

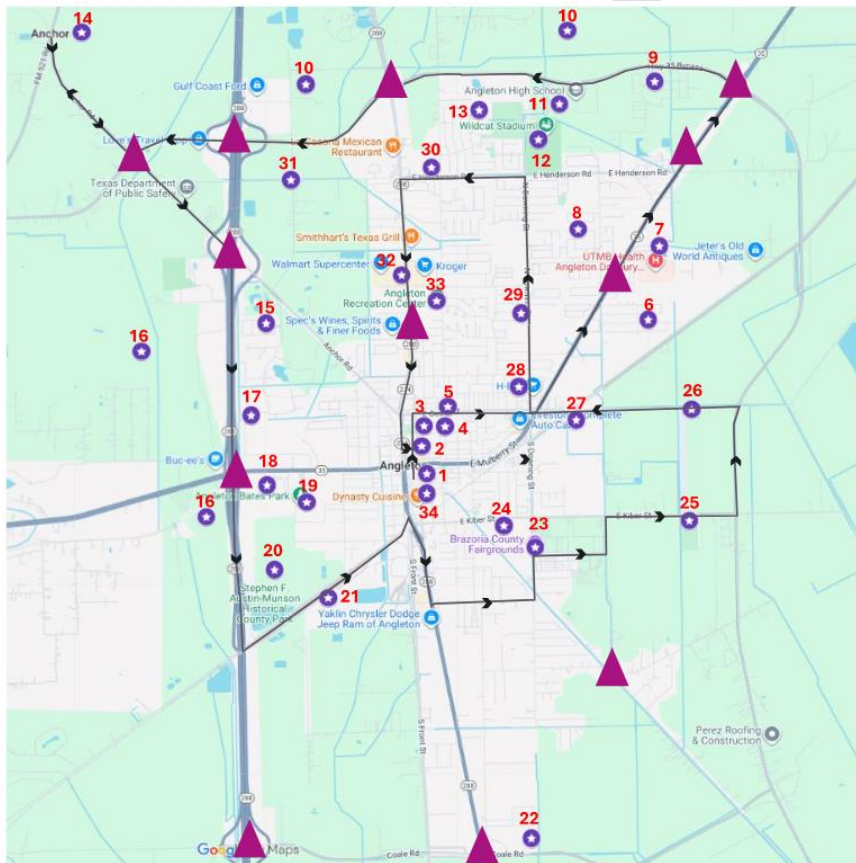
COMPREHENSIVE PLAN UPDATE

Comprehensive Plan Advisory Committee Bus Tour

Summary of Input

Description

A bus tour with Comprehensive Plan Advisory Committee (CPAC) was conducted on January 14, 2026. The tour started at 11:30 a.m. from the City Hall and concluded at 2:30 p.m. at the same location. Tour Map and areas of interest are shown in the map below.



- Areas of Interest**
1. City Hall (tour begins and ends)
 2. Downtown
 3. Courthouse, Museum
 4. Library, residential neighborhoods
 5. Central Elementary School
 6. Live Oak Ranch subdivision
 7. Riverwood Ranch subdivision
 8. UTMB campus
 9. Windrose Green subdivision
 10. ETJ (northern boundary)
 11. Angleton High School, facilities
 12. Freedom Park
 13. Rancho subdivision
 14. Eastern ETJ development/Ashland
 15. Lakeside Park
 16. ETJ opportunities
 17. Heritage Oaks subdivision
 18. Westside Elementary School
 19. Bates Park
 20. Stephen F Austin Park
 21. Railroad/yard
 22. Redevelopment opportunities
 23. Fairgrounds
 24. Redevelopment opportunities
 25. ETJ/county coordination
 26. Airport
 27. 3M facility
 28. HEB and other commercial
 29. Northside Elementary School
 30. Henderson Road
 31. Opportunity area
 32. Kroger/HEB
 33. Recreation Center
 34. Historic Gayle House /Old Townsite
- Corridors/Entry Ways**

Summary of Results

Takeaways received from the CPAC during the tour are included below.

