



## Chapter 9 Implementation

### Introduction

The Comprehensive Plan for the City of Angleton is an action oriented document. It is designed for a community that wants to direct, rather than react. It is the result of numerous individuals looking to make a difference in the future of Angleton with full knowledge that success of the plan will rest in its implementation.

The purpose of the Implementation Element is to provide the bridge between “planning” and “completing”. The element includes specific recommendations designed to make implementation easier. This element will also include a short term strategic plan that will serve as a starting point for putting the Comprehensive Plan into action.

### Implementation Recommendations

Following are techniques designed to improve the chances of succeeding in implementation of the Angleton Comprehensive Plan:

#### ***Form Implementation Task Force***

Momentum must not be allowed to falter once the plan has been adopted. Immediately following approval of the plan, it is highly recommended that the City establish an Implementation Task Force. The role of the Task Force is to refine and prioritize the Implementation Plan and initiate action. Task Force membership may include key members of City Staff; select members of the

development and business communities; individuals from other public agencies and institutions; leaders from organized civic groups; and, residents of Angleton.

Much of the initial responsibility of the Task Force has been completed through the development of the initial Strategic Plan included in this chapter. After the first year, however, the Implementation Task Force will be charged with the task of honing actions beyond the information provided in the plan and revising the Strategic Plan. The Task Force will propose methods or programs to be used to implement the proposed actions, specifically identifying which agencies/ departments will be responsible for implementation, defining costs, proposing sources of funding, and establishing a time frame in which the recommended action will be accomplished.

The work of the Implementation Task Force should be short term and occur annually. The product of the Task Force should be a revised strategic plan based upon the accomplishments of the prior year and determination of actions to accomplish or initiate within the year. Departments and organizations charged with completing tasks, or aiding in their completion, can use the proposal in the budget process and in determining other needed resources. The City Council can utilize the proposal for overall budget and resource decisions as well as establishing benchmarks for departmental performance.



### **Maintain Citizen Involvement**

Active participation has been a cornerstone of the process to create the Comprehensive Plan; however, it is even more essential as a means of implementing the plan. To do this, current and future leaders must pledge their support to maintain public involvement, awareness and commitment to the purpose and importance of the plan.

Angleton residents shared in developing the plan's goals, objectives and proposals by participating in a Community Forum and a series of key person interviews. The many ideas and comments contributed by citizens during the plan's development were incorporated and shaped the resulting priorities and action strategies. Citizens should continue to be involved in implementation and maintenance of the plan. Advisory committees, public meetings and community workshops, open houses and public forums, newsletters, media releases, and public notices should be used to inform and involve citizens in continued planning. Methods and activities for public participation should be carefully chosen and designed to achieve meaningful and effective involvement.

### **Quality is Key**

The plan is designed to improve and enhance the quality of life for current and future residents. It is meant to provide a standard of excellence by which future development, programs and activities can be measured. It is this level of quality that is highly desired by stakeholders in the community, whether it is in terms of storm drainage, well maintained streets, downtown redevelopment, or simply Angleton's approach to its future.

Quality is consistently mentioned throughout the Comprehensive Plan. It is a standard to which all elements of the plan should be held. New facilities should be designed as landmarks with an understanding of their ability to positively impact the surrounding environment. Programs created as part of the plan should establish best practices for other communities to follow.

### **Make Success Quick and Constant**

A strategy used by successful organizations is to seek results early in the implementation process. Momentum created by success naturally solicits more involvement by persons desiring to be involved in a successful program. Some recommended actions do not bear significant budgetary obligation. These programs and activities provide an immediate opportunity to make an impact on the community, and thus on the successful implementation of this plan.

Serious consideration should be given to making sure that successes are consistent throughout the implementation process. Some actions will take longer to complete than others. Those projects should commence in a timeframe that will allow for both balancing resources and constant success.

### **Share Responsibility and Rewards**

This plan cannot be carried out by an individual or even a single department, particularly in absence of a full-time professional planner on City staff. Implementation of the Comprehensive Plan requires responsibility and accountability from a number of diverse parties. In several cases, results will not come quickly, particularly in instances that are likely to create some controversy



or come at a significant expense. However, once accomplished, each task of the plan will improve area quality of life and instill a sense of pride and accomplishment in the community.

