

# COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC) MEETING 2

- October 15, 2025



# Agenda

- Guest Speakers
- Status Update
- CPAC 1 Summary
- Community Engagement
  - ❖ Schedule
  - ❖ Focus Groups
  - ❖ Angleton Market Day Outreach Summary
  - ❖ Community Questionnaire
- Existing Conditions
  - ❖ Land Use & Community Character
  - ❖ Mobility
  - ❖ Infrastructure
  - ❖ Drainage
  - ❖ Code Analysis
  - ❖ Economic Development
- Next Steps
- Visioning Exercise
- Map Exercises
- Group Check-in



# Introduction

1. Joseph Pace, Wharton City Manager
2. Phil Edwards, Superintendent, Angleton ISD

**Guest  
Speakers**



# 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



City Council Work Session



CPAC Meeting 1



Townhall Meeting



Questionnaire

- Focus Groups
- Stakeholder

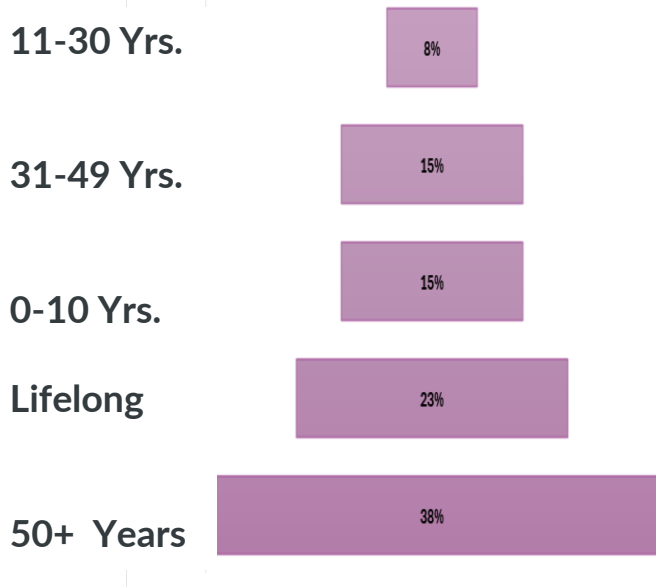
## Status Update



# Residency & Character Preference

## Residency

Live, work, own property



38% - 50+ Years  
23% - Lifelong

## Character & Image

What Do You Like About the City's Character/Image, and What Should the Future Be Like?

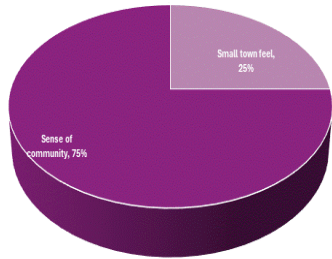


# CPAC 1 Summary



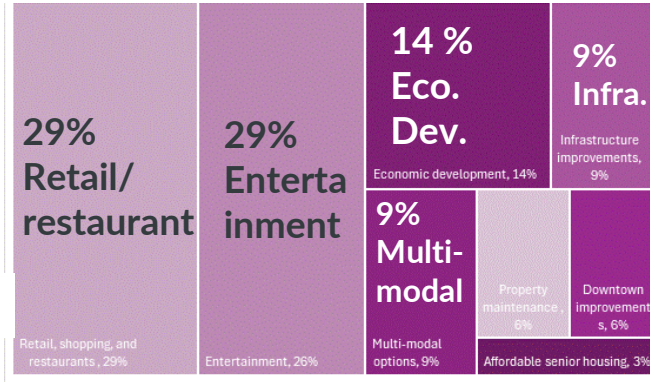
# Community Assessment

## Strengths



Sense of community  
75%  
Small town feel  
25%

## Areas of Improvement

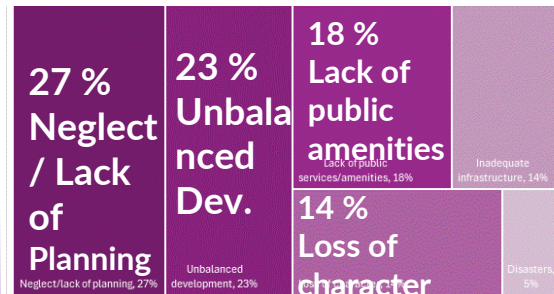


# CPAC 1 Summary

## Opportunities



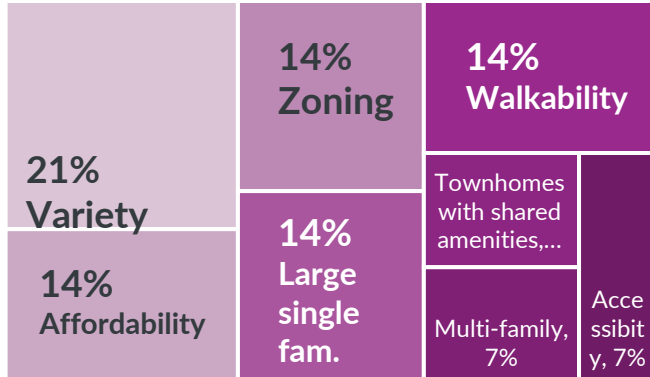
## Concerns



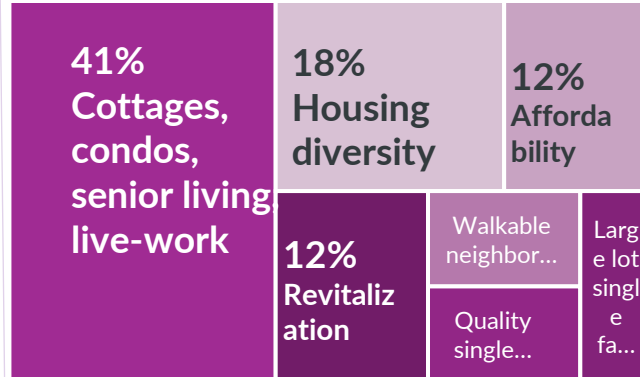


# Housing

## Existing - Like



## Future



# CPAC 1 Summary



# Non-Residential Uses

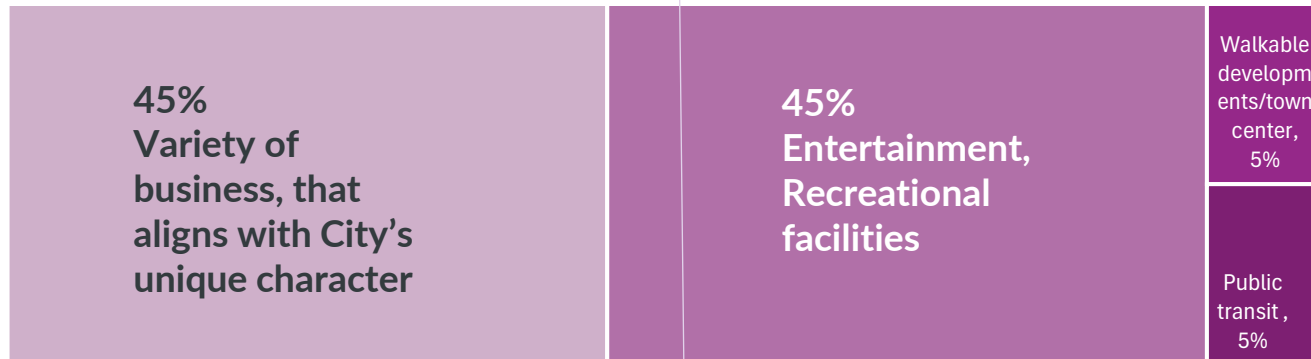
## Existing - Like



## What Would You Not Like to See in the Future?

- Illegal game rooms
- More vape shops
- More car washes
- Scrap metal yards in central locations
- More used tire shops

## Future



# CPAC 1 Summary



# Others

## Mobility/ Transportation

- Bike and pedestrian infrastructure for all Street improvements
- Public transportation
- On-demand services
- Walkable downtown

## Resiliency

- Aging and failing infrastructure
- Drainage and flooding
- Crime and inadequate public safety capacity
- Preparedness for emergencies

## Natural/ Cultural Resources; Community Facilities

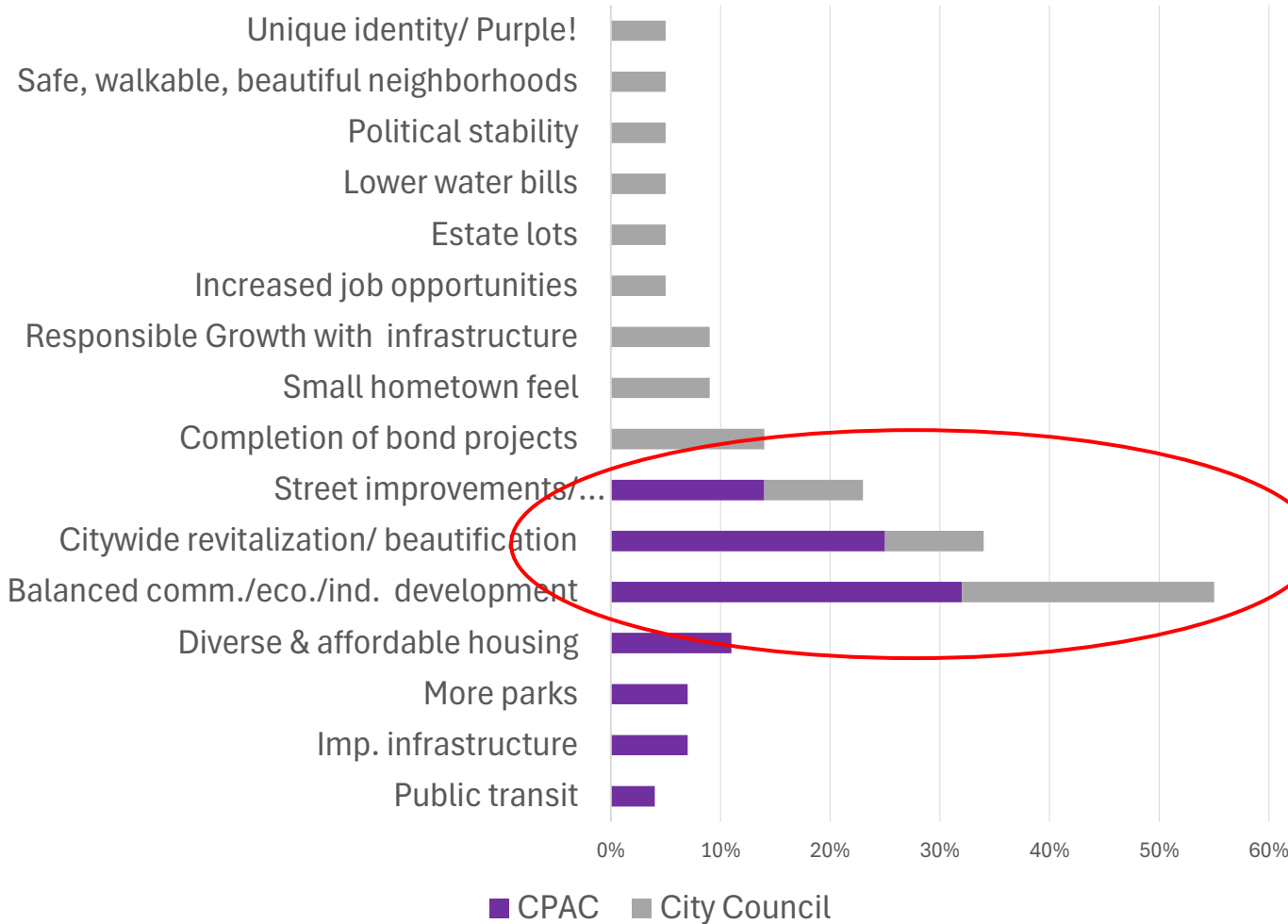
- Clarence Sasser Statue
- UTMB Angleton – healthcare
- Brazoria County Museum
- Parks
- Sports fields