1. Downtown & Neighborhoods

Findings

- Downtown lacks a clearly defined civic heart and sustained, everyday activity beyond special events.
- There is strong community support for establishing an Entertainment District that accommodates outdoor markets, programmed events, and family-oriented activities.
- Stakeholders expressed concern that widespread demolition or full-scale redevelopment could undermine Downtown's historic character and authenticity.
- Downtown contains underutilized buildings and vacant parcels that present opportunities for adaptive reuse, residential development, and new civic spaces.
- Limited parking availability constrains Downtown's capacity to support larger events as well as regular daily activity.
- There is support for retaining a mix of residential uses Downtown, rather than converting the area entirely to commercial uses.
- Downtown currently lacks clearly defined financial tools and incentive programs to support small businesses and encourage reinvestment.
- Downtown is valued as a unique and eclectic destination that should complement, rather than compete with, other activity centers in the city.
- Limited multimodal options, including bicycles and scooters, reduce internal circulation and casual access within Downtown.
- Pressure to convert homes near Downtown into nonresidential uses raises concerns about loss of historic and established neighborhoods.

Goal 1.1: Establish Downtown as a Vibrant, Identifiable Civic and Cultural Core

Position Downtown as the community's primary gathering place and a year-round destination for civic, cultural, and social activity.

Objective 1.1.1: Create a recognizable town square/civic plaza and sense of place.





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

Strategy 1.1.1.1: Develop a central town square on the vacant lot near City Hall or 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.

- **Strategy 1.1.1.2:** Integrate the town square and surrounding blocks into the Downtown Livable Centers framework.
- **Strategy 1.1.1.3:** Explore a two-downtown strategy to preserve the historic core while supporting a newer mixed-use center in other areas of the City.

Objective 1.1.2: Activate Downtown with engaging uses and programming.

- **Strategy 1.1.2.1:** Encourage active ground-floor uses such as restaurants, cafés, entertainment venues, and cultural spaces.
- **Strategy 1.1.2.2:** Program recurring events, including farmers markets, festivals, performances, and pop-up activities.
- **Strategy 1.1.2.3:** Partner with local businesses, civic organizations, and sponsors to host and promote downtown events.
- **Strategy 1.1.2.4:** Market Downtown as the preferred location for community gatherings and special events.
- **Strategy 1.1.2.5:** Expand multimodal access, including scooters, bicycle connections, and pedestrian-oriented streets.
- **Strategy 1.1.2.6:** Maintain a land use balance by keeping portions of historic downtown residential while allowing modern commercial uses.
- **Strategy 1.1.2.7:** Support urban lofts, mixed-use housing, and live-work units while preserving select residential blocks downtown.
- **Strategy 1.1.2.8:** Update Downtown zoning to allow mixed-use and higher-intensity development by right.
- **Strategy 1.1.2.9:** Establish Downtown as an Entertainment District supporting outdoor markets, performances, and community events year round.
- **Strategy 1.1.2.10:** Market Downtown as a destination for all ages, including youth, families, and seniors.
- **Strategy 1.1.2.11:** Leverage economic development incentives such as 380 agreements and targeted tax abatements to encourage downtown reinvestment.

Objective 1.1.3: Enhance the public realm and Downtown experience.

- **Strategy 1.1.3.1:** Implement streetscape improvements, including lighting, landscaping, signage, and wayfinding.
- **Strategy 1.1.3.2:** Improve pedestrian connectivity between the town (?) square, surrounding businesses, and nearby neighborhoods.
- **Strategy 1.1.3.3:** Support structured parking solutions, including two-story parking near civic buildings and shared parking strategies.

Objective 1.1.4: Improve Downtown image, cleanliness, and safety.

