

APPENDIX B PUBLIC INPUT SUMMARY

The results of the planning process reverberate in all aspects of the City and have lasting implications in the community's quality of life. The goal of a participatory planning effort, like the Southside Area Neighborhood Plan, is to ensure the vision for the community's future responds to the residents' and property owners' will. Participation allows for informed input and strategies tailored to community goals. By working together, neighbors and property owners craft a viable image of the future of the community.

Public participation in neighborhood planning allows community members to share the responsibility of their joint future while being critical of their own role as neighbors.

The Southside Neighborhood Plan was structured to get a constant stream of public input and feedback throughout the planning process. There were a total of 6 public meetings, 9 Neighborhood Resource Team meetings and an Open House during these twelve months.

Information on current events, frequently asked questions and previous meetings was and is available on the City's website for further review. www.cstx.gov/ndcplanning.

Kick-Off Meeting and Written Survey, Tuesday, September 27, 2011

Preceded by Mayor Pro Term Dave Ruesink and held at the City of College Station Conference Center; all property owners and residents within the Southside Area were notified of this public meeting and invited to attend. Flyers, door hangers and public announcements were used to advertise this event.

The Kick-Off Meeting objective was to show the boundary of the neighborhood and present the current state of things to its residents. Thus setting the stage for collectively establishing what would be accomplished.

Maps of existing conditions in the neighborhood were displayed during this meeting, including information on registered rental properties, existing sidewalks, code enforcement cases, and the location of floodplain, among others. City planners were present to provide information on City services and answer planning related questions besides listening to neighborhood issues.

Those interested in becoming more involved in the planning process were encouraged to volunteer for the Neighborhood Resource Team.

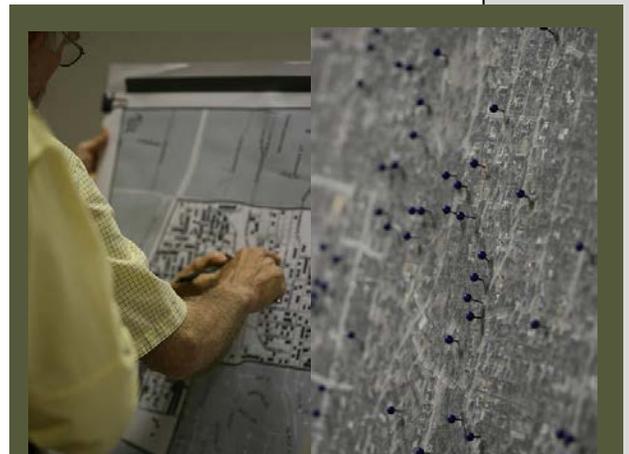


Figure B.1: A pin map is used as a tool to get neighbors acquainted with the area and gives the planning team a geographical pattern of participation.

Residents in attendance at this meeting were asked to complete a written survey and a mobility questionnaire to identify the most important issues facing their neighborhood. The survey focused on positive and negative aspects of the neighborhood, personal understanding of basic planning concepts and mobility preferences. Information from the survey was used to determine discussion topics at future meetings.

See **Figure B.1, Kick-Off Meeting** at the end of **Appendix B** for complete survey results.

Neighborhood Resource Team Meeting, Tuesday, October 11, 2011

Forty Southside residents and property owners volunteered to serve on the Neighborhood Resource Team. The purpose of which was to represent the interest of the community and steer the process to what they consider to be priority issues.

During this first meeting of the NRT, City staff provided volunteers with information on the current City Comprehensive Plan, neighborhood planning and the structure of the planning process.

Southside neighborhood was divided in 7 areas to allow more specific strategies to be developed in each case. Main issues derived from the Kick-Off Written Survey were discussed for each of these areas during the meeting. NRT comments were recorded to help guide the discussion in Small Area Meetings and the Issues and Opportunities Public Meeting. Topics included were Code Enforcement, Parking, Walkability, Historic Preservation, Property Maintenance, Overall Appearance, Speeding, Safety and Crime, Neighborhood Identity and Redevelopment.

See **Figure B.2, Neighborhood Resource Team** at the end of **Appendix B** for complete meeting notes.

Issues & Opportunities Meeting, Tuesday, November 1, 2011

This meeting was open to general public. Participants were provided with fact sheets on 6 main topics taken from survey responses and condensed through NRT discussion. Topics available for further discussion and comment were Code Enforcement, Infrastructure, Public Safety, Biking & Walking, Historic Preservation, and Redevelopment.

City staff presented the public with an overview of neighborhood planning practices, neighborhood subdivision by areas and current issues in each one. After reviewing the information, participants could take part on discussion workshops of their choice for each of the topic. Both oral and written comments were collected.

Information from this meeting was divided into three categories: Issue & Opportunity Statements, General Questions, and Action Items.