## CPAC 1 Summary



# CPAC 1 Summary

## Long Term Priorities - Next Decade



## Status Update

May	Work Session with CC
July	CPAC Meeting 1
August	Community Questionnaire 1 Community Event- Market Days
Sept.	Community Questionnaire 1 Identification - Focus Groups/ Stakeholders
Oct.	Community Questionnaire 1 Focus Groups/Stakeholder Interviews CPAC Meeting 2
Nov.	Focus Groups/Stakeholder interviews Community Questionnaire 1 Community Event- Market Day (Tent.)
Dec.	Community Event Holiday Festival CPAC Meeting 3
Jan.	Updates and CPAC Input
Feb.	CPAC Meeting 4 Community Questionnaire 2
March	Updates & CPAC Input
April	Community Questionnaire 2
May	Draft Plan Finalization
June-Sept.	Adoption meetings - CC, CPAC and P&Z

### Mobilization

(Months 1-3)  
May-July

### Visioning & Current City

(Months 3-6)  
July-Oct.

### Future City

(Months 7-10)  
Nov.-Feb.)

### Draft Plan & Implementation

(Months 10-13)  
Feb.-May)

### Finalization &

Adoption (Months 14-18)  
June-Sept.

# Community Engagement



# Focus Groups

City staff	1
HOA's/POA's (community and neighborhood associations)	2
Faith-based organizations: Churches	3
Community-based and non-profit organizations	3
Businesses and developers	4
Local businesses and chambers of commerce- Angleton/Hispanic	4
Real estate developers, home builders and investors	4
Developers and design professionals	4
Angleton Drainage District (ADD)	5
Brazoria Flood TCEQ	5
TxDOT	5
Brazosport Water Authority (BWA)	5
Gulf Coast/Transportation	5

Academic and research institutions: Universities and Colleges	6
ISD	6
Angleton Better Living Corporation (ABLC)	7
Board of Adjustment (BOA)	7
Charter Review Commission	7
Keep Angleton Beautiful Commission (KAB)	7
Parks & Recreation Board Of Directors	7
Planning & Zoning Commission	7
Senior Citizen Commission	7
Tax Increment Reinvestment	7
Zone Board Of Directors (TIRZ)	
Animal Services Advisory Committee	7
Utility providers (CenterPoint TNMP)	8
Brazoria County Appraisal District	8

## Community Engagement



# Angleton Vision Tree

- Street improvements
- Mosquito control
- More pedestrian infrastructure - bike trails, bike trails in wilderness, sidewalks
- Community green space
- Commercial - HEB, Bigger Walmart, Target, Rising Canes, Crumble Cookies, Chick-fil-A, Chipotle
- Texas wildflowers around town
- Recreation - Kids Empire or Bouncy House
- Senior living facilities
- Small and peaceful
- Resources for growth



## Angleton Market Day Outreach Summary



# Name the Plan

- Heart of the Future
- Be like Nike and Do it
- This isn't 1980s Anymore
- Beauty of Angleton
- Make Angleton Plan
- Make Angleton Great Again!
- Home is Where the Heart Is!
- Angleton Community Action Plan
- Stop Planning and Try



## Angleton Market Day Outreach Summary



# Great Wall of Angleton!

## Strengths

- Small town feel; water access
- Uncrowded, friendly, low crime
- Community events
- "Home is where the heart is"

## Opportunities

- Evening bus service
- Increase walkability
- Arcade/E-games station
- Dining options
- Entertainment options
- Retail expansion
- Wildflowers around the city
- Economic development

## Threats

- Loss of small-town identity, overdevelopment; unbalanced growth
- Strain on infrastructure and increased traffic from new construction

## Concerns

- Lack of safety around schools
- Lack of entertainment/recreation options; poor nightlife
- Potholes
- Inadequate drainage system
- Street issues
- Outdated senior living facilities
- Low utilization of alleys
- Isolated Junior High School
- Cluttered home builder signs
- Too much traffic to Houston
- Lack of communication with local farmers

# Angleton Market Day Outreach Summary



# Pin Map Exercise

- Live in Angleton – Mostly City Limits
- Work – Freeport, Pearland, and further north, some local, including home occupations
- Play – Brazoria, Freeport, Freedom Park, Lakeside Park, Bates Park, and Angleton Recreation Center
- Shop - Lake Jackson (HEB), Pearland (Costco), Angleton (Kroger/Walmart)



## Angleton Market Day Outreach Summary



# Update

- 52 Responses
- Active on the website
- English and Spanish



Visit the City's website for all updates

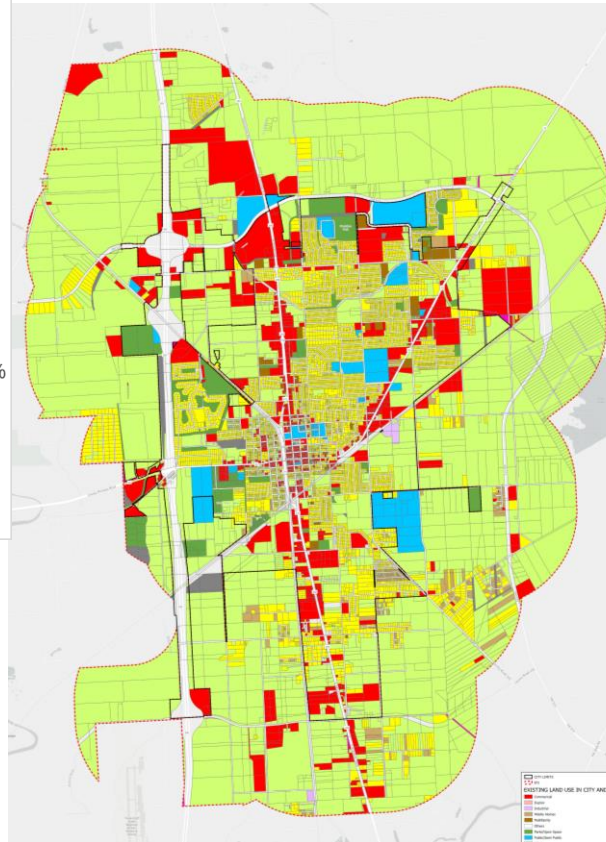
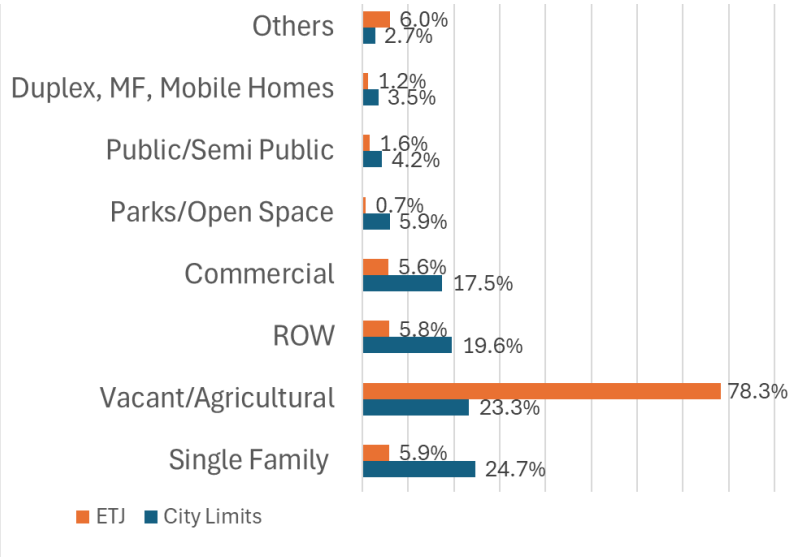


The City of Angleton is updating its Comprehensive Plan, and your voice matters. Help Shape the Future of Angleton!  
La ciudad de Angleton está actualizando su Plan Integral y su voz importa.

## Community Questionnaire



# Existing Land Uses



- Single Family
- Vacant/Agri.
- ROW/Utilities
- Commercial
- Parks/Open Space
- Public/Semi Public
- Others
- Multifamily/Duplex/Mobile Homes

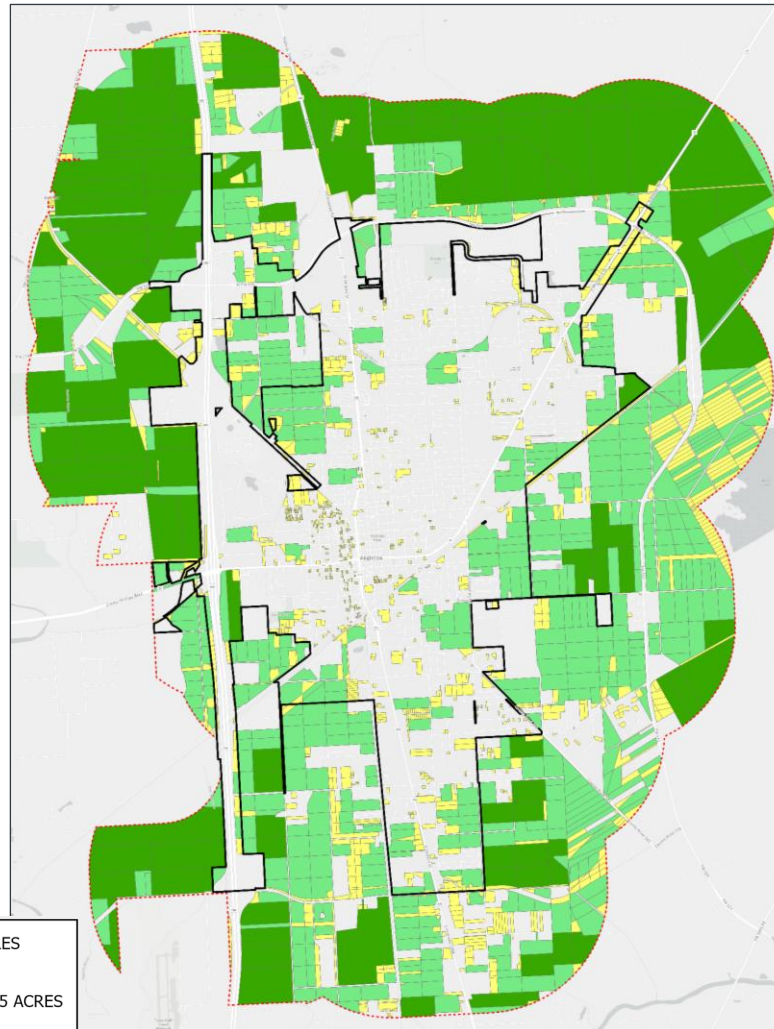
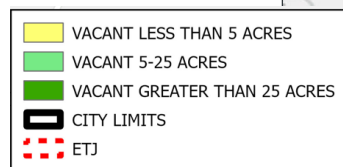
## Existing Land Uses and Community Character



