

City of Pattison Future Development Survey Report

41 – Survey Responses

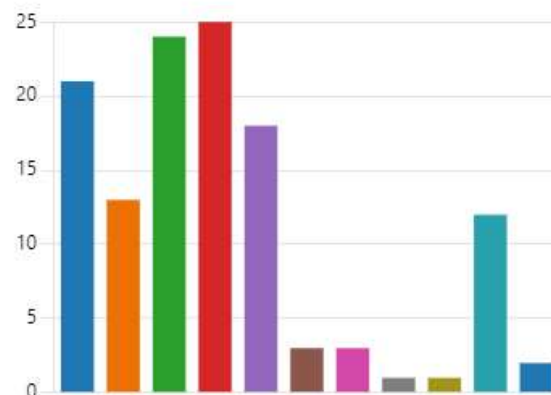
19 – Poster Responses from public outreach meeting

60 – Total Responses

1. Regarding housing types, new development may not appear similar to the current housing styles or housing needs in Pattison. If new homes are added within the city, what style and size of home do you think suits the community? Pick your three favorite options from the example pictures.

[More Details](#)

a. Single-Family House, Detache...	21
b. Large Single-Family House, T...	13
c. Small Single-Family House, O...	24
d. Large Single-Family Farmhous...	25
e. Country Estate Single-Family ...	18
f. Townhome	3
g. Multi-Family Duplex / Fourplex	3
h. Narrow Single-Family House, ...	1
i. Apartment Building	1
j. Tiny Home	12
Other	2

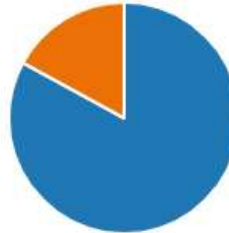
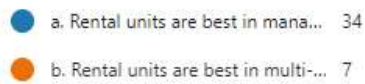


Top three housing types chosen by the community:

- 1) Large Single-Family Farmhouse, One Story
- 2) Small Single-Family House, One Story
- 3) Single-Family House, Detached Garage

2. Rental Properties offer affordable housing options that don't require a down payment and can meet housing needs during housing shortages. They can have short-term or long-term tenants and come in many forms from single-family rental homes to multi-story apartment complexes. Since rental properties cannot be disallowed, indicate how you would prefer this type of housing in Pattison.

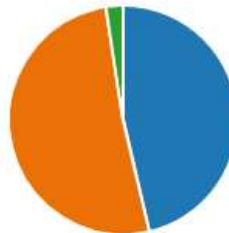
[More Details](#)



82% of the community prefers rental units managed in a rental home community where maintenance is provided and deed restrictions enforced. Only 17% prefer multi-family buildings and apartment complexes.

3. Tiny home communities are growing in popularity from eco-villages to vacation retreats. They can provide unique housing options and offer amenities such as a recreation center, pool, tennis/basketball/pickleball/sand volleyball courts, dog park, or a playground for children. Would you support this type of community in Pattison?

[More Details](#)

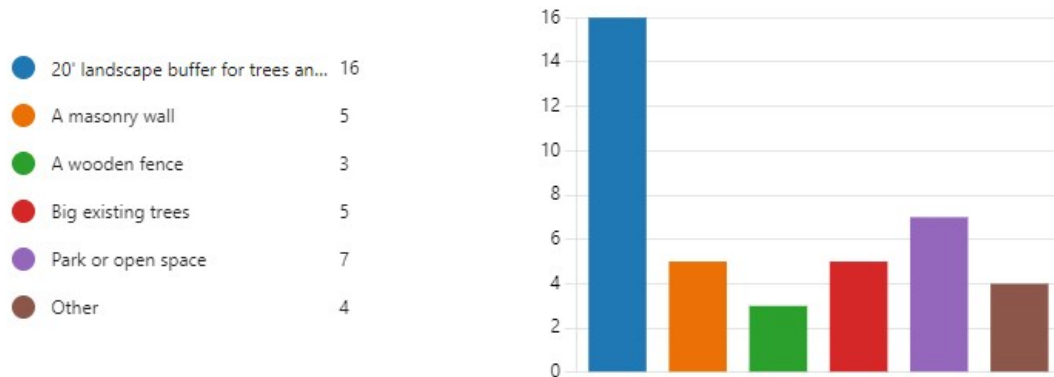


51% responded no, the community would not support a tiny home community in Pattison. 46% responded to yes, the community would support a tiny home community in Pattison.

