

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING 1

July 30, 2025



1. Team Introductions

2. Background

Planning History in Angleton
GLO RCP Grant

3. Comprehensive Plan

City Planning	Purpose
Planning Steps	Why Now?
Planning in the Area	Topics
Report Contents	Economic Development and Market Forces

4. Process and Schedule

5. Public Engagement

6. Role of CPAC

7. Next Steps

8. CPAC Exercise

9. City Council Input

10. 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**

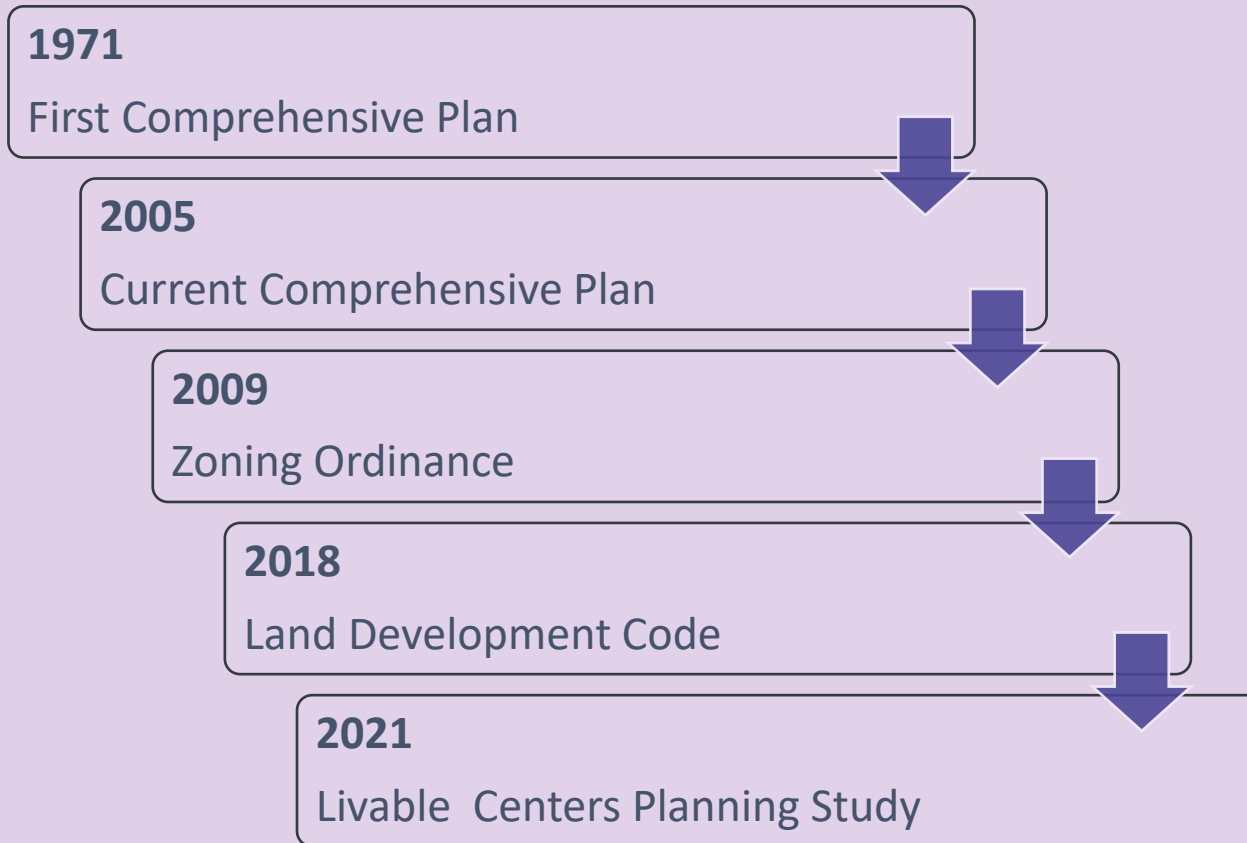
City Staff



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



- **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



Planning Steps

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**

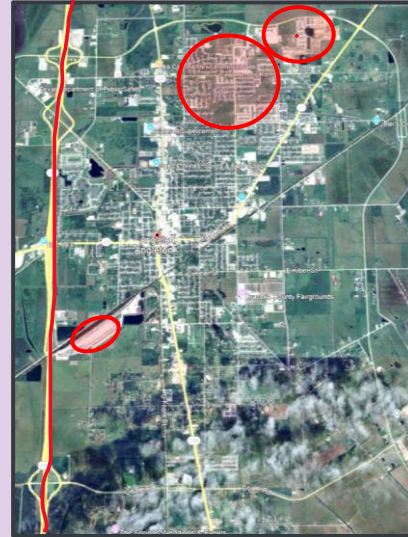




2005



2025



Why Now?