# Vacant /Developable Land

## Developable Land

- 23 % - City Limits (1800 of 7700 acres)
- 78% - ETJ (12500 of 16,000 acres)
- Considering current trends, most likely to be developed as commercial along the corridors and as residential elsewhere



Existing  
Land Uses  
and  
Community  
Character



# Features

## Original Plat

- Platted in 1895
- Traditional street grid
- Townsite grew around the railroad and depot

## Streetscape

- Mature shade trees
- Open ditches/swales
- Walkable downtown with sidewalks and buildings along street

## Uses

- Agricultural/vacant
- Commercial-along railroad and major streets
- Residential lot size variety
  - Older neighborhoods
  - 1950s–1970s: 10,000–14,000 sq ft
  - Newer subdivisions
  - 6,000– 7,200 sq. ft
- Public Uses-city core and scattered
- Parks–Lakeside, Freedom, Bates



Existing  
Land Uses  
and  
Community  
Character



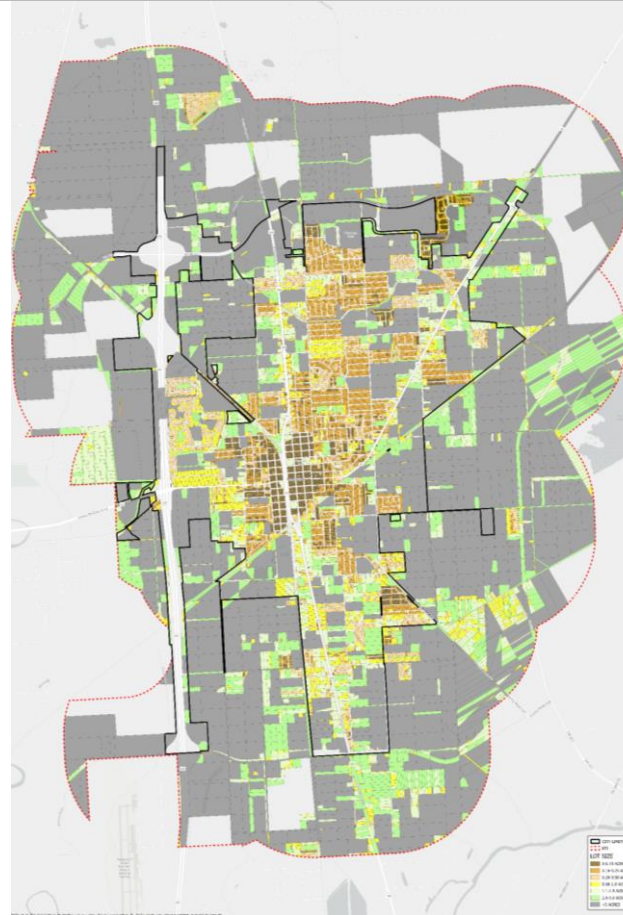
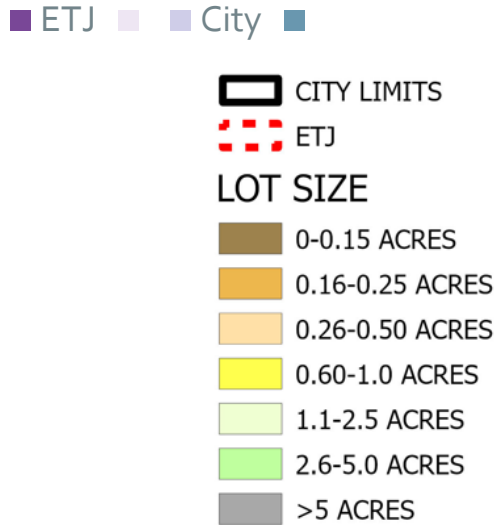
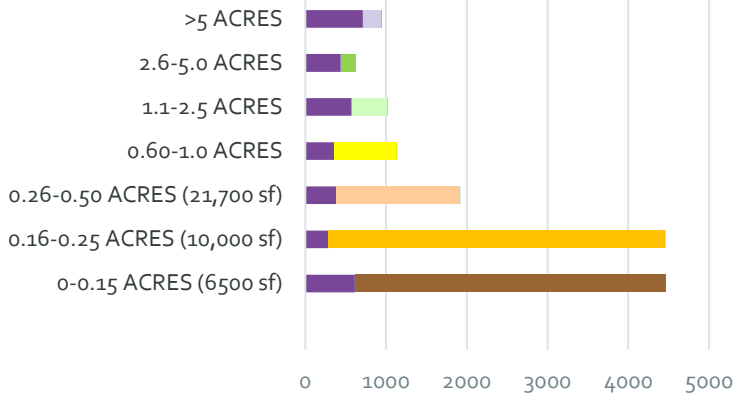
- **92%** Housing units are occupied
- **86%** Single family houses
- **54%** Housing units were built prior to 1980
- **61%-31%** Owner-renter split
- **45%** Owned homes with no mortgage
- **18%** Households face a housing cost burden (>30% of income spent on housing)
  - 13% Owner households
  - 30% Renter households
  - Burden is highest for younger owners (24%) and older renters (53%)

## Housing



# Lot Size

Lot Sizes

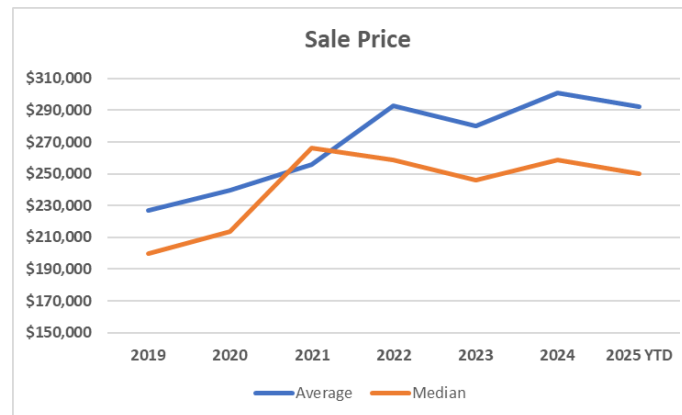
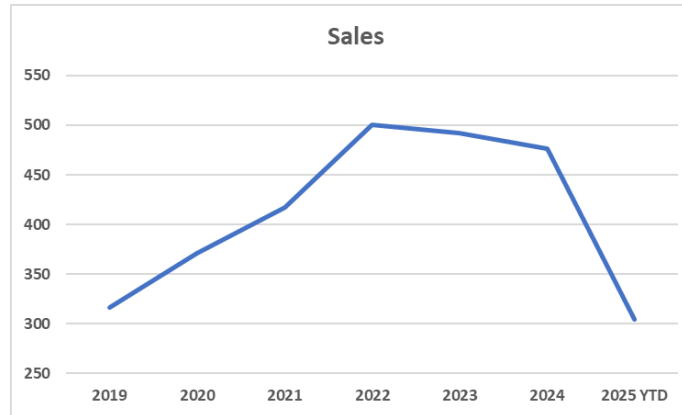


## Housing



# Sales

- Sales topping 450 since 2022; 6-7% of Angleton's housing stock
- Steady prices since 2022
- Median days on market - 40 since 2023

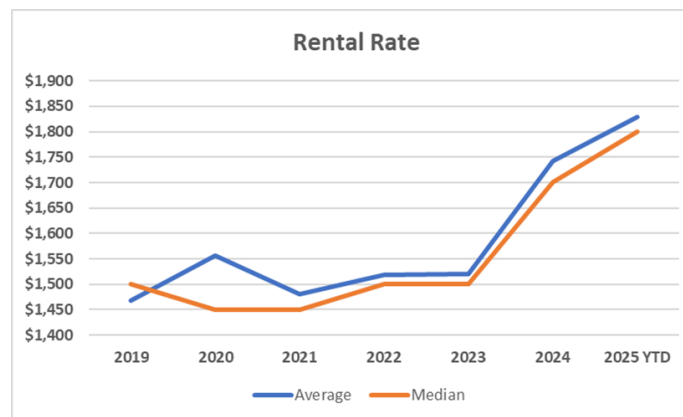
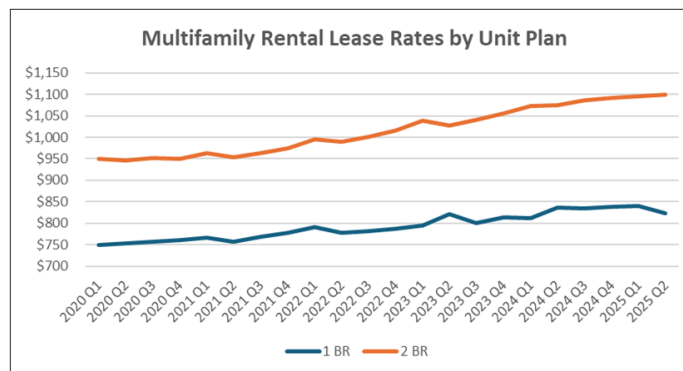


# Housing



# Rental Housing

- 2,600 renting households; 1,900 apartment units
- Apartment occupancy >90%
- Steady rent growth, especially 2 BR
- Spiking rates for single family rentals



# Housing



# Highlights

- Office
  - Over 400,000 SF, 95% occupied, majority built prior to 1990
  - Lease rates above \$24.00 since mid-2023
- Medical
  - UTMB Health Angleton Danbury Campus
  - Major employer in Angleton, 62 staffed beds
- Industrial
  - 660,000 SF, 95% occupied, over 20% built since 2010
  - Lease rates up nearly \$2.00 since 2020, to \$9.50
  - Positive absorption last 5 quarters, and in 7 of the last 8

## Commercial



# Existing Angleton Mobility Plan (2005 Comprehensive Plan)



- Existing Freeway
- Existing Arterial
- Existing Major Collector
- Existing Minor Collector
- Proposed Arterial
- Proposed Major Collector
- Proposed Minor Collector
- Rail
- Existing Sidewalk
- Proposed Sidewalk
- Proposed Trail
- Angleton Study Area
- Angleton City Limits

# Brazoria County Major Thoroughfare Plan (2020)



- Limited Access Highway, Existing
- Limited Access Highway, Proposed
- Principal Thoroughfare, Existing
- Principal Thoroughfare, Proposed
- Major Thoroughfare, Existing
- Major Thoroughfare, Proposed
- Major Collector, Existing
- Major Collector, Proposed
- Railroad