- **Strategy 1.1.4.1:** Establish regular maintenance, beautification, and code compliance efforts.
- **Strategy 1.1.4.2:** Incorporate public art, signage, and branding elements.
- **Strategy 1.1.4.3:** Improve lighting and visibility in public spaces.
- **Strategy 1.1.4.4:** Encourage “eyes on the street” through mixed-use development.

Goal 1.2: Preserve and Strengthen Neighborhoods Surrounding the Downtown core.
Protect neighborhood character while encouraging reinvestment, stability, and compatible infill development.

Objective 1.2.1: Maintain existing neighborhoods as primarily residential.

- **Strategy 1.2.1.1:** Reinforce zoning and land use policies that limit encroachment of incompatible commercial uses.
- **Strategy 1.2.1.2:** Review and refine Specific Use Permit standards for non-residential uses in residential areas to ensure compatibility.

Objective 1.2.2: Encourage reinvestment, occupancy, and housing stability.

- **Strategy 1.2.2.1:** Promote rehabilitation incentives and housing improvement programs.
- **Strategy 1.2.2.2:** Support compatible infill housing that respects neighborhood scale and character.
- **Strategy 1.2.2.3:** Discourage prolonged vacancy through code enforcement and incentive-based reinvestment strategies.
- **Strategy 1.2.2.4:** Partner with the Angleton Chamber to support family-owned and locally owned downtown businesses.
- **Strategy 1.2.2.5:** Prioritize adaptive reuse of existing buildings through special use permits rather than demolition.

Objective 1.2.3: Protect neighborhood character and historic assets.

- **Strategy 1.2.3.1:** Conduct surveys of historic homes and evaluate the creation of a neighborhood conservation or historic overlay.

- **Strategy 1.2.3.2:** Monitor current trends regarding conversion of existing residential structures to ensure a mix of uses, human-centered walkable neighborhoods, preservation of historic buildings, and long-term neighborhood stability.
- **Strategy 1.2.3.3:** Establish development standards addressing building scale, massing, setbacks, and compatibility for expansion and new construction.
- **Strategy 1.2.3.4:** Offer incentives to encourage preservation, rehabilitation, and adaptive reuse of historic structures that preserves neighborhood character, historic patterns, and community identity.
- **Strategy 1.2.3.5:** Discourage demolition-driven redevelopment that is incompatible with architectural patterns, materials, rhythm, and streetscape.

2. Vacant Buildings & Property Maintenance

Findings

- Several areas identified as blighted or underperforming, including Anchor Road near Lakeside Park and older commercial corridors.
- Vacant buildings represent both a challenge and an opportunity for reinvestment.
- Uncertainty about when condemnation or demolition should be used.
- Some vacant and deteriorated structures pose public safety risks in addition to visual blight.
- Successful adaptive reuse examples demonstrate the potential of reinvestment over demolition.

Goal 2.1: Reduce Vacancy and Promote Adaptive Reuse

Objective 2.1.1: Encourage reuse of underutilized buildings.

- **Strategy 2.1.1.1:** Prioritize adaptive reuse of large vacant buildings.
- **Strategy 2.1.1.2:** Identify properties with high reuse potential and create targeted strategies. Proactively identify priority redevelopment and reuse sites, particularly along Anchor Road and southern city limits.
- **Strategy 2.1.1.3:** Support flexible zoning to facilitate reuse.
- **Strategy 2.1.1.4:** Coordinate code enforcement with economic development tools to encourage reinvestment rather than abandonment.

Goal 2.2: Protect Safety and Community Appearance

Objective 2.2.1: Address unsafe and dilapidated structures.

- **Strategy 2.2.1.1:** Establish a board, such as the Dangerous Structures Board, and demolition funds for the remediation of unsafe properties.
- **Strategy 2.2.1.2:** Apply cost-recovery mechanisms, such as liens on resale for demolitions.
- **Strategy 2.2.1.3:** Establish clear thresholds and procedures for condemnation to ensure consistent application.
- **Strategy 2.2.1.4:** Apply condemnation and demolition strategically, paired with incentives such as redevelopment assistance or lien-on-resale programs.

