

Small Area Meeting Summary January 30 – February 1, 2012

All property owners and residents in the Southside Neighborhood Planning Area were notified of this series of public meetings. Based on information provided through the process, area-specific topics were presented for discussion. The purpose of the meetings was to discuss and generate solutions for issues previously identified in the following categories:

Areas 1 & 3: On-Street Parking, Drainage, Streets, Sidewalks, Street Lights, Neighborhood Conservation, Student Rental Impacts, and Code Enforcement.

Areas 2, 4 & 5: Historic Preservation/Character Preservation, Area 5 Redevelopment, Streets, Alleys, Drainage, Sidewalks, Student Rental Impacts, Code Enforcement, and Street Lights.

Areas 5, 6 & 7: Sidewalks, Holleman Drive Crossing, Street Lights, Drainage, Land Use, Neighborhood Conservation, Affordable Housing, Code Enforcement, Property Maintenance Code, Area 5 Redevelopment, and Student Rental Impacts.

Small Area Meetings - Areas 1 & 3 Monday, January 30, 2012 Verbal Comments

On-Street Parking Area 1

There needs to be parking on only one side of the street for the remainder of Redmond.

Parking is only allowed on one side of Holik. This decision should be reversed, and the City should look at changing it to the other side.

People are parking too close to the intersection at George Bush and Rosemary.

The parking bulge on Redmond should be eliminated.

The City needs to pass an ordinance to allow more curb cuts so as to allow more driveways/parking areas. (on-site parking solution)

Sidewalks/Drainage/Streets

Don't do sidewalks on Village in Area 3. The bed of the road is soft and has been repeatedly repaired.

There should be a sidewalk on Holleman.

Only one block on Park Place has bad drainage, and when the area floods people park in the street. People then park in the ditch and it area becomes muddy. (Park Place and Anna)

Suggested no parking on Park Place from Glade to Anna as a temporary fix before curb and gutter can be added.

Overall, people seem to want curb and gutter with sidewalks.

An inlet on Glade does not drain. Cleaning this would help the problem.

There is a lot of traffic on Pershing from Thomas to Dexter. This area needs a sidewalk.

Use traffic abatement on Pershing instead of a sidewalk.

The full length of Pershing needs a sidewalk.

There is a lot of pedestrian traffic on Park Place. It needs a sidewalk.

Village needs a sidewalk from Glade to Pershing.

Use a joint mailbox system so as to not interrupt the sidewalks.

Just reduce the speed limit on Holleman.

The light at Texas and Holleman backs up to Glade. The timing needs to be improved.

There needs to be a warning light before the corner on Holleman to tell people what color the light is. They make warning lights that can show the current color.

Street Lights

Armistead has no lights.

Low street lights are good because the light isn't blocked by the tree canopy.

Texas Avenue to Anderson is dark on Park Place.

Neighborhood Conservation/Student Impact

Neighborhood Conservation should be on Redmond Terrace.

There should be single-family landscape codes.

Mowing needs to be better enforced.

Are there City wide property standards?- Response- Property Maintenance Code

Rear parking on lots is good, and paved front yards are bad. Can the City require rear yard parking? (Basically, we should prohibit people from paving their front yards for parking lots.)

Insert information about living in the neighborhood into the utility bill.

There should be a workshop for landlords to teach them how to be responsible.

Limit the number of renters to 3.

The City shouldn't do anything that assists property into becoming rental.

Removing on-street problem must be within reason.

Code Enforcement

The City needs to be more aggressive on ticketing for on-street parking in no-parking areas.

Small Area Meetings - Areas 2, 4 & 5

Tuesday, January 31, 2012

Verbal Comments

Character/Historic Preservation

There is a desire to create a way for the City to stop tear downs and people building inappropriate houses that are not to scale.

It would be nice if the City had a way that they could tell which are rentals and not. *Staff response- Rental registration.*

Not everyone is registered. Is it required by law? *Staff response- Yes.*

"Would you like to maintain the character of a neighborhood?" means something different to everyone.

North Oakwood is going to be sending out a mailer asking if people want to be involved in an overlay. That will allow a rezoning to move forward while excluding the people and properties that don't want to be included.