One response to "other" stated: "not too close together, more space between homes."

4. As new development occurs, occasionally new land uses may not be the same as the neighboring property. A physical barrier between differing land uses can provide a visual barrier as well as a sound buffer. Barriers can be in many forms such as landscaping, fences, or open space. What would be your preferred type of buffer between land uses?

[More Details](#)



Top three preferred type of buffer between land uses:

- 1) 20' landscape buffer of trees and shrubs
- 2) Park or open space
- 3) Big existing trees & Masonry wall (tie)

Four responses to "other" stated:

- "Big trees where possible, parks, and open space where existing greenery isn't present."
- "Masonry wall, park or open space"
- "20' landscape buffer, masonry wall, big existing trees, park or open space"
- "20' landscape buffer and park or open space"

5. Light and noise pollution coming from retail and commercial land uses may be a concern in Pattison. Should light and noise be restricted only to certain business hours for such uses? Select your answer below.

If your answer is yes, what time frame would be suitable to allow such a business to operate? Explain answer in the "other" option.

[More Details](#)

Yes	32
No	6
Other	25



A majority of the community would like to regulate light and noise to certain business hours. Below are the responses to "other" with recommendations for suitable time frames:

- "Yes, the time frame should follow the night sky guidelines for bird migration."
- 10pm - 8am (2 responses) – "seems fair, give time for two overlapping shifts."
- 10pm – 7am (2 responses)
- 6pm – 7am
- 9pm – until Dawn (5 responses)
- 8pm – 8am
- 11pm - Dawn (Monday – Thursday) 12am - Dawn (Friday and Saturday) 8pm - Dawn (Sunday)
- 9pm – 7am
- 5pm – 9am
- 8pm – 4am
- 9pm – 6am
- 10pm – 6am (3 responses)
- 7pm – 6am
- "Yes, we really don't need this in Pattison."
- "Yes, after 9pm. We do not want this in Pattison."
- "Yes, limit light and noise at 10pm or midnight helps further quiet enjoyment of our community living."
- "Yes, restrictions after 10pm to allow business operations."
- "Depends on how much noise."

The top three time frames listed by the community:

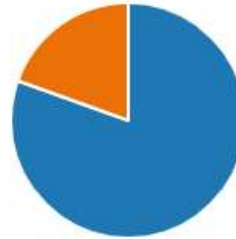
- 1) 9pm - Dawn
- 2) 10pm – 6am
- 3) A tie between 10pm – 7am and 10pm – 8am.

If Pattison decides to move forward with a zoning ordinance to regulate light and noise from commercial and industrial uses to certain business hours, this regulation would compliment Pattison's existing light and noise ordinance that regulates the type of lighting used to reduce obtrusive lighting and glare at night and the maximum allowable decibel levels. The current noise ordinance limits noise from 9pm – 7am Sunday through Thursday and 11pm – 7pm Friday and Saturday.

6. With new development a possibility in and near Pattison, are you concerned that the nighttime sky may become brighter?

[More Details](#)

 Insights

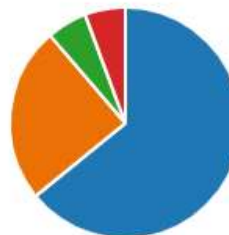
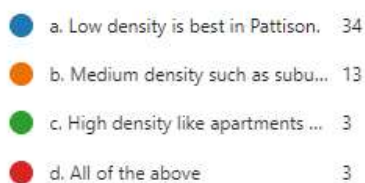


80% of the community is concerned with the nighttime sky becoming brighter. 20% of the community is not concerned with the nighttime sky becoming brighter.

7. The pictures below represent three types of development densities, i.e. how many structures or homes are located in proximity to each other. Pattison is currently considered a rural, low-density community characterized by large lots and small ranches. Several medium-density subdivisions are planned near Pattison with a distinctly suburban residential street pattern. Such development generally has between 4-6 homes per acre. High-density describes multi-family townhomes, condos, and apartments but could also describe 2-3 story mixed-use buildings in a new/revitalized downtown area.

Within Pattison's city limits, which level of density would you support? Select all that you feel appropriate.