Objective 2.2.2: Strengthen property maintenance enforcement.

- **Strategy 2.2.2.1:** Evaluate and update the property maintenance code to address any gaps.
- **Strategy 2.2.2.2:** Apply graduated enforcement measures for repeat violations.
- **Strategy 2.2.2.3:** Coordinate code enforcement with economic development incentives.
- **Strategy 2.2.2.4:** Coordinate with County and Precinct officials on joint cleanup and enforcement initiatives.

Goal 2.3: Preserve Safe and Habitable Rental Housing

Objective 2.3.1: Implement proactive rental property oversight.

- **Strategy 2.3.1.1:** Evaluate the effectiveness of the current rental registration and inspection programs and modify as needed.
- **Strategy 2.3.1.2:** Focus on older properties and those with recurring violations.
- **Strategy 2.3.1.3:** Pair enforcement with technical assistance.

3. Economic Development & Market

Findings

- Strong desire for more jobs within the city, not just residential growth.
- Industrial, logistics, and employment uses tied to Port Freeport and SH 288 identified as key opportunities.
- Interest in teleworking hubs, coworking spaces, and incubators.
- Certain ETJ areas, particularly the northern ETJ, identified for industrial or emergency-supportive uses.
- Workforce training and services to cater to daytime employment opportunities critical to long-term economic sustainability.

Goal 3.1: Promote Employment-Driven Growth

Support job creation and long-term economic resilience through targeted land use planning and strategic investment.

Objective 3.1.1: Support job-generating land uses aligned with market demand.

- **Strategy 3.1.1.1:** 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.
- **Strategy 3.1.1.2:** Monitor and evaluate jobs-to-housing ratios to ensure employment opportunities for current and future residents and ensure that Angeton is not a bedroom community.
- **Strategy 3.1.1.3:** Capitalize on Port Freeport related employment growth while steering industrial and logistics uses to appropriate locations.

- **Strategy 3.1.1.4:** Discourage incompatible land uses through zoning updates and enforcement.
- **Strategy 3.1.1.5:** Steer industrial and employment uses to appropriate locations near SH 288, rail, and port-related infrastructure.
- **Strategy 3.1.1.6:** Evaluate northern ETJ lands for industrial, utility, emergency staging, or data-center (similar to one in Boling, TX) uses where appropriate.

Goal 3.2: Support Small Business and Entrepreneurial Growth
Strengthen locally owned businesses as a foundation of the community's economic vitality.

Objective 3.2.1: Strengthen small businesses, startups, and entrepreneurs.

- **Strategy 3.2.1.1:** Establish a downtown and 288 Business corridor-focused business assistance program in coordination with the Chamber of Commerce and economic development partners.
- **Strategy 3.2.1.2:** Offer targeted financial incentives such as grants, fee waivers, and tax abatements for priority redevelopment areas.
- **Strategy 3.2.1.3:** Encourage adaptive reuse of vacant and underutilized buildings to lower barriers to entry for small businesses.
- **Strategy 3.2.1.4:** Establish a hub for workforce development, leadership, and entrepreneurship, that offers incubator space, training opportunities, telework hubs, coworking spaces, business incubators and other services in partnership with Alvin Community College and workforce programs to diversify employment options.

Objective 3.2.2: Improve business mix and economic quality.

- **Strategy 3.2.2.1:** Recruit businesses that meet daily needs and contribute to dining, entertainment, and service options.
- **Strategy 3.2.2.2:** Prioritize high-quality design, longevity, and economic sustainability over short-term development gains.

4. Corridors & Redevelopment

Findings

- Key corridors such as Henderson Road, Downing Road, FM 521, and 288 Business require safety, mobility, and aesthetic improvements.
- Pedestrian and bicycle safety concerns near schools and high-traffic corridors.
- TxDOT coordination is needed for intersections, signage, speed limits, and access management.
- Lack of sidewalks limits walkability in parts of the ETJ.
- School-related traffic, parking, and pedestrian safety issues were noted near Windrose Green and Angleton High School.
- Gateway aesthetics and corridor identity are inconsistent at city entry points.



