



**SOUTHSIDE AREA
NEIGHBORHOOD RESOURCE TEAM**

May 14, 2012

★ Open House Plan Presentation
Tuesday, July 10 | 6:00 p.m.
CS City Hall

★ Final NRT Meeting
Tuesday, July 17 | 6:30 p.m.
CS City Hall

Neighborhood Planning Process

Existing Conditions Research



Kick-Off Meeting



Neighborhood Resource Team Formed



Issues & Opportunities Meeting



Smaller Area Neighborhood Meetings



Plan Development



Draft Plan presentation and Comment



Plan Revisions



Bicycle, Pedestrian, and Greenways Advisory Board
Recommendation



Planning & Zoning Commission Recommendation



City Council Adoption



Implementation (on-going)

www.cstx.gov/ndcplanning



Trait	Discussion Groups				
	1	2	3	4	5
Allow Demolition of Campus Homes	X	X	X	X	X
Comercial @ Luther/Wellborn			X	X	X
Commercial @ Perimeter	X		X	X	
"Core" reamain Single-Family		X	X		X
Extended Urban Area	X				
Height Limit Transition		X		X	X
Hotels Acceptable	X		X	X	
Multi-Use Path			X		X
Neighborhood Conservation for most			X		
No Apartments			X		
One-way Streets	X			X	X
Parking as a Primary Use				X	X
Parking Removal	X				
Perimeter High-Density	X	X	X	X	X
Regulate Building Materials		X			
Structured Parking o.k.	X			X	
Traffic Management (ie: speed hump)	X				
Transition Area		X		X	X
Tree Preservation		X			