Change is inevitable - rapid growth in the region

Communities can create their **desired future**

Available **vacant land**

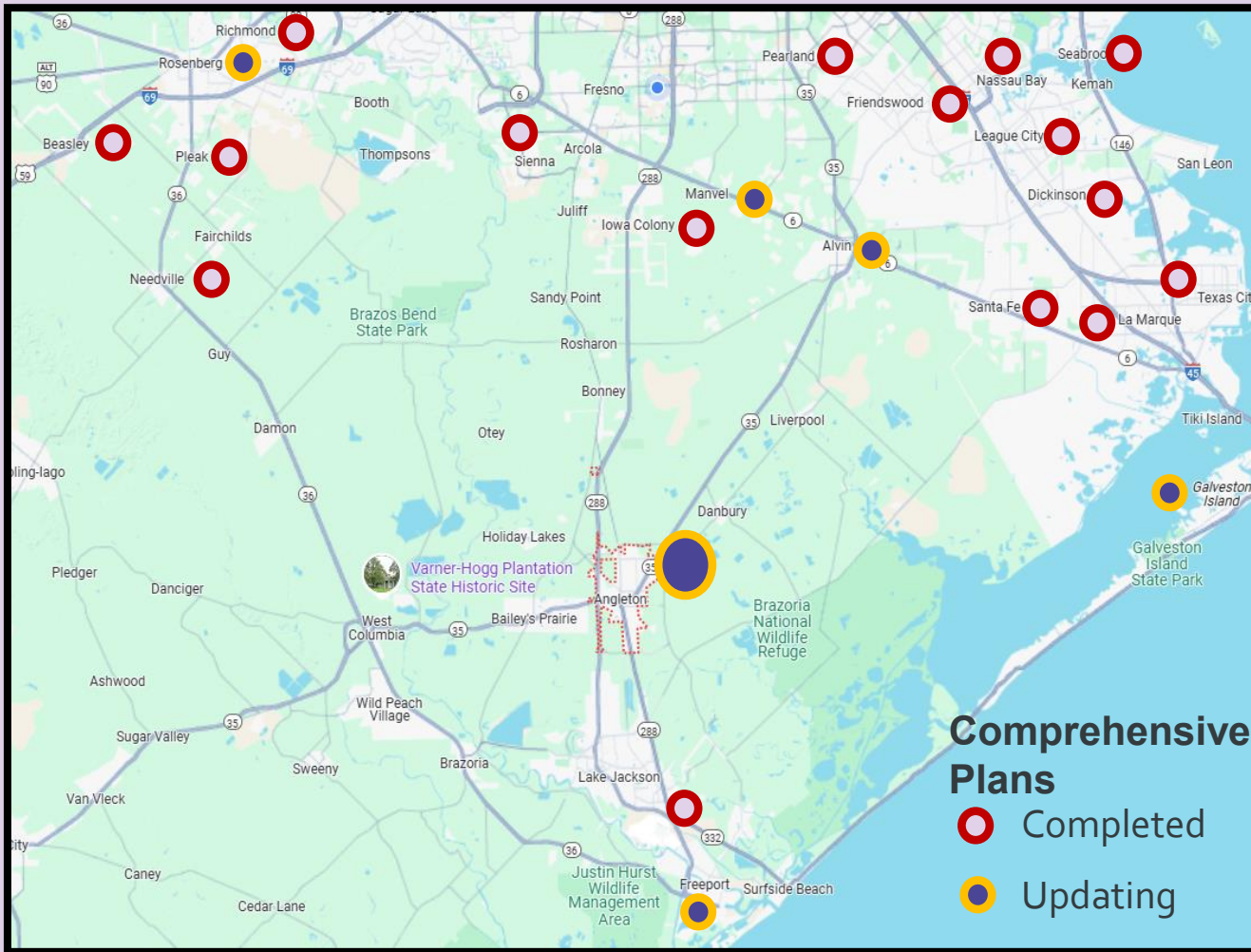
Outdated regulations

Vulnerability to **hazards**

Funding for plan preparation



Planning in the Area



Comprehensive Plans
○ Completed
○ Updating



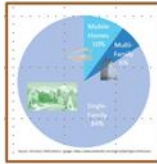
Topics



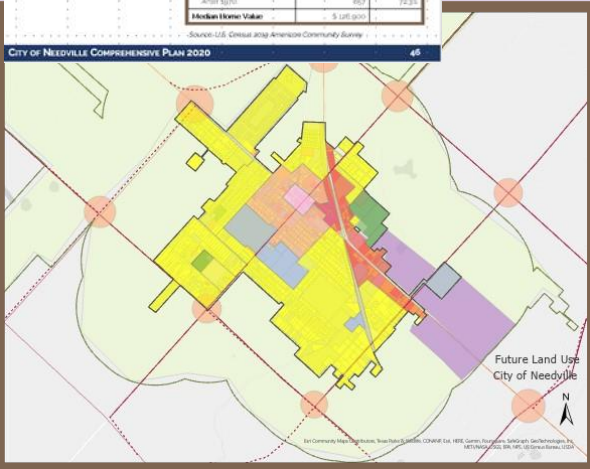


A. Existing

Single-family homes on spacious lots is the predominant land use in Needville, with almost 90% of Needville land developed for single-family residential. The city has approximately 2000 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 0.3% in multifamily buildings. Single-family housing stock ranges from modest, early 20th century bungalow 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 homes 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 3,000 square feet in the city's edge townhouse subdivisions, to more than an acre.

