

COMPREHENSIVE PLAN UPDATE

Attachment Draft Goals, Objectives, and 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 & Strategies*

1.1 Promote Compatible Land Use Patterns

- Encourage appropriate and sensitive transitions between residential, commercial, and industrial uses.
- Discourage incompatible development adjacent to established neighborhoods.
- Support mixed-use and activity centers in appropriate locations.

1.2 Direct Growth to Strategic Areas

- Focus commercial and employment uses along major corridors.
- Encourage development within serviced areas to maximize infrastructure efficiency.
- Coordinate development within the ETJ through subdivision regulations and intergovernmental coordination.

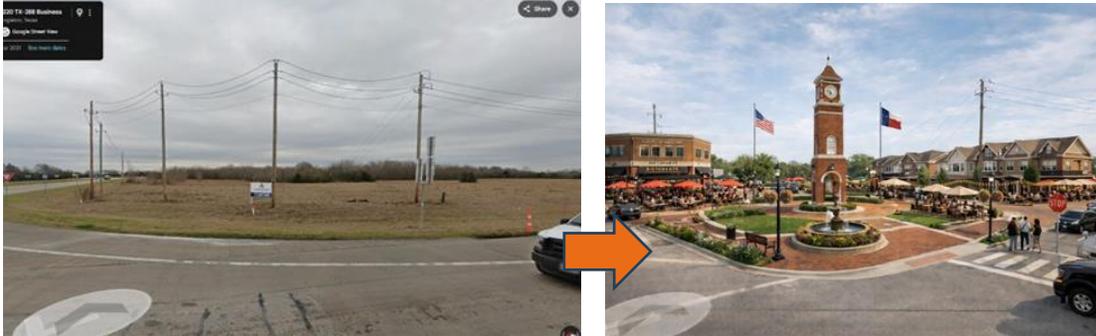
1.3 Support Redevelopment and Infill

- Promote reinvestment in underutilized properties.
- Encourage adaptive reuse of vacant or aging structures.
- Provide incentives for redevelopment in targeted areas.

1.4 Modernize Zoning and Development Regulations to Support Reinvestment, Compatibility, and Desired Community Character

- Update zoning to allow mixed-use and higher-intensity development by right in appropriate areas.
- Update corridor zoning, particularly along Business 288, to better reflect desired development patterns.

- Simplify development standards to reduce permitting time and uncertainty.
- Strengthen design, landscaping, and buffering requirements citywide.



Conceptual rendering of a gateway and mixed use development on the Business 288 and Henderson Road

1.5 Ensure Compatibility and Community Character

- Establish design standards addressing building placement, height transitions, and façade quality.
- Revise mobile home and nonconforming zoning regulations to improve compatibility with surrounding uses.
- Update zoning to discourage incompatible uses such as game rooms, vape shops, and solar farms.
- Align zoning with desired character areas, the new Future Land Use Map, and economic development objectives.

1.6 Promote Quality Development Design

- Encourage context-sensitive architecture and site design.
- Integrate public art and placemaking elements citywide.

1.7 Improve Intergovernmental Coordination

- Partner with TxDOT, utilities, drainage districts, school districts, and major employers on growth planning.

2. Housing and Neighborhoods

Goal

Provide diverse, high-quality housing options to support workforce and community needs while preserving stable and attractive neighborhoods.

Objectives & Strategies*

- Explanation will be added to Strategies

2.1 Expand Housing Choice

- Balance the housing mix to meet the needs of current and future residents, including workforce households, young professionals, families, and seniors. Encourage a range of housing types, including large-lot single-family homes, townhomes, senior housing, workforce housing, multifamily housing in mixed-use settings, live-work units, and high-quality RV or specialty housing where appropriate.
- Promote residential development within and adjacent to Downtown, including housing above ground-floor commercial uses.
- Enforce enhanced property maintenance standards to protect housing quality, neighborhood stability, and community appearance.
- Incentivize developments that provide attainable and workforce housing through partnerships with private developers and nonprofit organizations.
- Align housing policies with employers' needs to support workforce recruitment and retention.

2.2 Preserve Neighborhood Character

- Maintain compatible lot sizes and development patterns.
- Promote property maintenance and neighborhood reinvestment programs.
- Explore alternatives to traditional development patterns and opportunities for conservation-oriented housing, courtyard-style housing, and other formats to maintain diverse housing choices while preserving open space and rural character.
- Encourage a mix of housing in neighborhoods and planned communities to support neighborhood stability, aging in place, and diverse social connections.