[More Details](#)

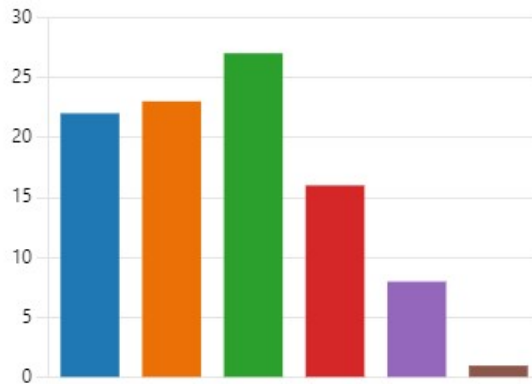


The majority of residents prefer low-density development in Pattison. However, some are open to medium density development.

8. Development ordinances and zoning regulations can contribute to the "feel" of a neighborhood. Pattison has typically been a large-lot single-family home community. As new development occurs, do ordinances/zoning need to address the proximity of new homes and businesses to existing parts of Pattison to preserve the "feel" of the city? Select all that apply.

[More Details](#)

● a. Lot coverage (by percentage ...	22
● b. Minimum front yard (how clo...	23
● c. Minimum side yards (how clo...	27
● d. Minimum rear yards (the amo...	16
● e. None of the above. Please do...	8
● Other	1



The top three regulation preferences:

- 1) Minimum side yards (how close each house is to one another)
- 2) Minimum front yard (how close to the street a home or business can be built)
- 3) Lot coverage (by percentage how much a property must remain for grass or open space)

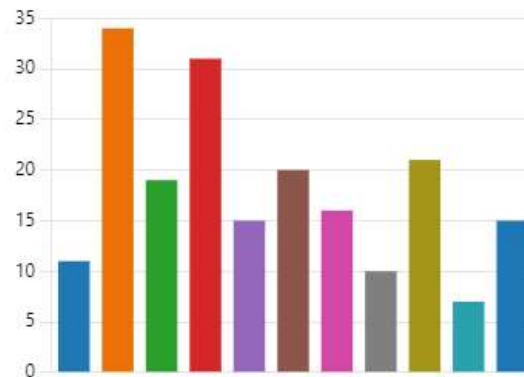
One response to "other" stated: "Clearly the last survey didn't matter! We don't want growth!!".

The community wishes to preserve large lots with big front yards and backyards), avoiding small side setbacks where homes appear close together.

9. Mixed-use is a development term describing multiple types of land uses in one building or in close proximity, such as integrating residential and commercial properties into a downtown district. They are often called a "live, work, play" environment. Mixed-use areas provide greater walkability by offering a variety of retail, restaurants, offices, and housing within a small area. Pattison could adopt a downtown mixed-use zone or create a special downtown district in the area near the Administration Building/City Hall/Pattison House/HDH Instruments.

More Details

Residential (small apartments lik...	11
Retail (small locally owned shops)	34
Personal Services (hair or nail sal...	19
Restaurants (sit-down service)	31
Child Care	15
Medical Clinic	20
Law Office	16
Tavern	10
Grocery Store	21
Music Venue	7
Office Space	15

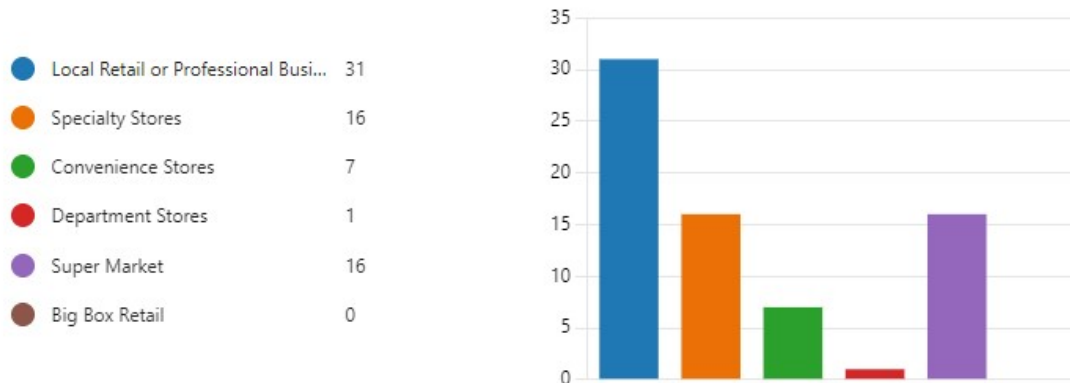


The top three desired uses to see in the downtown area:

