

COMPREHENSIVE PLAN UPDATE

Focus Group Meeting Faith-based and Non-profit Organizations November 18, 2025 Summary

Virtual Meeting
Mentimeter and Discussion

Attendees: Representatives from United Way, UTMB, First Presbyterian Church, Angleton Hispanic Chamber, CPAC Chair, CPAC Vice Chair, City staff, Ardurra

Minor edits have been made to responses for clarity and consistency, without altering their original meaning or intent.

Strengths - What makes Angleton desirable –whether it's the community, culture, amenities, or something else?

- Everything within the city of Angleton is within a 5 minute drive. Most everything that we need is available here. There are an amazing number of parks.
- The school system is a definite advantage
- There is a strong sense of community: events, gatherings, and local culture are part of life
- New housing developments and communities are emerging, pointing to growth and opportunity
- Shared interest - small city
- The cohesiveness of the community.
- Signage, parks, Downtown revitalization. Small town feel, sense of community
- Diverse, historically situated as the heart of Brazoria. Good access off a major highway. Opportunity for economic growth within the region between Houston and Galveston.
- The work that has been done to mitigate weather events makes Angleton apart from other communities.
- Small open due to smaller stores that don't bring traffic, friendly people
- Events help to bring the community together - market days, Heart of Christmas, people recognize each other, local farmers market - foster belonging

Concerns/threats - In your view, what are the key gaps or deficiencies in Angleton's planning, policies, infrastructure, or services?

- The rise in homelessness and the fact that there needs to be some type of housing to accommodate the rising population. Angleton has the next highest population besides Alvin
- Collaborating with city leaders to see where another shelter can be developed. Influx of 211 calls, domestic violence, sex trafficking
- Need for quality dining and shopping. Need for more open-air/space shopping and outdoor entertainment spaces
- Look at integrating lower income housing with higher economic status - integration has proven to be beneficial to inspire upward mobility

- Having a good implementation plan will be beneficial in realizing the goals
- Affordability for middle class - \$300,000 range. (Mortgage of around \$2,000/moth)
- Gulf Coast Transit is the only truly reliable transportation within the entire county
- Influx of population and growth due to employment. Corridor will bring more growth. Homeless population is counted. People come here from other surrounding counties - only one homeless shelter
- Grants for home purchase for middle class- give them a second chance. Church has encountered homeless seeking help
- Speed of development- especially residential. Huge influx changes culture, critical to evaluate points of integration. Pressure on infrastructure. Water rates have been a pressure point
- Obstacles to implementing the previous Comp Plan recommendations - change in leadership, change in priorities, etc. Refer to existing Comp Plan for zoning decisions. Plan may be considered outdated
- Street condition concerns
- West development - affordability gap in housing costs; mixed development with range of housing (including hospice). Gehan Homes 1128/Fite Road in Pearland - good example. Include amenities

Opportunities - Looking into the future, what development opportunities should the City focus on?

- Affordable housing for the middle-class Americans, there can be nice subdivisions that are not above average of the \$300,000 dollar mark
- Encourage mixed-use housing, retail, dining, and office spaces in downtown and central corridors
- Create a walkable, vibrant town center with street cafes, cultural venues, and local markets
- pursuit of industrial anchor development
- Identify areas that faded out of focus from last Comp Plan. Add specific implementable steps so that future Council's can understand the context
- water infrastructure
- Inclusion of the youth and seniors in the process, and insuring that the plan includes their input: (jobs, amenities, age-in-place options/housing, shopping, recreation, sports, quality night-life)
- Community centers outside of our current offering such as theaters (both stage and movies), indoor community event venues
- Incentive for local business development

Specific areas - Mobility, transportation, resiliency, infrastructure, community, natural or cultural resources, land use, and character

- Update the City's Mobility/ Transportation Thoroughfare/Master Street Plan (Improve East/West connection and access/walkability and safety)
- Churches worked well with the city. Give the city a lot of credit for being prepared with responses