

PLANNING & ZONING COMMISSION MEETING

GLO RCP Project

June 4, 2026



Zoning Code and Land Development Code Amendments Questionnaire

Mentimeter Questionnaire Responses (as of 6/3/26)

GLO RCP
Zoning Code
and LDC Update



Land Use, Zoning, & Urban Character (uses, density, setbacks, buffers, adjacency, facades etc.)

- We should not allow toxic chemicals to be stored in large quantities near residential areas. Example: Garden Grove, Ca & Longview Washington
- Avoid hyper dense housing without requiring lots so large that we make all new housing unaffordable. Address public concerns about battery farms, data centers, and other high noise uses.

Corridor Standards

- Adopt recommended corridor standards.

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Landscaping & Tree Preservation

- No concerns
- Concern - even with existing tree preservation requirements we haven't seen many trees preserved in practice.

Site design - parking, lighting, screening, fencing, signage etc.

- Business lighting should not be intrusive into surrounding residential areas
- Parking remains a significant concern in residential areas. When you've got 4 cars in a short driveway it blocks sidewalks.

Subdivision Regulations

- No concerns
- Big issues are going to be striking the right balance for lot sizes and addressing parking and traffic impacts

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Infrastructure, Annexation & Growth Management

- My perception is that we need to expand our water and sewer capacity before we can think seriously about any kind of growth.
- Concerned about outgrowing water infrastructure and being unable to annex and manage growth in the unincorporated areas that nonetheless will increase use of infrastructure like roads.

Vacant Buildings & Property Maintenance

- Owners should be required to secure and maintain vacant buildings and property. Violators should be subject to appropriate fines with final resolution including tax sales.
- Vacant commercial property is deteriorating, especially on East 35. We need to determine if it can be handled by more stringent enforcement under the existing code or if more additions are in order.



Application Review/Development Procedures

- No concerns
- For some SUPs, such as battery farms and data centers, the city may lack sufficient expertise to tell if significant issues are being glossed over by applicants.

Aspirational developments/cities - What types of development would you desire in Angleton?

- A good balance of residential and business. Angleton has experienced great residential development. Now we need retail, including large grocers, to take an interest.
- I'd really love to see some cottage style housing.

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