- 1) Retail (small locally owned shops)
- 2) Restaurants (sit-down service)
- 3) Grocery Store

10. What kind of retail would you like to see more of in Pattison as it pertains to size? Select all that apply.

[More Details](#)



Top three retail options:

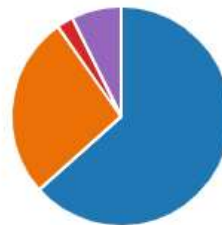
- 1) Local Retail or Professional Business
- 2) Specialty Stores
- 3) Super Market

One written in comment: "Take a look at Fredericksburg, they have the right idea in place pertaining to retail and size."

Comparing answers to the previous question, locally owned stores and a grocery store are desired in downtown Pattison.

11. Should Pattison have a maximum building height requirement? For example, new mixed-use structures could be required to not exceed a certain height to keep a small-town feel. How tall is too tall? Vote for the tallest structure you think Pattison should have.

[More Details](#)



63% of the community has voted for a maximum building height of two floors. 26% voted for three floors and 7% mentioned under "other" that they only desire one floor. 2% voted for five floors.

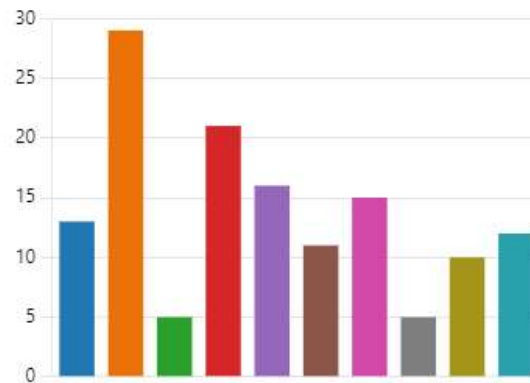
Comments mentioned: "not wanted in Pattison!"

In conclusion, the community does not desire tall buildings. A regulation for building height would be recommended to prevent tall buildings in downtown Pattison.

12. Design Standards are also used to improve and protect the appearance, value, and function of cities and neighborhoods. Which of the design standards below would be of the most interest or importance for you to see or preserve as Pattison grows? Select all that apply.

[More Details](#)

● a. Traditional Style Buildings	13
● b. Create and preserve 'old tow...	29
● c. Narrow Sidewalks	5
● d. Large sidewalk streetscape wi...	21
● e. Landscaped Sidewalks	16
● f. Improved street and sidewalk ...	11
● g. Signage	15
● h. Awnings	5
● i. Boulevard Streets	10
● j. Street Furniture (benches, cafe...	12



Top three design standards:

- 1) Create and preserve 'old town' style buildings
- 2) Large sidewalk streetscape with retail, bike paths, and places to sit and eat.
- 3) Landscaped sidewalks

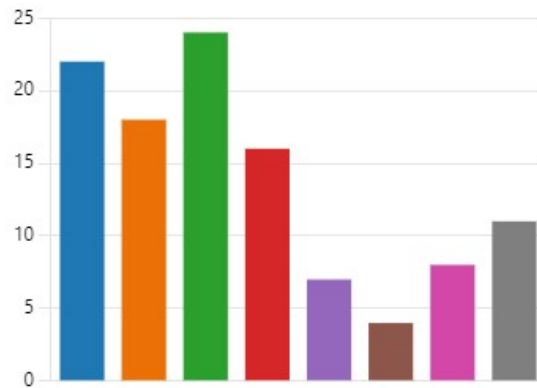
One written in comment: "Parking lots behind buildings, perimeter sidewalks to avoid 359 travel, possible to have an industrial park maybe light industrial somewhere on the edge of town? Require street trees, traffic patterns important since all dump into 359."

The community wishes to preserve the 'old town' feel of the community. A recommendation would be to take a 'complete street' design approach that addresses these design standards while enabling safety and equity for all users regardless of age and ability.

13. Do you support a downtown park? If so, what features would be the most important to you? Select your top three features.

