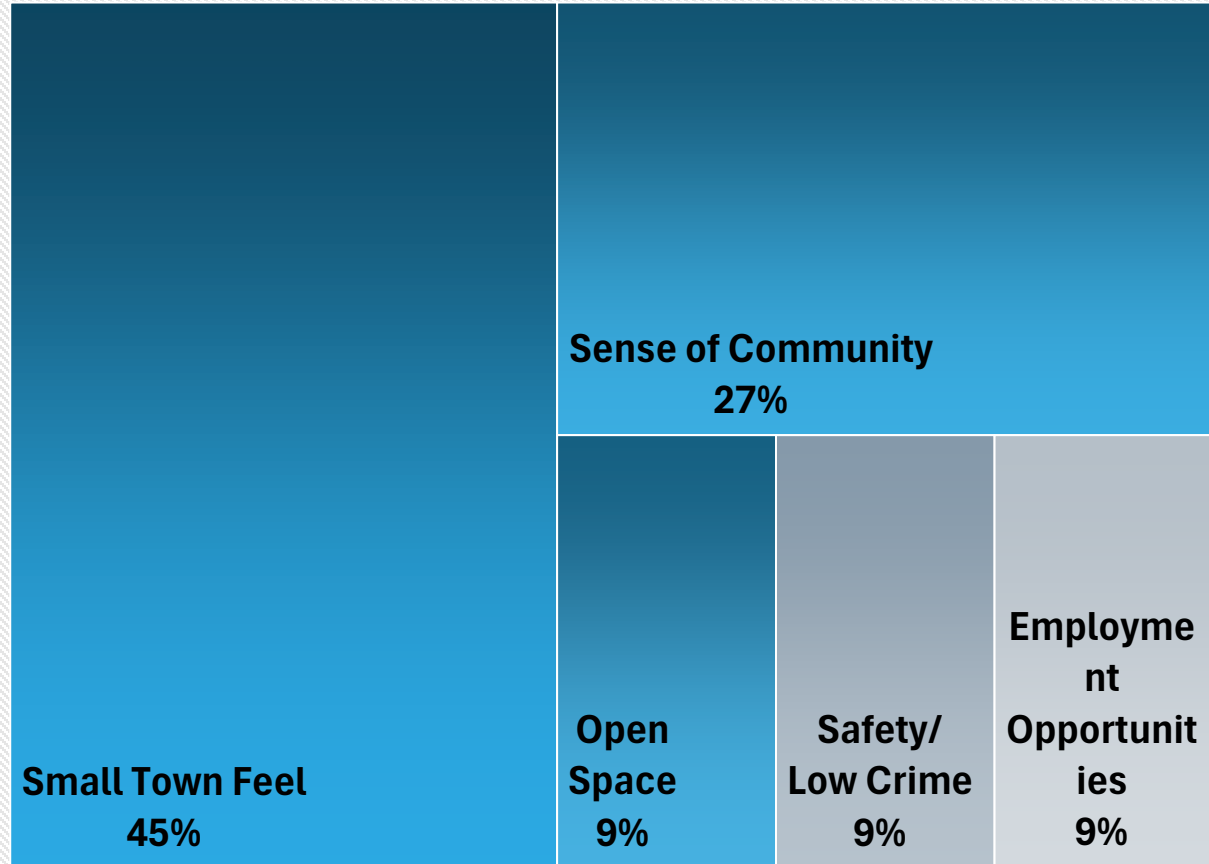
Q1. How long have you called this city home or owned property here? (Number of years)



# City Council Input Worksession May 27, 2025



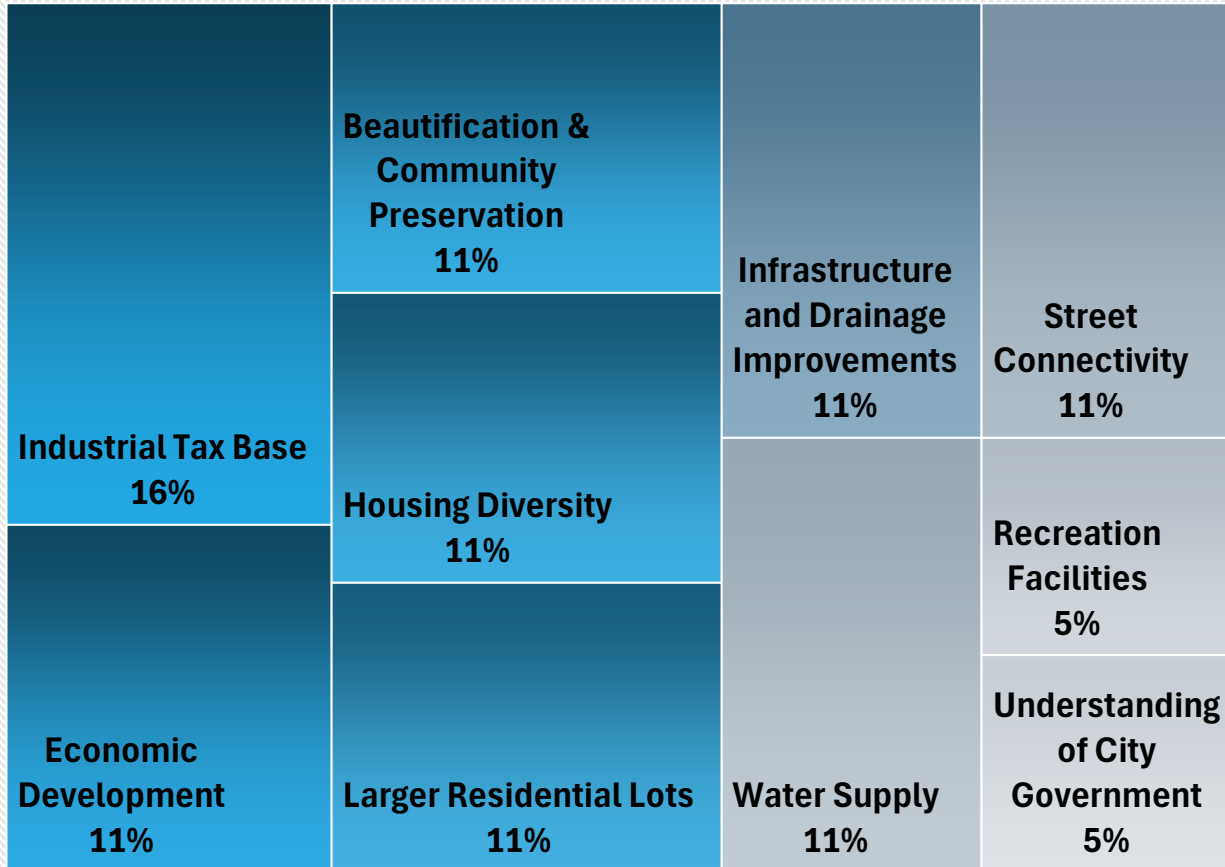
Q2. What do you like most about Angleton?



# City Council Input Worksession May 27, 2025



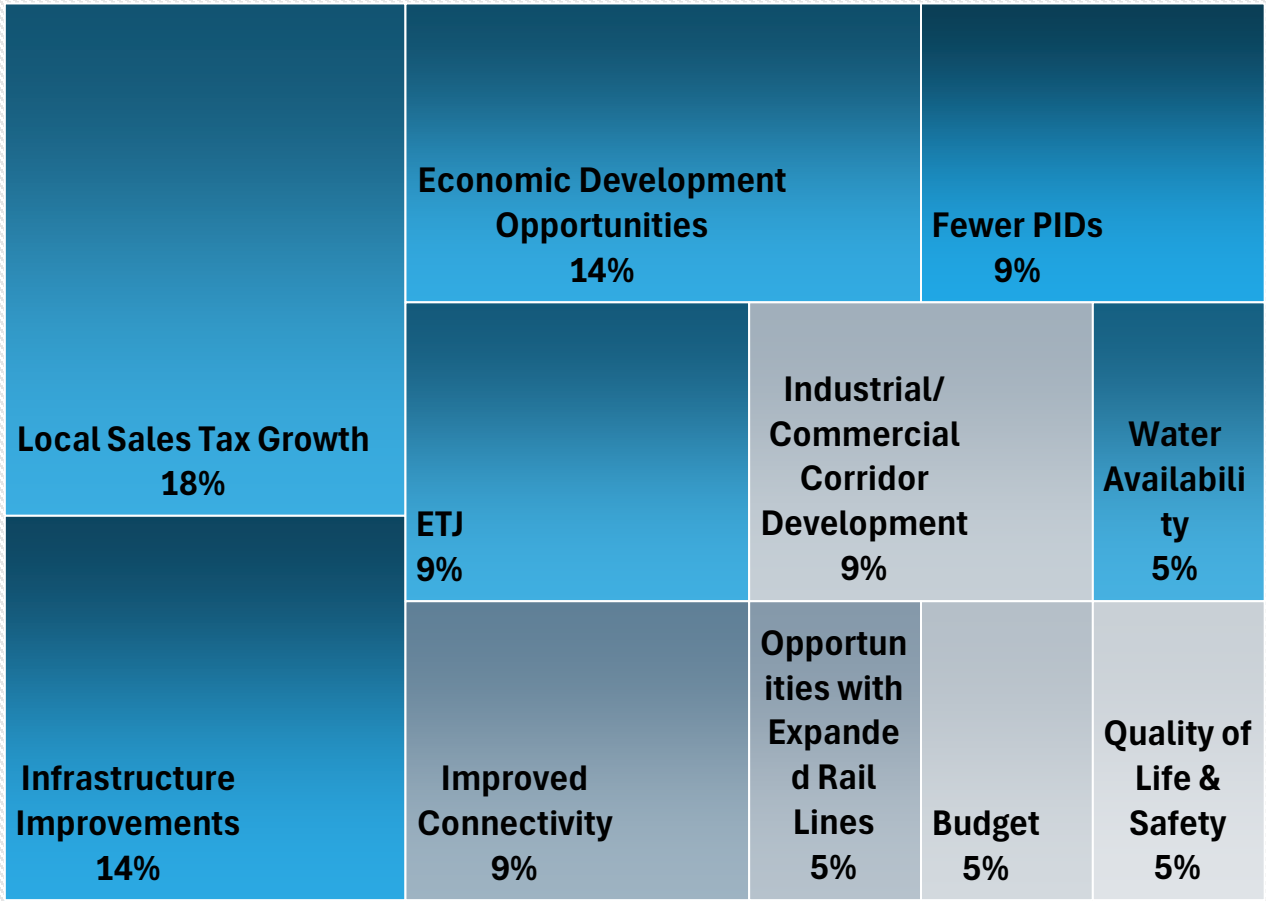
Q3. What do you think the City is lacking?



**City Council  
Input  
Worksession  
May 27, 2025**



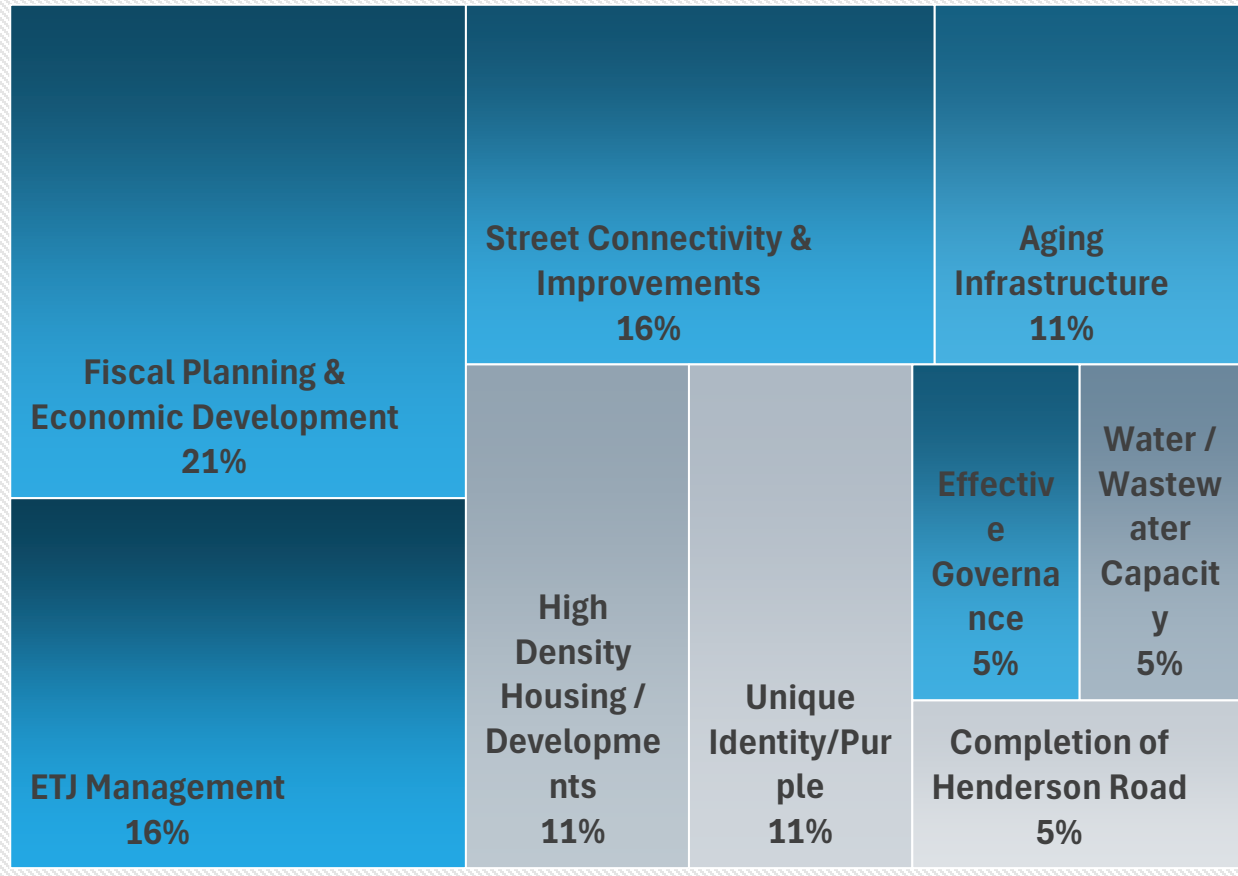
Q4. Looking into the future, what opportunities should the City focus on?



# City Council Input Worksession May 27, 2025



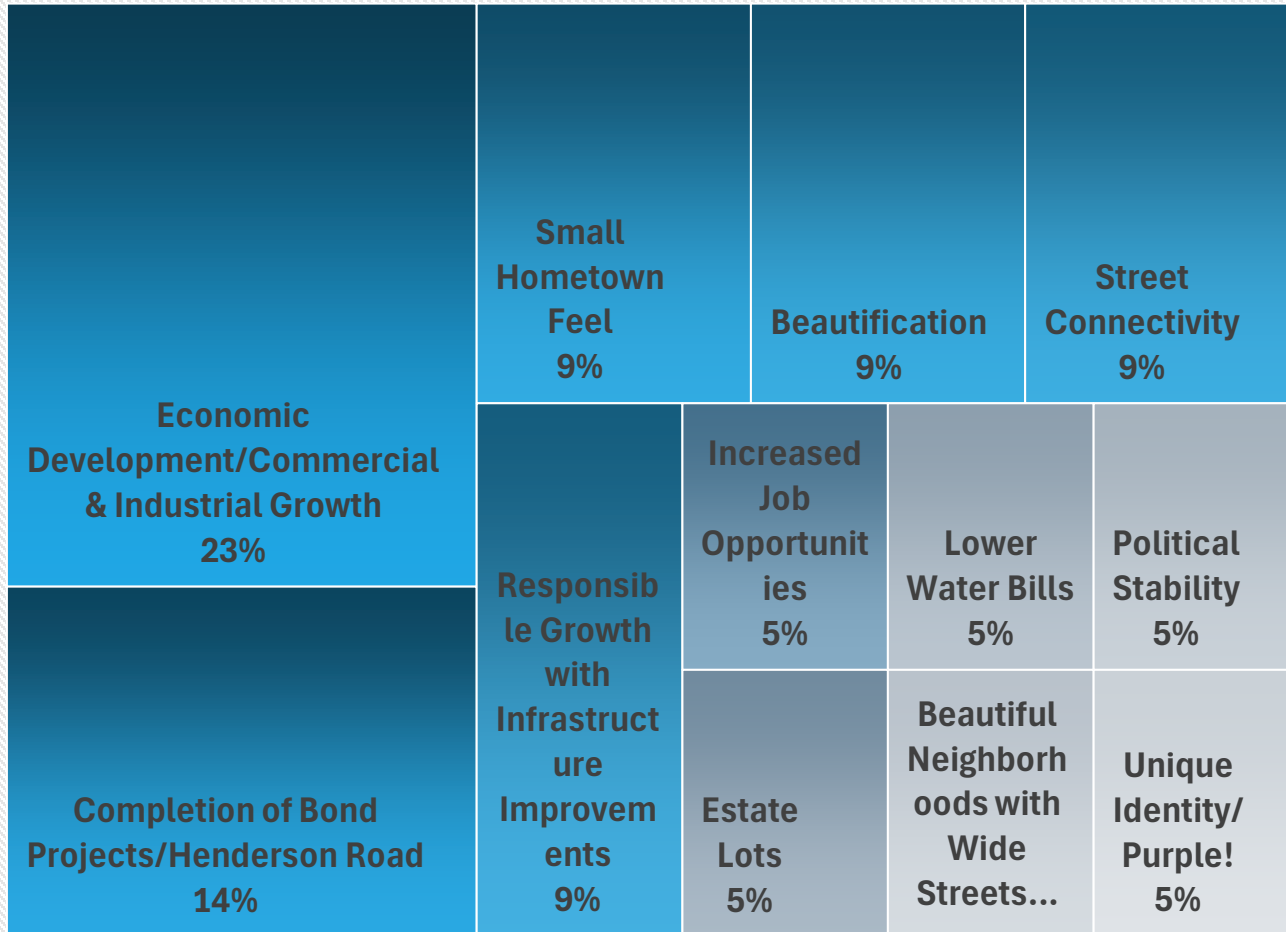
Q5. What are your concerns about the future of Angleton that need to be addressed?



**City Council  
Input  
Worksession  
May 27, 2025**



Q6. If you left Angleton today and returned in 10 years, what would you want to see?