To ease effort and expense, responsibility for accomplishing the tasks of the Comprehensive Plan should also be shared by a number of individuals and organizations. By working together the community can achieve its vision, which is of benefit to all involved.

### ***Integrate Planning into Daily Decisions***

Opportunities for integrating the plan's recommendations into other business practices and programs of the City are vital to widespread recognition of the plan as a decision-making tool. For instance, the plan's recommendations should be widely used in decisions pertaining to infrastructure improvements, proposed new development and redevelopment, expansion of public facilities, services and programs, and the capital budgeting process. The plan should be referenced often to maintain its relevance to local decisions and to support the decisions that are being made.

### ***Acquire Financing***

There are a variety of financing tools and techniques that are available to the City, which are not commonly used by municipalities. These tools, under the right circumstances, may be used effectively to finance public improvements and to provide incentives to private businesses. Access to grants and loans from public and private sources is a prime example from the standpoint that they are rarely used to the extent possible. Literally

millions in available resources go unutilized every year, the majority of which are available to government entities or partner nonprofit organizations.

### ***Require Updates and Implementation***

To ensure that current and future elected officials, as well as the general public, remain committed to the success of the Comprehensive Plan, it is recommended that some form of commitment be officially be made toward following and maintaining the plan. A popular form of commitment among communities is a resolution that confirms the community's commitment to the steps necessary to enhance area quality of life. Recommended items to incorporate into a resolution include development of an Implementation Task Force, annual updates on success of the plan by the Planning and Zoning Commission, consideration of the plan in development of budgets and in daily decisions, and a schedule of minor and major updates

### ***Maintain the Plan***

Circumstances will continue to change in the future, and the plan will require modifications and refinements to be kept up to date. Some of its proposals may be found unworkable and other solutions will continue to emerge. Needed refinements and changes should be carefully noted and thoroughly considered as part of Annual Plan Amendments and Five-Year Major Plan Updates. As changes occur, however, the essential vision of Angleton should remain the central theme and provide a unifying focus. Since change is certain to occur, both the plan and the City's implementation tools should be



periodically reviewed and updated to ensure their effectiveness in achieving the desired vision, goals and objectives of the community.

### ***Amend the Plan Annually***

The Planning and Zoning Commission is responsible for continuous monitoring and evaluation of the Comprehensive Plan. It is recommended that the responsibility be shared or initiated by an Implementation Task Force. Annual plan amendments will provide an opportunity for relatively minor plan updates and revisions such as changes in future land use policies, implementation actions, and review of plan consistency with ordinances and regulations.

Annual plan amendments should be prepared and distributed in the form of addenda to the adopted plan. Identification of potential plan amendments should be an ongoing process by the Planning and Zoning Commission and City staff throughout the year. Citizens, property owners, community organizations and other governmental entities can also submit requests for plan amendments. Proposed plan amendments should be reviewed and approved by the Planning and Zoning Commission. The Planning and Zoning Commission and City Council should adopt plan amendments in a manner similar to the plan itself, including public hearings and consideration of action.

### ***Report Progress to P&Z***

The Planning and Zoning Commission should prepare an Annual Report for submittal and presentation to the City Council. The proposed, updated Strategic Plan should be a part of the Annual Report. Status of implementation for the

plan should be included in the Annual Report. Significant actions and accomplishments during the past year should be included as well as recommendations for needed actions and programs to be developed and implemented in the coming year. The time schedule for preparation and submittal of the Annual Report should be coordinated with the City's annual budget development process so that the recommendations will be available early in the budgeting process.

### ***Make Major Plan Amendments***

Major updating of the plan should occur every five years. These updates will ensure renewal and continued usefulness of the plan for use by City officials, staff and others. Annual plan amendments from the previous four years should be incorporated into the next major plan update. Plan updates will be a significant undertaking involving City officials, City departments and citizens. Consultant services may be utilized if necessary.

As a part of major plan updates, the City should review and update the base data including population projections and existing land use. Additionally, the goals, objectives and policies of the plan should be analyzed and reviewed to determine their effectiveness and relevance to current conditions. Goals, objectives and policies that were not previously achieved due to obstacles should be identified, and new or modified goals, objectives and policies should be developed as necessary based on new data, revisions to the anticipated time frame, specificity of objectives and actions, and identification of appropriate implementation agencies.



The result of a major plan update will be a new plan for the City, including identification of up-to-date goals, objectives, policies and implementation actions.