[More Details](#)

● a. Large open space with a play...	22
● b. Dog Park	18
● c. Park with Small Pond	24
● d. Horse Trails	16
● e. Sports Court	7
● f. Pool	4
● g. I don't support a downtown p...	8
● Other	11



Top three features:

- 1) Park with small pond
- 2) Large open space with a playground, splash pad, pavilion
- 3) Dog Park


Responses to “other” stated:

- “The current park should be revitalized”
- “Adult focused exercise stations along walking paths”
- “Pedestrian trails”
- “Last survey majority did not want growth! This is all unwanted!”
- “We have a park, no need for downtown park”
- “Could use green space and a park separating differing land use”
- “I want improved streets that are well maintained first and former”

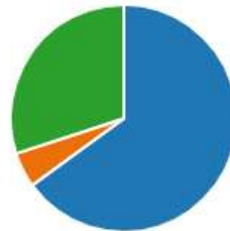
In conclusion, the community is in support of a park with large open space, small pond, playground, splash pad, pavilion and a dog park. There were a few comments about improving the current park, which could incorporate these suggestions.

14. Zoning is a way for cities to manage future growth within the city limits. Zoning does not apply to property in the Extraterritorial Jurisdiction (ETJ). Enacting zoning laws does not regulate current land use, nor continued uses if left unchanged. Zoning is intended to prevent “non-conforming” uses being placed adjacent to each other. Do you support enacting a zoning ordinance in the City of Pattison?

[More Details](#)