**City Council  
Input  
Worksession  
May 27, 2025**



## Other thoughts?

- Strengths
- Weaknesses
- Opportunities
- Threats
- Vision
- Others

## Discussion



Agenda



**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](http://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](mailto: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

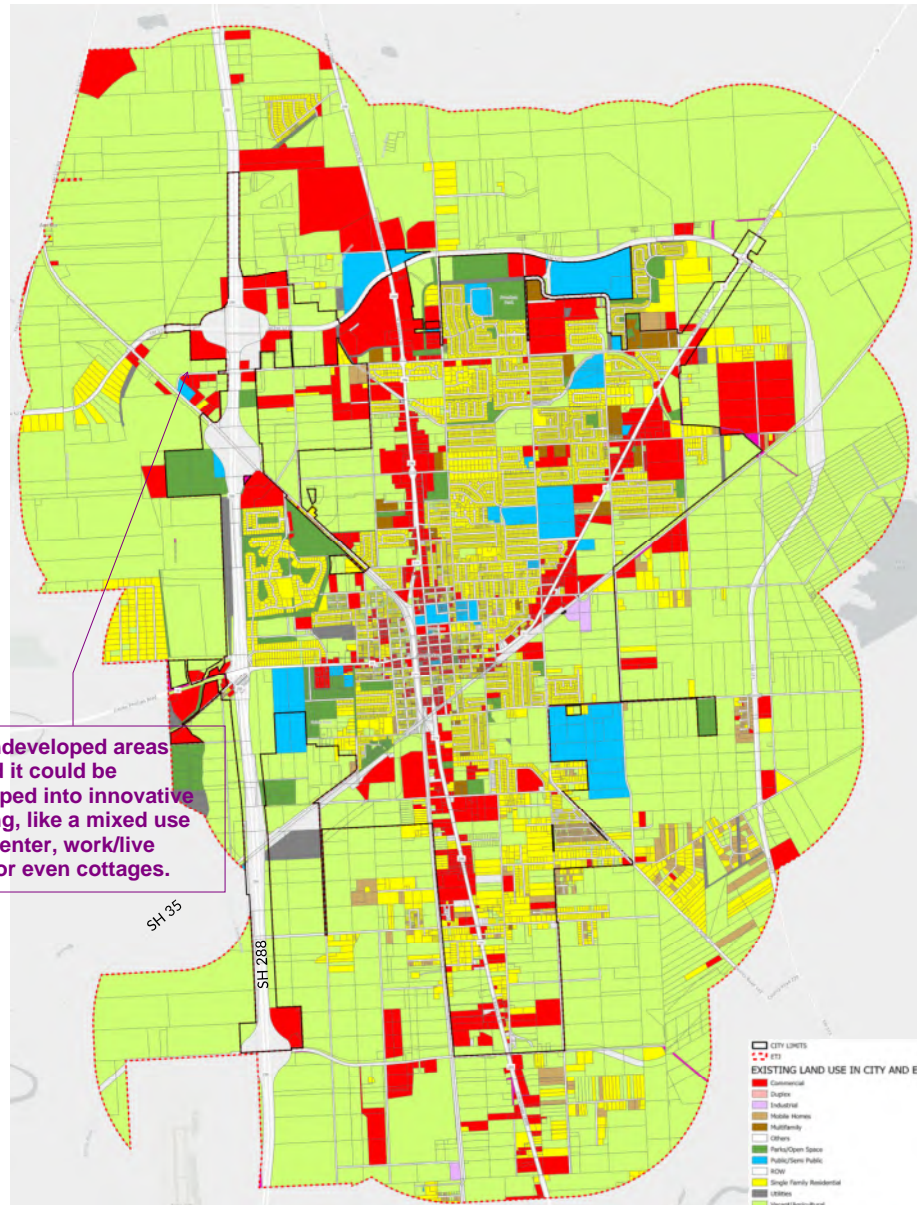
A summary of the responses received from the CPAC during the meeting and after via email and interactive map is included below.

## 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

## 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



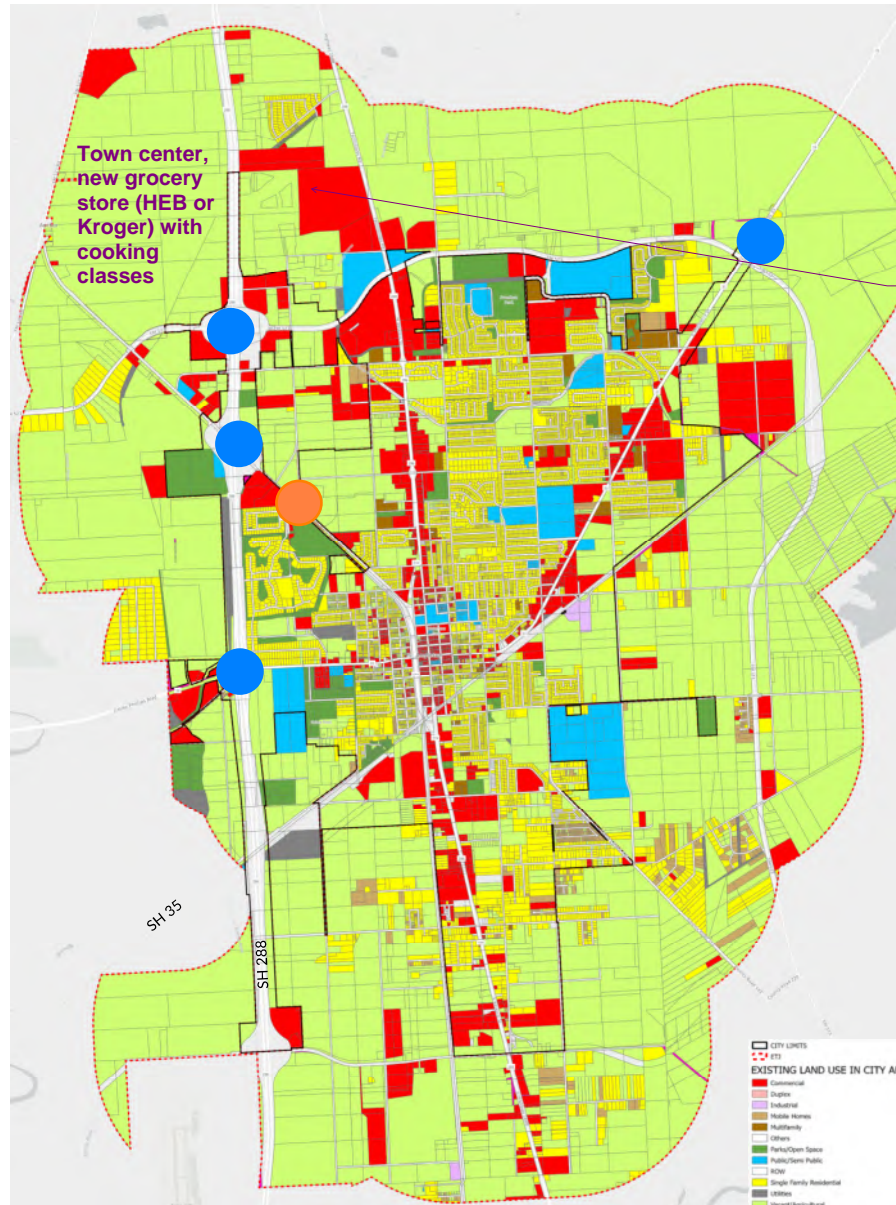
## CPAC 2 Land Use & Character Residential

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



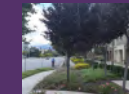
Offices



Industrial



Business Parks



Corridors ●



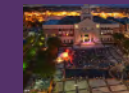
Gateways ●



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

Identify changes on this map  
 • Land Use  
 • Type of Development

# Input Received from CPAC

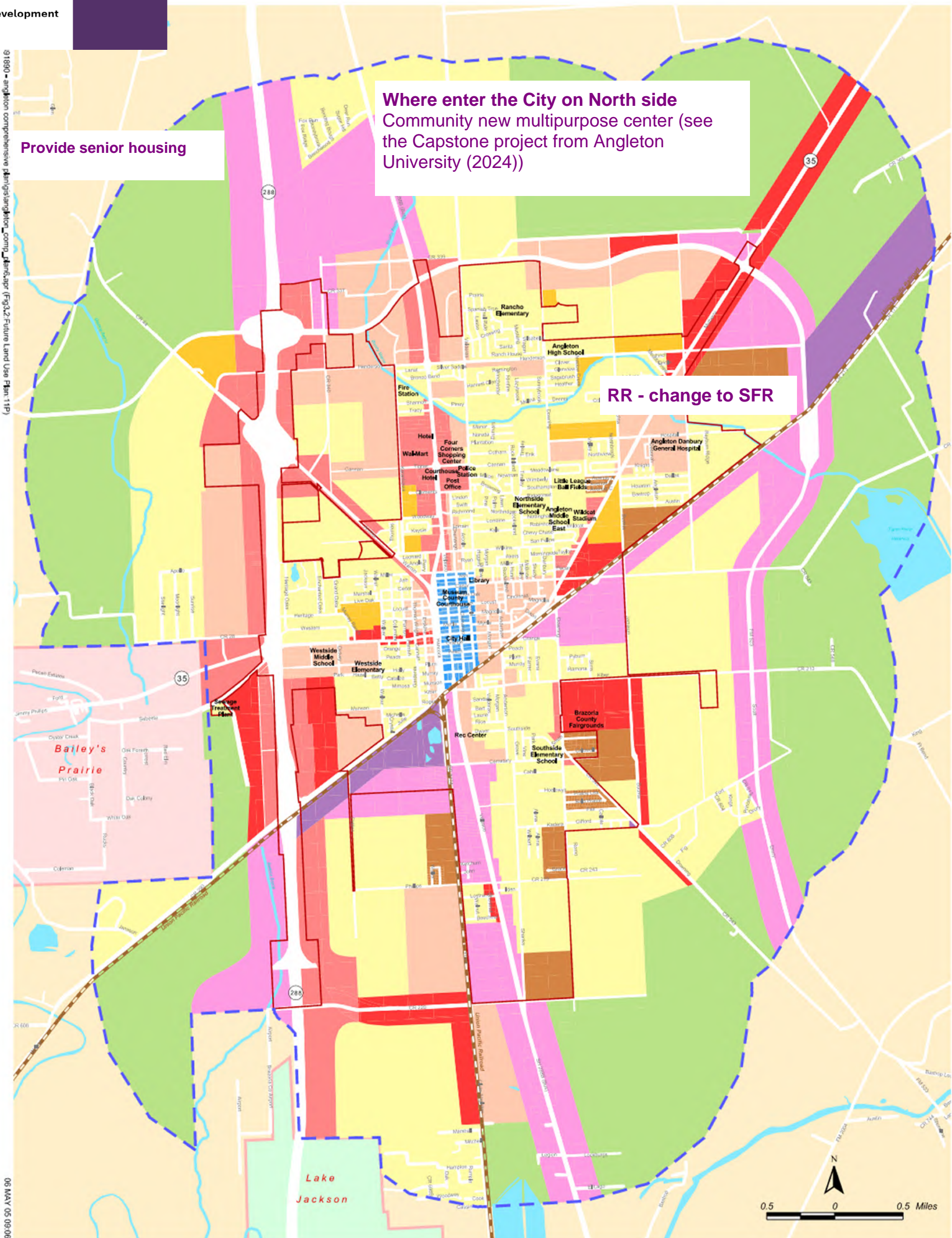





Figure 3.2  
Future Land Use Plan

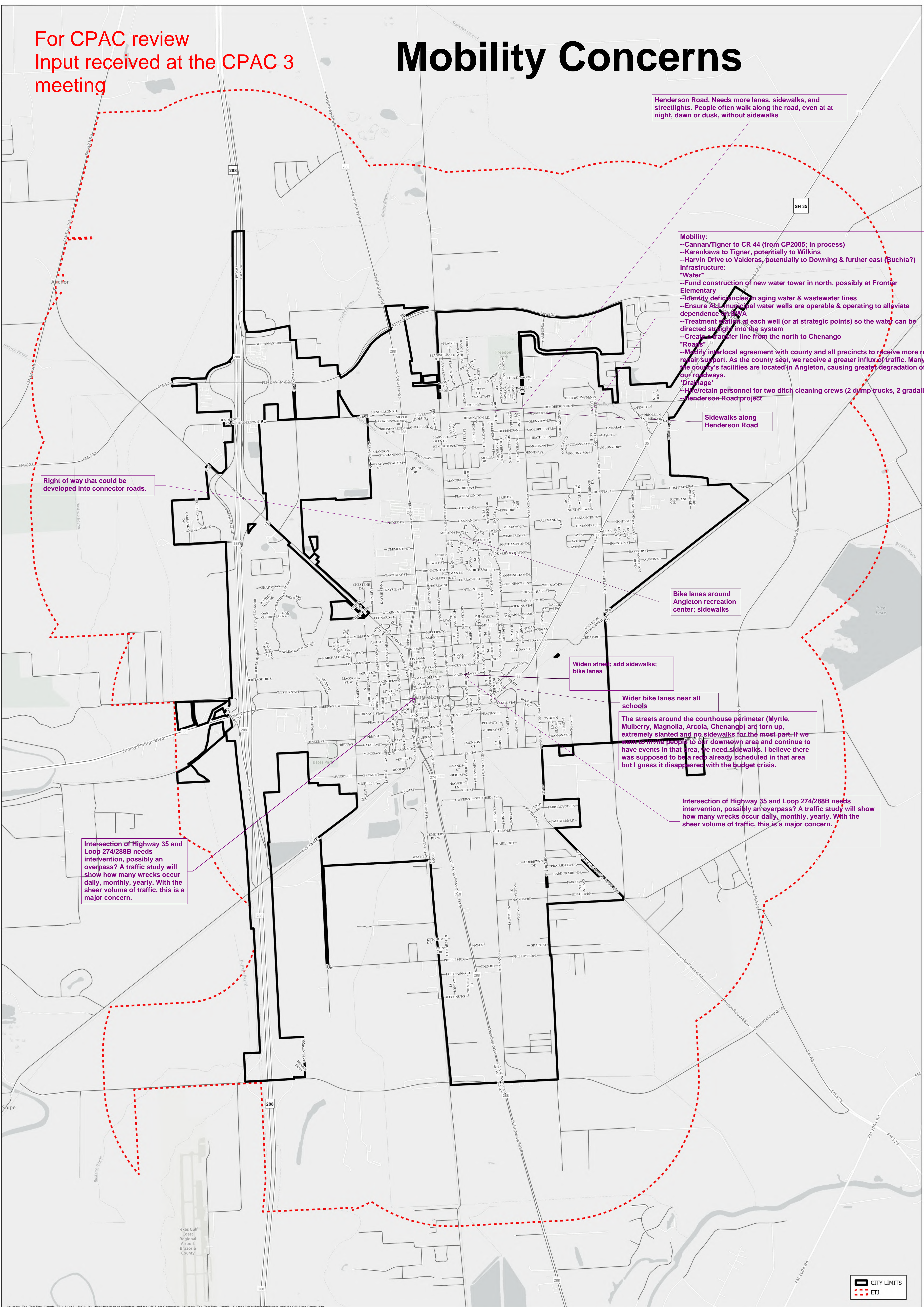
Land Use Categories			
	Agricultural		Industrial/Commercial
	Single Family Residential		Industrial
	Multi-Family Residential		Downtown
	Manufactured Housing		Right Of Way
	Office/Retail/Multi-Family Residential		Angleton Study Area
	Office/Retail		Angleton City Limits
	Commercial		

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 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 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

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 road 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.

Right of way that could be developed into connector roads.

**CITY LIMITS**  
**ETJ**

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.