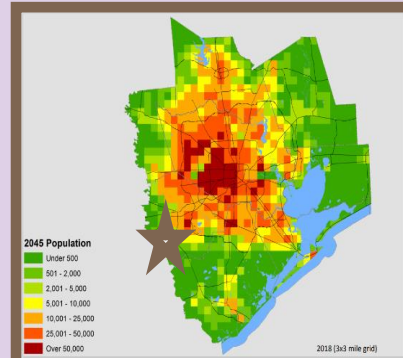


Total Housing Units	Count	Percentage
Single Family	1,700	85.0%
Manufactured	300	15.0%
Multifamily	6	0.3%
Year Built		
Before 2005	1,400	70.0%
After 2005	600	30.0%
Median Home Value	\$120,000	



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.



Flooding in Needville
Source: Fort Bend County Drainage District

A. Existing Conditions

The City of Needville has not adopted Infrastructure, Drainage, and Hazard Mitigation Plans. Most of the areas within the City limits are served by city water and sewer. FEMA has not identified any major flood areas within the city limits.

Report Contents



The Importance of a Market Study

- Demographics
 - Regional Demographic Context
 - Socioeconomic Analysis
 - Trends in Population and Employment Growth
- The Real Estate Market
 - Researching Housing by Type
 - Commercial Property Analysis
 - Comparing Supply and Demand
 - Expectations for Future Year Absorption
- Responsible Development and Revitalization Require Market-Based Solutions

Economic Development and Market Forces



The CDS Market Study Process

- Historical Data Trends
 - Population and Households
 - Jobs and Industries
 - Residential Sales and Rentals
 - Commercial Performance
- Research on Planned Development
- Interviews with Local Real Estate Professionals
- Firsthand/Primary Research
- Neighborhood-Level Analysis

Economic Development and Market Forces



A Market Study as a Component of a Comprehensive Plan

- A Market-Based Guide for Land Use Planning
- Examining Policies to Encourage Development and Revitalization
 - New Development
 - Redevelopment in Established Areas
 - Maintenance and Repair of Existing Property
- Neighborhood Management Program Recommendations

Economic Development and Market Forces



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)

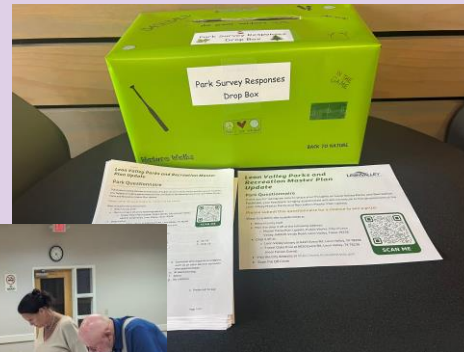
- City Council
- Planning & Zoning
- Focus Groups
- Stakeholder
- Questionnaire
- CPAC Meeting
- Townhall Meeting

Process and Schedule



Connect with the community in the ways they prefer!

- City Council
- CPAC
- One-on-one - interviews
- Group - Charettes/group chat
- City events, town hall meetings, pop-up meetings
- Printed materials
- Digital methods
- Social media
- Online community engagement platforms (SurveyMonkey)



Public Engagement



Interactive Map

TO BE LAUNCHED SOON - EXAMPLE

Public Engagement

Place a pin on the map to ask a question or provide feedback on a specific part of the proposed changes.

Name (Optional)

What topic are you commenting on?

PARKS

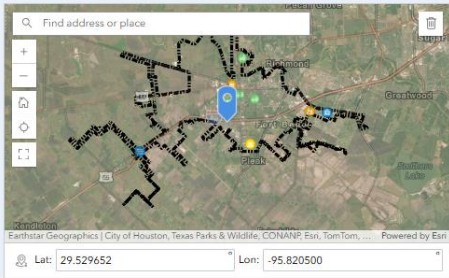
TRANSPORTATION

DRAINAGE

ZONING

Comment*

Comment Location
Please select a location on the map for your comment.



Submit



Role of CPAC

Role

- Temporary advisory committee
- Valuable insight, advice, and expertise
- Representation of stakeholders and agencies
- Diverse perspectives and experiences
- 4-5 meetings, 18 members

5 Meetings

- CPAC 1: Overview, preliminary input
- CPAC 2: Vision, guiding principles, findings
- CPAC 3&4: Draft recommendations
- CPAC 4: Draft plan and implementation strategy



Next Steps

- Summarize the results from today's exercise and feedback
- Community Engagement
 - Website*
 - Online Questionnaire*
 - Stakeholder/focus groups*
- Data collection, research, and findings
- CPAC 2: Sept.-Oct. - Vision, guiding principles, findings.



