

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 | * Report Contents |
| * Planning Steps | * Why Now? |
| * Components | * 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)**

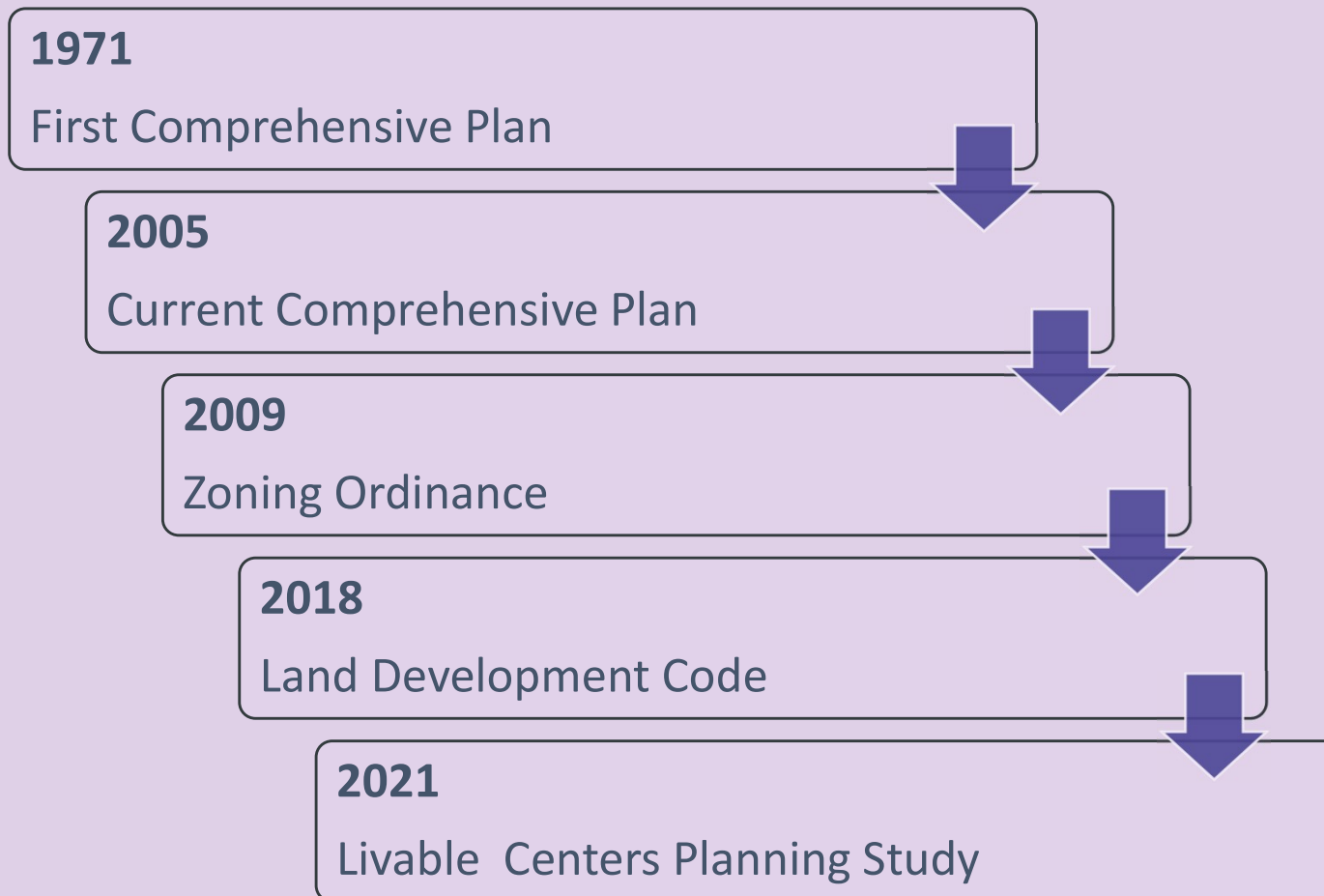
**Otis Spriggs, Dir. Development
Services**

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



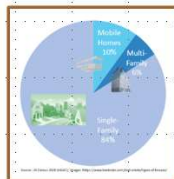
Components



A. Existing

Single-family homes on spacious lots is the predominant land use in Needville, with almost 60% of Needville's land area developed for single-family residential. The city has approximately 2,000 housing units, of which roughly 85% are single-family, with another 15% consisting of manufactured homes, both on individual lots and in manufactured home parks, and 6.3% in multifamily buildings. Single-family housing stock ranges from modest early 20th 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, and 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.