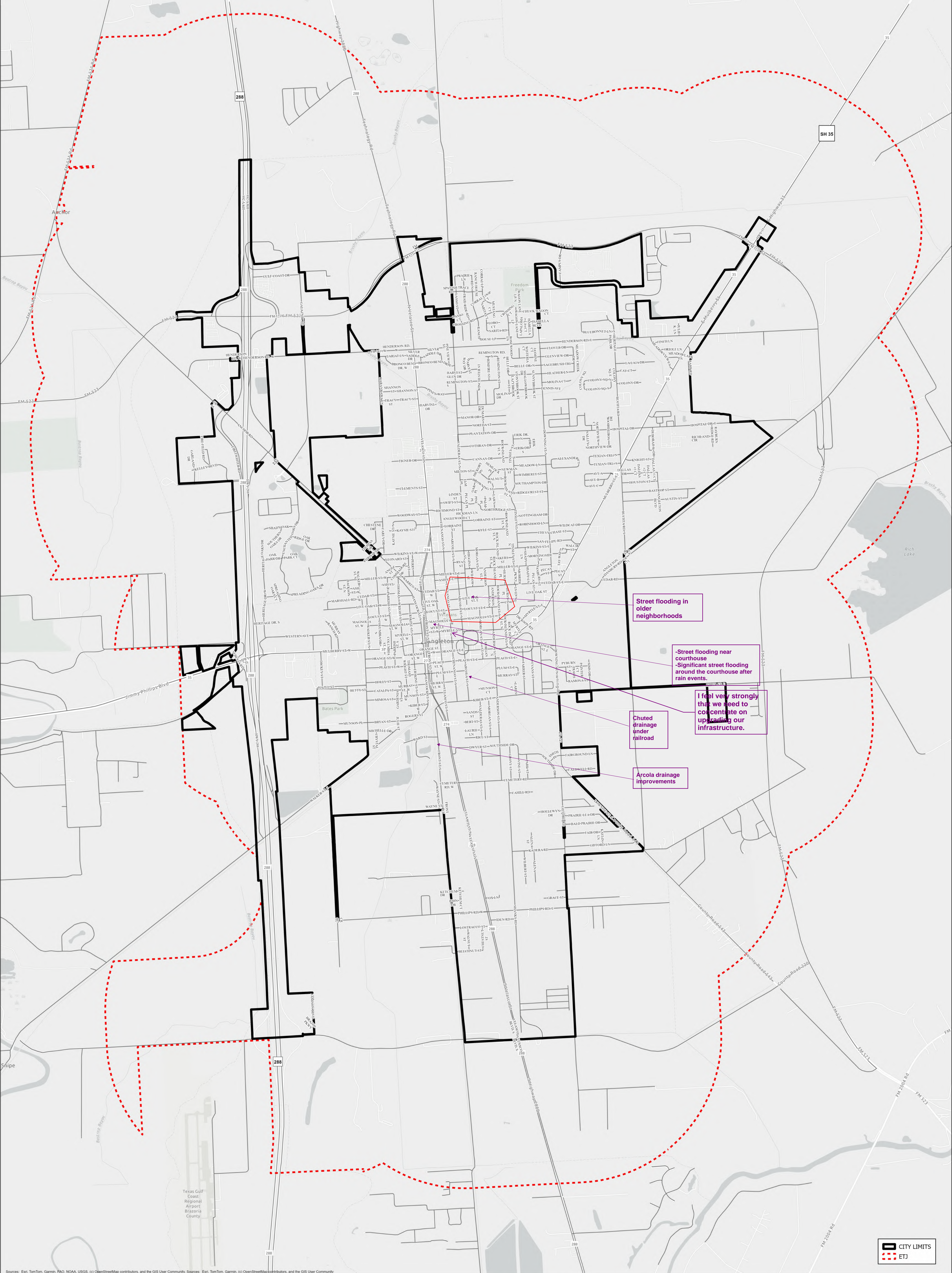
## CITY LIMITS AND ETJ MAP DRAFT

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



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

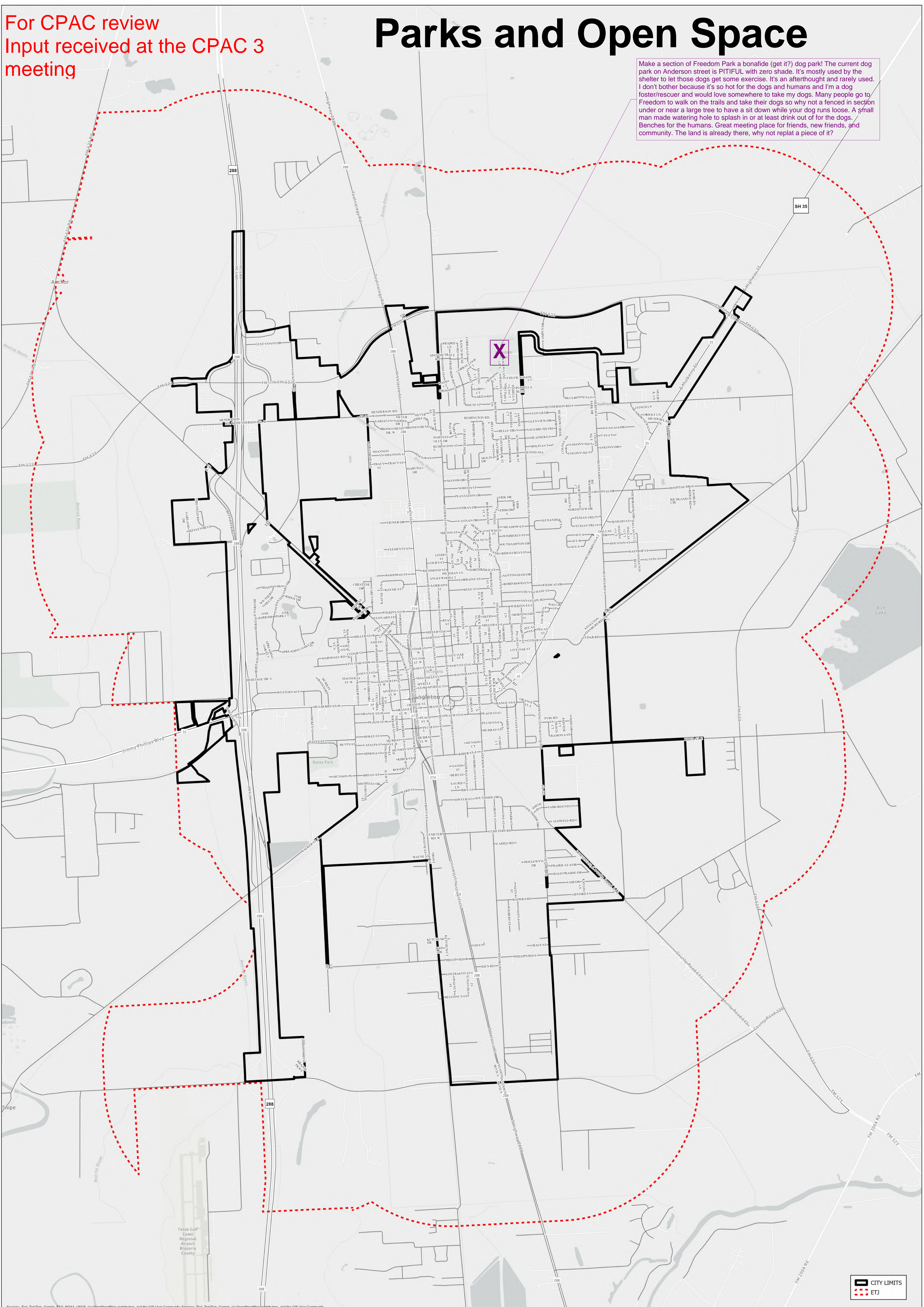


0 0.25 0.5 1 Miles

For CPAC review  
 Input received at the CPAC 3  
 meeting

# Parks and Open Space

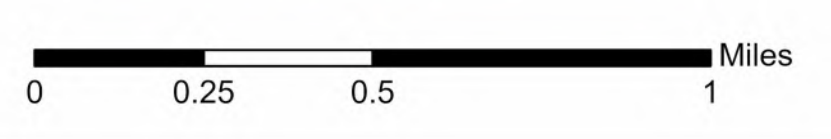
Make a section of Freedom Park a bonafide (get it?) dog park! The current dog park on Anderson street is PITIFUL with zero shade. It's mostly used by the shelter to let those dogs get some exercise. It's an afterthought and rarely used. I don't bother because it's so hot for the dogs and humans and I'm 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?



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



# 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



# 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**



# 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

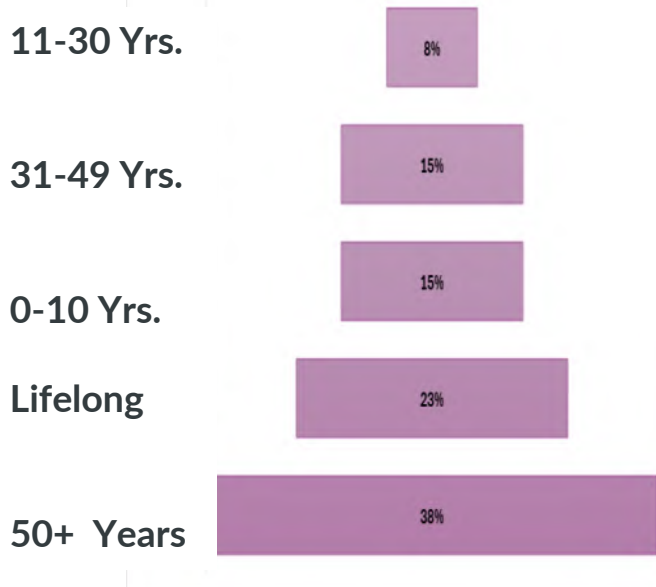
## Status Update



# 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?

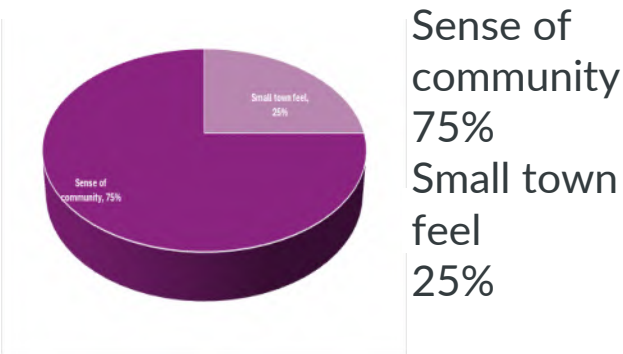
*City Signage*  
*Gateways*  
*Small Town Feel*  
**Purple Heart City**  
*Preserve Traditions*  
*Public Art*

# CPAC 1 Summary

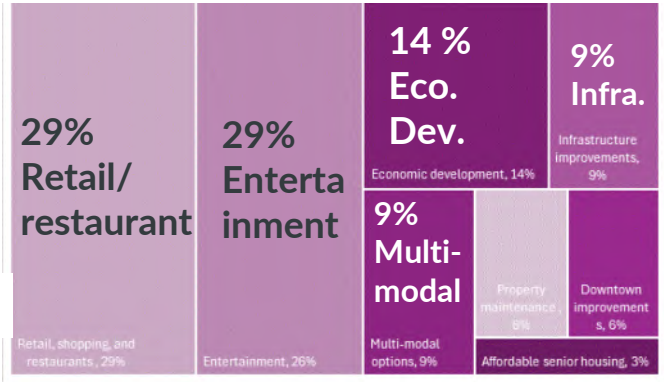


# Community Assessment

## Strengths



## Areas of Improvement

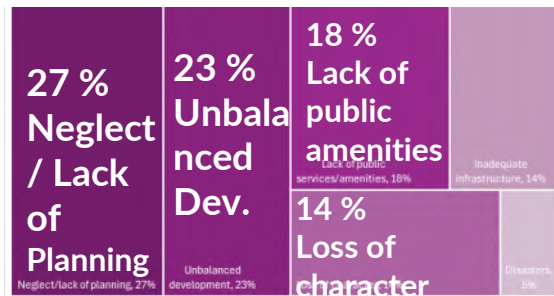


# CPAC 1 Summary

## Opportunities



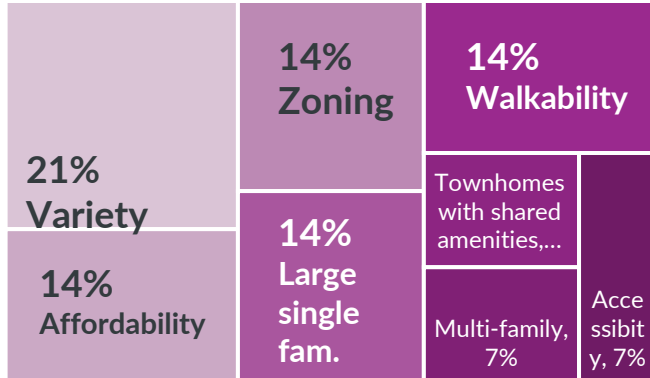
## Concerns





# 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



# 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

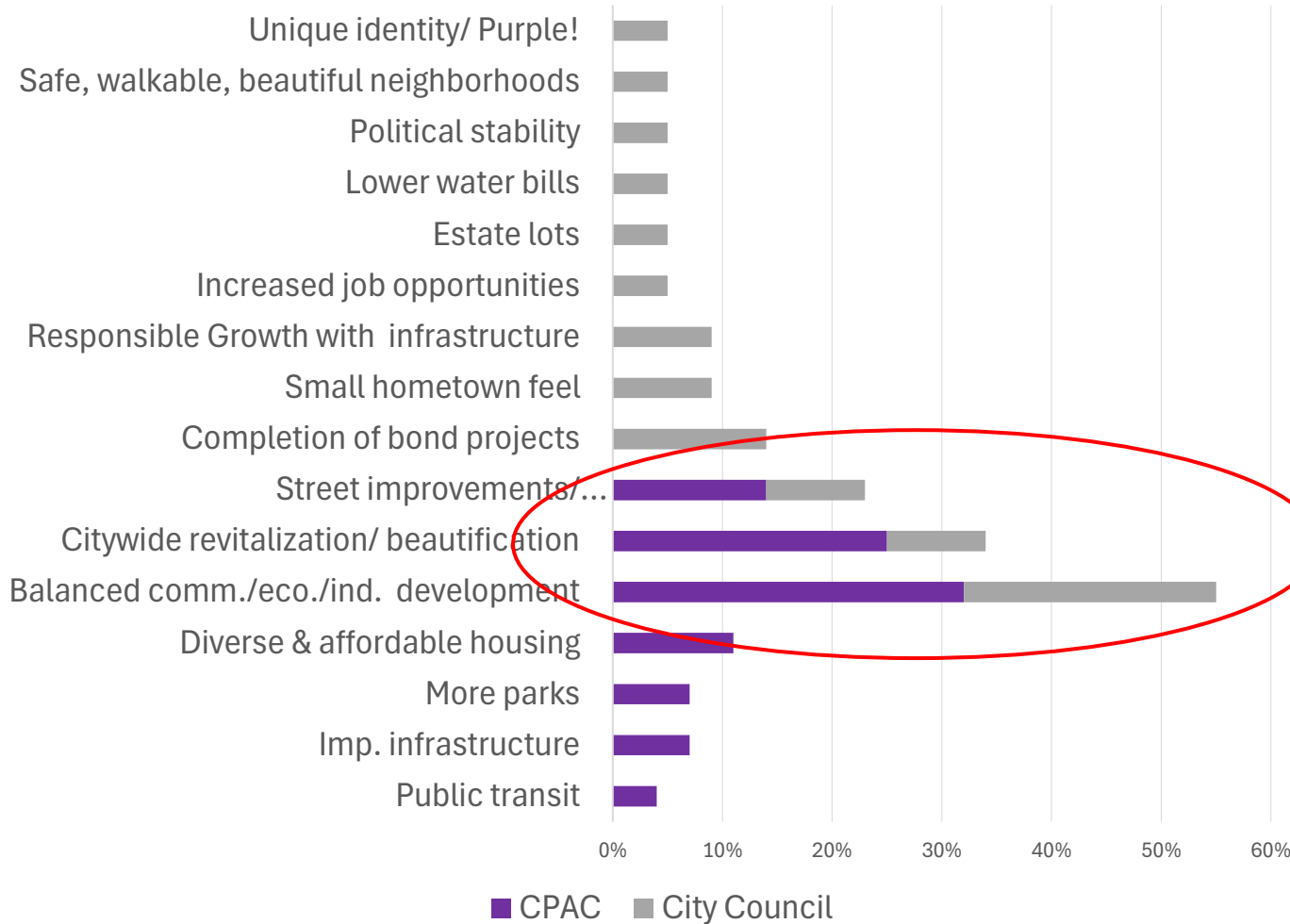
- Clarence Sasser Statue
- UTMB Angleton – healthcare
- Brazoria County Museum
- Parks
- Sports fields

## CPAC 1 Summary



# CPAC 1 Summary

## Long Term Priorities - Next Decade



## 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

### 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.

# Community Engagement



# 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 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	7
Zone Board Of Directors (TIRZ)	
Animal Services Advisory Committee	7
Utility providers (CenterPoint TNMP)	8
Brazoria County Appraisal District	8

## Community Engagement



# 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



# 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



# Great Wall of Angleton!

## Strengths

- Small town feel; water access
- Uncrowded, friendly, low crime
- Community events
- "Home is where the heart is"

## 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

## 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

# Angleton Market Day Outreach Summary



# 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



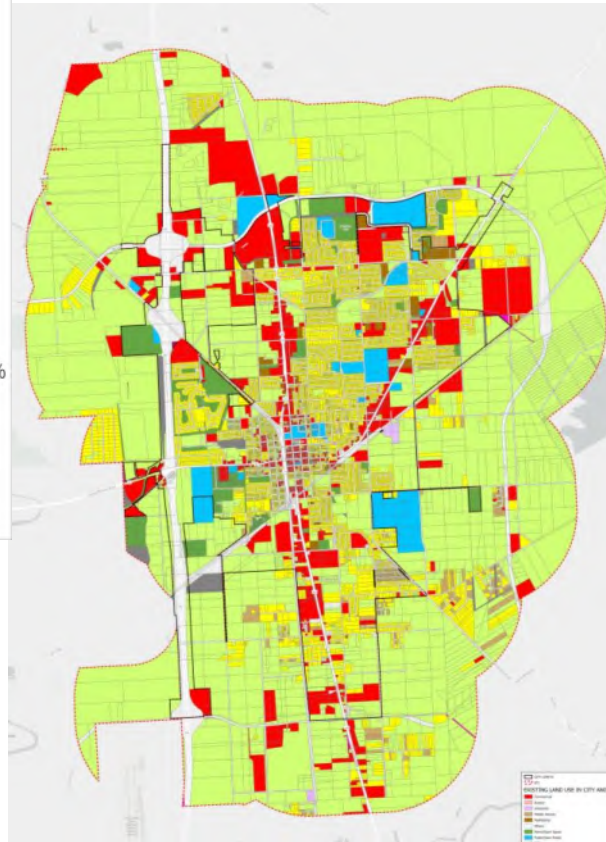
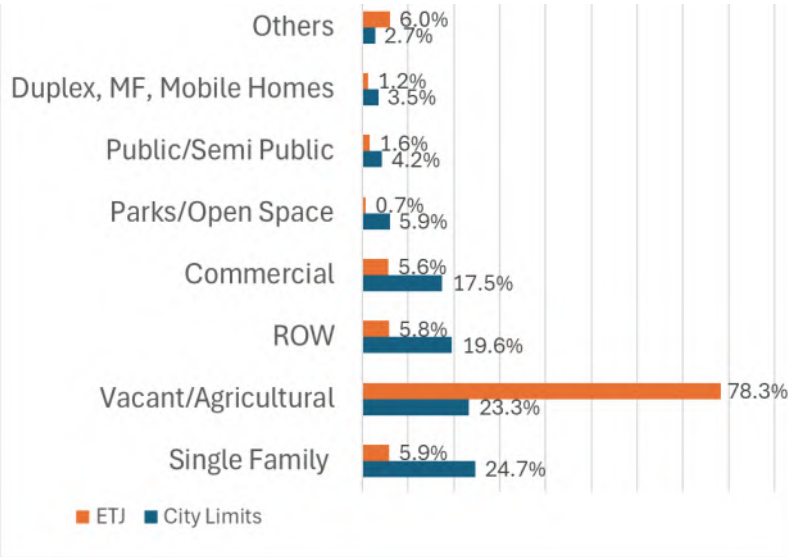
Visit the City's website for all updates



## Community Questionnaire



# Existing Land Uses



- Single Family
- Vacant/Agri.
- ROW/Utilities
- Commercial
- Parks/Open Space
- Public/Semi Public
- Others
- Multifamily/Duplex/Mobile Homes

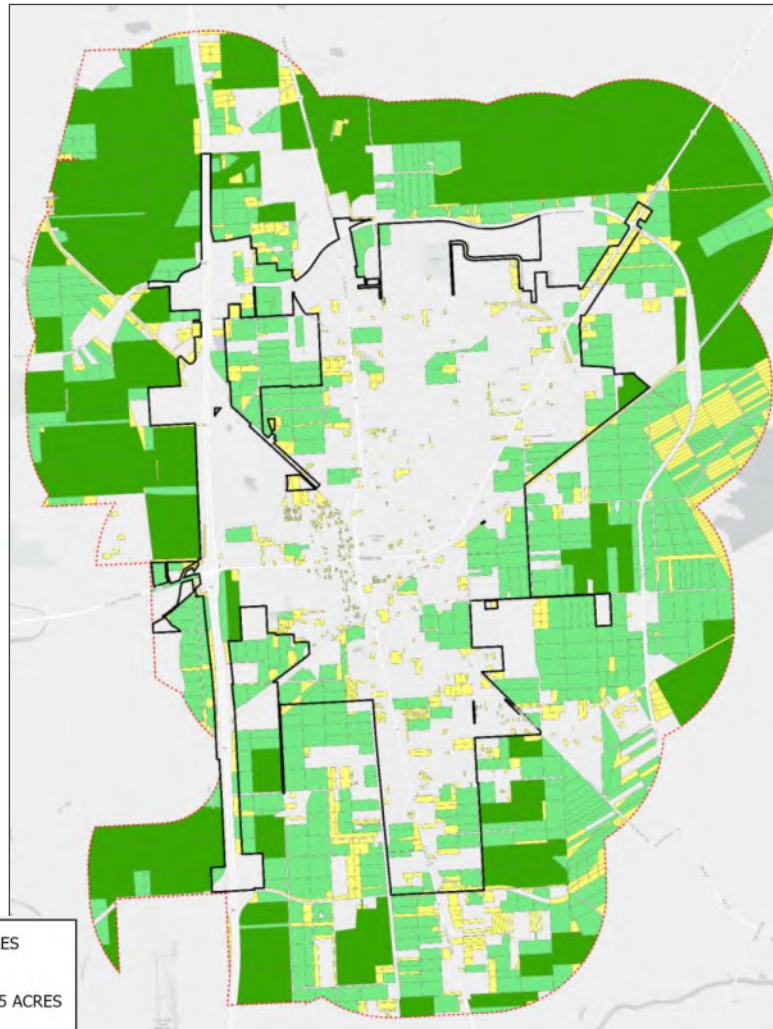
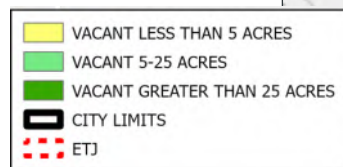
## Existing Land Uses and Community Character