Polling Exercise Questions

Phone/Computer-based. Responses will be anonymous

Residency

Strengths

Areas of Improvement

Opportunities

Threats

Vision

Specific Areas

CPAC Exercise

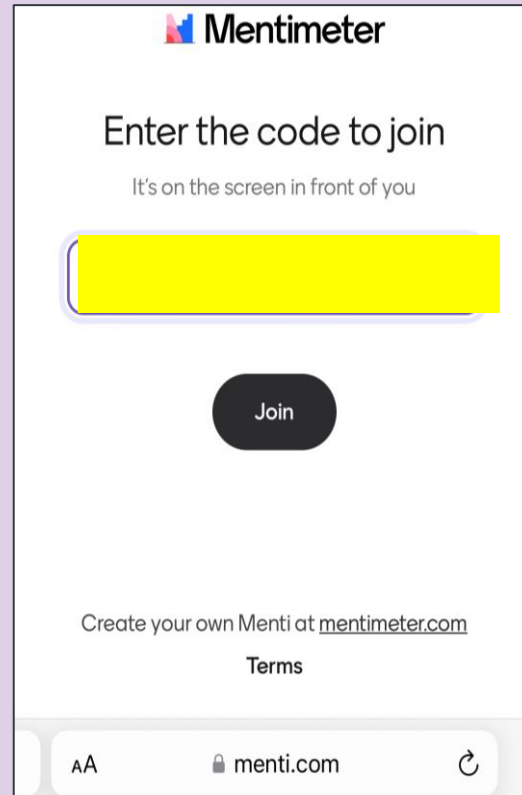


How to access this poll?

Open the internet browser on the laptop (Edge, Google Chrome etc.)

Type **www.menti.com**

Enter the code (8 digits)



Phone/computer based
Activity for 5/27/25

CPAC Exercise



Once you gain access:

All participants should wait for the presenter to change the slide.

Participants' responses will appear on the screen.

Unless the presenter changes the slide, participants will not be able to access the next question.

Do not hit “back” button or close the screen.

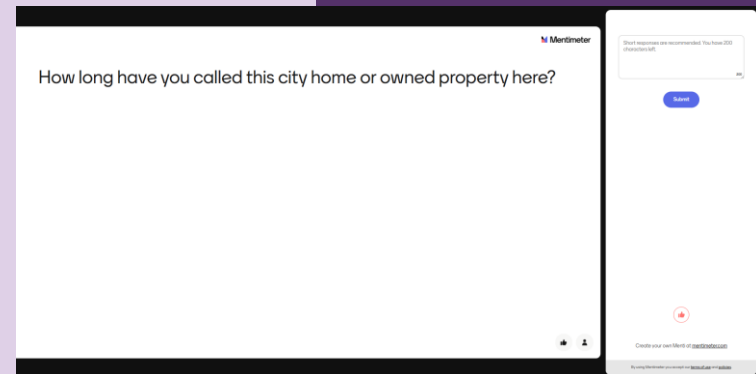
After entering your first response hit “Submit”.

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”.

