

COMPREHENSIVE PLAN UPDATE

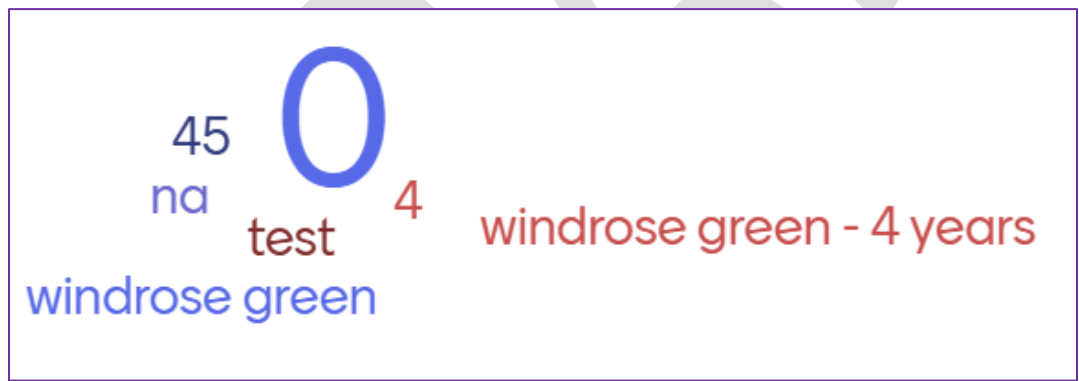
Focus Group Meeting Home Owners Associations and Developers November 11, 2025 Summary

Virtual Meeting
Mentimeter and Discussion

Attendees: Representatives from Windrose Green, Heritage Oaks, Meta Planning, Windrose Green, Meta Planning, CPAC Chair, City staff, Ardurra

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

How long have you been living in Angleton (years)?*



Note - 0 years implies that developer representatives who live outside of Angleton participated in the meeting on behalf of the residential community

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

- Small town feel
- Location - close to Houston & Workplaces like Dow
- Homes are more spread out, larger lots
- The proximity to Highway 288. Very good economic hub to the north and south. Very good school district. Community is very tight knit and intertwined. Small town feel
- I had some requests for more public pools
- Large lots
- The Owners in Windrose comment the area of Angleton is roomy

- Small town feel
- Proximity to Houston and Gulf for activities
- Small town
- Growing market for new subdivisions
- Easy access to highways

In your view, what are the key gaps or deficiencies in Angleton's services, infrastructure, or planning?

- Different housing types (townhomes, apartments, etc.)
- Old infrastructure - sewer overflows storm drains after rain events Drainage
- Request for another community pool.
- Lack of sidewalk maintenance
- Cost of water is high!
- Traffic bad near CR44 & Hwy 35
- Overshadowed by neighboring cities, lack of amenities
- Pearland, Houston, Galveston, League City
- Monuments/signage (Pearland has the pears, Manvel has the water tower)
- Airport enhancement?
- Lack of new commercial along 288
- Including biking paths for developing areas?

Looking into the future, what type of opportunities should the City focus on?

- Slow cleanup response after storms
- I agree with sidewalk and bike paths
- Mobility is a challenge with all the major highways
- Different housing types (townhomes, apartments, etc.)
- Need a larger grocery store
- Large box retail needed
- Widening CR44
- Identity
- Sidewalk connectivity
- Parks and connectivity
- Branding, sense of place, amenity draw
- Need to attract more commercial business to lower tax burden on residents
- Keeping the hometown feel

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

- HEB
- Large HEB
- Shopping center
- Would like to see lots of open land & trees - not concrete
- A newer city hall building
- Keep open spaces
- Lower taxes
- Commercial uses which make Angleton self-sufficient, less traveling
- Sugar land town center
- Places for kids to play - water park, skate park, etc.

Examples of aspirational cities - What aspects do you think Angleton could learn from these examples?

- Granbury town square
- Your town reminds me of the small town I grew up in, Red Oak Iowa. Keep the small town feel. Sponsor bike rides, or runs
- Be prepared for high traffic before it gets bad. Widen streets before putting in subdivisions

Any other thoughts?

- Reminds them of hometown - 10,000 middle of Iowa. Like hometown feel. Windrose is attractive because of open space, hometown feel, opportunity to shop local. Lots of young people moving - small town
- Last 5 years, the city has seen more residential homes. Do not like small lots. Even though younger people like small lots that are crowded but need less maintenance
- Want trailers, RVs, boats in their driveway that large lots will allow
- Reduce tax burden on homeowners. Need tax diversification with commercial uses
- Affordability is driving small lots and people may not have a choice. Looking for hometown feel, but something affordability. Want children to grow here
- West Columbia Bar X- Country living/animals, but in a flood plain. People want to spread out, seeking 3-4 acres with a larger footprint. It will encourage people to stay, not use the city as a stop-in

Discussion

- Some 55 plus population is not really looking for big properties. They need small homes but they want amenities nearby so that they don't have to drive 40 miles