# 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



# 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



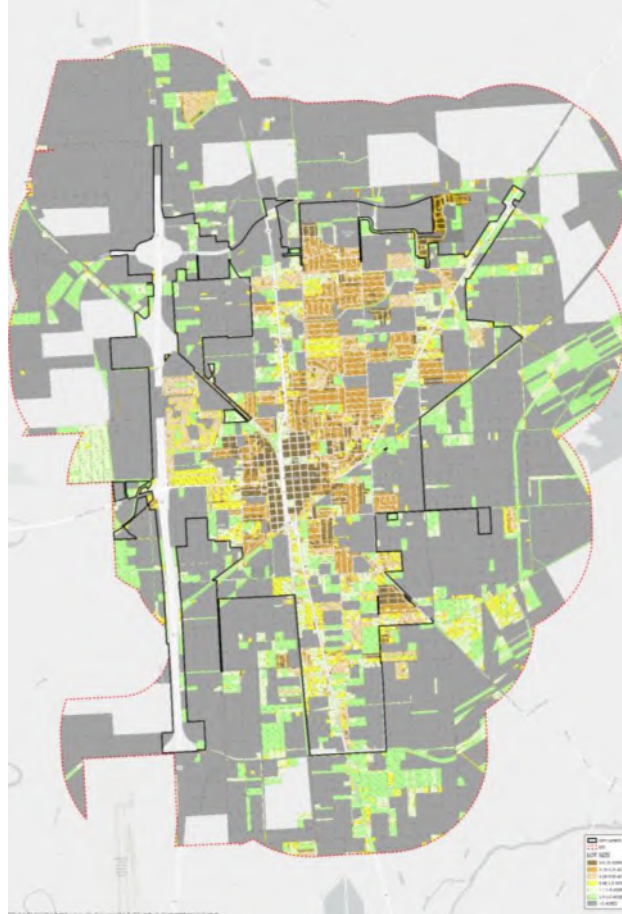
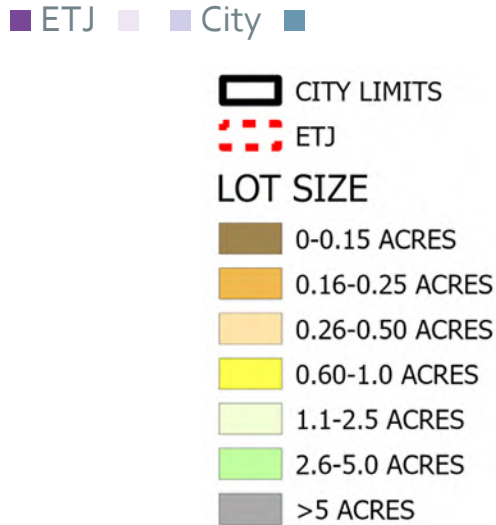
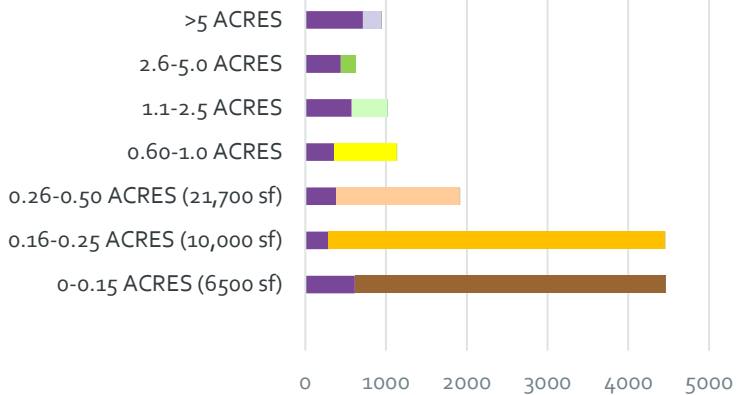
- **92%** Housing units are occupied
- **86%** Single family houses
- **54%** Housing units were built prior to 1980
- **61%-31%** Owner-renter split
- **45%** Owned homes with no mortgage
- **18%** Households face a housing cost burden (>30% of income spent on housing)
  - 13% Owner households
  - 30% Renter households
  - Burden is highest for younger owners (24%) and older renters (53%)

## Housing



# Lot Size

Lot Sizes

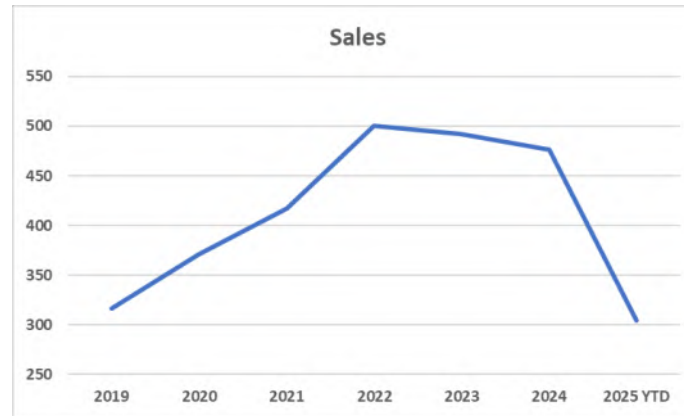


## Housing



# Sales

- Sales topping 450 since 2022; 6-7% of Angleton's housing stock
- Steady prices since 2022
- Median days on market - 40 since 2023

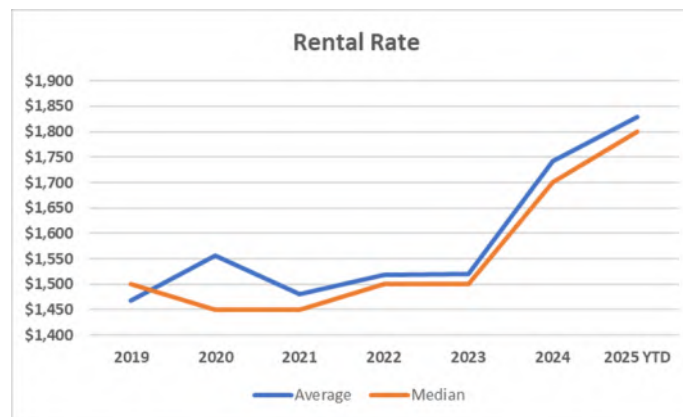
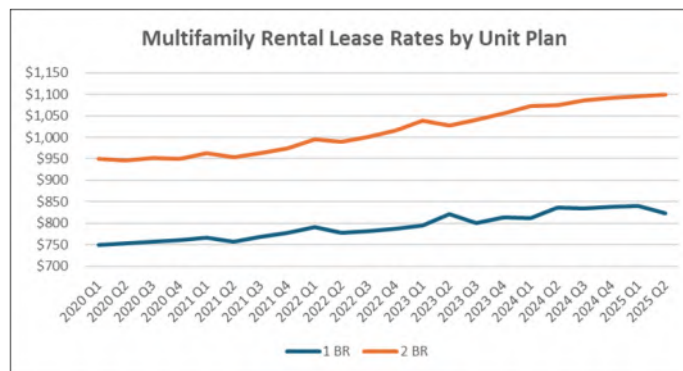


## Housing



# 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

- 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

## Commercial



# Existing Angleton Mobility Plan (2005 Comprehensive Plan)



- 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

# Brazoria County Major Thoroughfare Plan (2020)



- Limited Access Highway, Existing
- Limited Access Highway, Proposed
- Principal Thoroughfare, Existing
- Principal Thoroughfare, Proposed
- Major Thoroughfare, Existing
- Major Thoroughfare, Proposed
- Major Collector, Existing
- Major Collector, Proposed
- Railroad

## Mobility



# Brazoria County Major Thoroughfare Plan

## Mobility

### Angleton and Vicinity

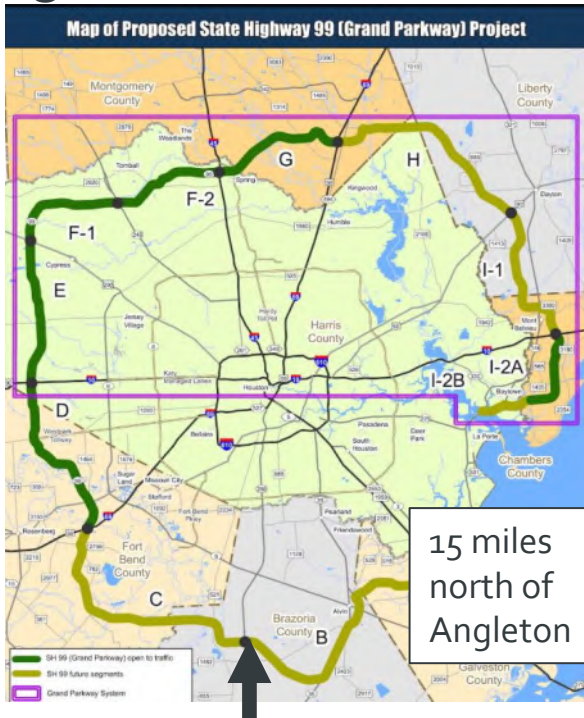
- Most recent Thoroughfare Plan adopted in 2020
- Goals:
  - Preserve adequate rights-of-way
  - Establish countywide design standards
  - Institute policies/procedures to coordinate/optimize transportation investments in the County
  - Collaborate with the development community
  - Preserve wetlands and wildlife areas within the County
  - Develop a well-connected multimodal transportation system
  - Proposed extensions for many major thoroughfares around the City

Source: HGAC

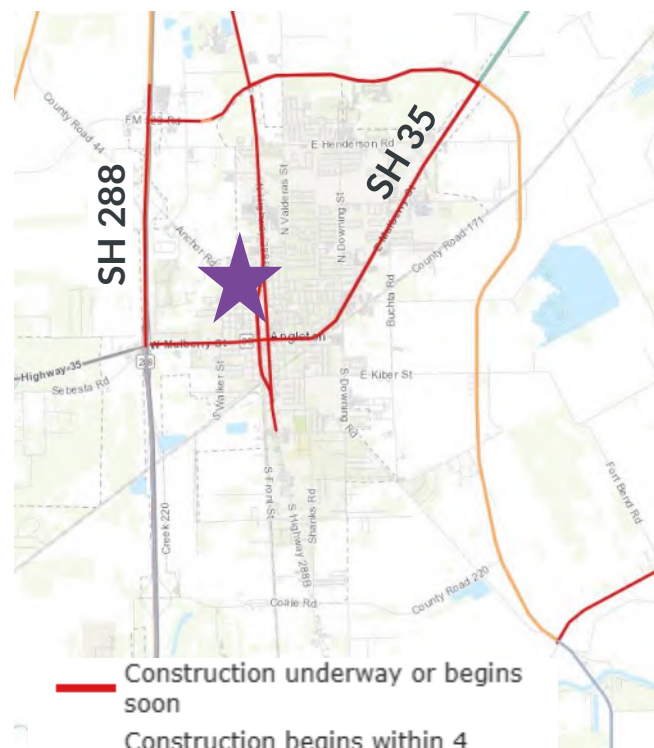


# SH 99 Grand Parkway – Segments B and C

# TXDOT Improvements



15 miles north of Angleton



- Construction underway or begins soon
- Construction begins within 4 years
- Construction begins in 5 to 10 years

- SH 35 – restoration
- SH 288 Landscape & scenic enhancements

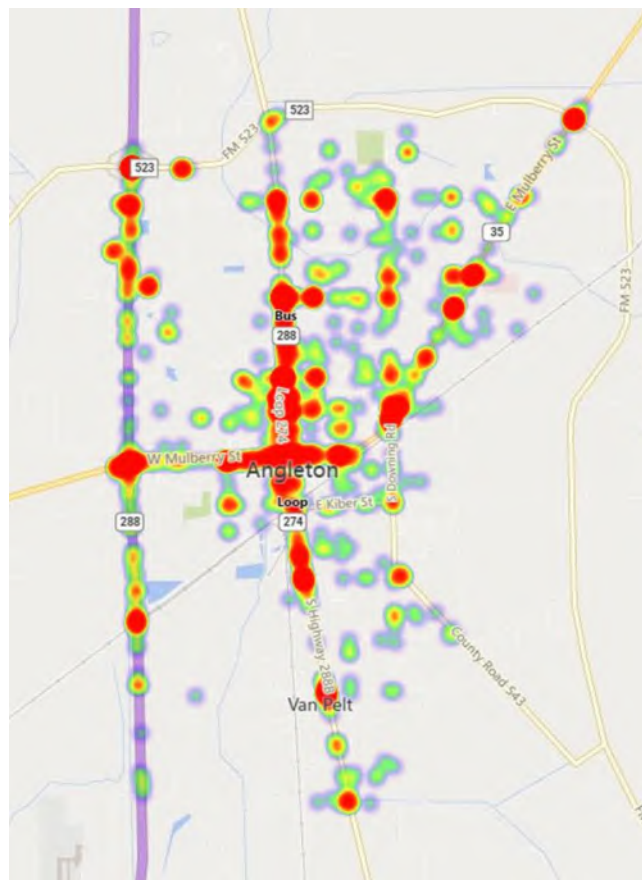
Source HGAC

## Mobility



# Crash Analysis

- 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

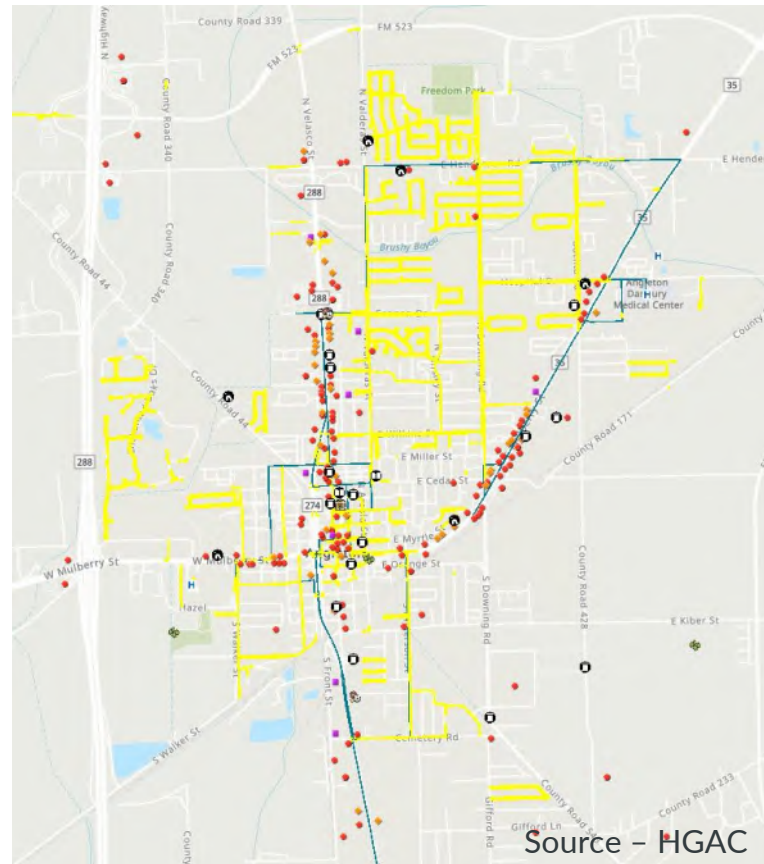


## Mobility



# 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



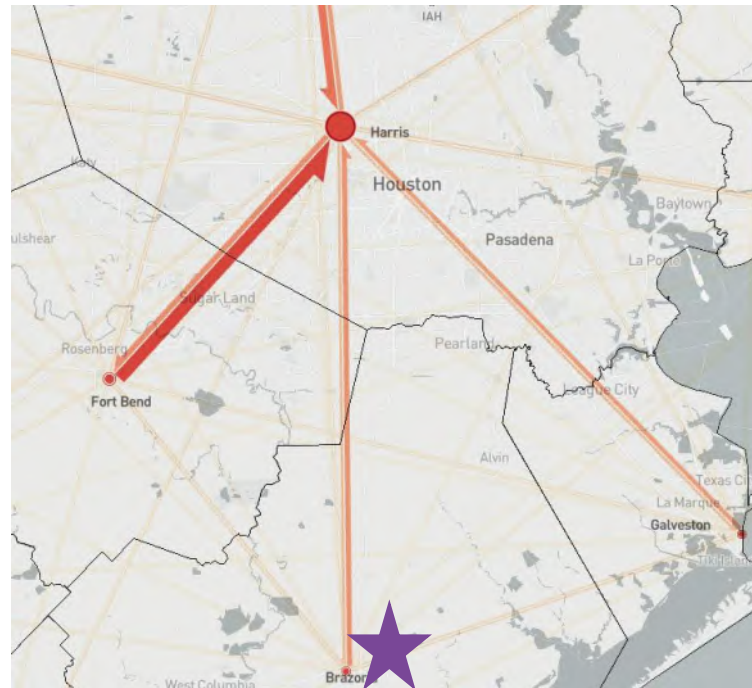
## Mobility



# Commute Pattern

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  $\cong$  incoming
- more outgoing
- more incoming

Source – HGAC

## Mobility



# 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

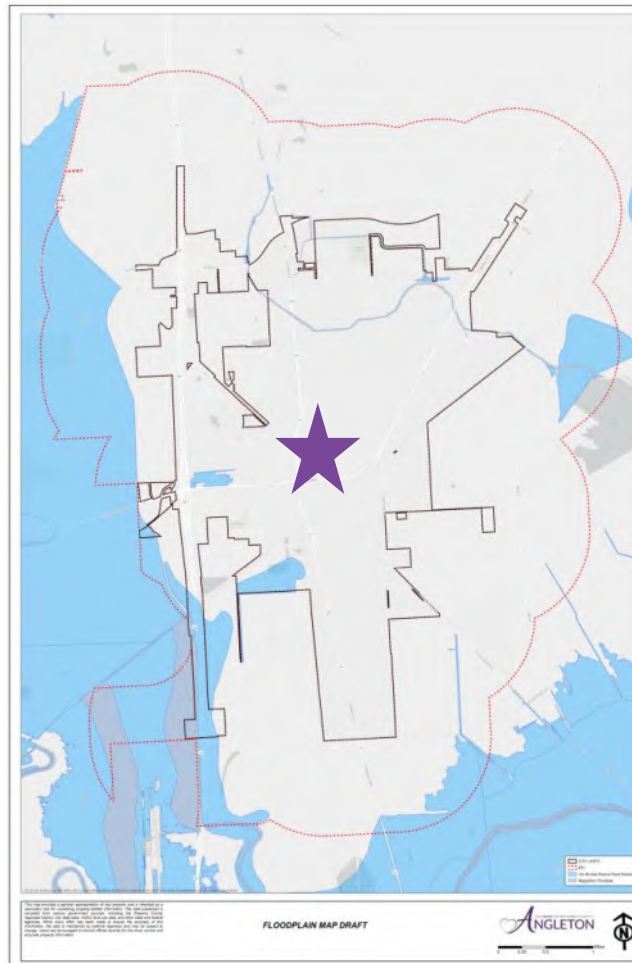
- One 3.6 MGD WWTF
- 47 lift stations
- 134.5 linear feet of wastewater pipes
- Wastewater Master Plan may help plan for future connections, expansion of existing wastewater facilities