2.3 Ensure Housing Quality, Design Excellence, Neighborhood Compatibility, and Connectivity

- Require high-quality design standards, durable materials, and appropriate building scale.
- Integrate greenways, detention areas, and open space into new developments.
- Establish adjacency, buffering, and transition standards to ensure compatibility with surrounding neighborhoods.
- Establish minimum lot size and design standards to support long-term neighborhood quality.
- Discourage substandard housing types, including poorly designed mobile homes or transient rental developments.
- Avoid overly small lot sizes that contribute to livability, parking, and infrastructure challenges.
- Encourage master-planned developments integrating schools, recreation, and neighborhood services such as the Ashland development.
- Partner with Angleton ISD to align housing growth with planned school investments.
- Expand sidewalks and safe pedestrian connections, especially to improve access to schools, parks, and neighborhood services (15-minute walk radius).

2.4 Encourage Homeownership and Long-Term Residency

- Incentivize owner-occupied housing over speculative investment rentals.
- Strengthen rental inspection and compliance programs in established neighborhoods.

2.5 Reduce Vacancy and Promote Adaptive Reuse

- Prioritize adaptive reuse of large vacant buildings.
- Identify properties with high reuse potential and create targeted strategies. Proactively identify priority redevelopment and reuse sites, particularly along Anchor Road and the southern city limits.
- Support flexible zoning to facilitate reuse.
- Coordinate code enforcement with economic development tools to encourage reinvestment rather than abandonment.

2.6 Protect Safety and Community Appearance; Address Unsafe and Dilapidated Structures

- Establish a board, such as a Dangerous Structures Board, and create demolition funds for the remediation of unsafe properties.
- Apply cost-recovery mechanisms, such as liens on resale for demolitions.
- Establish clear thresholds and procedures for condemnation to ensure consistent application.
- Apply condemnation and demolition strategically, paired with incentives such as redevelopment assistance or lien-on-resale programs.

2.7 Strengthen Property Maintenance Enforcement

- Evaluate and update the property maintenance code to address any gaps.
- Apply graduated enforcement measures for repeat violations.
- Coordinate code enforcement with economic development incentives.
- Coordinate with County and Precinct officials on joint cleanup and enforcement initiatives.

2.8 Preserve Safe and Habitable Rental Housing

- Evaluate the effectiveness of the current rental registration and inspection programs and modify them as needed.
- Focus on older properties and those with recurring violations.
- Pair enforcement with technical assistance.

3. Urban Character

Goal

Enhance Angleton's identity as the **Heart of Brazoria County** through attractive design, revitalized corridors, and vibrant public spaces.

3.1 Establish Downtown as a Vibrant, Identifiable Civic and Cultural Core

- Develop a central town square on the vacant lot near City Hall or the 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.
- Integrate the town square and surrounding blocks into the Downtown Livable Centers framework.

- Explore a two-downtown strategy to preserve the historic core while supporting a newer mixed-use center in other areas of the city.



Conceptual rendering of a plaza in the vacant lot next to City Hall

3.2 Activate Downtown with Engaging Uses and Programming

- Encourage active ground-floor uses such as restaurants, cafés, entertainment venues, and cultural spaces.
- Program recurring events, including farmers markets, festivals, performances, and pop-up activities.
- Partner with local businesses, civic organizations, and sponsors to host and promote downtown events.
- Market Downtown as the preferred location for community gatherings and special events.
- Expand multimodal access, including scooters, bicycle connections, and pedestrian-oriented streets.
- Maintain a land use balance by keeping portions of the historic downtown residential while allowing modern commercial uses.
- Support urban lofts, mixed-use housing, and live-work units while preserving select residential blocks downtown.
- Update Downtown zoning to allow mixed-use and higher-intensity development by right.
- Establish Downtown as an entertainment district supporting outdoor markets, performances, and community events year-round.
- Market Downtown as a destination for all ages, including youth, families, and seniors.
- Leverage economic development incentives such as Chapter 380 agreements and targeted tax abatements to encourage downtown reinvestment.

- Partner with the Angleton Chamber to support family-owned and locally owned downtown businesses.

3.3 Enhance the Public Realm and Downtown Experience

- Implement streetscape improvements, including lighting, landscaping, signage, and wayfinding.
- Improve pedestrian connectivity between the town square, surrounding businesses, and nearby neighborhoods.
- Support structured parking solutions, including a two-story parking structure near civic buildings and shared parking strategies.

3.4 Improve Downtown Image, Cleanliness, and Safety

- Establish regular maintenance, beautification, and code compliance efforts.
- Incorporate public art, signage, and branding elements.
- Improve lighting and visibility in public spaces.

3.5 Preserve and Strengthen Neighborhoods Surrounding the Downtown Core.

- Reinforce zoning and land use policies that maintain existing neighborhoods as primarily residential and limit encroachment of incompatible commercial uses. Support compatible infill housing that respects neighborhood scale and character.
- Review and refine Specific Use Permit standards for non-residential uses in residential areas to ensure compatibility.
- Promote rehabilitation incentives and housing improvement programs.
- Discourage prolonged vacancy through code enforcement and incentive-based reinvestment strategies.
- Prioritize adaptive reuse of existing buildings through special use permits rather than demolition.