 Insights

	Yes	26
	No	2
	I need more information.	12

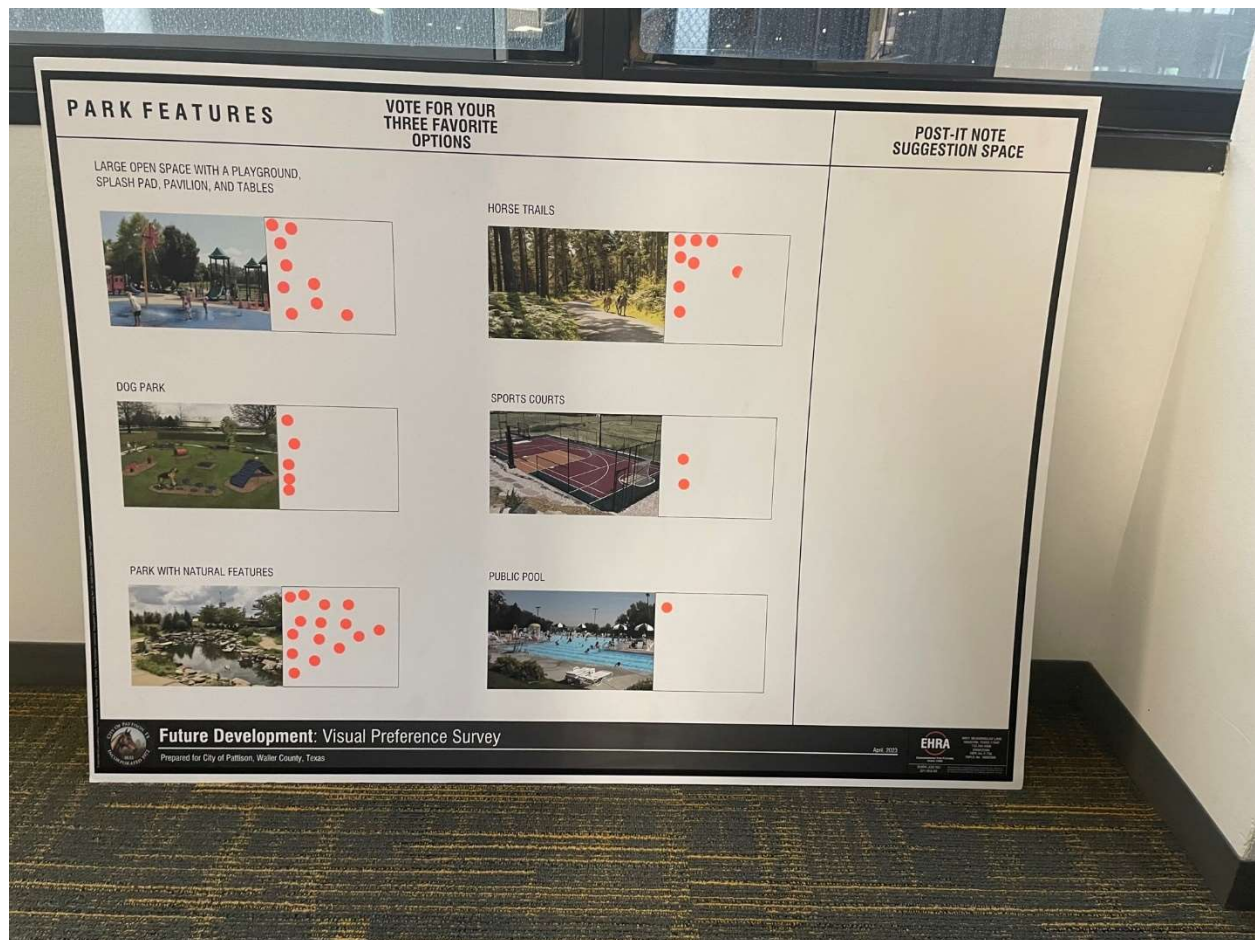


65% of the community voted in support of enacting a zoning ordinance in the City of Pattison.

5% of the community voted against enacting a zoning ordinance in the City of Pattison.

30% of the community mentioned they needed more information.

Poster Responses from public outreach meeting



Top three rated park features:

- 1) Park with natural features
- 2) Large open space with playground, splash pad, pavilion, tables.
- 3) Horse trails

The responses from this exercise are consistent with question 13 from the survey. Horse trails and a dog park have very close results. Horse trails and/or a dog park should be taken into consideration as part of a parks plan in the future for Pattison.

BUSINESS & SHOPPING

LIVE, WORK, PLAY RESIDENTIAL & RETAIL DINING, RETAIL, RESIDENTIAL ENTERTAINMENT RESIDENTIAL & OFFICES RESIDENTIAL & RETAIL

VOTE FOR YOUR MOST DESIRED BUSINESS (SELECT UP TO FIVE OPTIONS)

GROUND FLOOR BUSINESS (RESIDENTIAL ABOVE)	MEDICAL CLINIC
RETAIL (LOCALLY OWNED SHOPS)	PROFESSIONAL OFFICES (LAW SERVICES, ACCOUNTING)
PERSONAL SERVICES (EX. HAIR OR NAIL SALON)	BREWERY/BAR
RESTAURANTS (DINE-IN SERVICE)	GROCERY STORE
CHILD CARE	MUSIC VENUE
GYM	BOOKSTORE