A TIF was suggested for the residential area. The TIF could be used to incent people to preserve a house. *Staff response- TIF could not be used, but we could look at an Assessment District. There are other possible incentives such as allowing B&Bs and commercial offices in preserved structures.*

Property value is increasing, but the house is worth very little. This is causing problems because of taxes. This needs to be considered if incentives start happening.

There are some houses that are possible national landmarks. If they could be become so, you cannot alter anything.

There is no specific style of the neighborhood. There is a variety of style and character. COCS has architectural standards for commercial buildings that make design worse. Applying regulations to houses will have the same effect. The character of the neighborhood is the variety.

We need to encourage families to occupy these houses. We need to look at actions that anyone can take to encourage owner-occupied houses.

There could be a tax incentive for owner-occupied houses.

People should sell their house to people that want to live there if they want to maintain a owner-occupied area.

Invite the realtors in town to a meeting and build a relationship so that maybe realtors will bring owner-occupied buyers to the area.

Is there some way to incent the owner to be responsible for their renters?

Contact the owner yourself and tell them there you have a problem with their renters. He does not think that bringing realtors in will work because it is a free market and the property values in the area are not conducive to young families.

There needs to be two categories: owner-occupied and rental. Each has its own rules to comply with. *Staff response- That is not legal for residential properties.*

Heard two definitions of character- site related and traditional family occupants

The character is about traditional family occupants.

Others say that you can't separate the two definitions.

The neighborhood is stronger when owner-occupied? A way to address that is through financial incentives to make the properties affordable to families.

Site character- Is the solution is an opt-in and opt-out thing? Or is it better to develop a consensus and regulate?

If you regulate what people do with their house you destroy the character.

The style of a new house should blend in to protect property values.

Residents could establish a coalition of people that buy a house and they sell it to a “family”.

We profess to be part of the TAMU community, but complain about the students. No one pattern is going to work for everything. We need to decide on one thing and go with it. It is what you make of it.

Area 5 Redevelopment

Suggested that we allow free market to dictate, and not limit development to single-family.

Restrict development to single-family.

Allow commercial along Wellborn.

Commercial on Wellborn makes sense because of the future commuter rail along Wellborn.

The feeder roads (residential roads not future Wellborn feeder roads) won't support the traffic for high rise apartments.

Keep the area single-family, but a mild increase in density would be ok.

Splitting lots and adding more houses will cause more traffic to an area that already has too much traffic.

We should use technical data and see what the existing roads could accommodate without being widened. This would enable us to decide what land uses should be allowed. This will keep the City from taking away front yards to widen the roads. The City should not create a situation that endangers the neighborhood.

Adopt a standard that no existing street will be widened. That will define the traffic constraints that cannot be exceeded by a land use.

Allow office uses instead of apartments.

Allow pedestrian-oriented commercial and neighborhood-oriented businesses (personal service shops).

People cannot remodel campus houses and old houses because of the size and design constraints. A capital must be realized on a property.

There could be a financial incentive to renovate campus houses and other historic homes.

The City must address off-street parking.

There needs to be a goal regarding the saturation of infrastructure.

Keep the area single-family, and maybe reduce to the number of unrelated to 2.

The City should step up and protect the Southgate Commercial building, particularly Pruitt's Fabric and the cleaners.

Mixed use /commercial should go on the corner, but require them to do a traffic study and create a situation that discourages cut-through traffic.

Sum up- Keep the area single-family and let it continue to redevelop lot by lot like it is today.

Streets

Area 2-The room was in general agreement that the streets around the school should be improved to current standards with curb and gutter.

Then the room changed to say a sidewalk on one side of the street with curb and gutter.

Keep areas 4 the same as it is now and preserve the trees. (consensus)

Angus from Fairview to Welsh could use curb and gutter. It is a messy street right now.

Some houses have no ditch in front so when it rains the water goes everywhere. The yard is used for parking, it causes mud lots. (Kerry Street?)

Add curbs to Welsh but not sidewalks.

Just reshape the ditches.

A person parking in the mud is part of the cost of character and less traffic.

Dexter-

Remove parking on the south end of it. It is too narrow and all parking should be removed.

Dexter should not be widened. (Consensus)

There should be a traffic circle at Dexter and Fairview

There needs to be a sidewalk all the way to Holleman.

The City needs to protect bicyclist.