## Infrastructure



# 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

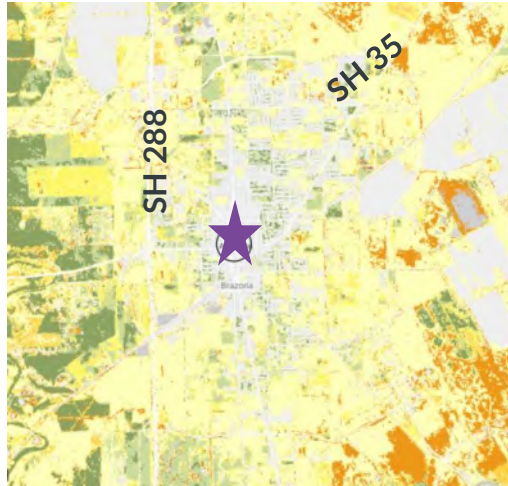


## Infrastructure

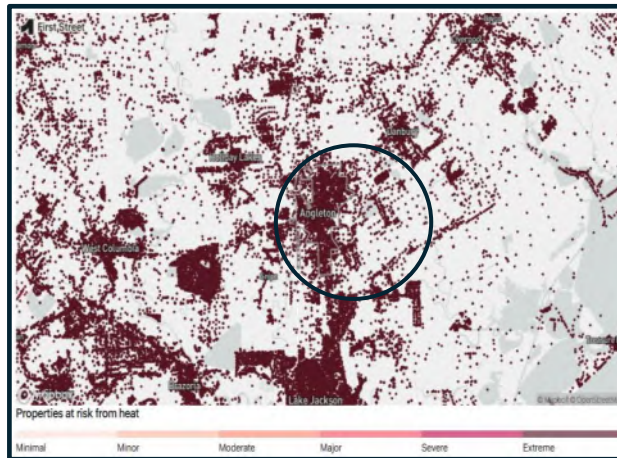


# Resiliency and Sustainability

- 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

## Infrastructure

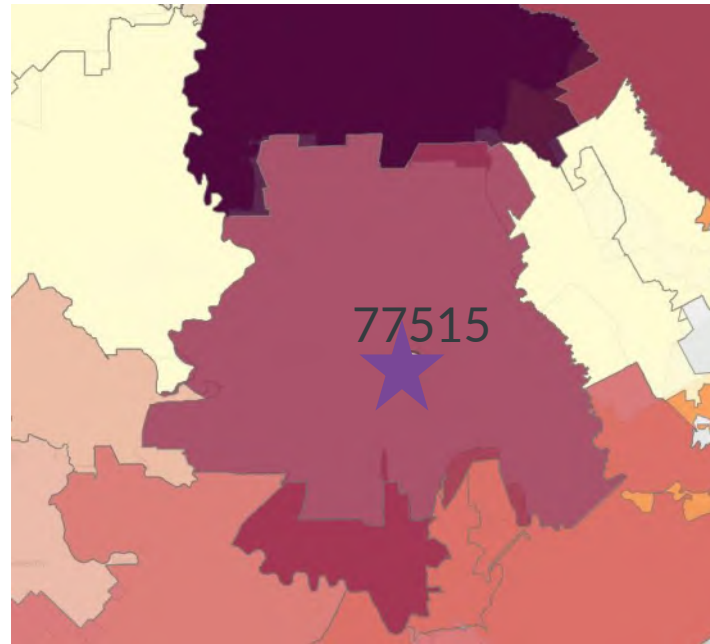


# Post Beryl Assessment - Zip Code: 77515

## 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.

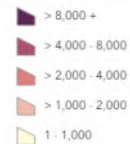
**Power Outage:**  
1,802 Customers



FEMA Assistance Registration (as of 8/10/2024)

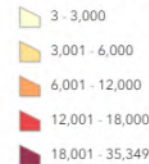
### Total Valid Registrations

#### Total Valid Registrations



CenterPoint Outage Data (7/8/2024)

### OUTAGE\_COUNT\_1545



Source - HGAC

## Infrastructure



# City of Angleton Hazard Mitigation Plan - 2025

## 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

- ❑ 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

## Infrastructure



# 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



# Demographic Characteristics

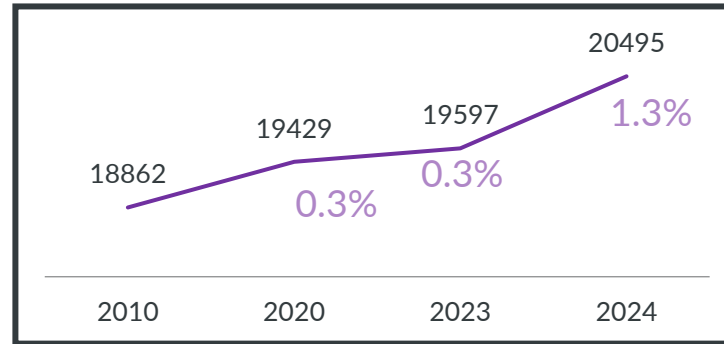
## Community Profile

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

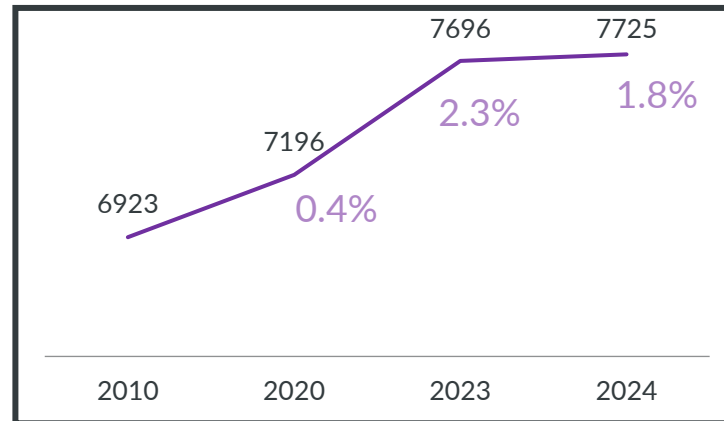


# Growth

- 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)



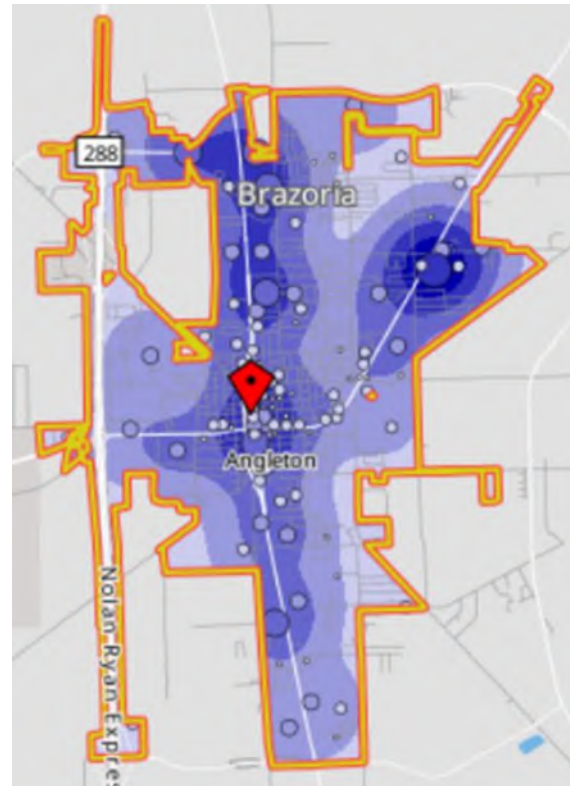
Household Growth (2010-2024)

## Community Profile



# 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

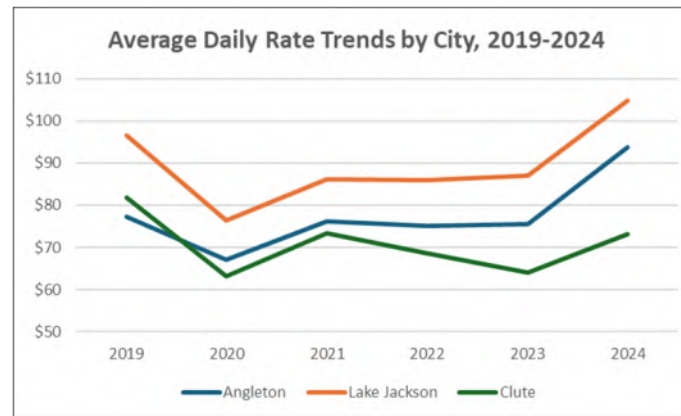
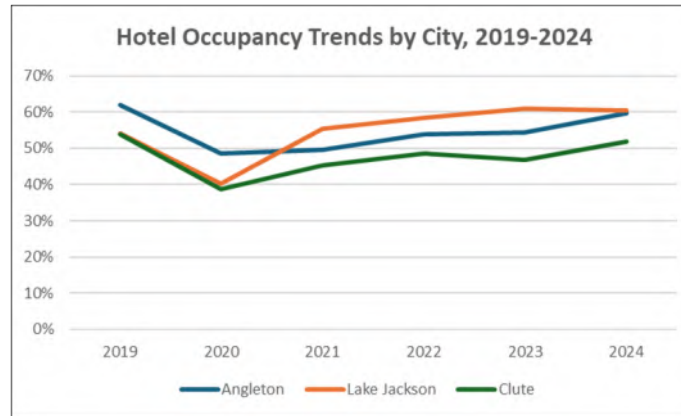


# Hotels and Lodging

- 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

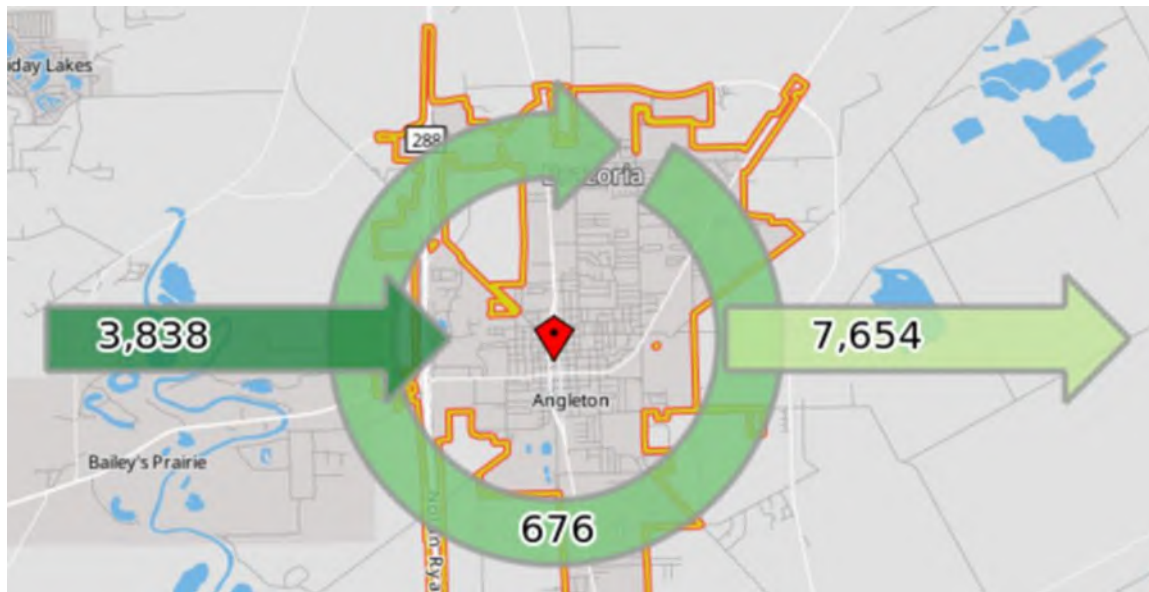


## Economic Development



# 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



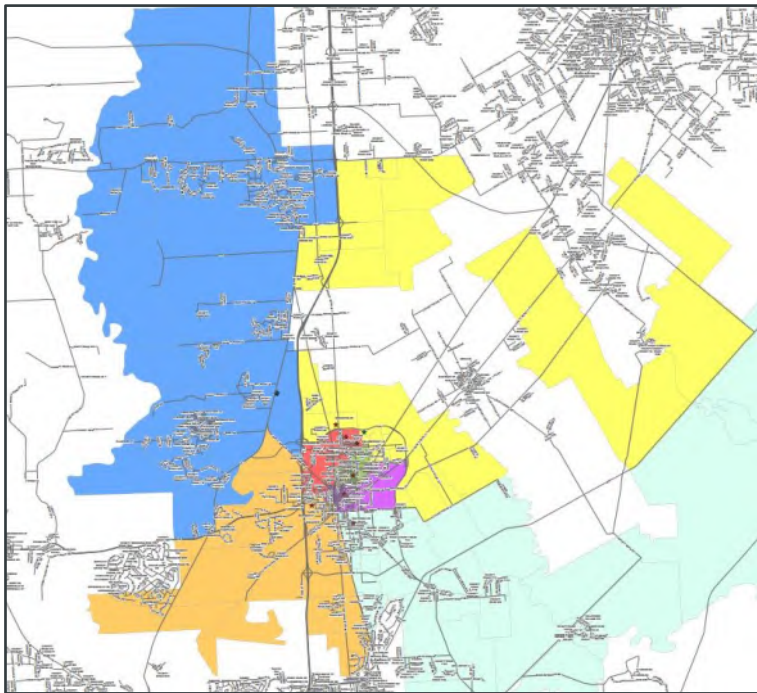
## Economic Development



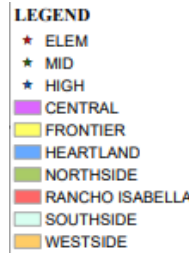
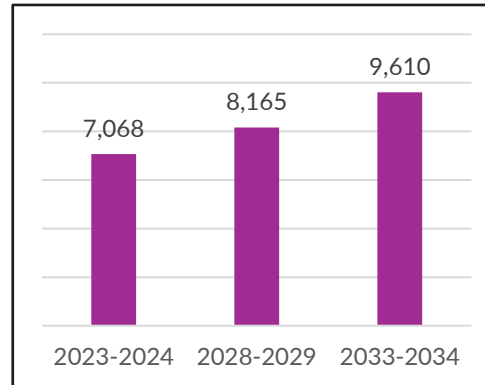
# Angleton Independent School District

- 16 active subdivisions with 735 lots (2024)
- An additional 19 subdivisions with 12,000 lots
- Most significant enrollment increase in 3<sup>rd</sup>-6<sup>th</sup> grade in 2023

## School District



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



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.



## 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



# Frame the Vision (Examples)

## City Council and CPAC Input – Keywords




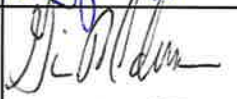

- Angleton will grow into a thriving, inclusive, and economically balanced community—a city that is vibrant and welcoming, offering diverse housing, safe and connected streets, resilient infrastructure, beautiful parks, and accessible transit that together enhance quality of life for all residents.
- 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



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  
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Wednesday, January 14, 2026, 11:30 A.M.**

NO.	NAME	SIGNATURE
10	Stephen Keen	
11	Karen O. McKinnon, PE	
12	Brent Bowles, AIA	<i>B. Bowles</i>
13	Denese Jackson	<i>Denese Jackson</i>
14	Michele Allison	
15	John Wright	
16	Blaine Smith	<i>Blaine Smith</i>
17	Christiene Daniel	<i>Christiene Daniel</i>
18	Otis Spriggs (City rep.)	
19	Martha Eighme (City rep.)	
20	Lata Krishnarao (Ardurra)	

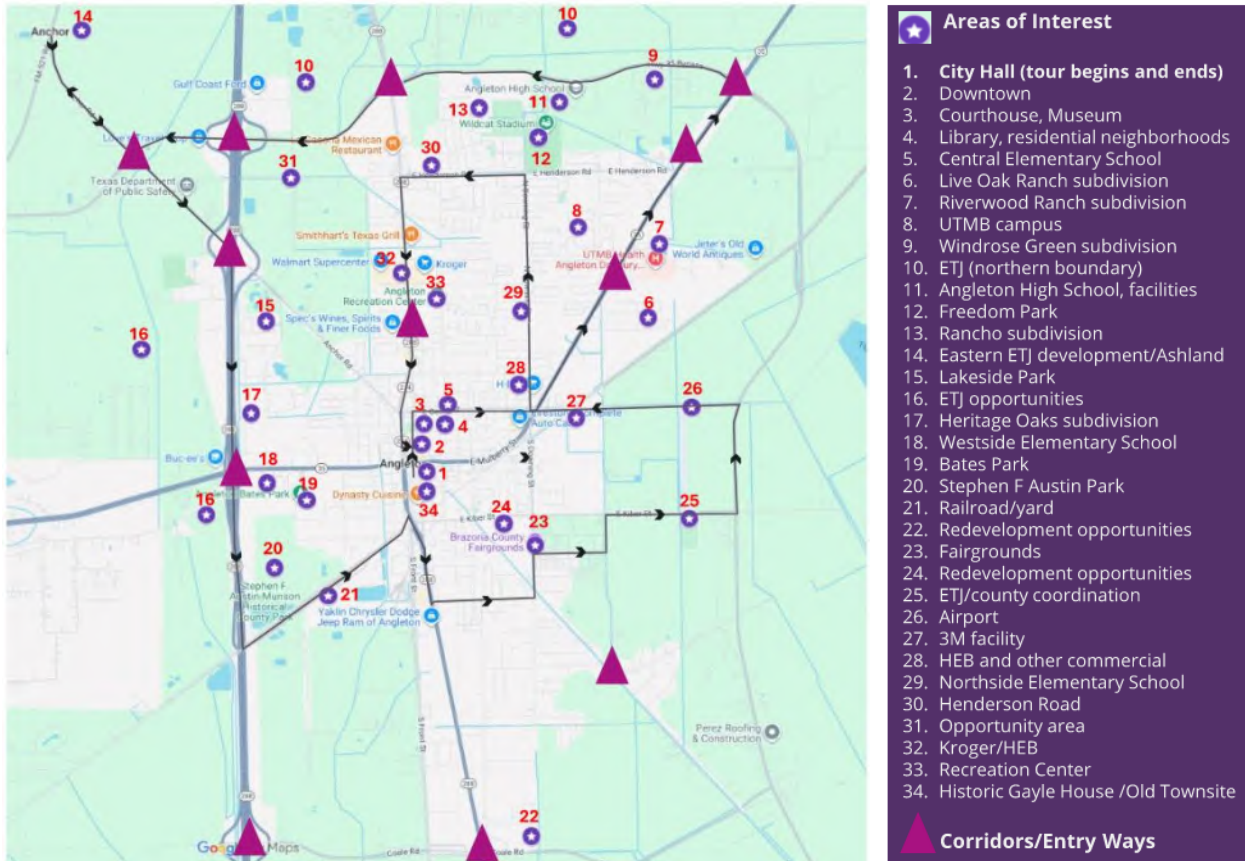
**Angleton GLO RCP Comprehensive Plan Update  
Comprehensive Plan Advisory Committee (CPAC) Bus Tour  
Wednesday, January 14, 2026, 11:30 A.M.**

NO.	NAME	SIGNATURE
21	Krishna Radhakrishnan (Ardurra)	
22	Garret Yarbrough (CDS)	
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## 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 Angleton 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.