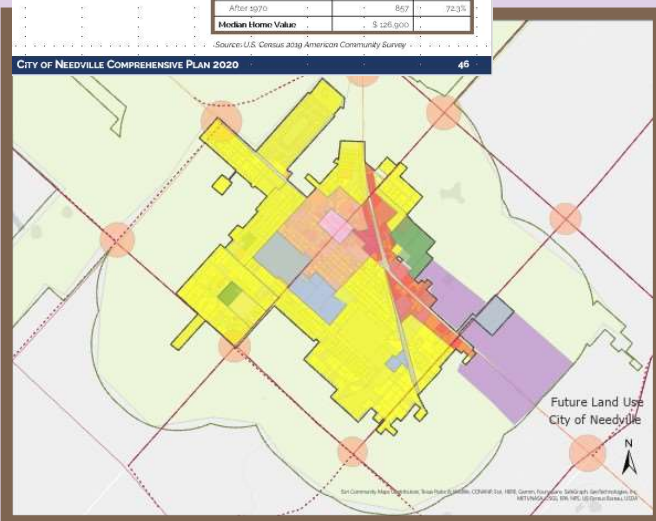


City of Needville Select Housing Data		
Total housing units		
Single family	999	63.7%
Multi-family	75	6.3%
Mobile Home	128	10%
Year Built		
Before 1970	1,088	57.7%
After 1970	807	42.3%
Median Home Value	\$ 126,000	

Source: U.S. Census 2010 American Community Survey

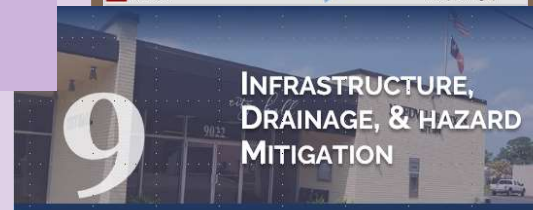
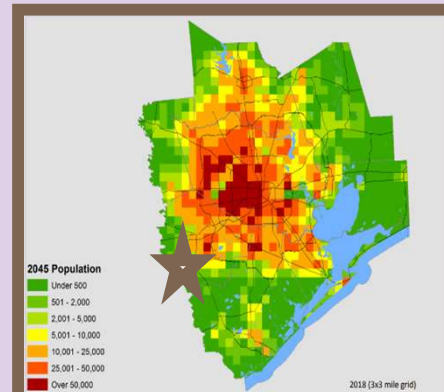
CITY OF NEEDVILLE COMPREHENSIVE PLAN 2020

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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

CITY OF NEEDVILLE COMPREHENSIVE PLAN 2020

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Report Contents



2005 → 2025



Why Now?

Change is inevitable and rapid growth in the region

Communities can create their **desired future**

Available **vacant land**

Outdated regulations

Vulnerability to **hazards**

Funding for plan preparation



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

Building Code Updates
(Months 10-18)

Zoning Ord./LDC Amend.
(Months 18-28)

- City Council
- Planning & Zoning
- Focus Groups
- Stakeholder
- Questionnaire
- CPAC Meeting
- Townhall Meeting

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?