## Mobility



# Brazoria County Major Thoroughfare Plan

## Mobility

### Angleton and Vicinity

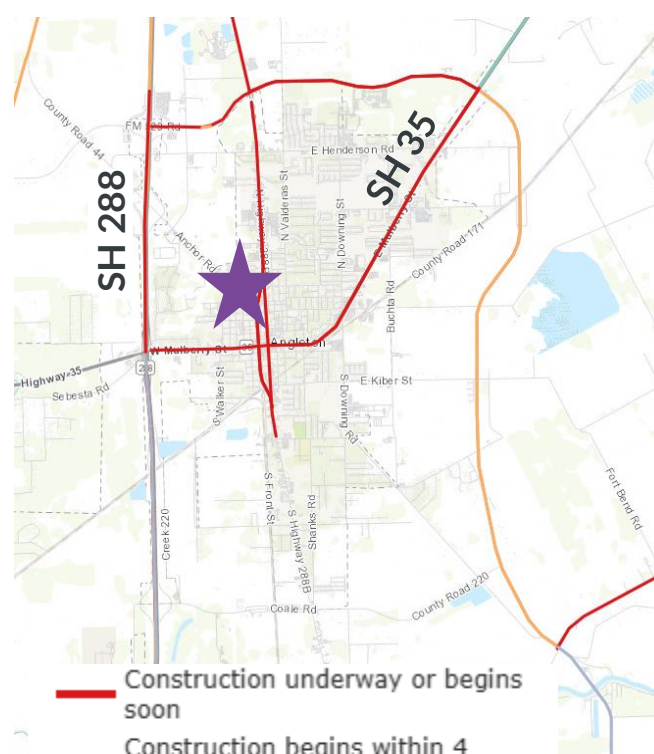
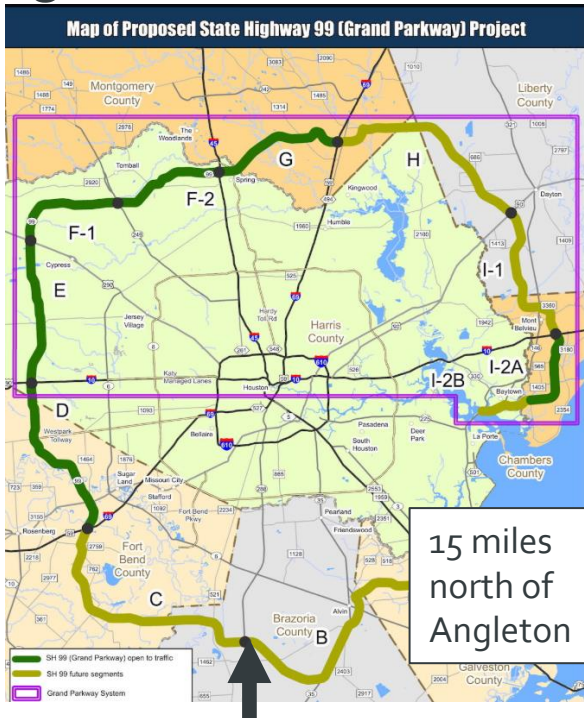
- Most recent Thoroughfare Plan adopted in 2020
- Goals:
  - Preserve adequate rights-of-way
  - Establish countywide design standards
  - Institute policies/procedures to coordinate/optimize transportation investments in the County
  - Collaborate with the development community
  - Preserve wetlands and wildlife areas within the County
  - Develop a well-connected multimodal transportation system
  - Proposed extensions for many major thoroughfares around the City

Source: HGAC



# SH 99 Grand Parkway – Segments B and C

# TXDOT Improvements



## Mobility

- 54 miles of 4-lane, toll road connecting IH-45 in League City to US-59/IH-69 in Sugar Land
- Environmentally approved
- Segment B construction -2026

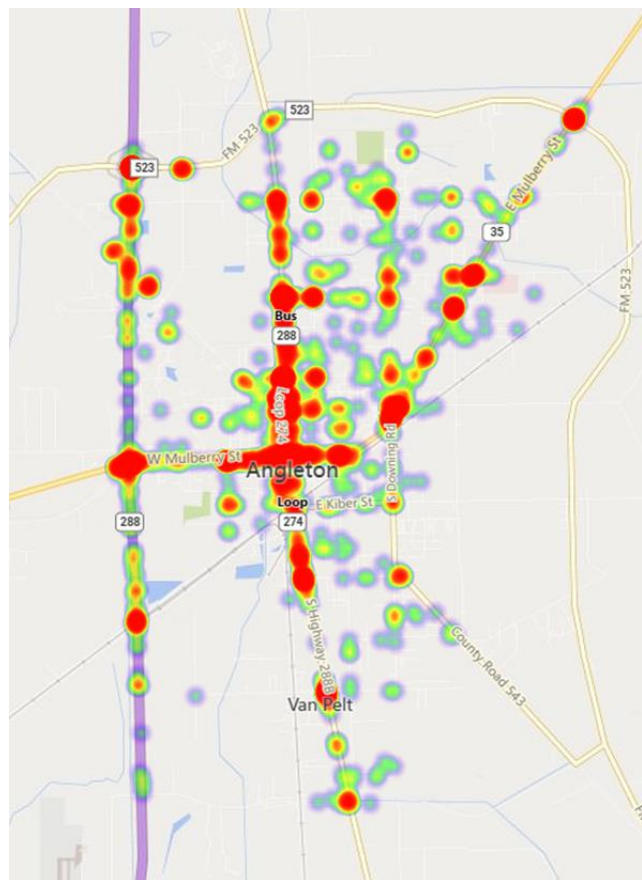
- SH 35 – restoration
- SH 288 Landscape & scenic enhancements

Source HGAC



# Crash Analysis

- 2084 crashes between 2020 - 2025
- 23 fatal crashes
- Slight decline from 2024 to 2025
- Critical hot spots
  - Loop 274 between SH 35 and Henderson Rd.;
  - SH 35 & N Velasco St.; Henderson Rd.
  - N Downing St.
  - SH 288 & SH 35

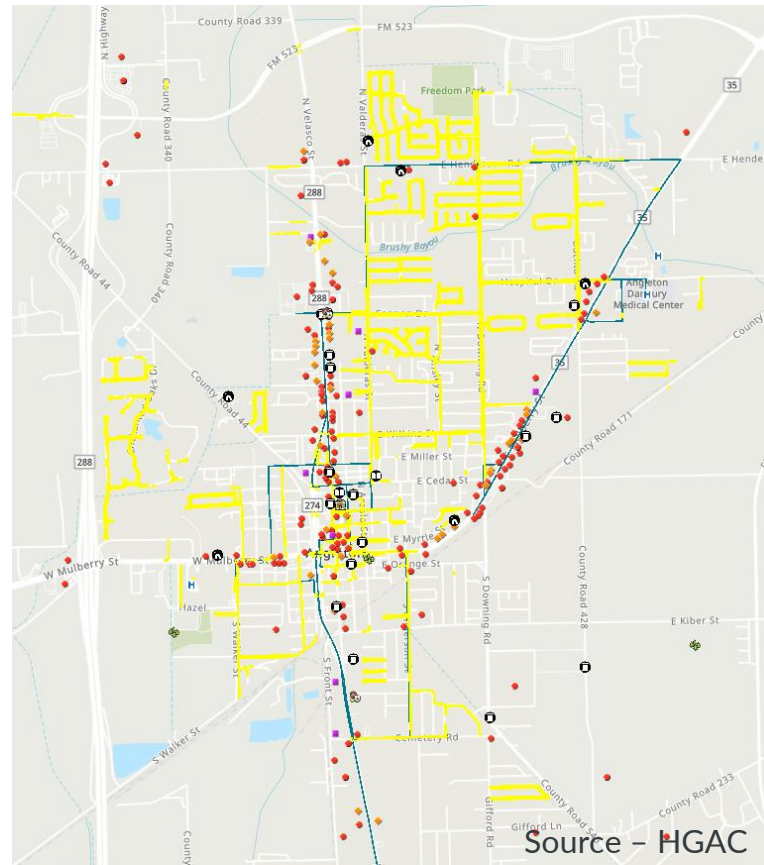


## Mobility



# Transit, Pedestrian, and Bike Connectivity

- Several ped/bike destinations exist
- Gaps in sidewalks (yellow lines)
- No regional bikeways
- Public transit (blue lines) exists within the City Limits, but is not connected to other cities



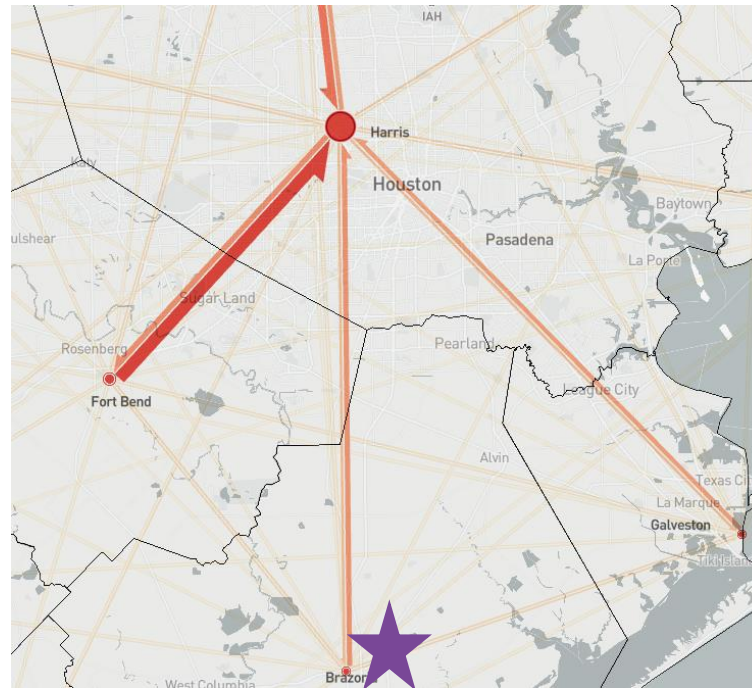
## Mobility



# Commute Pattern

From Brazoria County to and from:

- Houston: 80,000 plus trips
- Galveston/Fort Bend 8,000 trips



## H-GAC Counties Home-based Person Trip

- outgoing  $\cong$  incoming
- more outgoing
- more incoming

Source – HGAC

## Mobility



# Water and Wastewater

## Water

- Four water plants provide 2 MGD of drinking water
- 123.9 linear miles of water mains
- Need Water Master Plan to project future needs, identify future sources considering conversion away from groundwater