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

Goal 4.1: Guide Corridor Redevelopment and Reinvestment

Transform major corridors into attractive, productive, and mixed-use environments that support mobility and economic activity.

Objective 4.1.1: Redevelop underutilized and aging corridor properties.

- **Strategy 4.1.1.1:** Prioritize redevelopment of obsolete big-box and large-format commercial sites, particularly along key corridors such as 288 Business.
- **Strategy 4.1.1.2:** Support infill development along corridors, including Henderson Road and 288 Business.
- **Strategy 4.1.1.3:** Periodically reevaluate corridor land use designations to reflect market realities, infrastructure capacity, and community goals.

Objective 4.1.2: Improve safety, mobility, and appearance along major corridors.

- **Strategy 4.1.2.1:** Prioritize street-scape and mobility improvements along Henderson Road, Downing Road, FM 521, SH 288, and FM 523.
- **Strategy 4.1.2.2:** Coordinate with TxDOT on intersection safety, signage, speed limits, and access management.
- **Strategy 4.1.2.3:** Improve gateway signage, landscaping, and corridor identity at major city entrances.

Objective 4.1.3: Encourage walkable, mixed-use corridor development.

- **Strategy 4.1.3.1:** Integrate pedestrian-oriented design, public open spaces, trail connections, and streetscape improvements.
- **Strategy 4.1.3.2:** Provide appropriate buffering and transitions between residential, commercial, and industrial uses.
- **Strategy 4.1.3.3:** Encourage residential components within corridor developments to support workforce housing and attract younger residents.
- **Strategy 4.1.3.4:** Identify underutilized sites for mixed-use, employment-focused redevelopment in southern city limits and west ETJ areas.

5. Smart Growth & Regional Economic Opportunities

Findings

- Strong regional advantages (Port Freeport, SH 288, Houston commuter access) are under-leveraged.
- Growth should be intentionally directed by land-use type and location.
- Northern and Western ETJ offer major industrial and logistics opportunities but face infrastructure and drainage constraints.
- Concern about uncoordinated, low-quality development undermining long-term stability and character.
- Downtown is a key economic catalyst with support for entertainment, adaptive reuse, and mixed-use development.
- Incentives are needed to attract higher-quality, job-producing, and family-owned businesses.
- Vacant and underutilized corridors (FM 521, Anchor Road, southern city limits) represent missed reinvestment opportunities.

Goal 5.1: Support Smart Growth and Regional Economic Competitiveness

Promote efficient, compatible, and sustainable growth that leverages regional assets and infrastructure.

Objective 5.1.1: Preserve and support industrial and manufacturing employment.

- **Strategy 5.1.1.1:** Protect and plan for industrial land near strategic assets such as the railroad yard and the Port of Freeport.
- **Strategy 5.1.1.2:** Coordinate infrastructure investments and access improvements to support industrial and logistics-related uses.

Objective 5.1.2: Encourage compatible commercial development along major transportation corridors.

- **Strategy 5.1.2.1:** Support appropriately scaled and well-planned commercial development along SH 35, FM 523, and 288-B.
- **Strategy 5.1.2.2:** Ensure corridor development supports mobility, safety, and long-term economic performance.

Objective 5.1.3: Align growth with infrastructure capacity and environmental conditions.

- **Strategy 5.1.3.1:** Negotiate regional detention, green space, and long-term maintenance agreements with future developers.
- **Strategy 5.1.3.2:** Preserve agricultural land along FM 523 where appropriate.

Objective 5.1.4: Strengthen Angleton's role in the regional economy.

- **Strategy 5.1.4.1:** Direct residential growth northward to serve Pearland and Houston commuters.
- **Strategy 5.1.4.2:** Concentrate industrial and commercial growth near existing petrochemical, port, and SH 288 corridors.