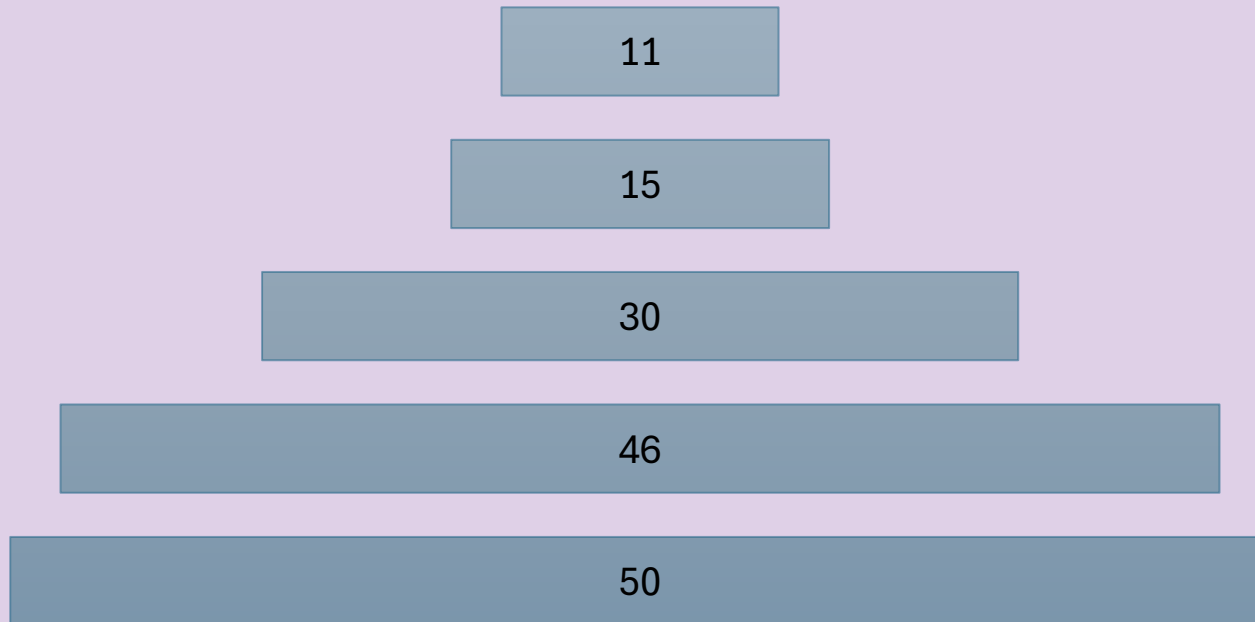
CPAC Exercise



The screenshot shows a Meritmeter poll interface. The main screen displays the question "How long have you called this city home or owned property here?" with a large text input area and a "Submit" button. A smaller inset shows a mobile view of the same poll.



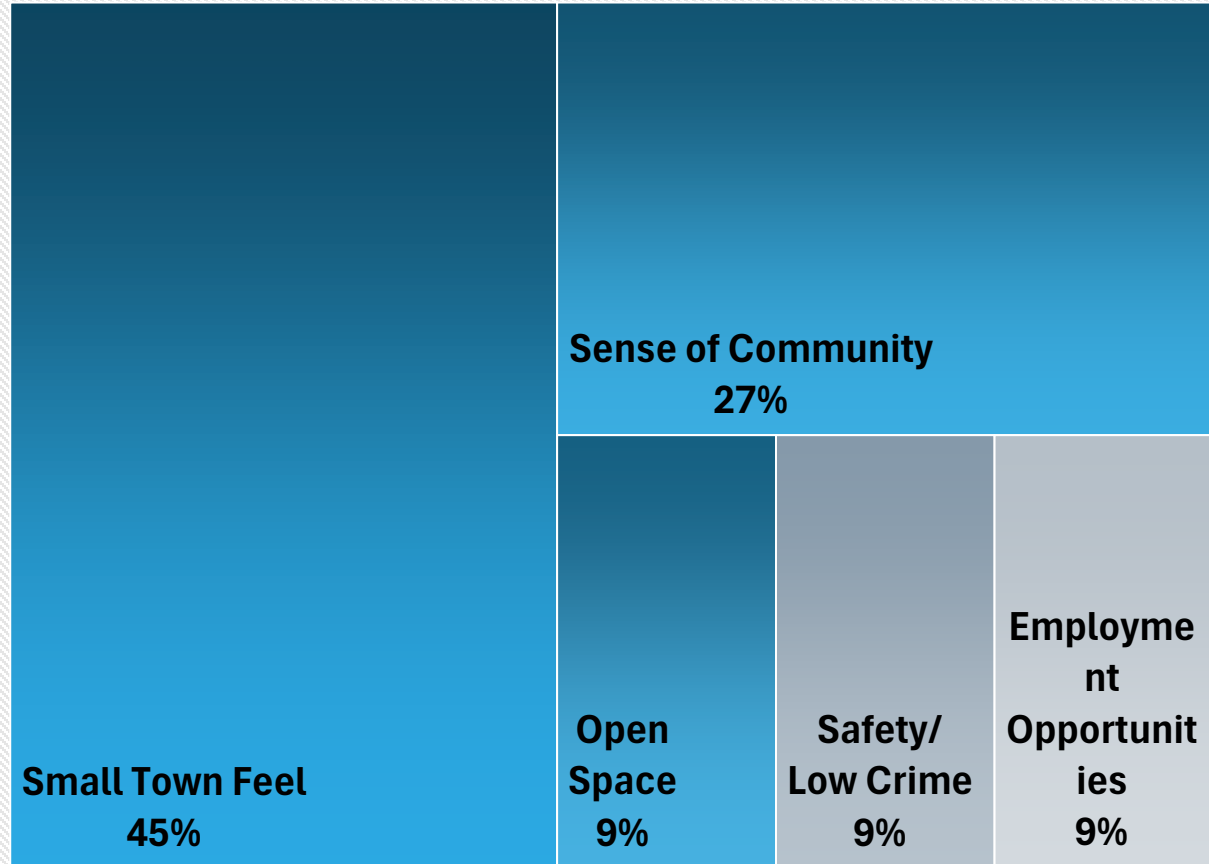
Q1. How long have you called this city home or owned property here? (Number of years)