## Wastewater

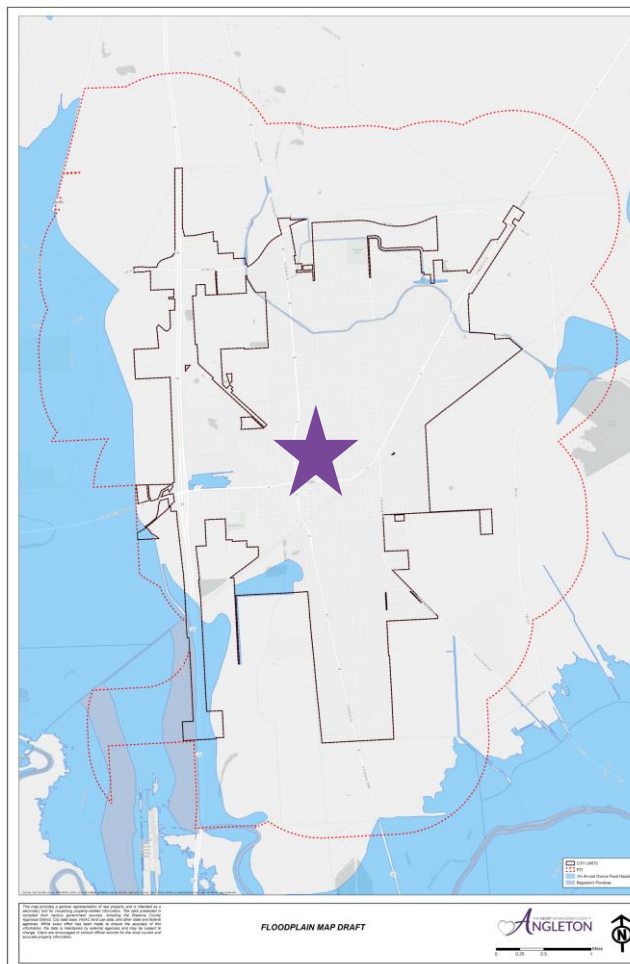
- One 3.6 MGD WWTF
- 47 lift stations
- 134.5 linear feet of wastewater pipes
- Wastewater Master Plan may help plan for future connections, expansion of existing wastewater facilities

## Infrastructure



# Stormwater and Flooding

- Majority of the City lies outside regulatory floodplains
- Flood hazards areas along SH 288 south of the railroad corridor, west of SH 288 in the ETJ
- Detention is a mix of private, regional detention basins
- Atlas-14 may increase flood risk in some parts of the City

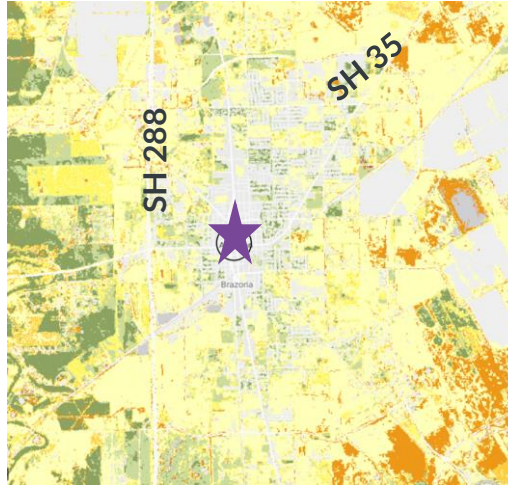


## Infrastructure

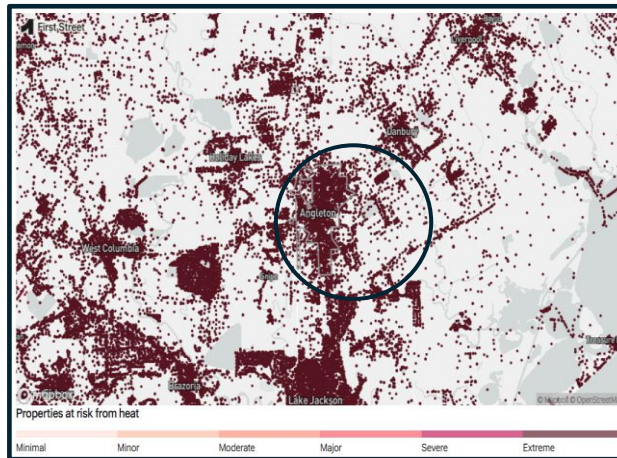


# Resiliency and Sustainability

- SH 288 is a Major Evacuation Route
- TX 274 Loop/TX 288 Business may be a secondary evacuation option
- Subsidence is an issue across SE Texas
- Detention/stormwater management is a mix between private developers and City
- Some areas in and around the City are at higher risk for wildfire (orange areas)



Source: <https://wrap.texaswildfirerisk.com/Map/Public/#whats-your-risk>



Properties at risk from heat

## Infrastructure

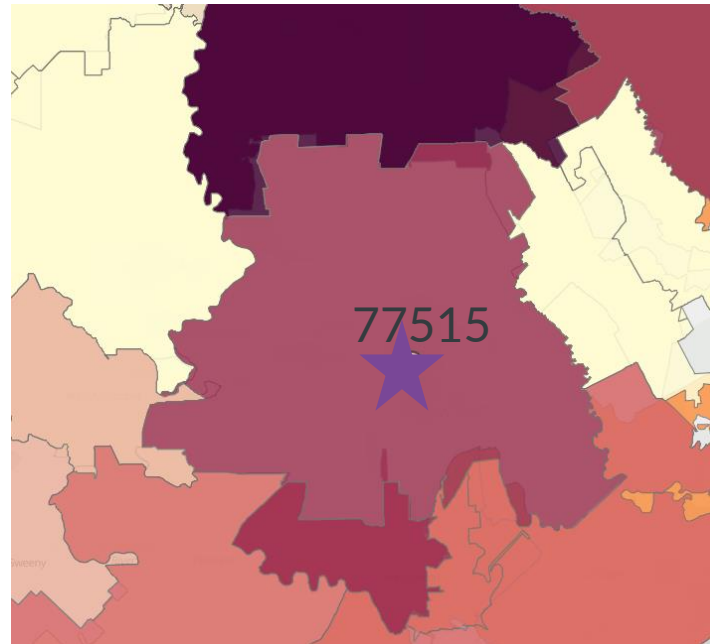


# Post Beryl Assessment - Zip Code: 77515

## Property Damage (FEMA Assistance Registrations)

- Total No. of valid registrations - 5,668
  - Owner - 3,754
  - Renter - 1,914
- Total approved amount \$4.5 Mi.
  - Owner: \$3.5 Mi.
  - Renter: \$1.0 Mi.

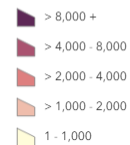
**Power Outage:**  
1,802 Customers



FEMA Assistance Registration (as of 8/10/2024)

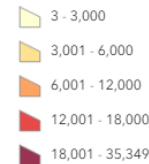
### Total Valid Registrations

Total Valid Registrations



CenterPoint Outage Data (7/8/2024)

### OUTAGE\_COUNT\_1545



Source - HGAC

## Infrastructure



# City of Angleton Hazard Mitigation Plan - 2025

## Infrastructure

- ❑ Comprehensive Plan – incorporate/ complement the HMP
- ❑ Goals
  - Decrease the risk to life and property
  - Develop policies/strategies to manage and reduce risk
  - Increase the resiliency through projects and strategies that reduce the impacts of hazards
  - Enhance coordination between local jurisdictions, county, state, and federal agencies
  - Incorporate hazard mitigation into community planning
  - Identify, protect, and assist socially vulnerable populations in recovery from hazard impacts
- ❑ Objectives
  - Protect the lives and property of residents/business owners
  - Eliminate structures susceptible to repetitive flooding
  - Increase public education and awareness of hazards
  - Provide alternative power sources for critical facilities and infrastructure
  - Upgrade deteriorating infrastructure



# Brazoria County HMP – 2023

- ❑ Angleton will incorporate the Brazoria Co. HMP mitigation strategy into existing planning mechanisms
- ❑ Goal: Reduce loss of public and private infrastructure throughout the county due to natural hazards
  - Objective: Raise and remove structures in the 500- year floodplain through creating, implementing, and updating county programs and local codes
  - Objective: Create levees or berms to protect sewage treatment facilities throughout the county

## Infrastructure



# Analysis & Issues

## Analysis Criteria

- Conformance to Texas Local Government Code
- Application Process Improvement
- Improvements to Code Content
  - Written Language Clarification; User-Friendly Format
- Requirements
- Comprehensive Plan compliance

## Key Issues

- Fragmented Requirements (Land Development Code, Zoning Ordinance, and City Code)
- Unclear Applicability of LDC (ETJ vs. City Limits)
- Unclear Standards & Requirements
- Ambiguity in Permitting Agencies & Sequencing
- Outdated Subdivision Standards
- No Template for Development Agreements
- Outdated and Insufficient Signage Regulations
- Lack of Appropriate Development/Design Standards

## Code Analysis



# Demographic Characteristics

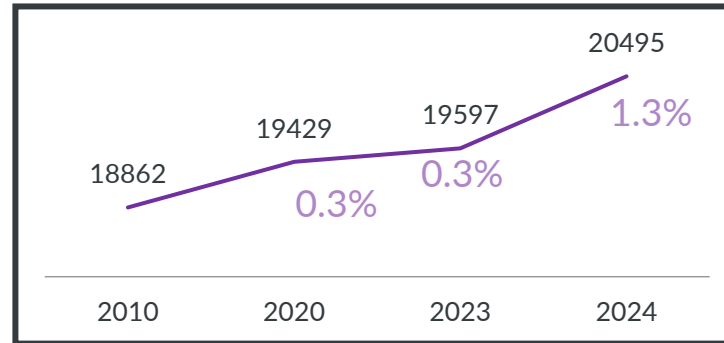
## Community Profile

Parameter	City of Angleton	Brazoria County
Median age	36.5	36.5
Population. 65+	18%	13%
Population 46-64	28%	32%
Hispanic or Latino	31%	31%
Diversity Index	58%	68%
Education	Some level of higher education - 54.4% Technical/associates degree 34.1%	Some level of higher education - 64.4% Technical/associates degree - 32.3%
Median household size	2.5, 29% have children <18 years, 33% is two-person households	2.8 persons
Median household income (annual)	\$84,000, 42% earns >\$100,000	\$95,000

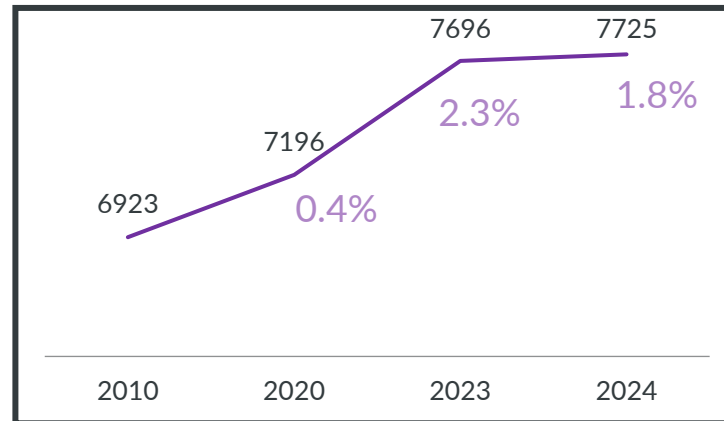


# Growth

- Recent population growth has been slow and steady
- Household growth at a higher rate than population growth. Newer families are moving in



Population Growth (2010-2024)