### Implementing the Plan

The essence of the plan is in the City's ability to implement its goals, objectives and actions through tools like subdivision regulations, the zoning ordinance and coordination with entities such as TxDOT or the Chamber of Commerce. In a continually changing environment, enforcement is a necessary action not only to preserve the character and integrity of established neighborhoods and nonresidential areas, but also to ensure sustainable quality development in the future.

Plan implementation activities should include the following:

- ♦ **Future Land Use Plan** – Implementation will include use of the Future Land Use Plan and policies in decision-making relating to zoning and subdivision approvals, to ensure that development and redevelopment are consistent with the City's plan. The plan should be used to identify appropriate areas for development based on land use compatibility, infrastructure availability and environmental constraints. Additionally it should be used to direct residential and nonresidential growth in appropriate areas.
- ♦ **Mobility Plan** – The Mobility Plan should be used in subdivision plat review and dedication of needed rights-of-way for street and highway improvements.
- ♦ **Existing Regulations** – Existing regulations and ordinances, including the zoning and subdivision ordinances, should be reviewed and updated to reflect the policies identified in the plan.
- ♦ **Economic Development** – Policies and strategies identified in the plan should serve as a basis for providing economic incentives and enhancing economic development opportunities in the City. Land use policies should be used in encouraging industrial and commercial development in appropriate and compatible areas.
- ♦ **Private Property Owners and Developers** – Private property owners and developers should utilize the plan in identifying appropriate areas for development, based on natural constraints, land use compatibility, and upgrading of transportation facilities and public utilities. The plan should be used by local leaders in encouraging development that is compatible with the policies identified in the plan.
- ♦ **Elected Officials and Staff** – The City Council, Planning and Zoning Commission and City staff should constantly use the plan in guiding decisions regarding subdivision changes/revisions and in implementing the zoning ordinance. The plan should continually be referenced in planning studies and zoning case reports as well as informal discussions. Proposals for new development should be consistent with the policies outlined in the Comprehensive Plan.



## **Strategic Implementation Plan**

The Strategic Plan is the final, essential step in the comprehensive planning process. The Strategic Plan is a prioritized, detailed “checklist” of action statements to be completed within the first two years of following approval of the Comprehensive Plan. This initial plan of action is designed to “kick start” implementation activities by the City and other public and private partners.

As discussed, the Strategic Plan is meant to evolve. Each year, actions that have been accomplished should be removed from the list, perhaps to be placed in a new list highlighting the “successes” of the Comprehensive Plan. New actions should be placed into the Strategic Plan so that continuous effort is taken toward meeting the vision established in the Comprehensive Plan.

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Strategic Plan for Angleton, Texas				
Element	Action	Priority (most important)		
		1 (high)	3	5
<b>Land Use</b>				
<b>Grow Sensibly</b>				
	Determine acceptable levels of service for all public services and facilities and make them a consideration in approval of new development to ensure that water, wastewater, law enforcement, fire protection, emergency medical service, trash disposal, and recreational opportunities are adequately available.			X
	Identify targeted, preferred growth areas just beyond the existing city limits.		X	
	Revise development related ordinances such as zoning and subdivision requirements.	X		
	Adopt infill/redevelopment incentives (flexibility in development regulations, waiver of development fees, direct grants, tax incentives).		X	
	Use capital improvements planning to extend utilities; acquire sites for facilities such as schools and parks; implement the Mobility Plan; and annex as needed to promote development in preferred growth areas, as well as infill and redevelopment areas.	X		
<b>Economic Sustainability</b>				
	Update development related regulations such as zoning and subdivision requirements to reflect the patterns, character, mix and intensity of uses identified in the Future Land Use Plan.	X		
	Establish minimum design standards for the Downtown District that ensure complementary design.	X		
	Promote the concentration of retail development at existing commercial nodes such as Downtown, the Midtown District and the SH 35 Commercial Corridor through incentives and restrictions.	X		
	Anticipate future commercial growth along SH 288 through annexation and appropriate zoning.	X		
	Allow for introduction of compatible uses into residential areas, including limited neighborhood commercial development as well as major focal points such as schools, places of worship, parks, open spaces, day care, and post office as a means of strengthening neighborhood dynamics and pedestrian activity.		X	
	Utilize planned development provisions to encourage innovative and imaginative site design that minimizes adverse impacts on adjacent properties.		X	
	Protect the integrity of existing neighborhoods from intrusion by undesirable land uses through enforcement of development-related ordinances.		X	