City Council Input Worksession May 27, 2025



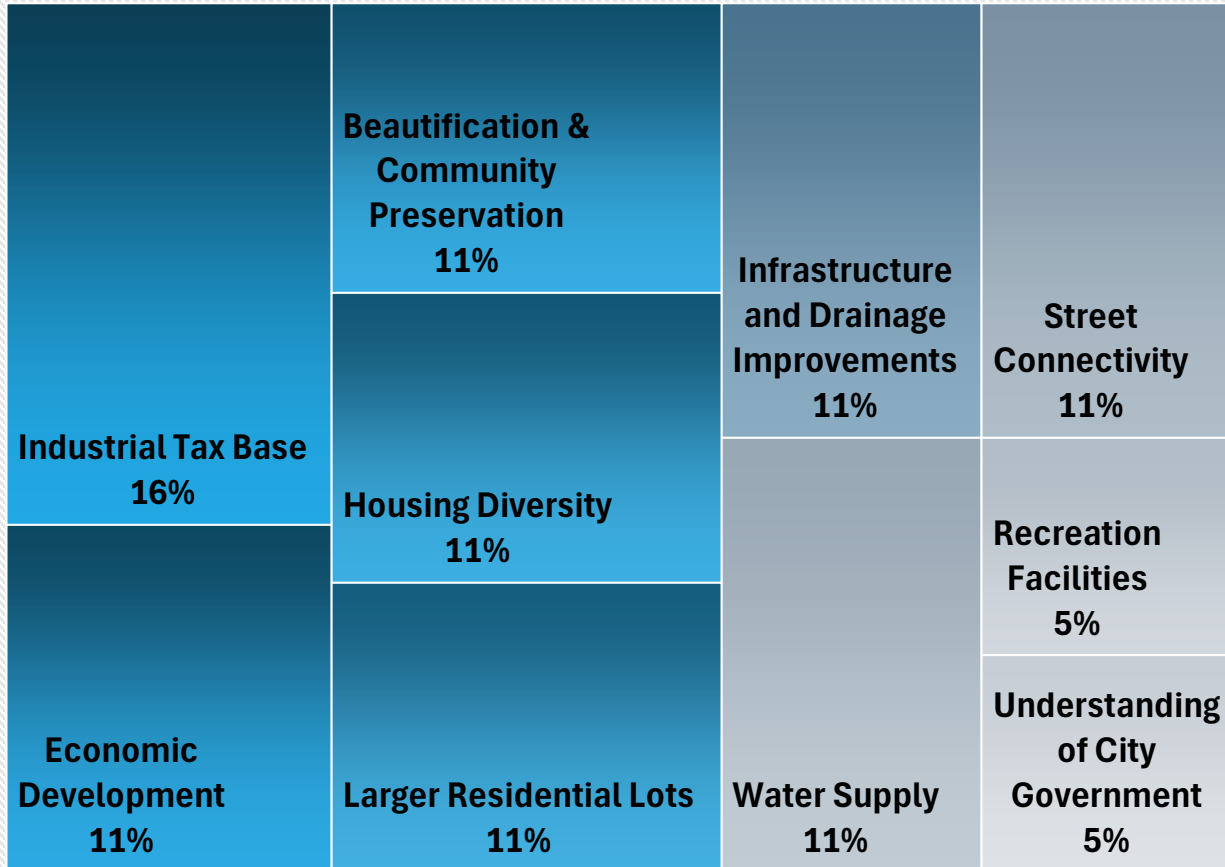
Q2. What do you like most about Angleton?



City Council Input Worksession May 27, 2025



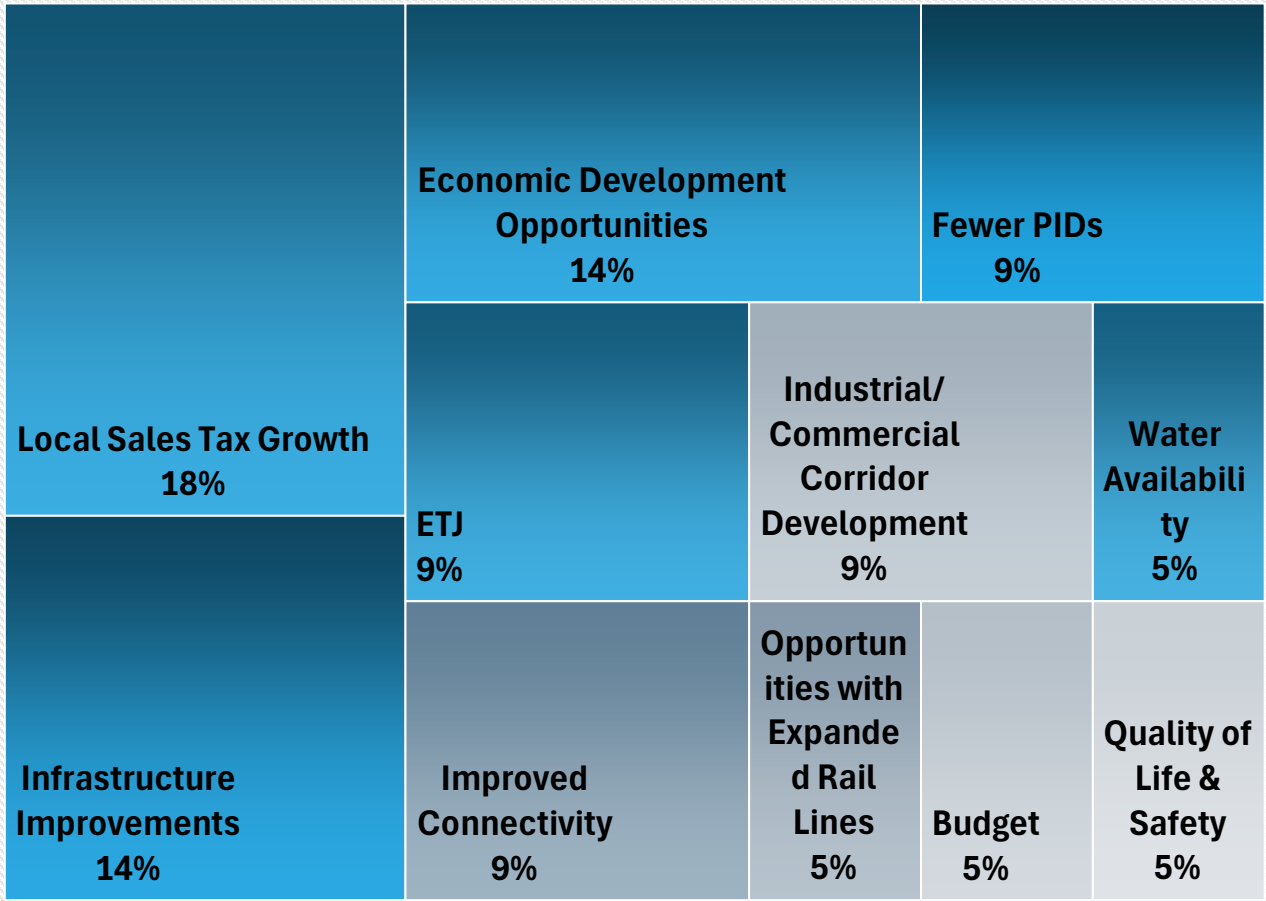
Q3. What do you think the City is lacking?