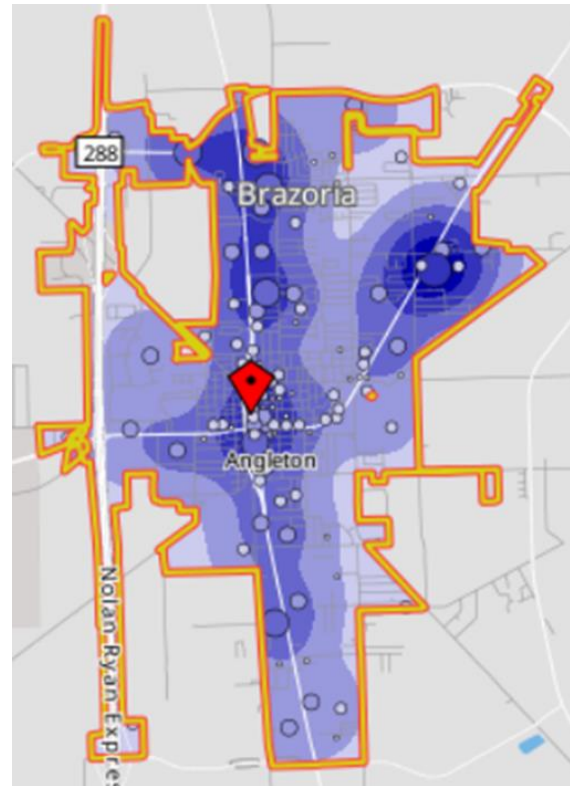
Household Growth (2010-2024)

## Community Profile



# Economy and Jobs

- Jobs concentrated along the Velasco St. corridor and at UTMB on SH 35
- Brazoria County added nearly 14,000 jobs between 2020 and 2024 (a 12.3% increase)
- Top industries in Angleton by employment:
  - Healthcare
  - Retail
  - Accommodation and Food Services

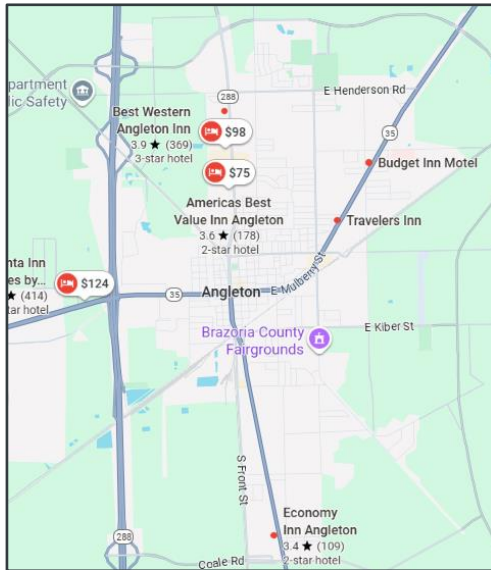


## Economic Development

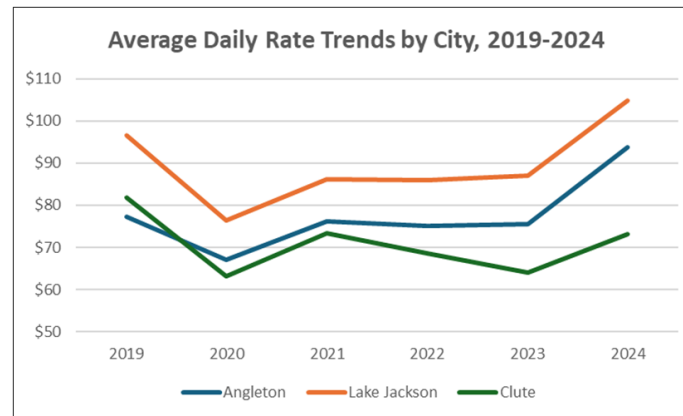
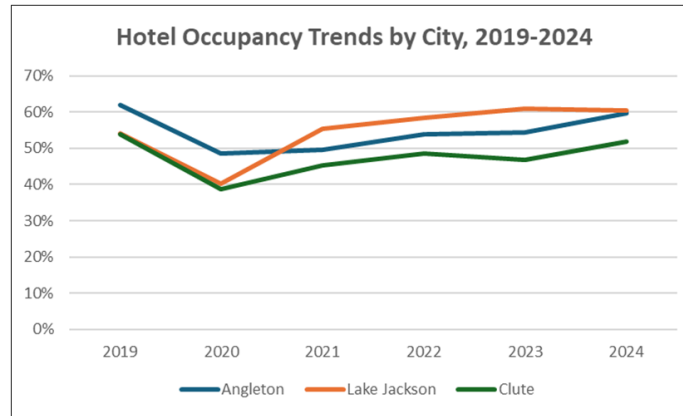


# Hotels and Lodging

- Five hotels, 210 keys
- Rates > \$90 in 2024, rising faster than in nearby cities
- Occupancy recovering to pre-2020 levels



Hotels in the City Limits

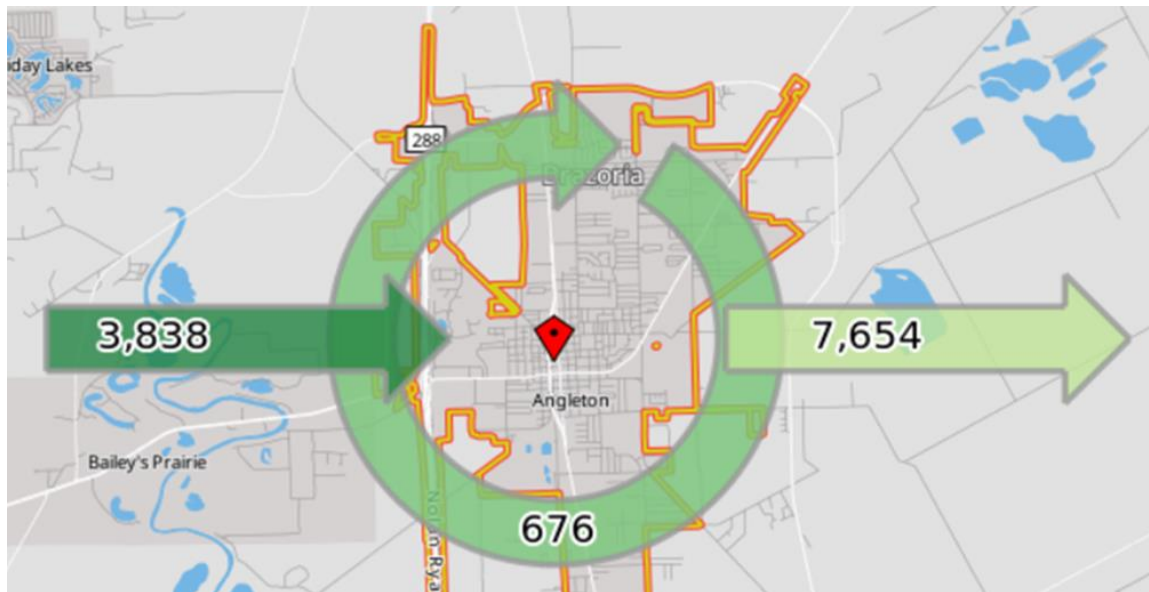


## Economic Development



# Location of Jobs

- 92% of Angleton employed residents commute out of the city
- 85% of those employed in Angleton commute into the city
- Less than 700 Angleton residents are employed within the city limits

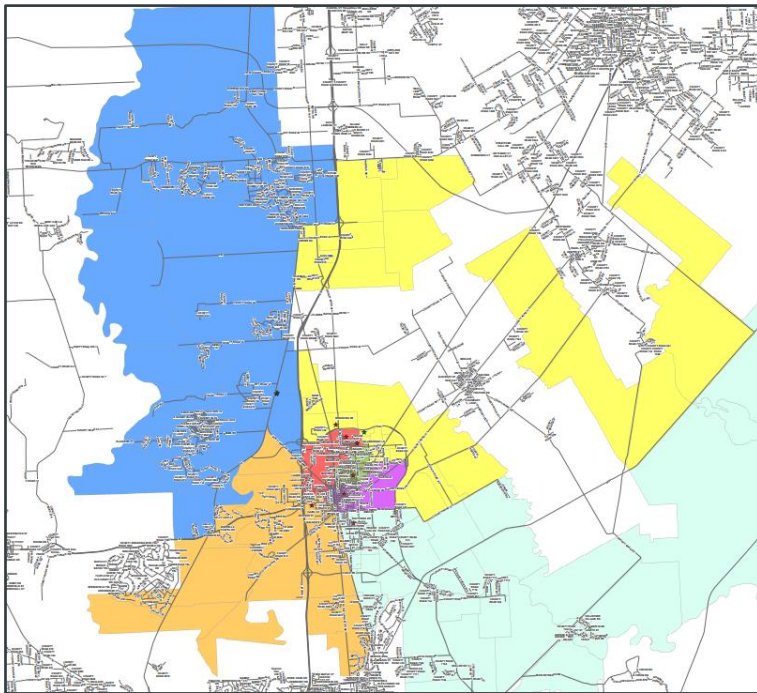


## Economic Development

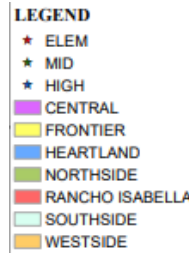
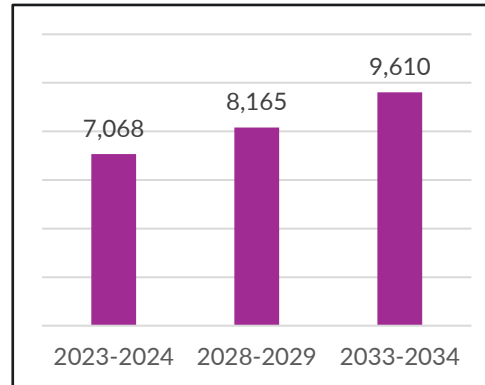


# Angleton Independent School District

- 16 active subdivisions with 735 lots (2024)
- An additional 19 subdivisions with 12,000 lots
- Most significant enrollment increase in 3<sup>rd</sup>-6<sup>th</sup> grade in 2023



District Zoning



## School District



## Next Steps

### **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

- Focus Groups/  
Stakeholder meetings
- Community  
Engagement
  - Market  
Day/Others
  - Close the survey
- Survey Summary
- Findings report
- CPAC Meeting 3 - TBD  
Discuss draft  
recommendations



Questions?

Discussion



## Visioning Exercise

### Guiding Principles

- **Balanced & Inclusive Growth** - Foster commercial and residential development that strengthens the economy, supports local needs, and preserves Angleton's small-town character.
- **Vibrant & Beautiful Places** - Invest in citywide revitalization and beautification to create attractive streets, neighborhoods, and public spaces that reflect community pride.
- **Connected & Accessible Community** - Expand safe and walkable streets, sidewalks, trails, and transit options to ensure mobility and accessibility for all residents.
- **Housing Diversity & Affordability** - Provide a variety of housing choices that are affordable, inclusive, and adaptable to all ages and income levels.



