



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 13, 2021

PREPARED BY: Walter E. Reeves Jr., AICP

AGENDA CONTENT: Conduct a public hearing, discussion and possible action on an ordinance to amend and extend the Comprehensive Plan by adoption of the "Downtown Angleton Livable Center Study".

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: Total Study Cost
\$200,000

CITY MATCH: \$40,049.36
(January 2020)

FUND: Not Applicable

EXECUTIVE SUMMARY:

Chapter 213 of the Texas Local Government Code (LGC) allows that the governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. It also defines that a comprehensive plan may include, but is not limited to, provisions on land use, transportation, and public facilities.

The City of Angleton received a grant through the Houston-Galveston Area Council (H-GAC) to participate in the Livable Centers program managed by that agency and funded by TxDOT. "Livable Centers are places where people can live, work, and play with less reliance on their cars. They encourage a complementary mix of land uses that are designed to be walkable, connected, and accessible by multiple modes of transportation, including bus, bike, foot, or vehicle (multi-modal). Established in 2008, the Program works with local communities to reimagine auto-focused infrastructure, policies, and programs to be more multi-modal friendly (<https://www.h-gac.com/livable-centers>).\" Downtown Angleton was selected because it exhibits the characteristics of a Livable Center, and the City has demonstrated the desire and commitment required to implement recommendations from the Study successfully.

The purpose of the Downtown Angleton Livable Center Study is to guide 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. This Study was developed through a comprehensive process that considered the existing conditions and incorporated the community's desires. This approach allows the resulting plan to provide a realistic vision for the future and sustainable growth through active implementation. Key elements of the Study and the planning process are outlined below:

Vision and Goals

The Vision represents the City's long-range goals and ultimately encompasses what the community desires to become in the future.

- Downtown Angleton is a vibrant destination for residents and visitors. It offers an eclectic mix of walkable storefronts with local retail and commercial uses. The district reflects the authentic, historic character of Angleton. It is accessible by all types of transportation.

The following Goals provide direction for Downtown Angleton to achieve the community's vision:

- Improve active transportation
- Enhance downtown mobility
- Create an entertainment center
- Maintain downtown character
- Leverage funding opportunities

Public Engagement

A successful planning effort should be informed by the community. The Downtown Angleton Livable Center Study was developed through a collaborative public engagement process including two public meetings, materials displayed for public review and input, an online community survey, meetings and discussions with partner agencies, and a dedicated Stakeholder Advisory Committee that met regularly during the 10-month planning effort. News articles, a project website, and presentations to civic groups and the City Council represent additional efforts that were taken to engage and inform the community about the Study.

Existing Conditions and Market Assessment

The Study is supported by an evaluation of existing land use, transportation systems including parking and key destinations, and active transportation connections. A complete market assessment was conducted to ensure recommendations were based on market realities and identify resources for economic programs and tools that may be used to incentivize desirable development within the study area.

Master Plan

The illustrative Master Plan depicts the long-term development vision for Downtown Angleton. The purpose of this Master Plan is to illustrate the recommended physical improvements in Downtown. The Master Plan elements were developed utilizing the community's vision while also taking into account market-based realities.

Recommendations

Each recommendation is related to one of three categories: Placemaking, Transportation, or Economic. Placemaking recommendations influence the built environment and create a sense of place. Transportation recommendations impact how people move around the area using all transportation modes, including vehicular, bicycle, pedestrian, and transit. Economic recommendations are related to the growth of development and business opportunities.

Implementation

The Implementation section addresses economic development programs, partnerships, and strategies the City can use to advance the Study's recommendations. The Implementation Plan includes a detailed action matrix that identifies tasks, timelines, partnerships, and responsible parties for each recommendation within the Study. An appendix provides planning-level cost estimates to help the City identify funding opportunities and other resources needed to achieve the community's long-term vision for Downtown Angleton.

This action-oriented Study is a tool that will be used regularly to guide decision-making for growth and development in Downtown Angleton. A champion within the City leadership team and an implementation committee will be responsible for monitoring progress and reporting to the City Council as progress is made toward implementation. This policy document is a valuable addition to the City's long-range planning program that provides structure and direction for projects and programs that will transform Downtown Angleton by fostering public and private investment that will generate a positive return for the entire City.

The Planning and Zoning Commission held a public hearing on April 1, 2021 and unanimously (7 in-favor/0 opposed/0 abstentions or absent) recommends approval of the ordinance to amend and extend the Comprehensive Plan by adoption of the "Downtown Angleton Livable Center Study".

RECOMMENDATION:

Staff recommends approval of the ordinance to amend and extend the Comprehensive Plan by adoption of the "Downtown Angleton Livable Center Study".