- **Strategy 5.1.4.3:** Evaluate ETJ lands for emergency staging, data centers, industrial uses, and utility-supportive uses.

6. Housing & Neighborhood Vitality

Findings

- Concerns about the growth of investment properties and absentee ownership, which can destabilize neighborhoods.
- Narrow lot widths and lower housing standards have contributed to long-term maintenance and livability concerns.
- Desire to encourage people to start and stay in Angleton, not just commute through it.
- Master-planned communities with integrated schools, parks, and services (e.g., Ashland) viewed positively.
- Railroad infrastructure continues to affect connectivity and development patterns in parts of the city.
- Several areas identified as blighted or underperforming, including Anchor Road near Lakeside Park and older commercial corridors.
- Vacant buildings represent both a challenge and an opportunity for reinvestment.
- Uncertainty about when condemnation or demolition should be used.
- Some vacant and deteriorated structures pose public safety risks in addition to visual blight.
- Successful adaptive reuse examples demonstrate the potential of reinvestment over demolition.

Goal 6.1: Provide Diverse, High-Quality Housing to Support Workforce and Community Needs
Expand housing choice while ensuring quality, compatibility, and long-term livability to support workforce retention, economic competitiveness, and neighborhood vitality to support workforce retention, economic competitiveness, and neighborhood vitality.

Objective 6.1.1: Expand housing options to serve a diverse workforce and resident base.

- **Strategy 6.1.1.1:** Encourage a range of housing types, including townhomes, multifamily housing, live-work units, and high-quality RV or specialty housing where appropriate.
- **Strategy 6.1.1.2:** Promote residential development within and adjacent to Downtown, including housing above ground-floor commercial uses.
- **Strategy 6.1.1.3:** Balance housing mix to meet the needs of current and future residents, including workforce households, young professionals, families, and seniors.
- **Strategy 6.1.1.4:** Enforce enhanced property maintenance standards to protect housing quality, neighborhood stability, and community appearance.
- **Strategy 6.1.1.5:** Incentivize developments that provide attainable and workforce housing through partnerships with private developers and nonprofit organizations.
- **Strategy 6.1.1.6:** Align housing policies with employer needs to support workforce recruitment and retention.

Objective 6.1.2: Ensure housing quality, design excellence, and neighborhood compatibility.

- **Strategy 6.1.2.1:** Require high-quality design standards, durable materials, and appropriate building scale.
- **Strategy 6.1.2.2:** Integrate greenways, detention areas, and open space into new developments.
- **Strategy 6.1.2.3:** Establish adjacency, buffering, and transition standards to ensure compatibility with surrounding neighborhoods.
- **Strategy 6.1.2.4:** Establish minimum lot size and design standards to support long-term neighborhood quality.
- **Strategy 6.1.2.5:** Discourage substandard housing types, including poorly designed mobile homes or transient rental developments.
- **Strategy 6.1.2.6:** Avoid overly small lot sizes that contribute to livability, parking, and infrastructure challenges.
- **Strategy 6.1.2.7:** Encourage master-planned developments integrating schools, recreation, and neighborhood services such as Ashland Development.
- **Strategy 6.1.2.8:** Partner with Angleton ISD to align housing growth with planned school investments.

Objective 6.1.3: Encourage homeownership and long-term residency.

- **Strategy 6.1.3.1:** Incentivize owner-occupied housing over speculative investment rentals.
- **Strategy 6.1.3.2:** Strengthen rental inspection and compliance programs in established neighborhoods.

7. Community Facilities & Cultural Centers

Findings

- Community facilities are critical to quality of life and economic competitiveness.
- Strong demand for multi-generational, flexible, and culturally inclusive spaces.
- Downtown civic spaces are under-activated and lack consistent programming.
- Lakeside Park has potential to serve as a regional event and cultural venue.
- Additional facilities needed for youth, seniors, and multicultural programming.
- Existing facilities face challenges with access, sustainability, and programming.
- Coordination with Angleton ISD is key for shared use and joint facilities.
- Sidewalk, bike, and safe access gaps limit facility use and participation.