3.6 Protect Downtown Neighborhood Character and Historic Assets

- Conduct surveys of historic homes and evaluate the creation of a neighborhood conservation or historic overlay district.
- Monitor trends related to the conversion of existing residential structures to ensure a mix of uses, walkable neighborhoods, preservation of historic buildings, and long-term neighborhood stability.
- Establish development standards addressing building scale, massing, setbacks, and compatibility for expansion and new construction.
- Offer incentives to encourage preservation, rehabilitation, and adaptive reuse of historic structures that preserve neighborhood character, historic patterns, and community identity.
- Discourage demolition-driven redevelopment that is incompatible with architectural patterns, materials, rhythm, and streetscape character.

3.7 Redevelop Underutilized and Aging Corridor Properties

- Prioritize redevelopment of obsolete big-box and large-format commercial sites, particularly along key corridors such as Business 288.
- Support infill development along corridors, including Henderson Road and Business 288.

- Periodically reevaluate corridor land use designations to reflect market realities, infrastructure capacity, and community goals.

3.8 Improve Safety, Mobility, and Appearance Along Major Corridors

- Prioritize streetscape and mobility improvements along Henderson Road, Downing Road, FM 521, SH 288, and FM 523.
- Coordinate with TxDOT on intersection safety, signage, speed limits, and access management.
- Improve gateway signage, landscaping, and corridor identity at major city entrances.
- Promote consistent community branding and wayfinding.

3.9 Encourage Walkable, Mixed-Use Corridor Development

- Integrate pedestrian-oriented design, public open spaces, trail connections, and streetscape improvements.
- Provide appropriate buffering and transitions between residential, commercial, and industrial uses.
- Encourage residential components within corridor developments to support workforce housing and attract younger residents.
- Identify underutilized sites for mixed-use, employment-focused redevelopment in the southern city limits and western ETJ areas.

4. Transportation and Mobility

Goal

Develop a safe, connected, and multimodal transportation system that improves mobility for residents, businesses, and visitors.

Objectives & Strategies*

4.1 Develop a Continuous Citywide Pedestrian and Bicycle Network

- Expand sidewalks, bike lanes, and shared-use paths to connect neighborhoods, Downtown, parks, schools, civic facilities, and activity centers.
- Prioritize closing gaps in the sidewalk, bicycle, and trail network, especially in Downtown and other high-activity areas.
- Require new development to provide internal pedestrian and bicycle connections and links to the broader network.

4.2 Leverage Regional Corridors and Green Infrastructure

- Coordinate with TxDOT to improve pedestrian and bicycle accommodations along FM 521 and other regional routes.
- Integrate trails within drainage corridors, utility easements, greenways, and open space systems.

- Prioritize Henderson Road and Downing Road for multimodal safety and streetscape improvements.

4.3 Enhance Safety, Walkability and Accessibility

- Improve sidewalks, crosswalks, and ADA accessibility throughout the city, with priority in Downtown and around civic uses.
 - Strengthen pedestrian connections between Downtown, surrounding neighborhoods, and employment and activity centers.
 - Plan for micromobility options such as scooters in Downtown, around schools, and in mixed-use areas.
 - Expand sidewalks and bike facilities, particularly near schools and along major corridors.
 - Require new development to provide internal pedestrian connections that link to the citywide network.
 - Implement traffic calming in neighborhoods.
 - Improve intersection safety and access management.
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5. Infrastructure and Drainage

Goal

Provide reliable and resilient infrastructure systems that support existing residents and future growth.

Objectives & Strategies*

5.1 Modernize Utility Infrastructure

- Plan water and wastewater capacity for growth.
- Replace aging infrastructure systems.
- Coordinate infrastructure expansion with development.

5.2 Improve Drainage and Flood Management

- Expand regional detention and stormwater facilities.
- Maintain drainage channels and roadside systems.
- Incorporate low-impact development practices.

5.3 Promote Coordinated Capital Planning

- Align capital improvement investments with growth areas.
 - Pursue state and federal infrastructure funding.
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6. Resiliency and Sustainability

Goal

Strengthen Angleton's ability to withstand environmental, economic, and disaster-related challenges.

Objectives & Strategies*

6.1 Reduce Hazard Vulnerability

- Integrate hazard mitigation strategies into development decisions.
- Protect flood-prone and environmentally sensitive areas.

6.2 Promote Sustainable Development

- Encourage water conservation and energy efficiency.
- Support green infrastructure practices.

6.3 Enhance Community Preparedness

- Improve emergency response coordination.
 - Support resilient infrastructure and recovery planning.
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7. Parks, Recreation, Open Space, Community Facilities, and Cultural Activities

Goal

Expand access to parks, recreation, and cultural amenities that promote health, community interaction, and quality of life.