## Examples from other cities (Identified on the Aspirational Cities list by CPAC/CC)

**Pearland** is "The Community of Choice," providing its diverse population with a strong economy balanced by a mix of uses; places of value where people desire to live, work and play; and making smart investments in existing and future assets

**San Marcos** is a community of diverse and inclusive neighborhoods that protects and celebrates the San Marcos River and other rich natural, historical and cultural assets; embraces its small-town feel, charm and quality of life; and leverages strategic development to continue building a sustainable community with enhanced access and opportunities for people and businesses.

### **Georgetown -**

A caring community, honoring our past and innovating for the future.

## Visioning Exercise



# Frame the Vision (Examples)

## City Council and CPAC Input – Keywords

- Angleton will grow into a thriving, inclusive, and economically balanced community—a city that is vibrant and welcoming, offering diverse housing, safe and connected streets, resilient infrastructure, beautiful parks, and accessible transit that together enhance quality of life for all residents.
- Angleton envisions a future-ready city where balanced growth and revitalized neighborhoods are supported by diverse housing choices, modern infrastructure, walkable streets, expanded parks, and sustainable transit, creating a dynamic and livable community for generations to come.
- Angleton’s future is defined by balanced development and citywide beautification, with affordable housing, reliable infrastructure, connected streets, inviting parks, and accessible transit—all fostering a healthy, inclusive, and vibrant community that preserves its small-town character.

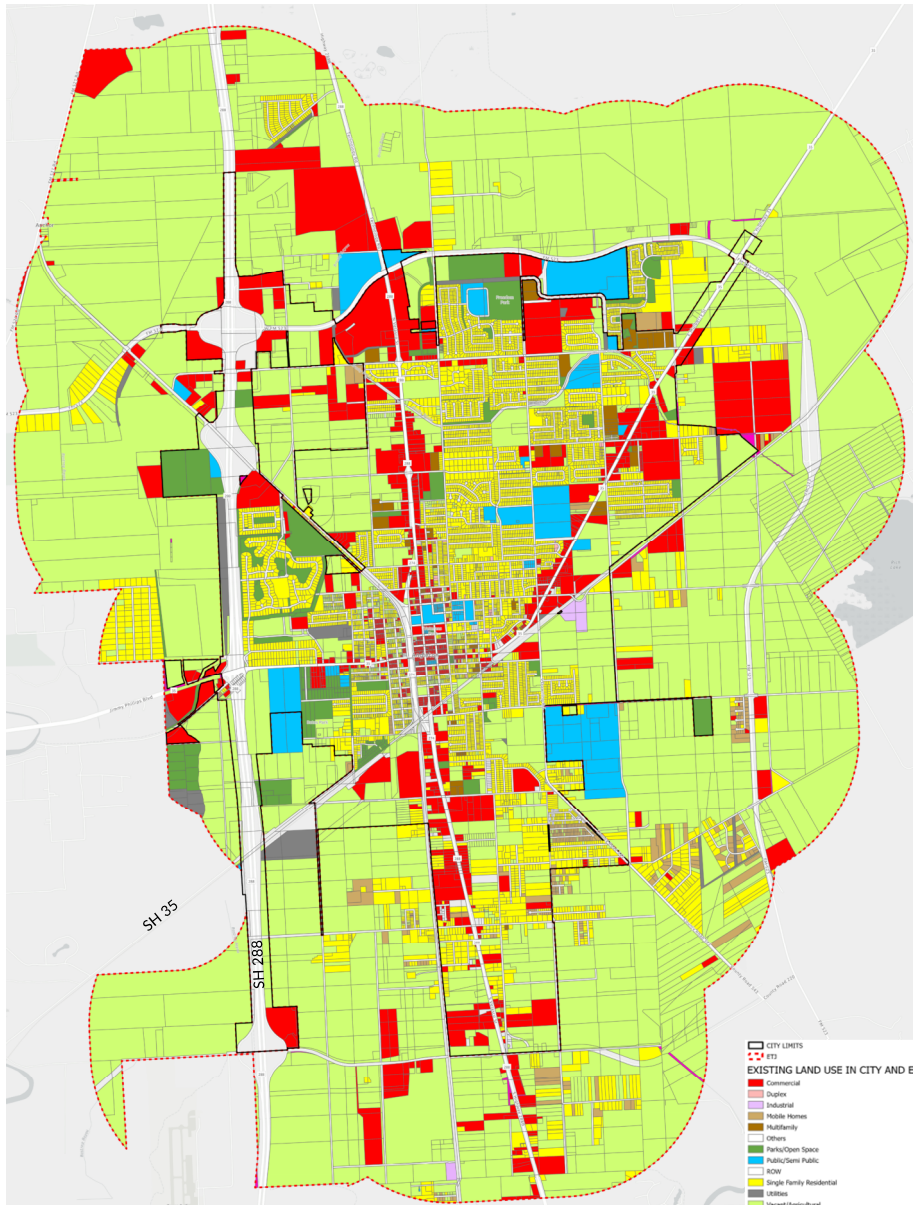
## Visioning Exercise



# Map Exercises



Identify desired locations for future land uses (developed and vacant land)  
 Define the future character  
 Feel free to add a dot, write, or draw boundaries



## Residential Examples



Mixed Use Town Centers (with Residential)



Single Family Residential Traditional Suburban



Single Family Cluster Homes



Multi-Family Residential



Rural Residential/Estate lots



Duplex/Fourplex/ Townhomes

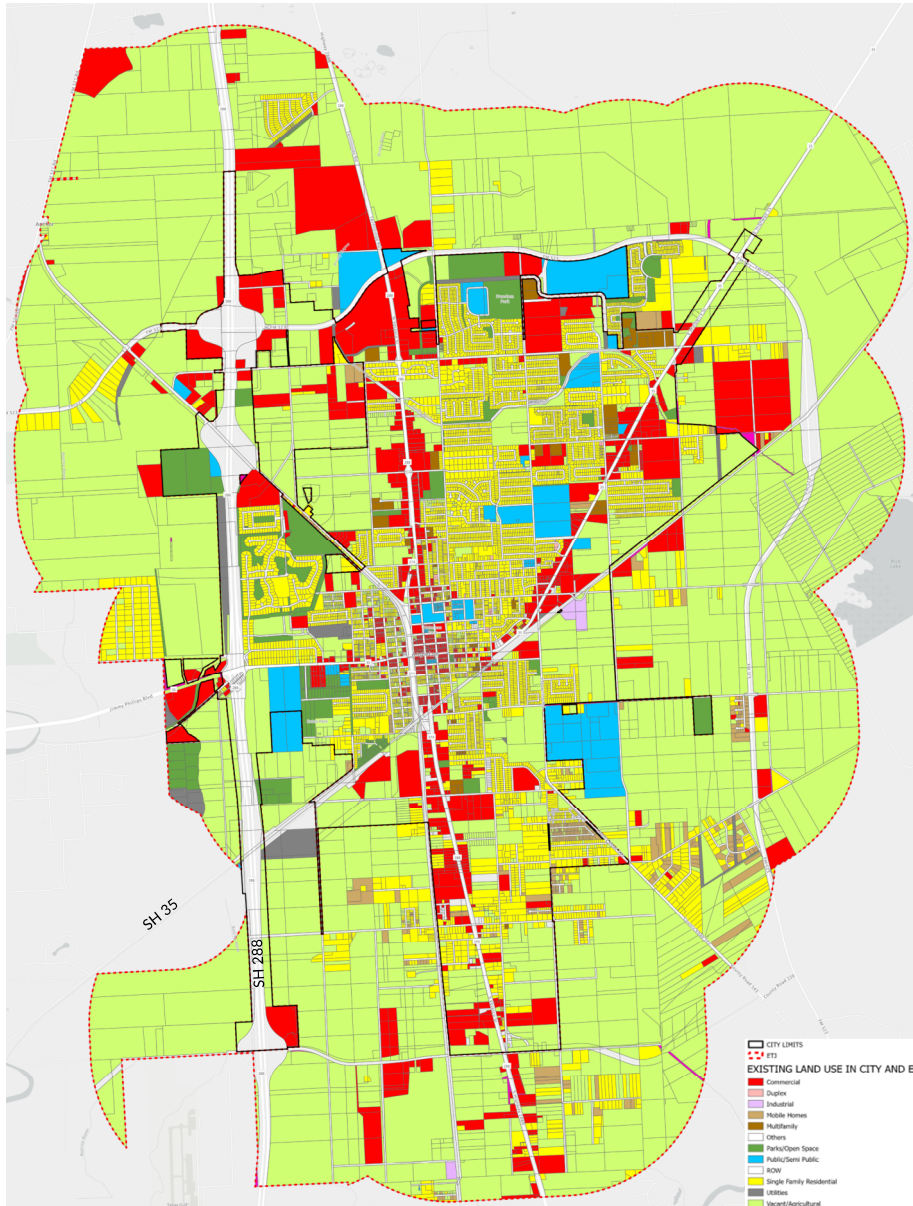


Work/Live Units



# CPAC 2 Land Use & Character Residential

Identify desired locations for future land uses (developed and vacant land)  
 Define the future character  
 Feel free to add a dot, write, or draw boundaries