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Strategic Plan for Angleton, Texas				
Element	Action	Priority (most important)		
		1 (high)	3	5
	Promote remodeling and ongoing maintenance of existing structures and amenities.		X	
	Coordinate with local lending institutions and the Small Business Administration to develop a low interest loan program for small businesses seeking to improve the appearance and integrity of existing structures.		X	
<b>Image and Identity</b>				
	Revise development ordinances to include or enhance provisions for signage, landscaping, tree preservation, lighting, building façade design and materials.	X		
	Actively support visual enhancements and beautification efforts along the SH 35 corridor through public and private efforts.		X	
	Establish reasonable minimum standards for the screening of unattractive sites and views and the provision of buffering (dense vegetation, walls/fencing, increased setbacks, etc.) between incompatible land uses.	X		
	Utilize tax incentives, sales tax revenues, bonds, and public improvement districts to fund specific visual improvements and enhancements.			X
	Enhance existing neighborhoods through improvements to the public right of way (such as street trees), protection of open spaces and scenic areas utilizing quality signage, landscaping, sidewalks, subsurface drainage and lighting.			X
<b>Transportation</b>				
<b>Connectivity</b>				
	Require connections between adjacent commercial developments and street stubs to areas available for future development.	X		
	Require all subdivision development to provide a minimum of two entrances. Consideration should be given for added entrances for large developments and single, divided entrances for small developments.	X		
	Encourage street stubs and connection to surrounding major roadways by permitting stubs and connectors to count as entrances.	X		
	Mandate connection to stub streets by adjacent new development.	X		

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Strategic Plan for Angleton, Texas				
Element	Action	Priority (most important)		
		1 (high)	3	5
<b>A well maintained safe and efficient system of travel</b>				
	Develop driveway or curb cut separation standards that increase the length of separation according to street type, such as: - Arterial – 400 feet; - Major Collector – 300 feet; - Minor Collector – 200 feet; and, - Local Collector – 100 feet.	X		
	Examine the concept of requiring low maintenance medians for management of future major collector and arterial left-turn access.			X
<b>Bicycle and Pedestrian</b>				
	Complete proposed trails along Brushy Bayou and Rancho Ditch and consider development of additional trails along other drainage ditches that include sufficient right-of-way.			X
	Place protected crosswalks along local or collector roadways with an uninterrupted street length greater than 1,000 feet and at points of intersection with pedestrian paths.		X	
	Incorporate bicycle lanes along existing collector roadways that offer sufficient pavement width for safe bicycle travel (minimum six feet per side).			X
	Coordinate bicycle lanes and trails to establish a connected bicycle network.			X
<b>Marketable Streetscape</b>				
	Evaluate the feasibility of a Public Improvement District, Tax Increment Reinvestment Zone or other special assessment approach to fund streetscape enhancements in downtown Angleton.			X
	Revise cross sections of local and collector roadways to encourage installation of bike lanes and crosswalks where appropriate.			X
	Establish bufferyard requirements within specific zoning districts (or in new overlay zones) to increase the visual appeal along specific corridors such as SH288 or Loop 523.		X	
	Enhance signage requirements, such as shared signage, use of quality materials, and appropriate height, particularly within specified corridors to reduce visual clutter.	X		
	Revise parking standards to require increased vegetation within the parking area.	X		

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Strategic Plan for Angleton, Texas				
Element	Action	Priority (most important)		
		1 (high)	3	5
<b>Public Facilities</b>				
<b>Space and Facilities Requirements</b>				
	Acquire additional space for housing municipal administrative functions, ensuring adequate space for current and future staffing needs. - Consider housing departments that have significant contact with the public in the same facility in or very near City Hall. - Evaluate the feasibility of acquiring new space to provide additional office, meeting and storage space for City Hall.			X
	Acquire space surrounding City Hall, as it becomes available, for municipal purposes.		X	
	Initiate study of a separate facility for the court system adjacent to the police department.		X	
	When appropriate, hire adequate staff to meet the growing needs of the City.		X	
<b>Location and Efficient Use of Resources</b>				
	Construct a new animal control facility. - Identify space, equipment and staff needs for an animal control facility. - Consider partnerships with other organizations and agencies.		X	
	Combine resources related to water, wastewater, streets and parks - Establish a single wastewater, streets, water and parks work yard facility. - Cross train water and wastewater maintenance crews and parks and streets maintenance crews.	X		
	Construct a community center and utilize its placement as a tool for economic and physical redevelopment. - Coordinate with Brazoria County to consider construction of a community center to enhance the Brazoria County Fairgrounds. - Consider rehabilitation and reuse of the vacant structure along SH35 formerly occupied by WalMart.			X
	Improve signage in the downtown area to clearly direct traffic to public parking facilities in the area.		X	
	Identify strategic locations for parking in downtown Angleton that can be utilized by various uses and compensate for loss of parking by expansion of SH35.	X		
	Acquire land as needed and as it becomes available for parking in the downtown area.		X	