**City Council
Input
Worksession
May 27, 2025**



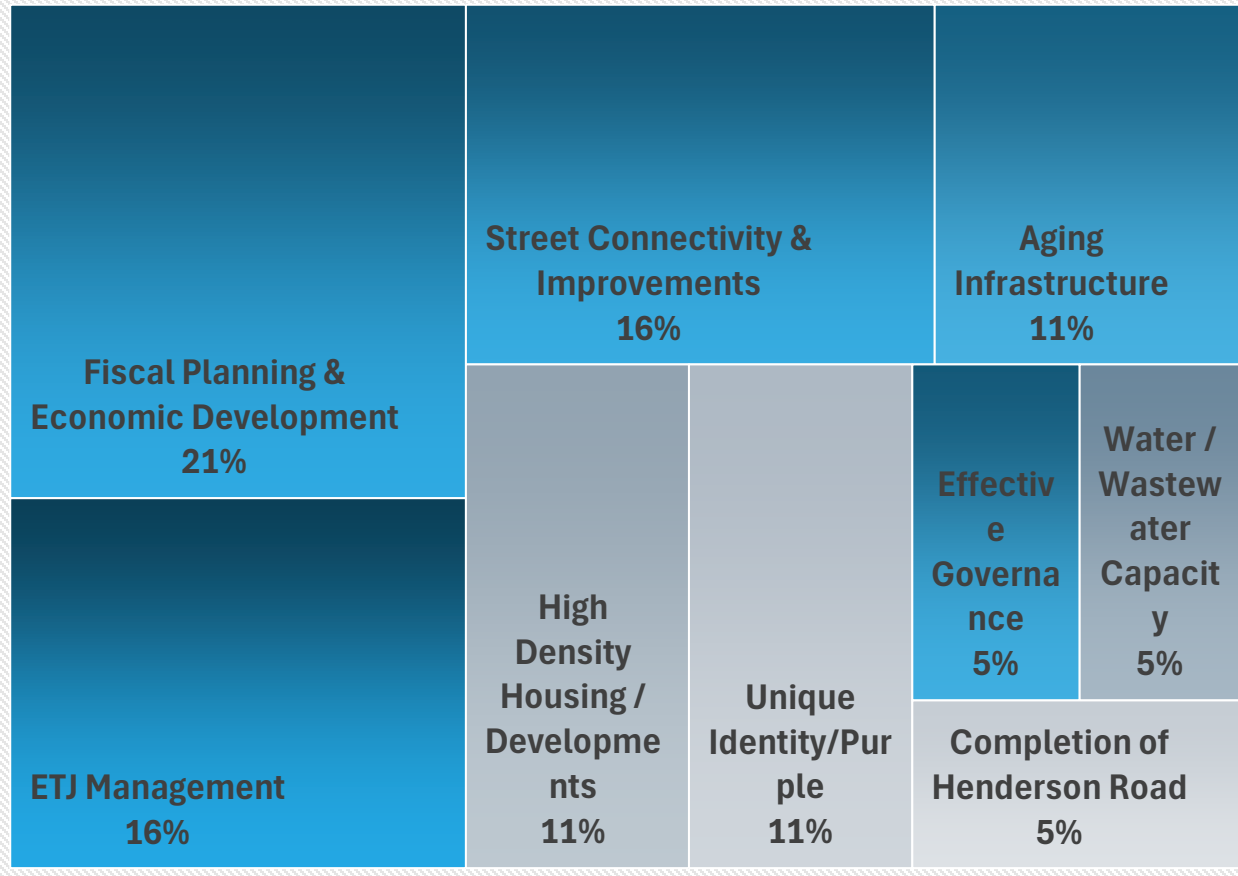
Q4. Looking into the future, what opportunities should the City focus on?