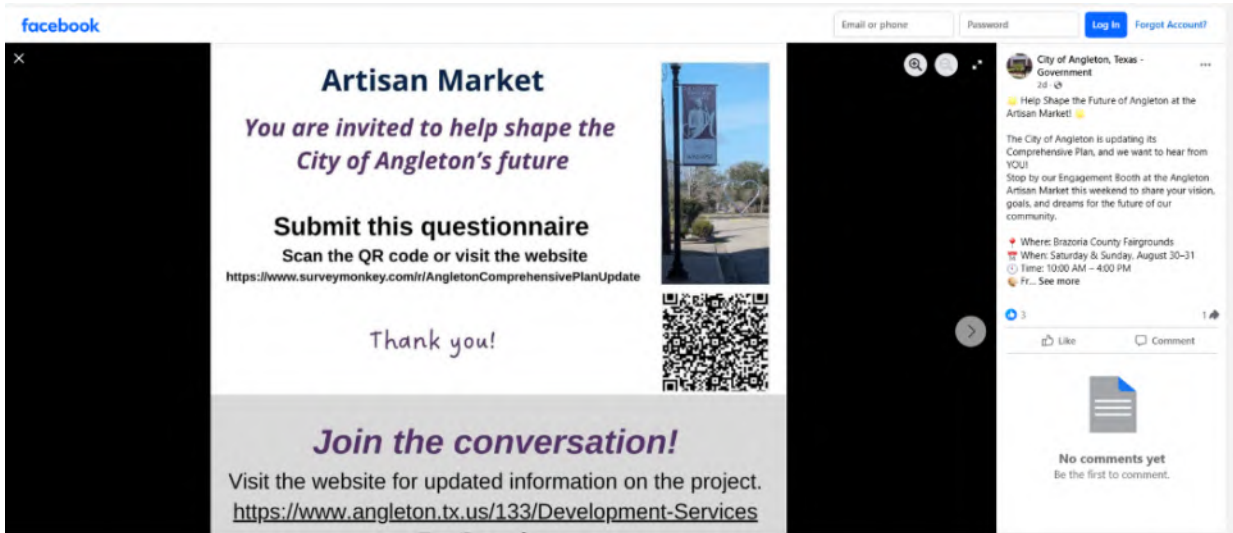
## **6. Fill the Questionnaire to Win a Prize**

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





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.

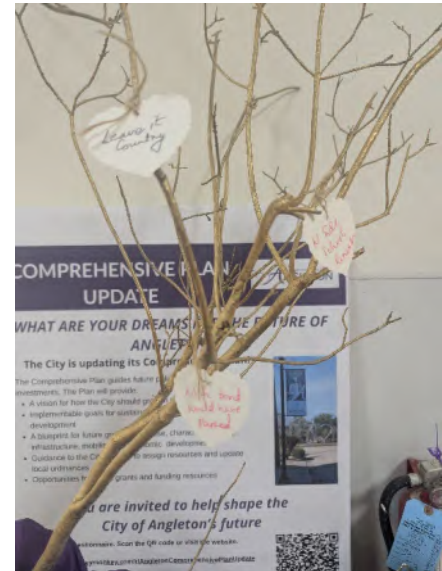
### 1. Angleton Vision Tree

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



**City of Angleton, Texas - Government** Nov 13 · 🌐

🌟 Help Shape Angleton's Future! 🌟

The City of Angleton is updating its Comprehensive Plan — a community-driven roadmap that will guide development, policy, and investment for the next 20 years. And we want your voice to be part of it.

👉 Stop by our Comprehensive Plan engagement booth at Angleton Market Days! Share your ideas, concerns, and vision for Angleton's future. Whether it's growth, parks, roads, neighborhoods, or overall quality of life — your input matters.

🇺🇸 Saturday, November 15  
10:00 AM – 12:00 PM  
📍 Brazoria County Fairgrounds

You can also complete the community questionnaire at any time. Scan the QR code or visit the project page on the City's website to share your feedback. <https://angleton.tx.us/CivicAlerts.aspx?AID=421>

For questions about the Comprehensive Plan, contact Development Services Director Otis Spriggs at [ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us)



## 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



14.6.2 Outreach and Fliers

Fliers

*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!**

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Visit the website for updated information on the project.

<https://www.angleton.tx.us/133/Development-Services>

**For Questions:**

Appendices - 388/456

Contact: Otis Spriggs, Director of Development Services, [ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us)

# 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 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!**

Appendices - Page 385 of 447

Visit the website for updated information on the project.

<https://www.angleton.tx.us/527/Comprehensive-Plan-2025-Update>

**For Questions:**

Appendices - 389/456

Contact: Otis Spriggs, Director of Development Services, [ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us)

# **Appendix**

## **14.7 Assessment of Current Plans**

# 14.7 Assessment of Current Plans

## COMPREHENSIVE PLAN UPDATE

### 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**

## 14.8 Market Analysis and Recommendations

# ANGLETON COMPREHENSIVE PLAN – MARKET STUDY DATA ANALYSIS EXISTING CONDITIONS

Prepared For:

*Ardurra*

3115 Allen Pkwy  
Suite 300  
Houston, TX 77019

Prepared By:



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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**

Metric	Decennial Census		ACS 5-Year	Estimate
	2010	2020	2023	2024
<b>Counts</b>				
Total Population	18,862	19,429	19,597	20,495
Total Households	6,923	7,196	7,696	7,725
<b>Annual Growth Rate</b>		<b>2010-2020</b>	<b>2020-2023</b>	<b>2020-2024</b>
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
<b>Total</b>	<b>19,597</b>	<b>100.0%</b>	<b>381,650</b>	<b>100.0%</b>
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

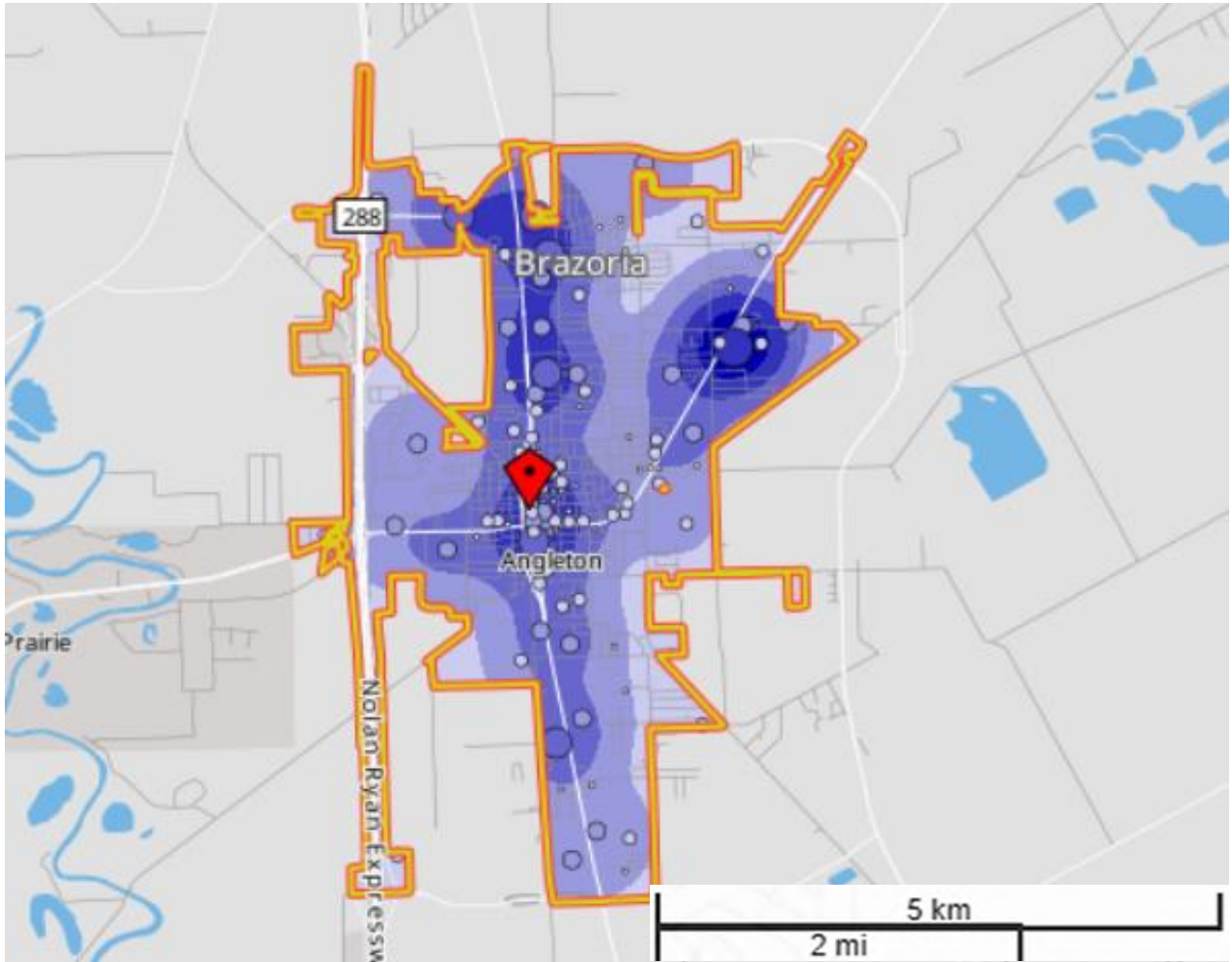
## Economic Profile and Trends

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%
<b>TOTAL</b>	<b>104,543</b>	<b>107,156</b>	<b>109,806</b>	<b>115,196</b>	<b>117,670</b>	<b>110,702</b>	<b>116,200</b>	<b>120,087</b>	<b>121,616</b>	<b>124,316</b>	<b>100.0%</b>

Source: Bureau of Labor Statistics (Texas Labor Market Information)

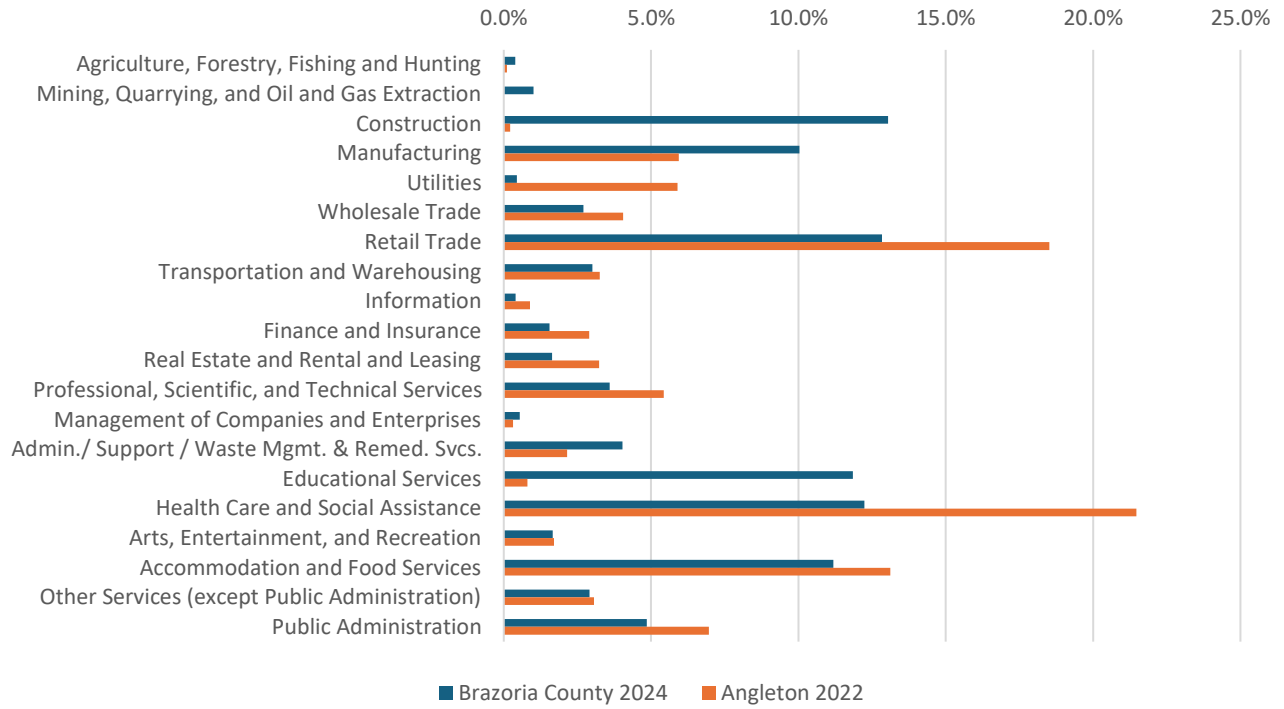
Table 9 visualizes the share of those employed in the study areas by industry.

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.

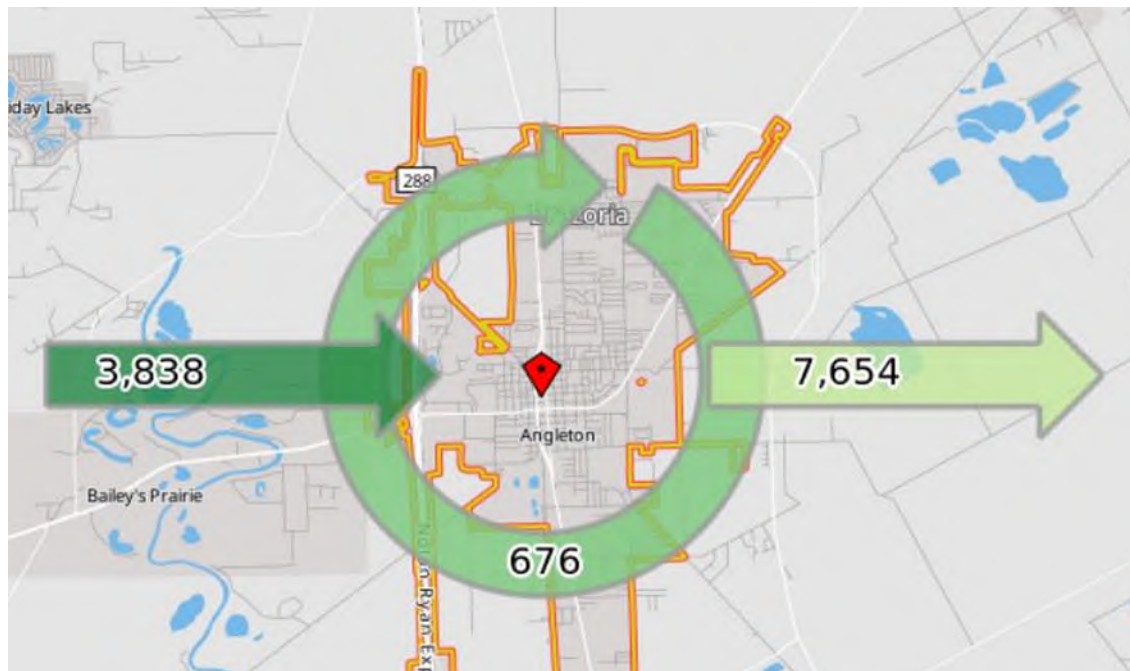
Figure 3 is a diagram of the data displayed in Table 11. The darkest green arrow represents those living outside the City of Angleton and employed inside. The lightest green arrow represents residents of Angleton that are employed outside. The medium, circular arrow signifies the population that both resides in the City and is employed there.

**Table 11: Angleton Commuting Patterns for Residents and Workers**

Commuting Category	2022	
	Count	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
<b>Total Housing Units</b>	8,358	100.0%
<b>Occupancy</b>		
Occupied housing units	7,696	92.1%
Vacant housing units	662	7.9%
<b>Units in Structure</b>		
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%
<b>Age of Structure</b>		
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
<b>Number of Bedrooms</b>		
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**

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%
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**

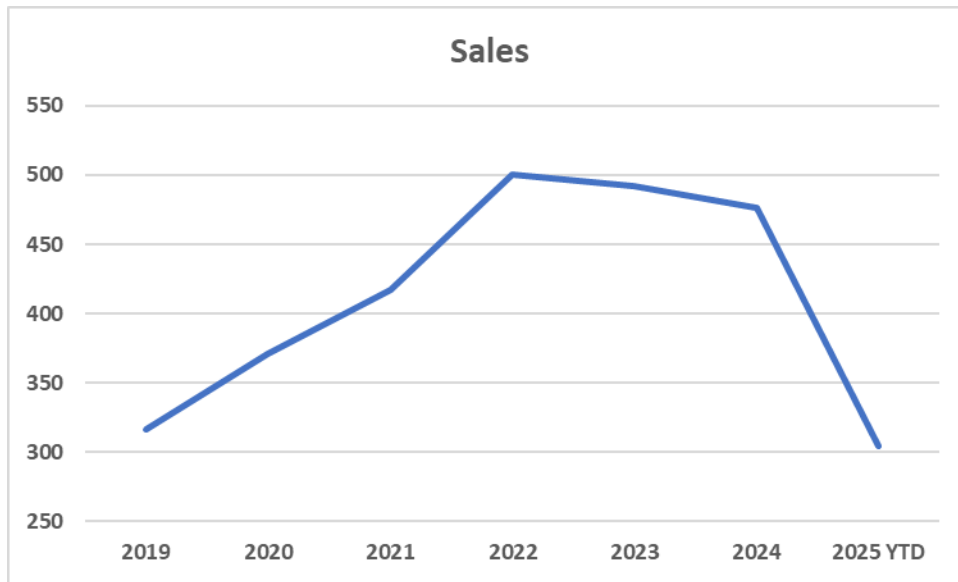
As of July 17, 2025

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 2019 to 2025. Sales seem to have peaked in 2022 and have been slightly decreasing up to 2024.