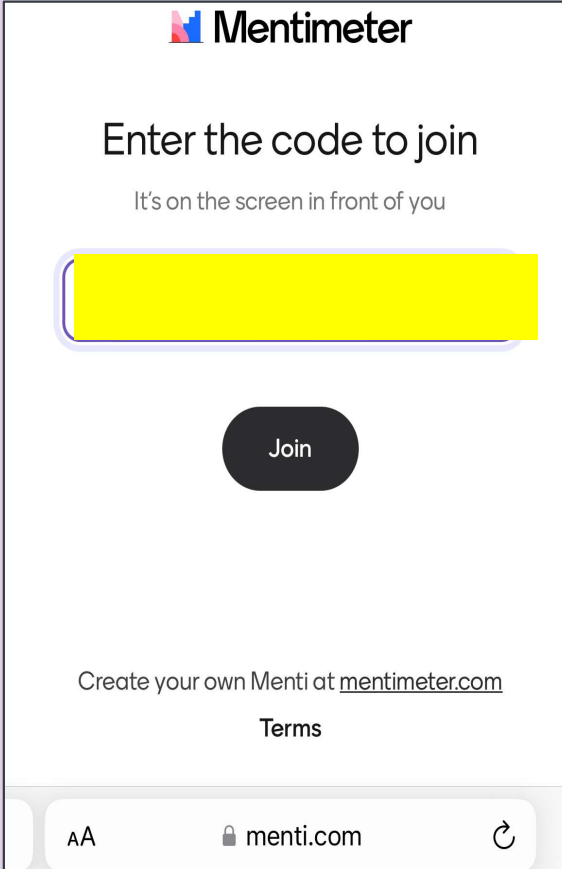
**City Council
Input**

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)

A screenshot of a web browser displaying the Mentimeter poll access page. At the top is the Mentimeter logo. Below it, the text reads "Enter the code to join" followed by "It's on the screen in front of you". A large yellow rectangular box is present for entering the code. Below the box is a dark "Join" button. At the bottom, there is a link to "Create your own Menti at [menti.com](https://www.menti.com)" and a "Terms" link. The browser's address bar at the bottom shows "AA", a lock icon, "menti.com", and a refresh icon.

**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.

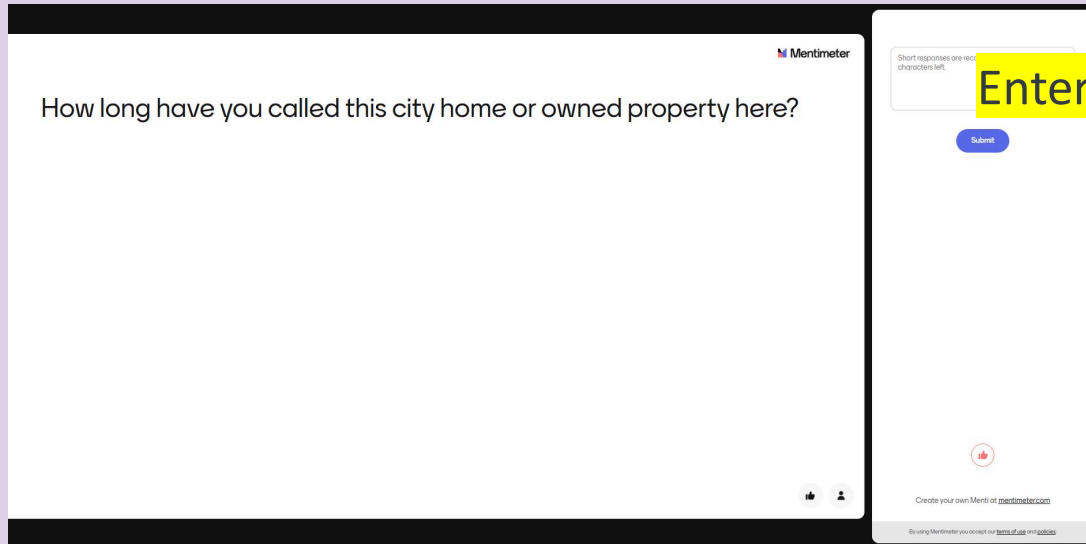
Question slides –Participants’ responses will appear on the screen.

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



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

Enter response here

Submit

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