Southside Area
Neighborhood Plan

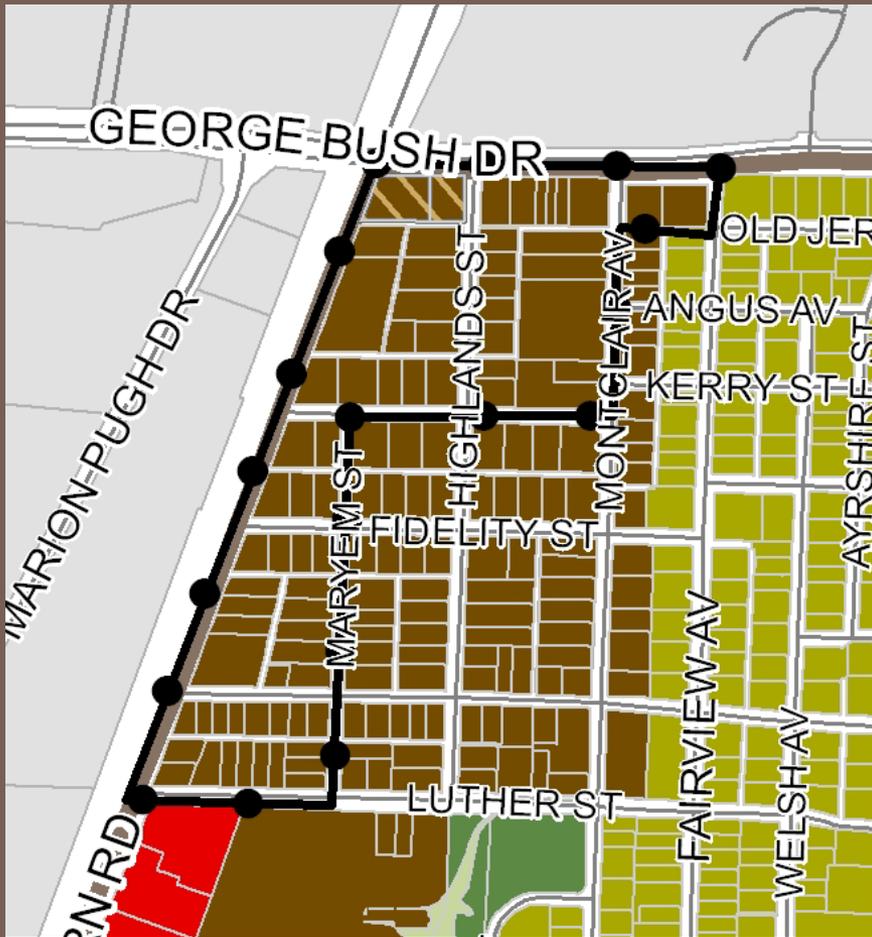
Wellborn/George Bush
Grade Separation



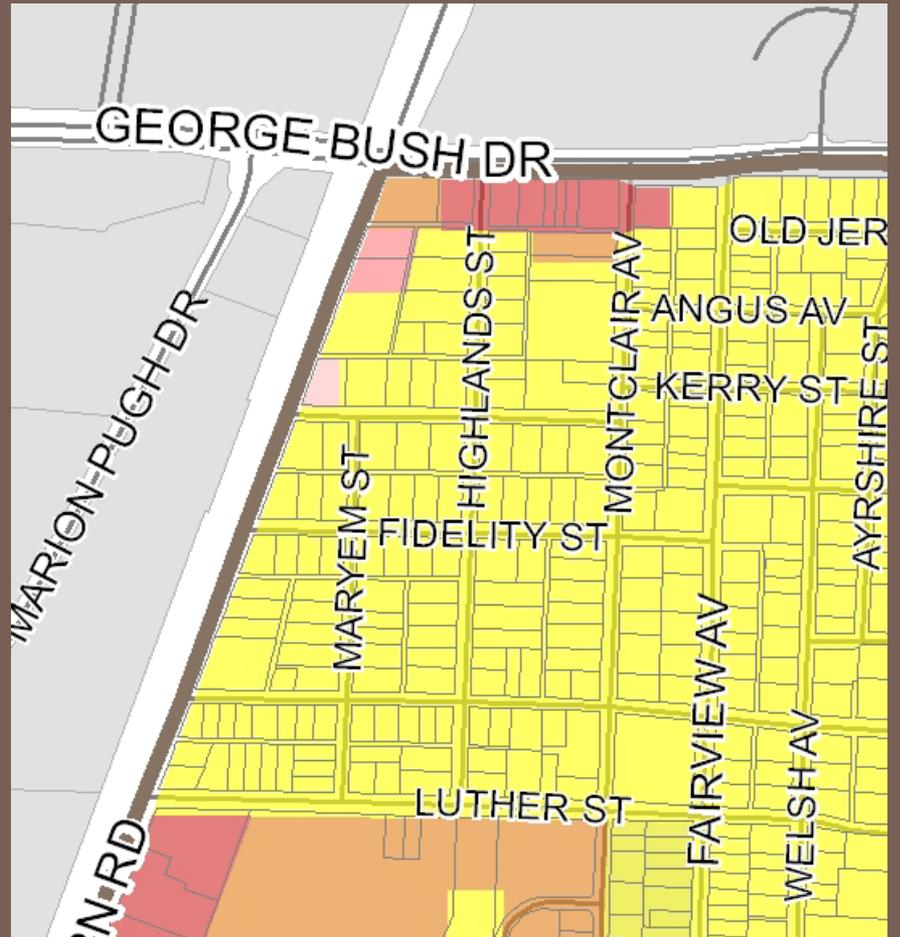
- ★ Historical Markers
- Campus Houses
- Structures
- Redevelopment Areas
- Area 5
- Planning Area

Source: Planning & Development Services





Comprehensive Plan



Zoning

Comprehensive Plan & Zoning

- Current comp plan and expectations
- Existing zoning entitlements
- TxDOT interchange
- Future cul-de-sac'd streets
- Platting limitations
- Water infrastructure
- Sewer infrastructure
- Transportation infrastructure
- Campus homes
- Proximity to campus
- Property values
- Large number of rental properties
- New SF construction & Remodels