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Strategic Plan for Angleton, Texas				
Element	Action	Priority (most important)		
		1 (high)	3	5
<b>Growth Capacity</b>				
<b>Stormwater</b>				
	Integrate regional planning underway by the Angleton Drainage District into the City's Detention Strategy.		X	
	Identify critical drainage junctions, conveyance and detention facilities which meet current demands, but would need improvement as development occurs.	X		
	Identify watersheds that will be part of a regional detention system and those that will require exclusive use of on-site detention.	X		
	Research methods of integrating regional detention in areas requiring on-site detention to reduce on-site requirements.	X		
	Improve the storm drainage system in areas requiring on-site detention through improvements to the street corridor including curbs, gutters and improved temporary water storage capacity.		X	
	Adopt, by City policy, a requirement that small development use regional detention in those watersheds where it exists.	X		
	Adopt on-site detention regulations that require development to use street "ponding" techniques and underground detention to the full extent possible. Allow for dry detention ponds as a last resort while encouraging landscaping and enforcing maintenance codes.	X		
	For watersheds in which the City nor the District have plans for regional detention, encourage developer provided regional detention. Discourage on-site detention to a limited, case by case basis.	X		
	Integrate review of detention construction and maintenance as a part of the normal development/inspection process.	X		
	Prepare a hydrological and hydraulic model for all areas of the community based on a rigorous, citywide elevation grid map for use in stormwater management.		X	
	Protect the integrity of the floodway of Brushy Bayou, Ditch 7, Ditch 10 and proposed Ditch 9, including coordination with the Angleton Drainage District. - Annex or condemn that portion of the Brushy Bayou Watershed above Angleton and outside current City limits. - Preserve floodway as natural, undeveloped open space or as park lands.		X	

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Element	Action	Priority (most important)		
		1 (high)	3	5
<b>Wastewater</b>				
	<p>Minimize the number of future lift stations required.</p> <ul style="list-style-type: none"> <li>- Assign all of the undeveloped planning area to a sanitary sewer collector and/or lift station.</li> <li>- Identify areas requiring new lift stations and assign the largest area reasonably possible to each new station.</li> <li>- Integrate the Future Land Use Plan into Lift Station and Collector Service areas.</li> </ul>		X	
	<p>Adopt a standard City policy that promotes efficient development of collectors and lift stations that may service areas beyond the boundary of a single, proposed project. Incorporate a consistent policy on City participation when size exceeds that required to provide service to the proposed project.</p>		X	
	<p>Using the proposed Thoroughfare Plan, identify where the City must provide space in the right-of-way for the expansion of the collector system.</p>		X	
	<p>Identify collection system costs reasonably born by the developer compared to those that the City would need to bear to ensure systemwide efficiency.</p>	X		
	<p>Continue to address the impact of inflow and infiltration (I&amp;I), particularly in areas with potential gaps in service during wet weather.</p>	X		
	<p>Determine the capacity and condition of all lift stations throughout Angleton.</p>	X		
	<p>Develop a strategic funding plan to cover the cost of meeting the City’s future wastewater needs.</p>	X		
	<p>Determine a general location within the northeast quadrant of the planning area for development of an additional wastewater treatment plant.</p> <ul style="list-style-type: none"> <li>- Prepare a schedule of required steps for development of a new wastewater plant including projection of 75% (begin design) and 90% (complete construction of new plant) milestones.</li> <li>- Poll property owners to determine interest in sale to City for use as a wastewater treatment plant. Make an option (open ended, right of first refusal) payment when appropriate.</li> <li>- Notify adjacent property owners of the City’s intent. Provide area owners with an approximate timeline and schedule to the extent possible.</li> <li>- Prepare signs and other on-site documentation to facilitate notification of plans for the site to the general public.</li> </ul>		X	