Goal 7.1: Expand Services for Seniors and Residents

Objective 7.1.1: Provide a dedicated Senior Center.

- **Strategy 7.1.1.1:** Explore new sites to reduce pressure on the Recreation Center.
- **Strategy 7.1.1.2:** Pursue grants and partnerships for senior activity programming.

Goal 7.2: Develop a Multicultural and Community Activity Center

Objective 7.2.1: Include a hub for workforce development, leadership, and entrepreneurship within the proposed activity center.

- **Strategy 7.2.1.1:** Collaborate with colleges, SBA, and corporate partners to establish a multi-use hub that incorporates cultural and community activities with workforce and skill development.
- **Strategy 7.2.1.2:** Locate in a site capable of hosting 500+ people (e.g., Angleton Complex, County Fairgrounds).
- **Strategy 7.2.1.3:** Include programming for all ages and community events.

8. Multimodal Options & Connectivity

Findings

- Key corridors such as Henderson Road, Downing Road, FM 521, and 288 Business require safety, mobility, and aesthetic improvements.
- Pedestrian and bicycle safety concerns near schools and high-traffic corridors.
- TxDOT coordination is needed for intersections, signage, speed limits, and access management.
- Lack of sidewalks limits walkability in parts of the ETJ.
- School-related traffic, parking, and pedestrian safety issues were noted near Windrose Green and Angleton High School.
- Gateway aesthetics and corridor identity are inconsistent at city entry points.

Goal 8.1: Create a connected, accessible network of sidewalks, bicycle facilities, trails, and transit-supportive infrastructure.

Objective 8.1.1: Develop a continuous citywide pedestrian and bicycle network.

- **Strategy 8.1.1.1:** Expand sidewalks, bike lanes, and shared-use paths to connect neighborhoods, Downtown, parks, schools, civic facilities, and activity centers.
- **Strategy 8.1.1.2:** Prioritize closing gaps in the sidewalk, bicycle, and trail network, especially in Downtown and high-activity areas.
- **Strategy 8.1.1.3:** Require new development to provide internal pedestrian and bicycle connections and link to the broader network.

Objective 8.1.2: Leverage regional corridors and green infrastructure.

- **Strategy 8.1.2.1:** Coordinate with TxDOT to improve pedestrian and bicycle accommodations along FM 521 and other regional routes.
- **Strategy 8.1.2.2:** Integrate trails within drainage corridors, utility easements, greenways, and open space systems.
- **Strategy 8.1.2.3:** Prioritize Henderson Road and Downing Road for multimodal safety and streetscape improvements.

Objective 8.1.3: Enhance walkability and accessibility.

- **Strategy 8.1.3.1:** Improve sidewalks, crosswalks, and ADA accessibility throughout the city, with priority in Downtown and around civic uses.
- **Strategy 8.1.3.2:** Strengthen pedestrian connections between Downtown, surrounding neighborhoods, and employment and activity centers.
- **Strategy 8.1.3.3:** Plan for micromobility options such as scooters in Downtown and mixed-use areas.
- **Strategy 8.1.3.4:** Expand sidewalks and bike facilities, particularly near schools and along major corridors.
- **Strategy 8.1.3.5:** Require new development to provide internal pedestrian connections that link to the citywide network.

9. Parks, Open Spaces, & Community Facilities

Findings

- Lakeside Park is viewed as a signature community asset with untapped potential.
- Strong interest in hosting larger events (500+ people) such as weddings, graduations, and festivals.
- Parks and open space are increasingly viewed as tools for drainage, detention, and flood mitigation.
- Recreation Center space constraints limit programming for seniors.

Goal 9.1: Expand and activate public gathering spaces.

Objective 9.1.1: Expand and activate parks, open spaces, and community facilities to support recreation, community gatherings, and quality of life.