Objectives & Strategies*

7.1 Expand and Activate Public Gathering Spaces

- Expand and activate parks, open spaces, and community facilities to support recreation, community gatherings, and quality of life.
- Program parks and public spaces to support farmers markets, performances, festivals, and community events, and increase programming to activate city parks throughout the year.
- Develop neighborhood and community parks in growth areas.
- Expand trails and recreational programming.
- Upgrade existing park facilities.

7.2 Improve Recreational and Civic Facilities to Meet the Needs of Residents of All Ages and Abilities

- Upgrade parks, recreation centers, and civic facilities to serve residents of all ages and abilities.
- Partner with schools, nonprofits, and community organizations to expand recreational and cultural programming.
- Expand Lakeside Park as a premier event and gathering space for large community functions.
- Coordinate park planning with long-term drainage and flood mitigation needs.
- Explore the creation of a multipurpose arena and event venue to serve as a local and regional hub for sports, concerts, graduations, and workforce development, leadership, and entrepreneurship activities.
- Plan for a dedicated Senior Center or senior-focused activity space, and explore new sites to reduce pressure on the Recreation Center.
- Pursue grants and partnerships for senior programming and other improvements.

7.3 Celebrate Culture and Community Identity

- Support festivals, arts, and cultural programming.
- Integrate public art and heritage interpretation.

7.4 Develop a Multicultural Community Activity Center

Develop a multicultural community activity center that also serves as a hub for workforce development, leadership, and entrepreneurship.

- Collaborate with colleges, the SBA, and corporate partners to establish a multi-use hub that incorporates cultural and community activities with workforce and skills development.
- Locate the facility on a site capable of hosting 500+ people (e.g., the Angleton Complex or County Fairgrounds).
- Include programming for all ages and community events.

8. Economic Development

Goal

Strengthen Angleton's economy through job creation, business attraction, and a vibrant local commercial environment.

8.1 Support Job-Generating Land Uses Aligned with Market Demand

- 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.
- Monitor and evaluate jobs-to-housing ratios to ensure employment opportunities for current and future residents and to prevent Angleton from becoming a bedroom community.
- Capitalize on Port Freeport-related employment growth while steering industrial and logistics uses to appropriate locations.
- Discourage incompatible land uses through zoning updates and enforcement.

- Steer industrial and employment uses to appropriate locations near SH 288, rail, and port-related infrastructure.
- Evaluate northern ETJ lands for industrial, utility, emergency staging, or data-center uses where appropriate.

8.2 Strengthen Small Businesses, Startups, and Entrepreneurs

- Establish a Downtown and Business 288 corridor-focused business assistance program in coordination with the Chamber of Commerce and economic development partners.
- Offer targeted financial incentives such as grants, fee waivers, and tax abatements for priority redevelopment areas.
- Encourage adaptive reuse of vacant and underutilized buildings to lower barriers to entry for small businesses.
- Establish **Angleton Center**, a hub for workforce development, leadership, and entrepreneurship offering incubator space, training opportunities, telework hubs, coworking spaces, and business support services in partnership with Alvin Community College and workforce programs.

8.3 Improve Business Mix and Economic Quality

- Recruit businesses that meet daily needs and contribute to dining, entertainment, and service options.
- Prioritize high-quality design, longevity, and economic sustainability over short-term development gains.

8.4 Promote Efficient, Compatible, and Sustainable Growth

- Protect and plan for industrial land near strategic assets such as the railroad yard and the Port of Freeport.
- Coordinate infrastructure investments and access improvements to support industrial and logistics-related uses.

8.5 Encourage Compatible Commercial Development Along Major Transportation Corridors

- Support appropriately scaled and well-planned commercial development along SH 35, FM 523, and Business 288.
- Ensure corridor development supports mobility, safety, and long-term economic performance.

8.6 Align Growth with Infrastructure Capacity and Environmental Conditions

- Negotiate regional detention, green space, and long-term maintenance agreements with future developers.
- Preserve agricultural land along FM 523 where appropriate.

8.7 Strengthen Angleton's Role in the Regional Economy

- Direct residential growth northward to serve Pearland and Houston commuters.

- Concentrate industrial and commercial growth near existing petrochemical, port, and SH 288 corridors.
- Evaluate ETJ lands for emergency staging, data centers, industrial uses, and utility-supportive uses.

8.8 Coordinate Public and Private Efforts

- Establish a Downtown advisory group with City, businesses, industry leaders, and community representation to promote and prioritize actions for revitalization and activation.
- Leverage public-private partnerships for catalytic projects.

8.9 Track Progress and Adapt Over Time

- Develop performance metrics for economic development, housing, and public space activation.
- Conduct regular plan reviews and updates.

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