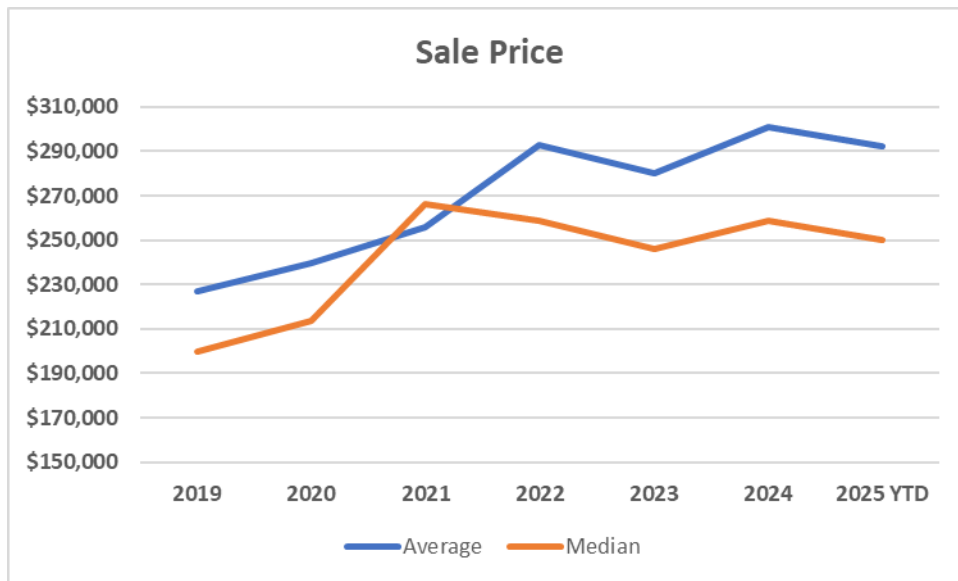
**Table 18: Angleton For-Sale – Sales**



Source: Houston Association of Realtors

Table 19 displays the trend in median and average sales price from 2019 to 2024. The average home sale 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.

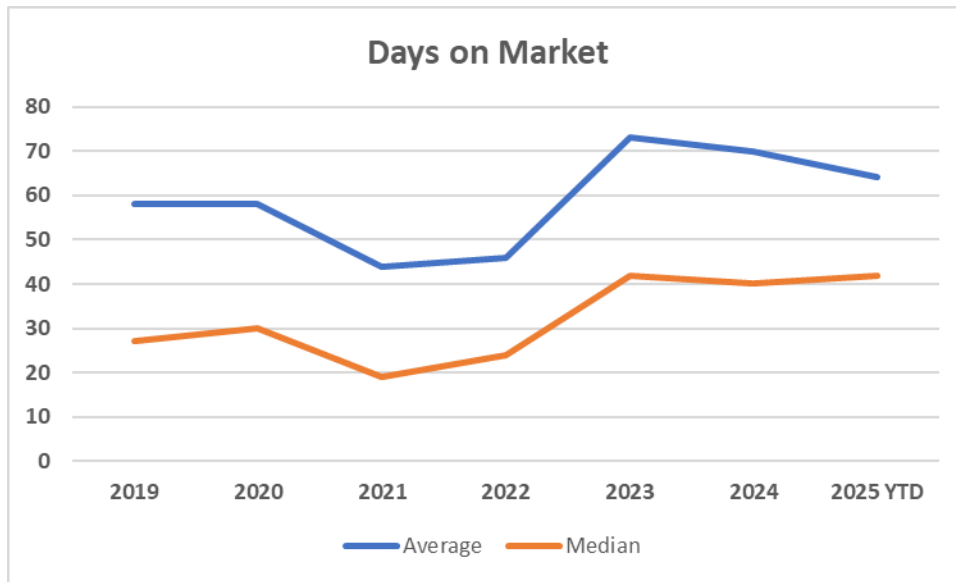
**Table 19: Angleton For-Sale – Sale Price**



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.

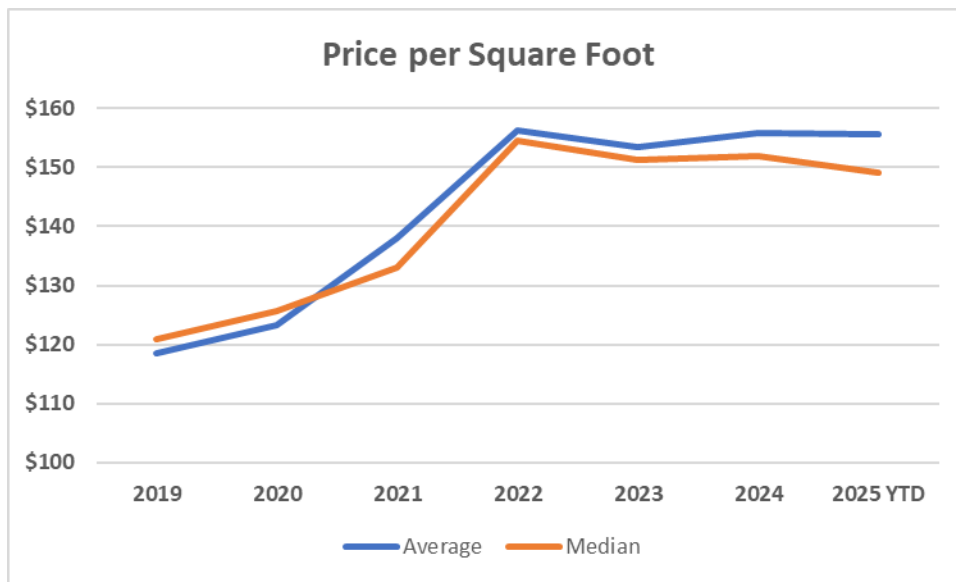
**Table 20: Angleton For-Sale – Days on Market**



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 to \$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 may 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**

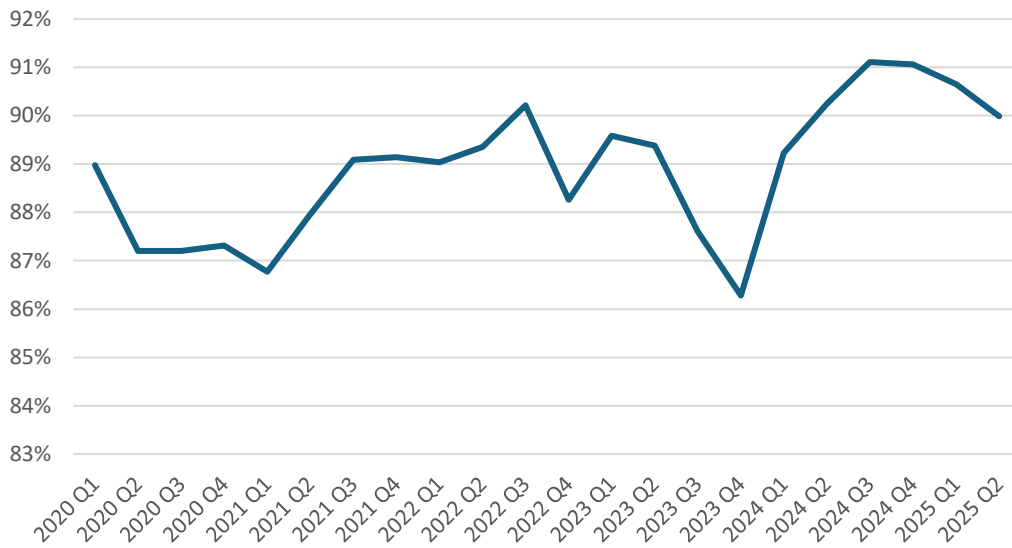
Year Built	77515 Total		City of Angleton	
	Units	Share	Units	Share
Before 1970	144	7.1%	248	13.0%
1970-1979	727	36.1%	727	38.2%
1980-1989	322	16.0%	322	16.9%
1990-1999	248	12.3%	248	13.0%
2000-2009	103	5.1%	80	4.2%
2010 and later	368	18.3%	276	14.5%
<b>Total inventory</b>	<b>2,016</b>		<b>1,901</b>	

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

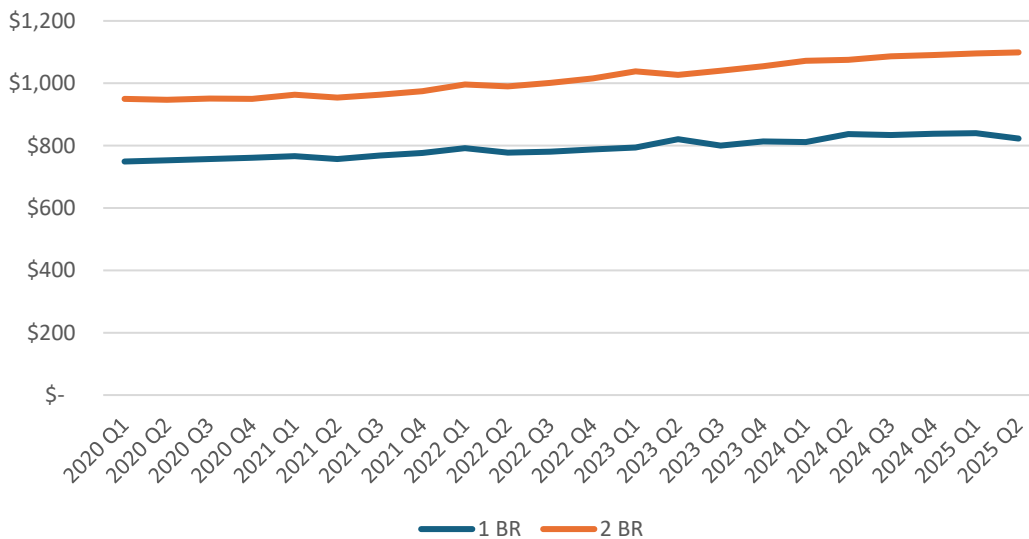


Sources: CoStar and CDS

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

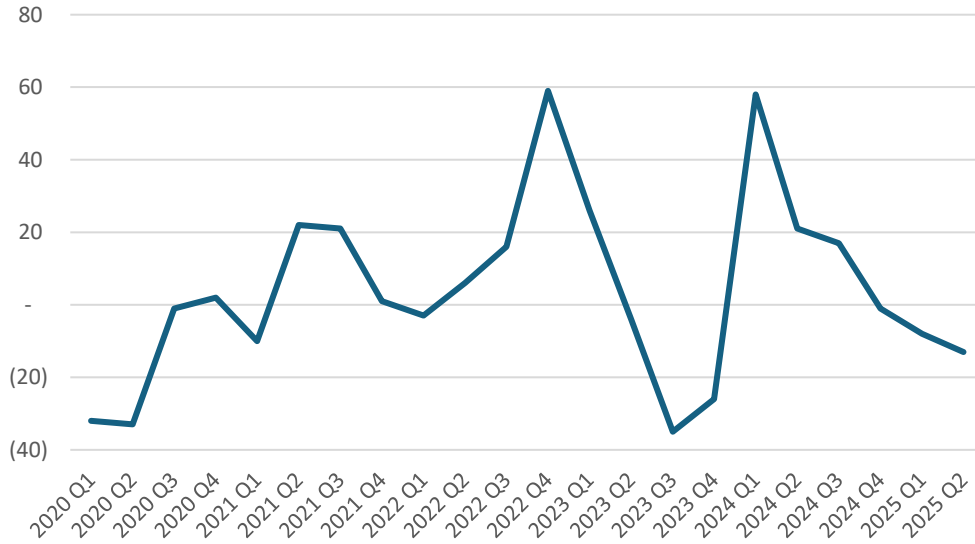


Sources: CoStar and CDS

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**

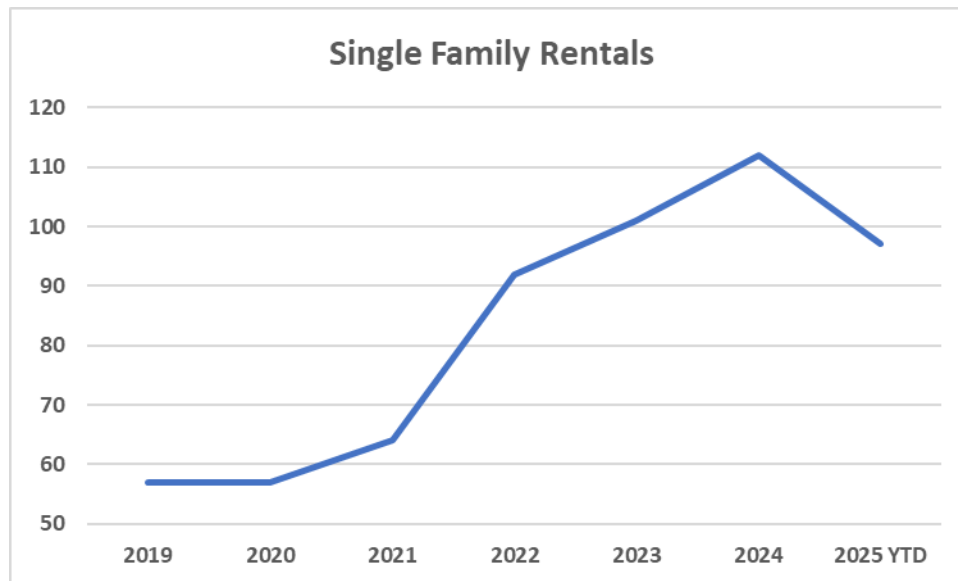
As of July 17, 2025

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.

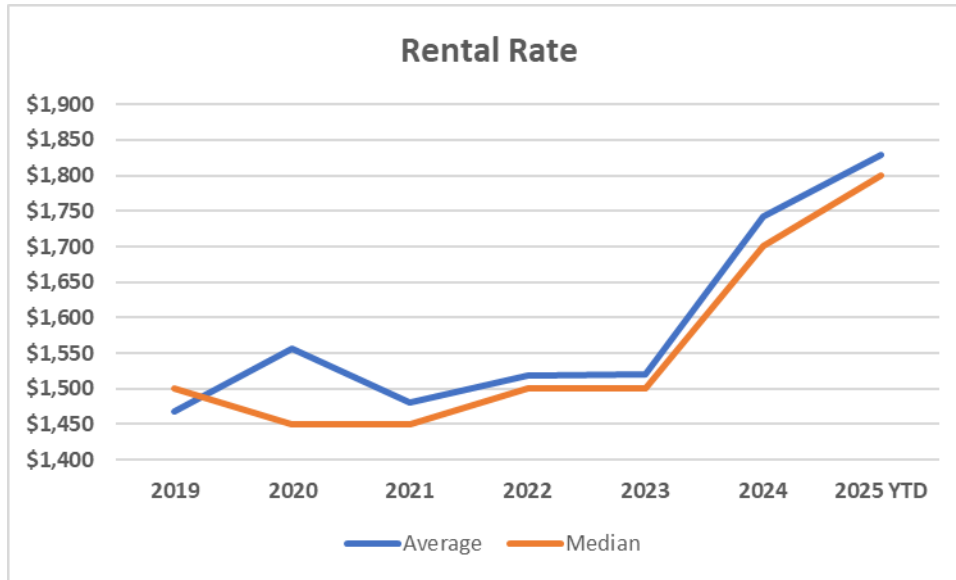
**Figure 26: Angleton Single Family Rentals**



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.

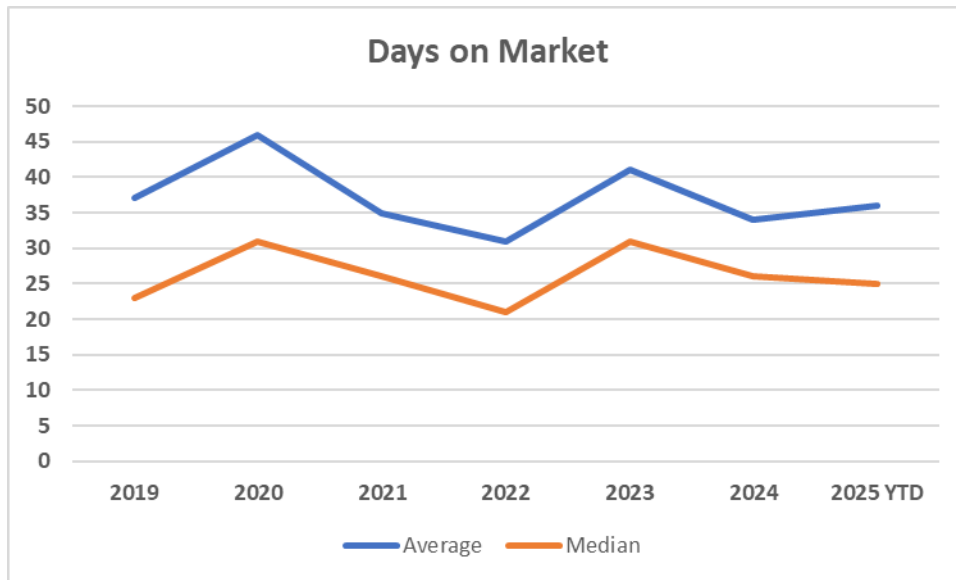
**Figure 27: Angleton Single Family Rentals – Rates**



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**

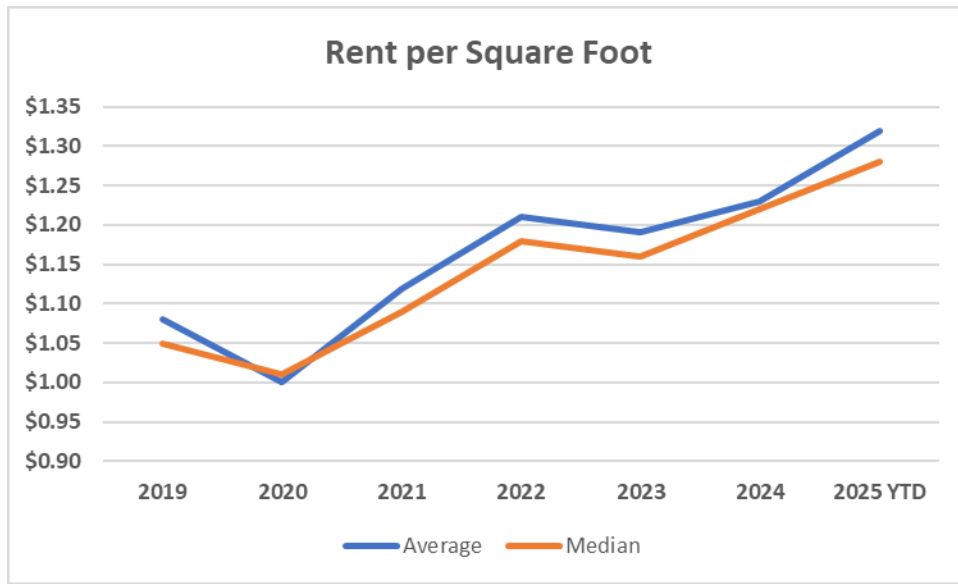


Source: Houston Association of Realtors

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.