- **Strategy 9.1.1.2:** Program parks and public spaces to support farmers markets, performances, festivals, and community events. Increase programming to activate all city parks throughout the year.

Goal 9.2: Improve recreational and civic facilities.

Objective 9.2.1: Improve recreational and civic facilities to meet the needs of residents of all ages and abilities.

- **Strategy 9.2.1.1:** Upgrade parks, recreation centers, and civic facilities to serve residents of all ages and abilities.
- **Strategy 9.2.1.2:** Partner with schools, nonprofits, and community organizations to expand recreational and cultural programming.
- **Strategy 9.2.1.3:** Expand Lakeside Park as a premier event and gathering space for large community functions.
- **Strategy 9.2.1.4:** Coordinate park planning with long-term drainage and flood mitigation needs.

- **Strategy 9.2.1.5:** Explore creation of multi-purpose arena and event venue to serve as a local and regional hub for a variety of sports, concerts, graduations, as well as workforce development, leadership, and entrepreneurship activities.
- **Strategy 9.2.1.5:** Plan for a dedicated Senior Center or senior-focused activity space.

10. Modernize Zoning And Development Regulations

Findings

- Current zoning and development regulations are not always aligned with desired community character.
- Concern about the proliferation of game rooms, vape shops, hookah lounges, and solar farms in inappropriate locations.
- Need to “get ahead” of development rather than react to it.
- Inconsistent zoning enforcement contributes to incompatible land uses and corridor decline.

Goal 10.1: Modernize zoning and development regulations to support reinvestment, compatibility, and desired community character.

Objective 10.1.1: Create flexible, market-responsive zoning standards.

- **Strategy 10.1.1.1:** Modernize zoning to allow mixed-use and higher-intensity development by right in appropriate areas.
- **Strategy 10.1.1.2:** Update corridor zoning, particularly along Business 288, to better reflect desired development patterns.
- **Strategy 10.1.1.3:** Simplify development standards to reduce permitting time and uncertainty.
- **Strategy 10.1.1.4:** Strengthen design, landscaping, and buffering requirements citywide.

Objective 10.2.1: Ensure compatibility and community character.

- **Strategy 10.2.1.1:** Establish design standards addressing building placement, height transitions, and façade quality.
- **Strategy 10.2.1.2:** Revise mobile home and non-conforming zoning regulations to improve compatibility with surrounding uses.
- **Strategy 10.2.1.3:** Update zoning to discourage incompatible uses such as game rooms, vape shops, and solar farms.
- **Strategy 10.2.1.4:** Align zoning with desired character areas and economic development objectives.

11. Partnerships and Effective Implementation

Findings

- Successful implementation will require coordination with County agencies, TxDOT, utilities, school districts, and major employers.
- ETJ growth presents both opportunities and challenges that require collaboration.
- Need for accountability and follow-through.
- Drainage challenges in the West and Eastern ETJ require regional coordination.

Goal 11.1: Strengthen partnerships and implementation capacity to ensure coordinated, effective, and long-term plan delivery.

Objective 11.1.1: Coordinate public and private efforts.

- **Strategy 11.1.1.1:** Establish a Downtown advisory group with City, business, and community representation.
- **Strategy 11.1.1.2:** Leverage public-private partnerships for catalytic projects.

Objective 11.1.2: Track progress and adapt over time.

- **Strategy 11.1.2.1:** Develop performance metrics for economic development, housing, and public space activation.
- **Strategy 11.1.2.2:** Conduct regular plan reviews and updates.

Objective 11.1.3: Improve intergovernmental coordination.

- **Strategy 11.1.3.1:** Strengthen coordination with County agencies, particularly within the ETJ, for infrastructure and enforcement.
- **Strategy 11.1.3.2:** Partner with TxDOT, utilities, drainage districts, school districts, and major employers on growth planning. Partner with TxDOT on corridor and access improvements. Coordinate with the Angleton Drainage District to integrate drainage solutions as functional community amenities.





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