POST-IT NOTE RECOMMENDATION SPACE

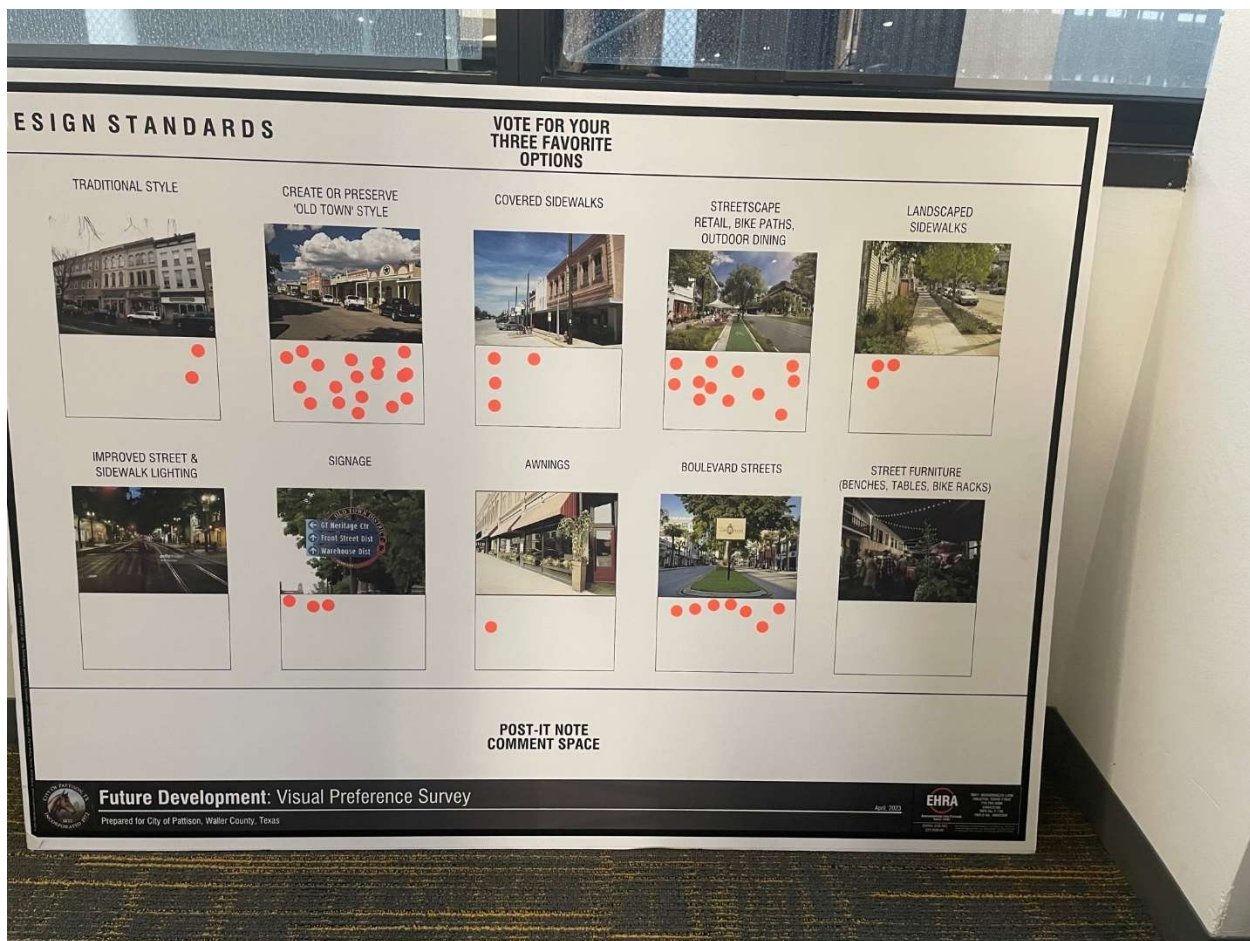
Future Development: Visual Preference Survey
Prepared for City of Pattison, Walker County, Texas

EHRA

Top three most desired businesses in the downtown area:

- 1) Tie between locally owned shops and dine-in restaurants
- 2) Medical clinic
- 3) Professional offices and services.

The responses for this exercise are consistent with question 9 from the survey. A medical clinic received more attention in this example, and should be taken into consideration as a desirable business in downtown Pattison. It is important to note that with Pattison having an older demographic of residents, a medical clinic could be very beneficial to the community.



Top three downtown design standards:

- 1) Create or preserve 'old town feel'
- 2) Streetscape with retail, bike path, and outdoor dining
- 3) Boulevard street

Responses to this exercise were consistent to question 12 from the survey. More participants voted for a boulevard street in this example. Boulevards can create a more appealing urban realm over a normal street. Boulevards provide traffic calming at intersections as well as pedestrian-scale lighting and street trees.



The majority of residents voted for 'low density' with some open to 'medium density'. These results are consistent with question 7 from the survey. Residents would like to prevent high density and preserve current low density. It is evident from the second portion on 'Neighborhood Feel' that the community would like to see homes on large lots with a lot of space between homes, preserving rural feel. This exercise gives a sense at the style of medium density the community would be comfortable with, for example a subdivision with 0.5-1 acre lots. There was positive feedback from the bungalow style home and could be another example to go off of for a medium density community in terms of home design and lot coverage/ spacing between homes.



Top three housing types:

- 1) Tie between single family one-story and small cottage home
- 2) Single-family detached garage and country estate
- 3) Tiny home

The results from this exercise were consistent with question 1 from the survey, however contradict the results from question 3 of the survey. Respondents voted for the tiny home housing type in this exercise, but majority were opposed to supporting a tiny home community in question 3. After discussion with a few community members during the public meeting, many were in favor of the tiny home housing style, as long as they were designed well and attractive like the picture and spaced well apart from each other. Concerns for this housing style may occur if used for high density development. If Pattison is faced with the decision of needing to provide more affordable housing options, tiny home communities should be the first option to look at.