

## APPENDIX H

### Angleton Streamlining Development

#### Compilation of responses

Following is a compilation of responses to the open-ended questions from the following modes of data collection:

1. Open ended questions received from 18 SurveyMonkey responses conducted between July-August 2021
2. PDF questionnaire sent in June 2021

#### **Question: List any development/application process that needs improvement or seems redundant or unnecessary**

1. A worksheet indicating the required steps, timelines and permits required. A flow chart for various projects would be very helpful. Something that spells out the fees and permits, policies and copies of required documents including development agreements.
2. I would be happy to speak with you in detail on this. Basically, there is no list of steps that need to be accomplished so no way to get through the process. It's basically one step and will TVs (???) here is what needs to be done. Deliver it and move on. It really does not matter what the steps are we can either deal with them or select.
3. Needs to be by the book numbering- step 1, 2, 3
4. Unable to get in touch with anyone regarding permits. Tried to find one online so I could build a shed, online resources from the city said one was needed, unable to find forms or talk to anyone to get what was needed.
5. Need larger stores and eateries to accommodate new housing going in.
6. They authorized my neighbor to build a swimming pool in their front yard.
7. Goals and objectives from City Council and its citizens should flow back through Planning and Zoning Commission and then to developers.
8. Website has very little info and is clunky to move around. More info on website would assist in streamlining.
9. 202 pages (of ???) is an awful lot of data for anyone to read through and try to figure out all the requirements for a new development. Although the document explains things in detail, it seems to be so detailed that a person can get totally discouraged before starting the process.
10. The time from a pre-development meeting to final approval has lengthened considerably over the previous LDC. I don't know if it is the unfamiliarity of the new LDC or the requirements that Sugarland placed in the LDC that are not applicable to Angleton. The need to go back to council for any deviations, whether it is obvious that a TIA should not be needed, rewording on a developers agreement or any number of minor issues.
11. I am not able to answer #1, improvements needed are: rail road crossings. The absolute roughest track crossings in Texas!. Fix the bumps in the roads and highways. I realize there are "plans" for overlaying roads, but FIX what are not in the immediate plans. Fix cross street intersections. MOST are almost as bad as the railroad crossings. There are some that have at least a 6" difference. I can provide proof.

**Please list three issues in the development standards of non-residential/commercial districts and permitted uses**

1. When allowing builders to build homes city needs to make sure we are not allowing builders to cram homes on lots. Ex. 308 W. Live Oak.
2. Lot size, drainage, emergency access.
3. 1. Buffering between commercial and residential. 2. Lot sizes are beginning to be too small which will harm the city in the long run. 3. Need to review classifications of property zone-wise in certain areas to make sure that they are now meeting current development.
4. More uniformity around city and subsequent enforcement of the standards. So many places are run down and seem to stay that way. Issue warning with short notification days, issue citation, and move on. Start denial services to business if they do not comply.
5. This City needs to start thinking about its seniors and their activities. Not just leave it up to Dickey Park and the Rec Center. More safe places where we can walk and be out in nature would be nice. We are not interested in the night life but would like a quiet place where we could dine out or go for a cocktail and have conversation where we could hear each other talk instead of the loud music. Stop small lots. Most people want to be able to enjoy their own yard and let the family fellowship with one another in their own space. Make a section that says setbacks instead of hiding it within another subject making the developer or property owner go find the info.

**If you have encountered multiple tiered approvals for development including annexation, zoning, platting, permit approval, and certificate of occupancy- What were the issues faced regarding processing delays and clarity etc. (questions 3, 4, 5, 6)**

1. Again a well laid out process up front with a potential project presentation to council early on to guard support and potential outcome would be invaluable.
2. I don't believe any exist (checklists etc.)
3. It's an entirely new ordinance. However more importantly the ordinance is unfriendly and much more difficult than a city like Angleton needs. As it was a direct copy from Sugarland.
4. Staff is having to create the path as they move forward so there is no set policy to follow.
5. Most everything on the website is ambiguous. How about some clarifying guides with steps?
1. There were no delays and the information and paper-work provided by the city were clear.
2. Only problem on ours was in 2001, the City decided to put a ditch in my utility easement for our tower site and it has been a pain in our sides ever since. When we asked the City for the plans they used to design the ditch and dig it - B&L, Robert Hinemeyer and Michael Stoldts and Shelly could not find any plans for the ditch the City dug on our property.
3. This being a new LDC, it appears there is a learning curve in implementation.
4. My engineer has stated that there is not always a consistent course of action that is communicated from city hall.
5. I attribute the various delays in learning the detail in the new LDC by both the city and the engineers.

6. Please make sure we are meeting the goals of what the community asked for and looks for in future development.
7. There needs to be an online verification that the application and steps were evaluated and approved. At times receiving a timely response from a relevant party with the city took multiple requests.

**Please list three issues in the development standards of residential districts (E.g., lack of amenities, housing diversity, setbacks, etc.) Please also give any suggestions for improvements in the standards of residential subdivisions.**