City Council Input Worksession May 27, 2025



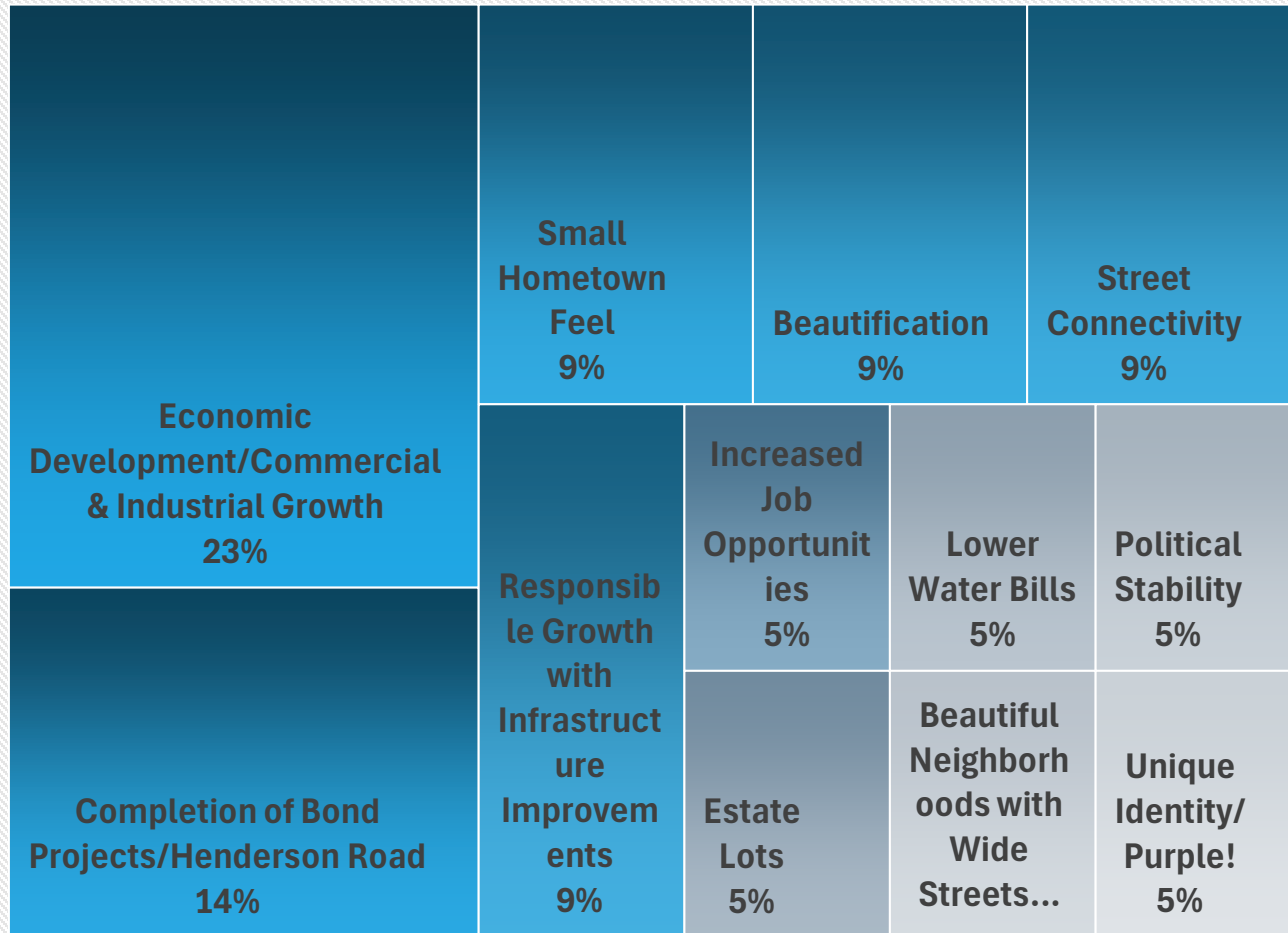
Q5. What are your concerns about the future of Angleton that need to be addressed?



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Worksession
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Q6. If you left Angleton today and returned in 10 years, what would you want to see?



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Other thoughts?

- Strengths
- Weaknesses
- Opportunities
- Threats
- Vision
- Others

Discussion