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Strategic Plan for Angleton, Texas				
Element	Action	Priority (most important)		
		1 (high)	3	5
	Initiate discussions regarding the possibility for additional service capacity to address long term growth to the north or east if unexpected growth in these areas occurs.	X		
<b>Water Supply</b>				
	Determine the potential of BWA to meet future demand, including plans for system expansion and peak flow delivery.	X		
	Conduct lab tests needed to address quality issues associated with mixing surface (BWA) and ground (well) water.	X		
	Provide a 1 million gallon ground storage tank at the site of the Jamison Water Plant.			X
	Interconnect the Jamison Plant with the existing southside distribution system and extend the water transmission main to the northside distribution system to allow for periodic shutdown for maintenance of the two older plants.		X	
	Investigate the potential for alternate water sources. - Prepare alternate supply scenarios and investigate the potential for an additional well field as one option. - Monitor development of the Poseidon desalination project as a potential, alternate source.		X	
	Use historical data to determine the impact of growth in daily demand on growth in peak demand.		X	
	Use information available through the Comprehensive Plan to identify patterns in the location and type of future development as well as the availability within the road network for location of transmission mains.		X	
	Develop information regarding the size of transmission lines needed for communitywide purposes compared to a developers' immediate need at a particular site.	X		
	Size water transmission needs to accommodate projected commercial and industrial applications.	X		
	Prepare a network model that addresses fire protection needs for development anticipated in the Future Land Use Plan.	X		
	Investigate alternatives regarding the future of the Chenango Street Water Plant.		X	
	Identify sites for a future southside pumping station and a future northside water tower		X	

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Strategic Plan for Angleton, Texas				
Element	Action	Priority (most important)		
		1 (high)	3	5
	Identify a potential site for ground storage of water to allow flexibility in planning for anticipated City needs - including the potential for abandoning and relocating the Chenango Street Water Plant.		X	
	Prepare a consistent City policy in cost sharing where the plan requires larger facilities than a developer would need for a particular site. <ul style="list-style-type: none"> <li>• Present City Council with a recommended policy on cost sharing with developers for “oversized” water lines.</li> </ul>		X	
<b>Parks and Recreation</b>				
<b>Maintaining and Enhancing Existing Facilities</b>				
	Conduct an annual condition assessment of existing parks and recreational facilities to identify improvement needs and determine the level of annual financial commitment required to maintain existing facilities.		X	
	Improve the maintenance of all parks and recreation areas and facilities by funding preventive maintenance schedules.	X		
	Establish a replacement program for playground equipment through which equipment is annually inspected and, when necessary, added to a five-year capital improvements program.		X	
	Consider private sponsorship of park improvements and upgrades in some of the City’s existing parks.		X	
	Focus community involvement towards recreation programs and events rather than maintenance and operations of the parks	X		
	Continue “Adopt a Spot” program targeting community involvement towards specific projects.	X		
	Identify needed improvements to existing recreation programs based on public input and participation rates.	X		
	Prioritize and implement improvements at existing parks as identified in the <i>Parks Master Plan</i> .		X	
<b>Enhance Recreation Opportunities</b>				
	Develop Freedom Park to include ball fields, natural areas and trails.	X		
	Implement recommendations for new parks and recreation facilities as identified in the <i>Parks Master Plan</i> .		X	
	Create an agreement with the Angleton Independent School District for joint use of school recreation facilities after school hours and during the summer.		X	