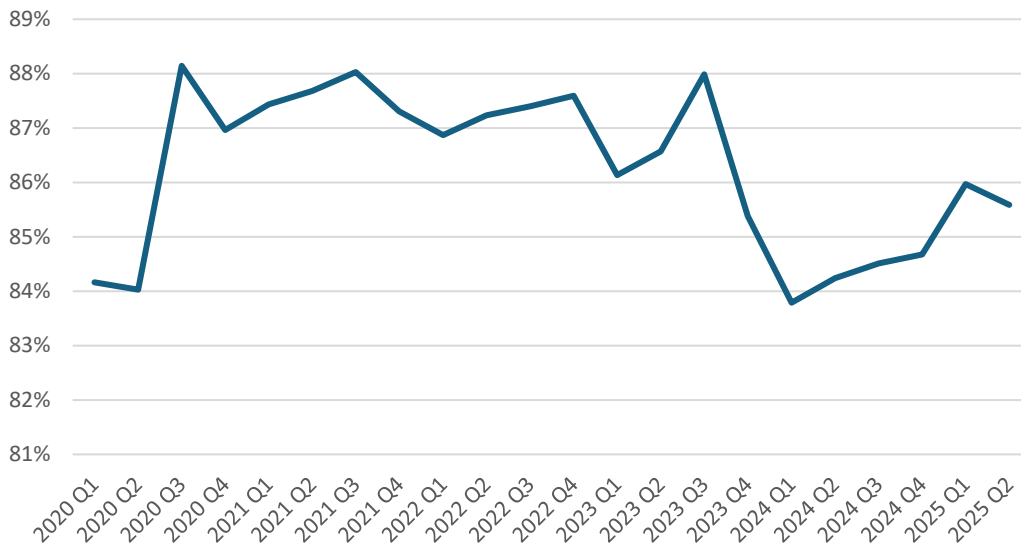
**Table 30: Overview of 77515 and Angleton Office Supply**

Year Built	77515 Total		City of Angleton	
	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%
<b>Total inventory</b>	<b>803,878</b>		<b>422,809</b>	
<b>Total vacancy</b>	<b>14.2%</b>		<b>5.1%</b>	

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.

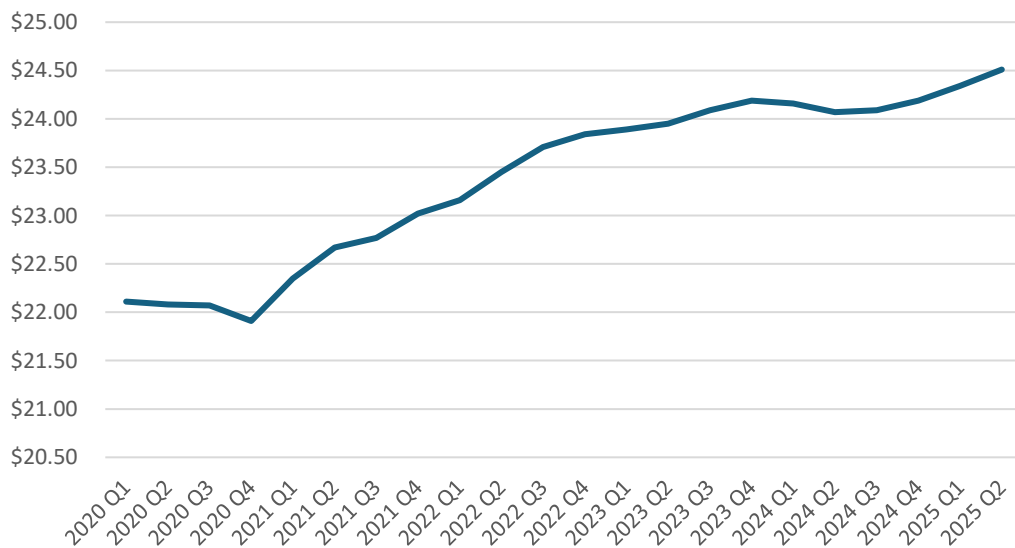
**Figure 7: Trends in Office Occupancy**  
ZIP Code 77515



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

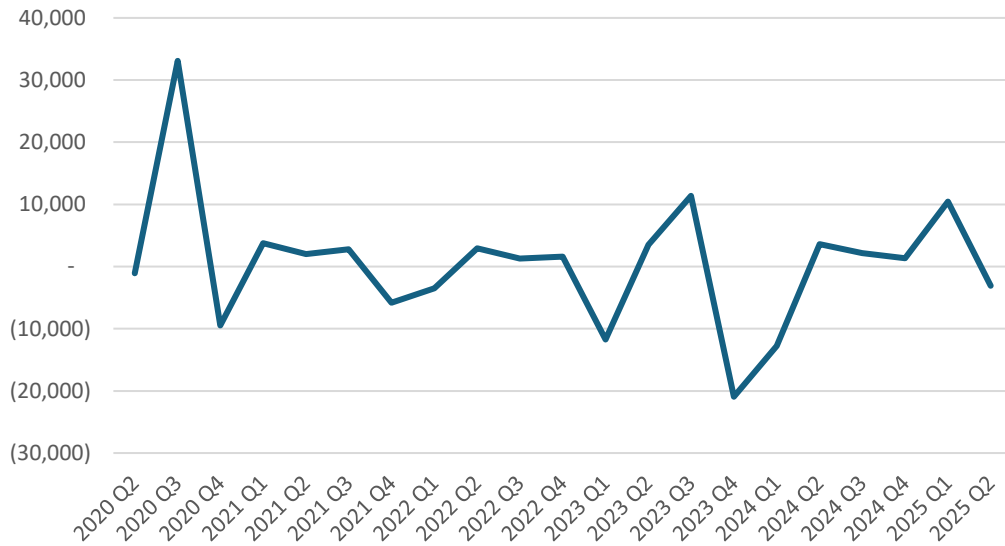


Sources: CoStar, CDS

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**

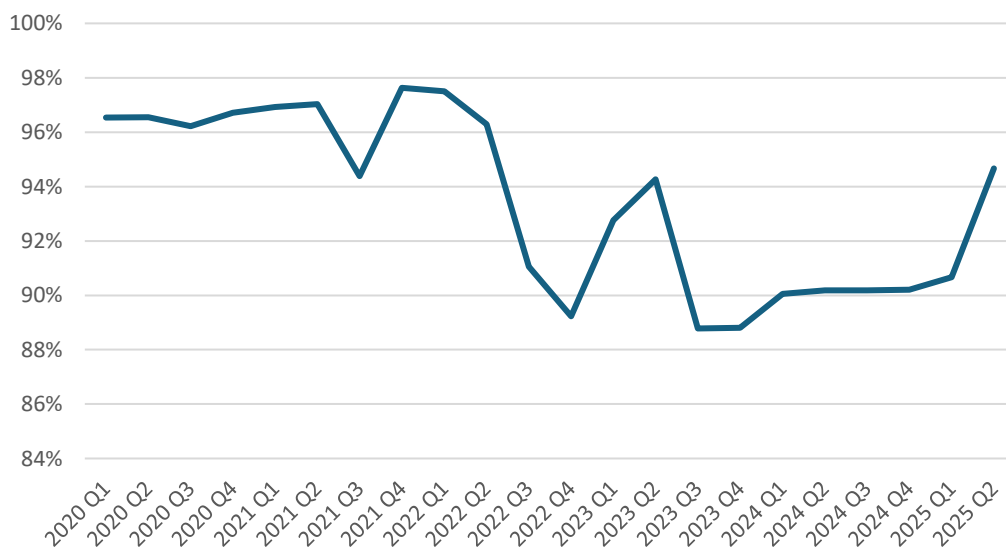
Year Built	77515 Total		City of Angleton	
	Sq.Ft.	Share	Sq.Ft.	Share
Before 1970	173,382	11.8%	173,382	26.3%
1970-1979	240,036	16.4%	142,330	21.6%
1980-1989	76,262	5.2%	34,262	5.2%
1990-1999	146,142	10.0%	19,216	2.9%
2000-2009	254,848	17.4%	37,725	5.7%
2010 and later	430,168	29.4%	139,720	21.2%
<b>Total inventory</b>	<b>1,465,588</b>		<b>660,385</b>	
<b>Total vacancy</b>	<b>4.5%</b>		<b>5.1%</b>	

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**

ZIP Code 77515

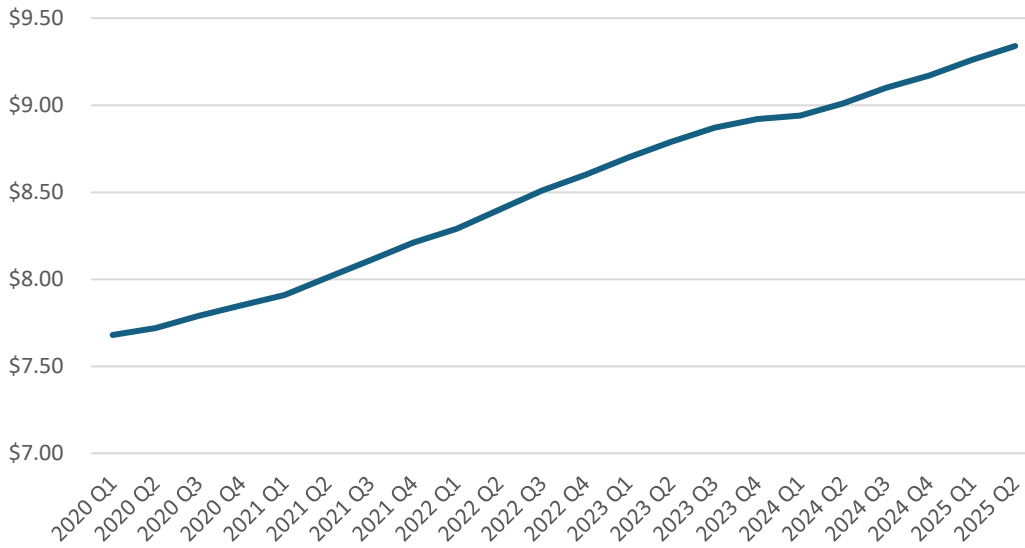


Sources: CoStar, CDS

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

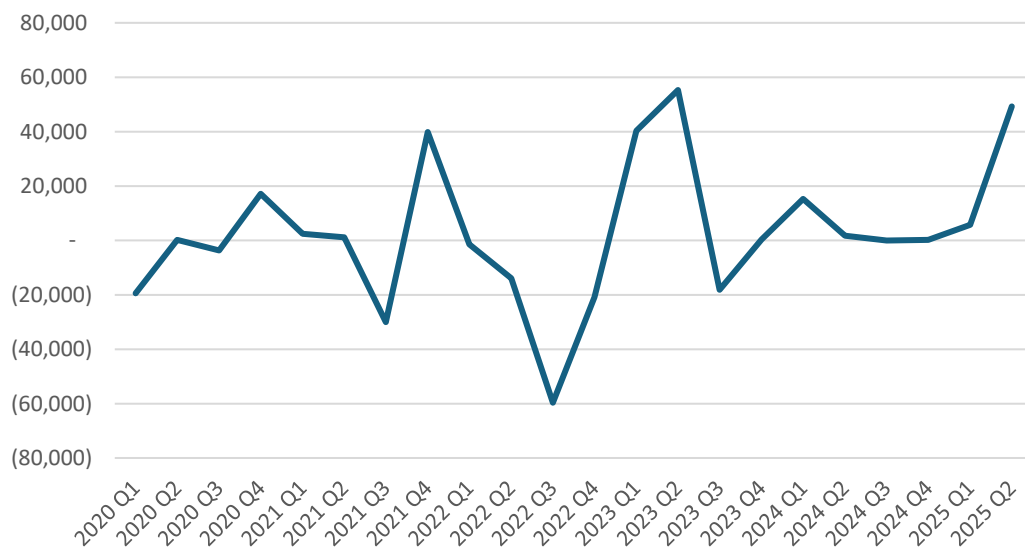


Sources: CoStar, CDS

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
<b>Angleton</b>			
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
<b>Lake Jackson</b>			
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
<b>Clute</b>			
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
<b>Angleton</b>	<b>\$77.23</b>	<b>\$67.11</b>	<b>\$76.23</b>	<b>\$75.02</b>	<b>\$75.43</b>	<b>\$93.73</b>
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
<b>Lake Jackson</b>	<b>\$96.59</b>	<b>\$76.31</b>	<b>\$86.19</b>	<b>\$85.89</b>	<b>\$87.04</b>	<b>\$104.82</b>
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
<b>Clute</b>	<b>\$81.82</b>	<b>\$63.25</b>	<b>\$73.33</b>	<b>\$68.55</b>	<b>\$64.10</b>	<b>\$73.15</b>
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**

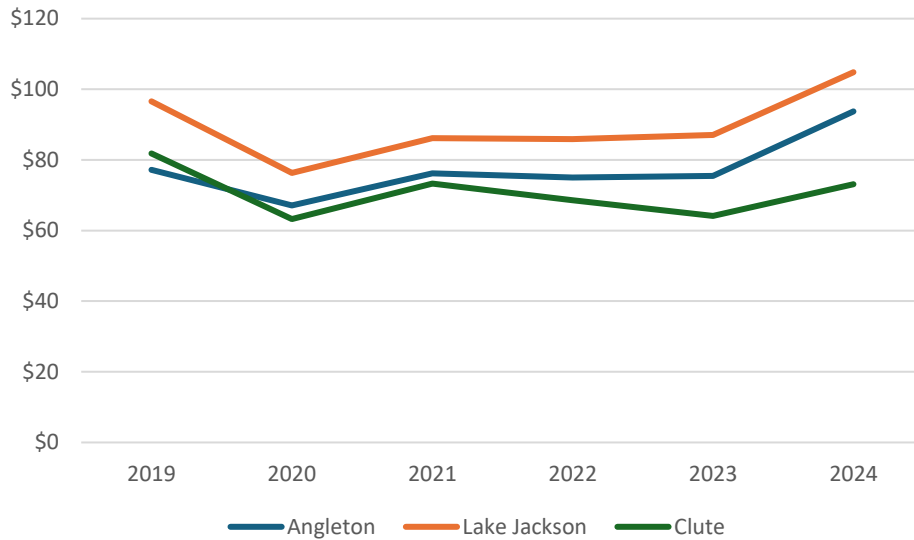


Table 34 shows the occupancy trends for each hotel located in the Angleton area.

**Table 34: Occupancy Trends – Angleton Area Hotels, 2019 - 2024**

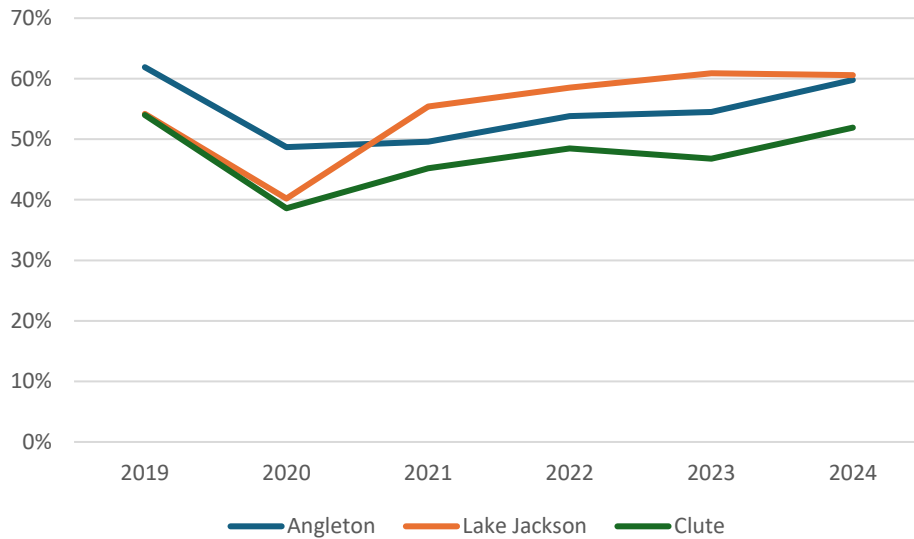
City / Property	2019	2020	2021	2022	2023	2024
<b>Angleton</b>	<b>61.9%</b>	<b>48.7%</b>	<b>49.6%</b>	<b>53.8%</b>	<b>54.5%</b>	<b>59.8%</b>
La Quinta	69.5%	57.7%	58.7%	64.9%	64.1%	67.8%
Best Western	60.3%	47.5%	54.4%	60.0%	60.1%	70.7%
America's Best Value Inn	55.1%	46.8%	44.7%	45.8%	48.3%	50.5%
Economy Inn	NA	NA	NA	NA	50.0%	NA
Relax Inn	59.5%	39.4%	36.1%	38.7%	38.9%	45.4%
<b>Lake Jackson</b>	<b>54.2%</b>	<b>40.2%</b>	<b>55.4%</b>	<b>58.5%</b>	<b>60.9%</b>	<b>60.6%</b>
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%
<b>Clute</b>	<b>54.0%</b>	<b>38.6%</b>	<b>45.2%</b>	<b>48.5%</b>	<b>46.8%</b>	<b>51.9%</b>
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.

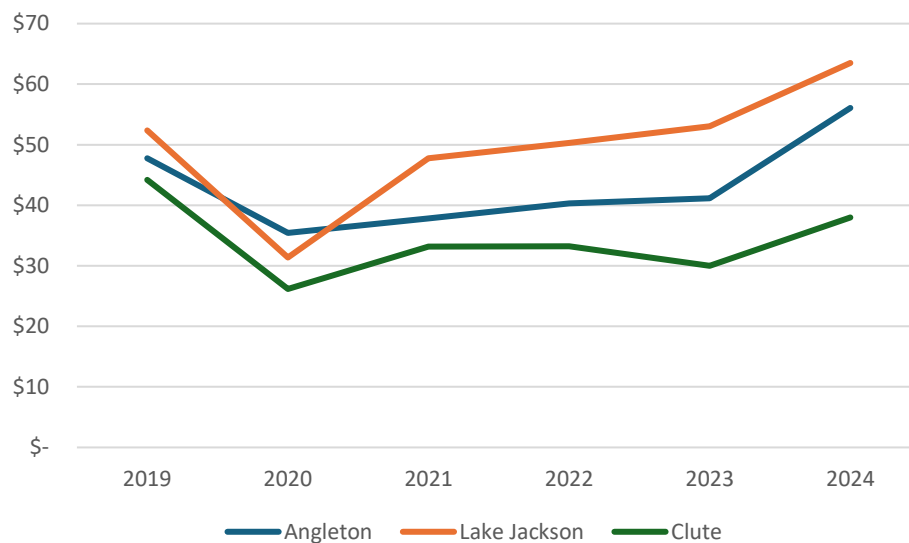
**Table 35: Revenue per Available Room Trends – Angleton Area Hotels, 2019 - 2024**

City / Property	2019	2020	2021	2022	2023	2024
<b>Angleton</b>	<b>\$47.77</b>	<b>\$35.43</b>	<b>\$37.82</b>	<b>\$40.32</b>	<b>\$41.14</b>	<b>\$56.07</b>
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
<b>Lake Jackson</b>	<b>\$52.38</b>	<b>\$31.37</b>	<b>\$47.74</b>	<b>\$50.27</b>	<b>\$53.02</b>	<b>\$63.50</b>
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
<b>Clute</b>	<b>\$44.19</b>	<b>\$26.17</b>	<b>\$33.16</b>	<b>\$33.21</b>	<b>\$30.01</b>	<b>\$37.97</b>
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.

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## 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. "

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## 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 .

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## 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.

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## 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.

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## 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

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## 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)**