Code Enforcement

No solutions suggested

Student Rental Impacts

Allow additional curb cuts so that parking could be moved to the back.

That is a problem because it encourages renters.

Allow for variances to get additional curb cuts.

Have a single-family parking requirement, like there must be a parking space for each car.

Limit to residents to two unrelated and parking is resolved.

Remove all on-street parking and everyone gets one permit per house for on-street parking.

A group of homeowners could create a group that could address student issues by welcoming students and educating them.

There should be a limit on the amount of parking on the property.

Protect the front yards.

Parking in the rear is ok. (Out of sight out of mind.)

Small Area Meetings - Areas 5, 6 & 7

Wednesday, February 1, 2012

Verbal Comments

Sidewalks

Sidewalks are wanted. (This was a general statement, and not specific about where.)

Streets are narrow and need to be repaired before a sidewalk is added.

There isn't enough room for a sidewalk. It would take up front yard.

Residents just want to see that the City is making improvements to the area.

It would be safer to have a sidewalk because of kids. (Georgia Street)

Maybe put a sidewalk on the opposite side from the parking.

Maybe add sidewalks on Phoenix and Nevada to create way to get to the park.

There needs to be funding on the stretch of Fairview that is not funded (extending to George Bush).

We shouldn't build the extension along Wellborn to George Bush (the unfunded portion) because it will just get torn out later with TxDOT's project.

Holleman Drive Crossing

There is a sense of fear at the crossing when kids run across and not all the cars stop. Some cars stop willingly, but others speed through to beat pedestrians.

After school is the main time of the problem.

The Police officer asked for specific times so that they can watch it more closely.

Rush hour is also a problem. Maybe a flashing light before the crosswalk would be helpful.

A traffic signal would be good, but a flashing light would be more helpful.

More improvements are needed at this intersection. (Consensus)

The City could do a warrant analysis and look at the possibility of a signal, but there are other more appropriate improvements that may be sufficient.

Street Lighting

Georgia needs more lighting. The lights don't work sometimes.

The lights are too tall. The light is blocked by the tree canopy.

The lights are spaced really far apart. A higher wattage would be helpful. (Maryem)

Carolina needs more lights.

Drainage

No comments.

Land Use and Neighborhood Conservation

More houses on smaller lots equals more parking that is needed.

No more homes! They would rather see larger lots.

Limit to development to single-story homes.

Increase the required single-family parking to three.

There is a shortage of affordable housing in College Station.

The 8500 SF requirement steals property from homeowners who would like to sell their land.

Put parking in the back of the house.

There isn't a preference to have more houses.

There is not a desire to do something different than what is in place now. (Based on the conversation a Neighborhood Conservation designation is appropriate.) (Consensus)

Affordable Housing

No comments.

Code Enforcement and Property Maintenance

It is appreciated that the City allows out of town owners to designate a local person to handle code issues.

Area 5 Redevelopment

Changing the land use now on the Comp Plan would be harmful to the people that bought property in the area in anticipation for future redevelopment. Changing the land uses every few years is going to make it hard for investors to speculate.

There is concern about the size of Montclair compared to the increase in traffic as a result of the new interchange. He is not suggesting that it be widened, just more of a concern and observation.

Work with TAMU Arch to work on a plan of how Southgate would function if the whole thing turned around and became pedestrian friendly.

Apartment complexes are not acceptable, but neighborhood commercial (pharmacy was the example) would be ok.

Step it down from commercial to residential.

Some commercial is reasonable and expected. A fear is that the historical buildings become out of place because apartment buildings built next to them.

Let the commercial be deeper off of Wellborn and let it extend further south.

The City needs to work with TxDOT to get them to buy all of Southgate.

A parking garage would be useful in the Southside area to accommodate the amount of parking needed to accommodate visitors, dorms, and housing.

Zone it all commercial and apartments so that parking is accommodated.

Special attention needs to be paid to Montclair and Luther because of the new traffic from the future interchange. Commercial along the edge would be ok but maybe not viable because of access. Access would have to be through the neighborhood. Montclair and Luther would be the access.

Student rental Impact

New housing should have one parking place per bedroom with a maximum percentage of paving in the front yard.

There needs to be a restriction on how much of the front yard is paved.

If additional landscaping is required, it wouldn't be watered anyway.