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Strategic Plan for Angleton, Texas				
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	Develop a joint agreement with the Angleton Independent School District for joint use of property around the Northside Elementary and Angleton Middle Schools and the Southside Elementary School as community parks.			X
	Acquire and develop parks in identified deficient areas, as shown on the Parks and Recreation System Plan. (identify and prioritize improvements)			X
	Identify natural areas in the City that warrant protection and/or conservation.			X
	Encourage the preservation of unique natural and native vegetation and habitat areas in developing new parks.		X	
	Acquire land along Brushy Bayou (through lease agreement) for open space, greenbelts and/or trails.		X	
<b>Implementing Bicycle and Pedestrian Amenities</b>				
	Prepare a comprehensive bicycle/trail master plan that will define the routing and design standards for all trails.			X
	Include trails in the development of new parks and recreation facilities (Freedom Park) and when making improvements to existing parks (Bates/Dickey).	X		
	Designate appropriate arterial, collector and residential streets that are suitable for bicycle traffic.			X
	Identify rights-of-way, easements and natural drainage ways that would be suitable for bike or hike trails.		X	
	Consider the feasibility of developing trails along drainage easements and Brushy Bayou.		X	
	Coordinate with the Angleton Drainage District and other owners of utility easements and rights-of-way for pedestrian and bicycle use.			X
<b>Support Economic Prosperity</b>				
	Acquire incrementally and develop parkland (through lease agreements, donations and/or partnerships) to meet local requirements and needs for park acreage for the 20-year projected population.			X
	Conduct periodic needs assessments to update the types of recreation needs and improvements desired by the local community.		X	
	Work with the Angleton Little League, Angleton Soccer Association and Angleton Girls Softball Association in hosting baseball/softball, soccer and other athletic tournaments in the City.	X		

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Strategic Plan for Angleton, Texas				
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		1 (high)	3	5
	Identify and explore all potential funding sources, including federal and state programs and local revenue options such as fees, exactions, fee-in-lieu of lands, etc.		X	
	Develop corporate, memorial and individual sponsorships with naming privileges for facilities, parks, trails and greenbelts.		X	
	Include parks and recreation facilities improvements in a five-year capital improvements plan.		X	
	Revise the City’s Open Space Requirement to better suit the City’s goals for parks and recreation facilities.		X	
<b>Housing</b>				
<b>Affordable, Available Housing</b>				
	Conduct a full-scale market analysis designed to further study the issue of affordability in the Angleton market.			X
	Improve affordability through active pursuit of economic development and education programs designed to increase the income of Angleton households.			X
	Provide opportunities for innovative site design techniques such as decreased setbacks, cluster housing, zero lot line development and reduced lot size that can improve quality of life while also increasing affordability.	X		
	Coordinate with local builders and developers to agree upon methods for improving affordability without jeopardizing quality.	X		
	Initiate research of successful public/private programs offering assistance in land acquisition, infrastructure costs, pre-construction loans and other elements that impact the cost of housing.			X
	Establish limited design guidelines that address issues such as materials, roof pitch, façade treatment, porches (if applicable), proportional dimensions, garage, and other elements necessary to ensure that affordable new development and rehabilitation are consistent with the character of the area.	X		
<b>Housing Choices</b>				
	Utilize low interest loans and grant programs as a means to entice residents to invest in downtown mixed use activities that include residential units.	X		
	Revise ordinances as needed to permit development of alternative housing types such as granny flats, row houses and multiple family homes in select new development and existing neighborhoods.	X		
	Provide density incentives to developers that are willing to incorporate alternative housing types into a new development.	X		

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		1 (high)	3	5
	Educate builders, developers and the general public regarding the benefits of a diversified housing stock.			X
<b>Creating and Keeping Neighborhoods</b>				
	Initiate a neighborhood improvement plan for declining neighborhoods as a first priority revitalization effort outside of downtown.	X		
	Promote incorporation of deed restrictions or covenants into established neighborhoods along with development of a homeowners association with the capacity of enforcement.		X	
	Support coordination between local banks to create a revolving loan fund that can assist in homeownership assistance or housing rehabilitation.		X	
	Develop a voluntary “neighborhood conservation” overlay district designed to place additional maintenance, character, use, and appearance restrictions upon properties within the district.			X
	Discuss the concept of annual rental registration requirement for all housing structures that will at least partially be available for lease. Registration may require an inspection of facilities prior to issuance of a permit.		X	
	Consider the use of incentives to entice development to established neighborhoods, including tax deferral, fee waivers, and a variety of other methods.		X	
	Utilize Community Development Block Grant funds to improve neighborhood conditions in efforts to eliminate “slum and blight.” Projects and programs may include infrastructure repair, park and recreational opportunity development/improvement, removal of unsafe structures, or a variety of client-specific programs.			X
	Encourage participation in neighborhood improvement and revitalization efforts from entities such as churches, civic organizations, schools, and businesses through programs such as neighborhood clean-up, home improvement, and beautification.	X		