### Non-Residential Examples



Neighborhood Commercial



Retail/Services



Offices



Industrial



Business Parks



Corridors



Gateways



Open Space/Natural Areas/Playgrounds



Public/Semi-Public Core



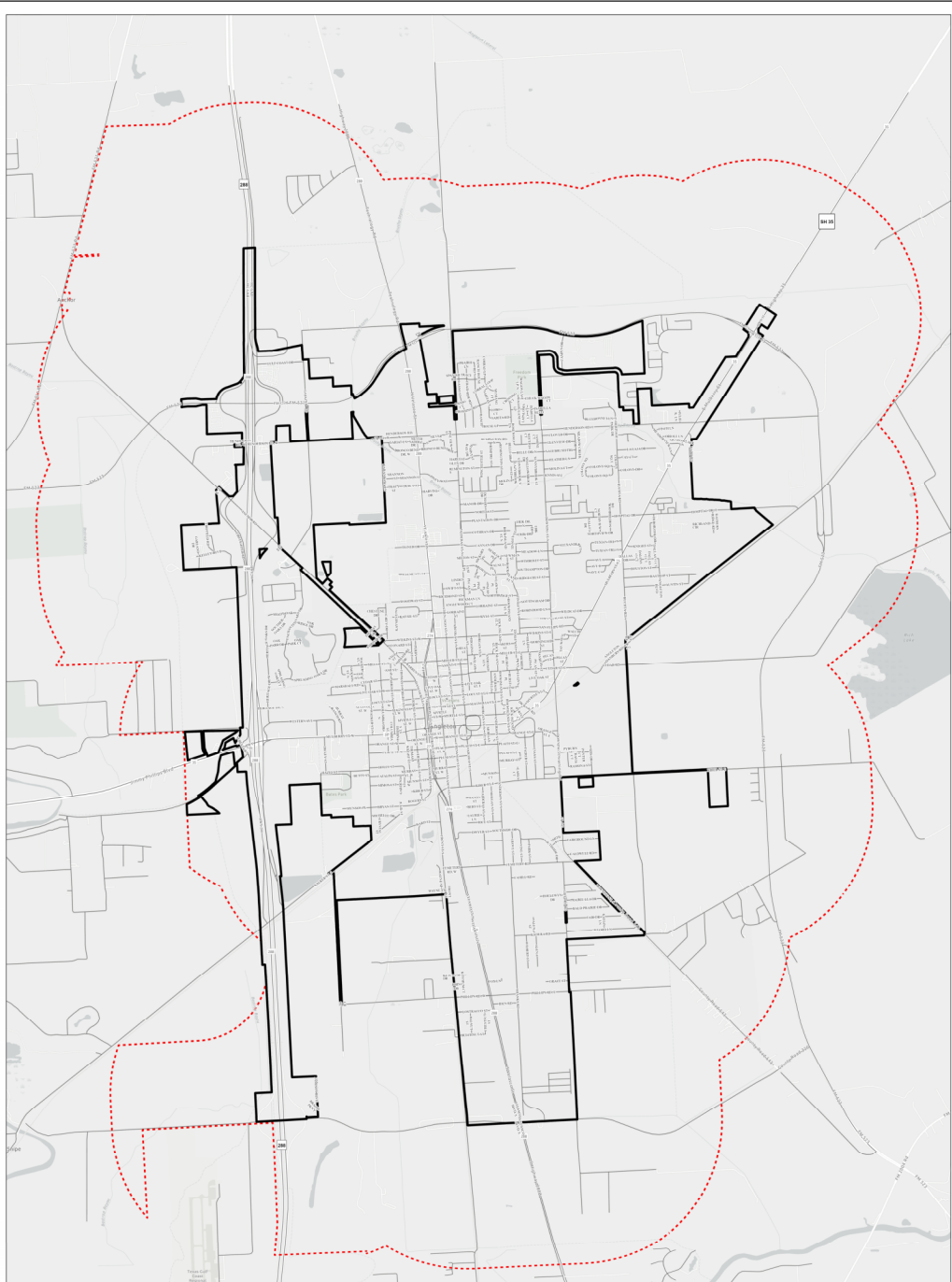
Public Plaza/  
Gathering Area



# CPAC 2

## Land Use & Character

### Non-residential



**Examples**



- Safe crossings



- Multi-modal circulation



- Alternate modes of transportation



- Pedestrian & bike paths/safety



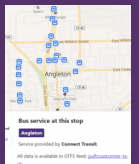
- Other mobility options (wheelchairs, etc.)



- Better access



- Bus transit (Greyhound and FLIX) – options to connect to the rest of the City



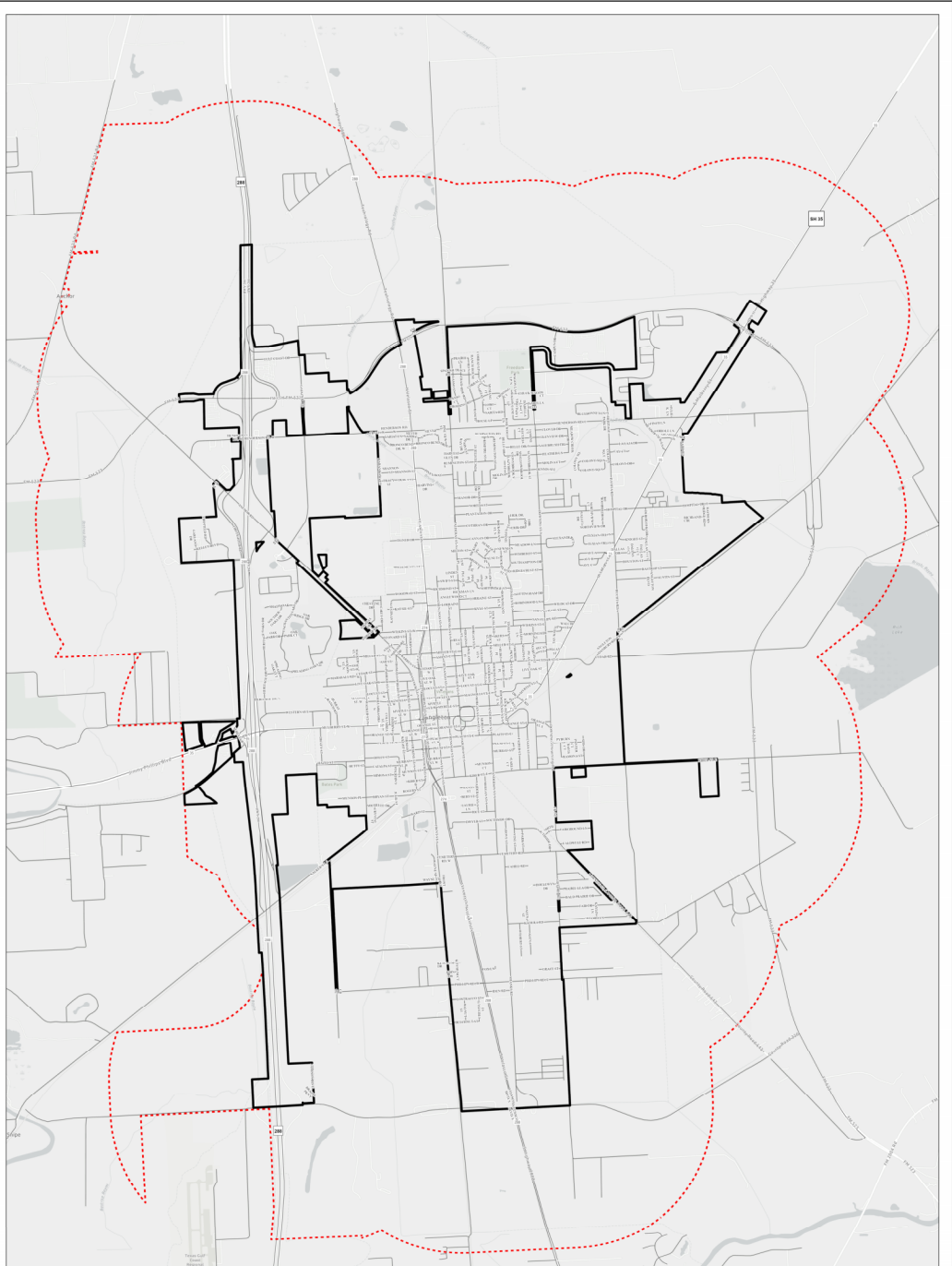
- Connect transit



- Railroad

- Sidewalks along the street and around schools

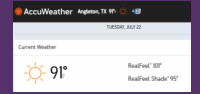




## Examples

### Resiliency

- Heat index
- Tree canopy
- Hurricanes – issues and risks
- Flooding – areas most vulnerable
- Drought
- Fire



### Water and Wastewater Recurring problems



### Drainage issues

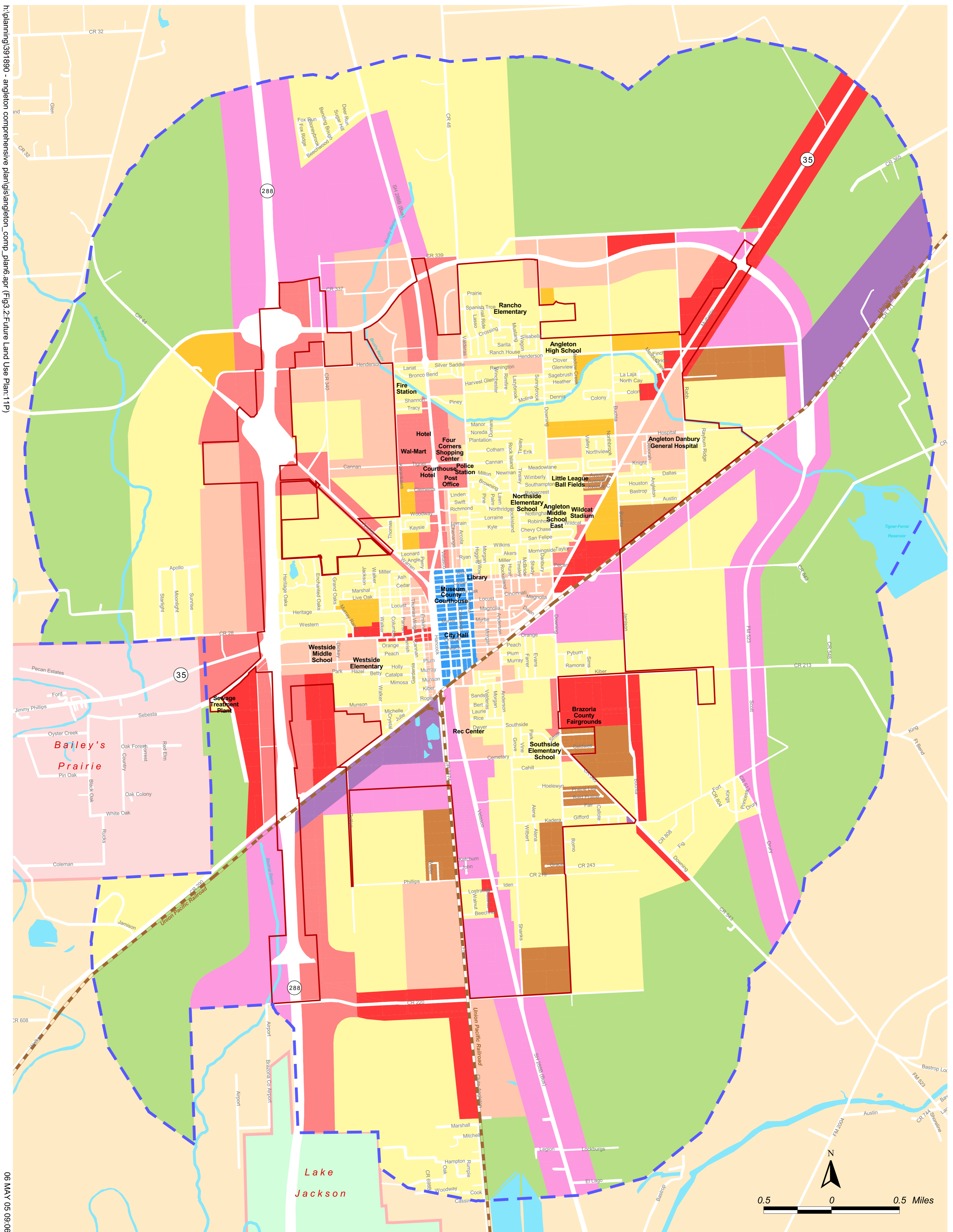















Figure 3.2  
Future Land Use Plan

- |  |   |
|--|---|
|  Agricultural                           |  Industrial/Commercial |
|  Single Family Residential              |  Industrial            |
|  Multi-Family Residential               |  Downtown              |
|  Manufactured Housing                   |  Right Of Way          |
|  Office/Retail/Multi-Family Residential |  Angleton Study Area   |
|  Office/Retail                          |  Angleton City Limits  |
|  Commercial                             |   |

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