1. As laid out the standards are good, of course there are issues like the minimum driveway width being copied from commercial setting it at 25 ft min that create issues.
2. Should be clear what size neighborhood or development standards apply to. Recommend sidewalks are only required on major corridors to schools, parks, downtown or in and in front of major developments. Not individual house developments.
3. Too dense/houses too close together. Lack of amenities.
4. Lot sizes too small, lack of requirements to have sidewalks.
5. No lighting on street or sidewalk.
6. Lot sizes are too small. Green space is not included in these newer developments which will not give the new residence a quality or place. Dry utilities should not be in the front lots of these developments.
7. Enforcement of residents once s/d is complete. Doesn't do any good to build something nice if we don't enforce residents to keep it up. Too many chances from inspector.
8. More lighting, sidewalks and more variety of colors in the styles.
9. The city has recently approved several S/D's that have (in my opinion) smaller lot sizes. I think any proposed S/D's in the future need to have at least a minimum lot size of 80' by 120'.
10. Accessibility and connectivity require larger sidewalks than currently in place. When new developments are being planned, there should be a method to require an additional easement from the developer to secure land for larger sidewalks. That step is being overlooked. Our city has an inordinate number of small lots that market cannot absorb. The city should institute a ratio of lot sizing for new projects. For instance, 30% of lots at 60' width, 40% at 70' and 40% at 80'. Do not consider a 5' increment in lot sizing as it is of no benefit in housing and is only used to skew the ratio. If the city continues to utilize PIDs, they should be created in the manner they were intended, to create a higher quality project with superior amenities than would be possible otherwise to offset the higher taxes to our residents. The developers awarded a PID should be required to enhance our city in return for those assessments on our residents.

**Do you think the current zoning classifications/districts address all types of development?**

1. There should be additional zoning to address lots larger than SF 7.2. When a development is made up of lots 100' or larger in width, this is considered a SF 7.2 zoning. That zoning also allows a lot that may be only 70' wide, which is not consistent with the other lots in the neighborhood, but is within the requirements of the zoning.

2. They should be reviewed against the city's comprehensive master plan and publicly discussed with the citizens to make sure that they do.

**Do you think that the current sign regulations balance the economic value of signage for businesses while preserving and improving the visual quality?**

1. New residential builder signs should be on a city sponsored signage program such as national signs plaza provides to many cities like Pearland. There should be a commercial retail signage program that meets the quality of place within the city.
2. Signage of a million different types around town. Come up with a standard and give businesses 2 years to revise and comply
3. Could not find any information regarding signage.
4. Enforcement of the ordinance is not sufficient. Placement of signs advertising open houses and directing traffic into a residential neighborhood should only be allowed for a very limited time.

**Quality of development: Do current standards for development encourage the type and quality of development, and redevelopment, desired within all areas of the City?**

1. City needs to enforce to haul off junk & junk vehicles in people's front yards to be hauled off. This is a health hazard and eye sore for the city. City needs to have property owners with uninhabitable buildings and structures demo. This is a health hazard and eye sore for the city. City needs to improve street lighting also needs to have street drainages cleaned out on TJ Wright St.
2. Sidewalks, street lighting, landscaping.
3. Redevelopment should be a major priority for the city. Areas should be identified and prioritized and then incentivized to help those looking to invest in our city provide the redevelopment we are looking for.
4. I hate bike lanes. Let them use the sidewalk and yield to pedestrians. Fencing is monitored???? Dumpsters are ignored. Do something about junk and outdoor storage for both business and residential.
5. No parking in the grass in front yards. Keep yards mowed and weeds maintained at least during the dry season. Wet yards make mud and ruts which would look worse. The City needs to maintain the sidewalks we have and fix the bad ones. Make Waste Connections stop putting trash cans in the middle of the sidewalks where someone in a wheelchair or walker cannot get around them.
6. I believe the city and EDC Director are headed in the right direction and have done admirable work.
7. There is a fine line between creating uniformity in design, such as what Sugarland or what other larger cities require than is economically feasible in a small city like Angleton. Our minimum standards should be increased and structures that are obviously deficient should be corrected. Landscaping and walk and bike paths will enhance the quality of life and appearance of our city. The more attractive our city is the better chance we have to bring quality growth.
8. I noticed the employees mowed the medians and started blowing, exhausting the grass onto the road/highway. Stupidity, lack of proper training, attitude, ignorance, YOU have allowed for a very dangerous road, especially for bikes and motorcycles, this is far worse than rain

**Vision: Do you think that current City standards are sufficient to implement your vision of the City?**

1. Have not reviewed all the policies and standards but quality of place is much more important for all we are looking at doing now and not just satisfying what those developers both commercial and residential want to do for our city.
2. Roads need repairs.
3. Could be if we enforced the laws on the citizens
4. Angleton wants small town image but we don't have it.
5. Stop the 45' lots.
6. With implementation of a continuation for larger lots.
7. I believe there are improvements that can be made to some of the existing ordinances, however, there does seem to be more effort to improve the city than there has been over the years. We are seeing some of this now and the hope is it continues to grow.

**Aspirational cities: List three cities you think could be used as benchmark/aspirational cities for future development.**

1. Laramie, Wyoming (fabulous revitalized old downtown), Texas City (great TxDOT job), and Lake Jackson (hard to beat). Please put up a webcam for a look at our TxDOT upgrades downtown.
2. Pearland, Lake Jackson
3. Lake Jackson
4. Bastrop for its rich history. Tyler for their progressive new development called your place standards. Nacogdoches for its redevelopment areas and close proximity to college.
5. Addison, Bastrop, Austin.
6. Kyle, League city, Katy.
7. Missouri City TX. Georgetown TX.
8. Manvel, Iowa Colony, League City.
9. I think what our city has done in the past and its path forward are fine without comparison.
10. The city of Lake Jackson has done a good job revitalizing their downtown. Mont Belvieu has done an excellent job in creating exception parks that improve the quality of life for their residents and create a draw for new residents and visitors. Pearland has done a good job of keeping the quality and curb appeal of commercial and residential projects appealing.

**Other Thoughts?**

1. City needs to start with the older parts of town Westside of the city.
2. Y'all are doing good - we're on the edge of something wonderful for Angleton.
3. Thank you for the opportunity to respond and I appreciate all that staff and community minded people are doing for the Angleton community.
4. I think Chris is doing a great job and I like it that we hired someone from outside who has a vision and is willing to ask ours.