

# PLANNING & ZONING COMMISSION MEETING

## GLO RCP Project

Thursday, June 4, 2026



# Presentation Outline

- GLO RCP Project
- Building Codes Update
- Zoning Code and LDC Update

## GLO RCP Project

*Attachment: Goals, Objectives, and  
Strategies*



# Funding & Schedule

## 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



## **Building Code Updates**

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

# GLO RCP Building Codes Update



# Work Plan

**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.



# Codes in 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 codes
  - Multi-family and non-residential
    - \* 2018 Fire Codes
- State of Texas 2024 (For Windstorm certification that is required in Angleton)  
*Updated in April 2026*

## 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



# Council Input & Next Steps

- Comparison of Code Version – 2018, 2021, 2024
- Meeting with Code Expert
- Initialize website, online questionnaire, and stakeholder interviews
- Advisory Committee (BOA/P & Z)
- Data collection, research and findings
- Adoption of Code version & local amendments

## GLO RCP Building Codes Update



# GLO RCP Zoning Ordinance/LDC Update



# 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 Zoning Code and LDC Update

City Council Work  
Session  
CPAC Work Sessions  
Findings  
Community Survey  
Focus Group



# Work Plan

Website Activation, Newsletter, Media, Online  
Forums, Interactive Map, Questionnaire

## KICK-OFF

- Finalize work program →
- Work Session - City Council ✓
- P & Z (Advisory Committee) meeting – 1 ✓

## DIAGNOSTIC/FINDINGS

- Data collection, research, findings, analysis →
- P & Z meeting - 2
- Stakeholder meetings (or P & Z additional meetings) →
- Townhall/Community Event (with Comp. Plan/Building Code)

## CODE UPDATES

- Draft recommendations
- P & Z meeting – 3
- Work Session with Council
- Finalize draft recommendations

## FINALIZATION & ADOPTION

- Public review & stakeholder input
- P & Z meeting – 4
- Work Session with the City Council & P & Z
- Public Hearing & adoption / final report

# GLO RCP Zoning Code and LDC Update



**Zoning Code and Land Development Code Amendments Questionnaire Results To Be Made Available during the work session.**

**GLO RCP  
Zoning Code  
and LDC Update**