See **Figure B.3, Issues and Opportunities** at the end of **Appendix B** for complete meeting notes.

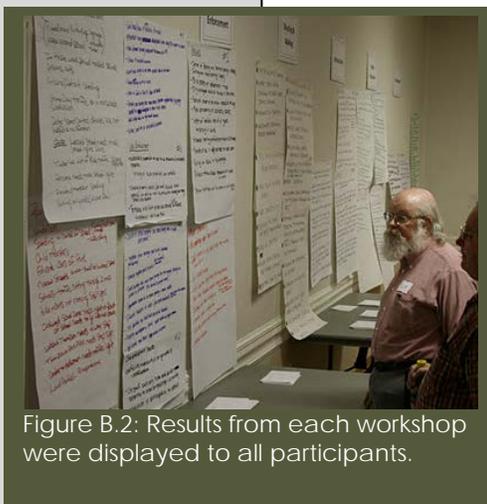


Figure B.2: Results from each workshop were displayed to all participants.

Neighborhood Resource Team Meeting, Tuesday, November 15, 2011

NRT members met to discuss overall results from the Issues & Opportunities meeting and began discussing potential solutions.

General discussion centered on trend identification and clarification of neighborhood concerns. Items identified as questions or existing problems were addressed directly by City Staff.

Concerning general issues, NRT began discussing over-arching issues, problems associated with them and possible solutions. Emphasis was made on the challenges and possibilities arising from all proposed solutions.

At the end of the meeting, NRT members were given an assignment to take pictures of things that they like about their neighborhood for discussion at the next NRT meeting. The purpose of the exercise was to start thinking about the neighborhood in terms of characteristics that should be preserved or enhanced, and not solely about negative issues.

Neighborhood Resource Team Meeting, Tuesday, December 13, 2011

The purpose of this meeting was identifying positive aspects of the Southside area. NRT members discussed over 100 pictures contributed by them depicting what is good about their neighborhood. These were recognized as character elements that need to be protected as their neighborhood ages and ways to strengthen those elements.

NRT was provided with the first draft of the Southside Neighborhood Existing Conditions Report for review and comments.

Planning & Zoning Commission Meeting, Thursday, December 15, 2011

An update of the Plan process was made to the Planning and Zoning Commission during their workshop meeting. An overview of the process included plan background, structure of the final document and current website.

Neighborhood Resource Team Meeting, Tuesday, January 17, 2012

NRT was involved, alongside City Staff, in preparation for Small Area Meetings. Major issues for each area, minor concerns and questions to be developed, were discussed during this meeting focusing on achievable solution options. NRT analyzed the meeting format and how they would be handled. Also a request for NRT representation in each meeting was presented by City Staff.

Small Area Meetings

Small Areas were assigned joined-meetings based on major issues rather than location. NRT and City Staff took this decision in terms of format because of the diverse nature of



Figure B.3: Positive aspects identified by NRT were historic architecture, community feel, good streetscape and mature trees.

issues within short distances and overlapping concerns in far off sections. The purpose of the Small Area Meetings was to encourage area-specific goal development. Discussion focused on crafting detailed solutions for neighborhood concerns, based on information provided up until this point. Being a public meeting, all property owners and residents in corresponding areas were notified through flyer and postcards in the mail. Any other Plan participant was notified by email.

SAM - Areas 1 & 3, Monday, January 30, 2012

Held at Grace Bible Church with approximately 40 attendees, this meeting discussed the following categories: On-Street Parking, Drainage, Streets, Sidewalks, Street Lights, Neighborhood Conservation, Student Rental Impacts, and Code Enforcement.

SAM -Areas 2, 4 & 5, Tuesday, January 31, 2012

Held at the City of College Station Conference Center with approximately 75 people in attendance, the following categories were discussed: Historic Preservation/Character Preservation, Area 5

Redevelopment, Streets, Alleys, Drainage, Sidewalks, Student Rental Impacts, Code Enforcement, and Street Lights.

SAM –Areas 5, 6 & 7, Wednesday, February 1, 2012

Held at The Lincoln Recreation Center with approximately 25 people in attendance, the meeting focused on the following categories: 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.



Figure B.4: Small Area Meeting Designation Map.

See **Figure B.4, Small Area Meetings** at the end of **Appendix B** for complete meeting notes.

Neighborhood Resource Team Meeting, Monday, February 13, 2012

A summary of Small Area Meeting was presented to NRT members for review and consideration. Discussion centered on current and possible land use patterns besides Neighborhood Integrity strategies. Conclusions from both of this were to be included in the corresponding chapter of the plan.

Neighborhood Resource Team Meeting, Tuesday, March 20, 2012

Debate focused on mobility actions and preferred scenarios to be included in the plan. NRT was presented with a draft of the Community Character and Neighborhood Integrity Chapter for review and comments.

Neighborhood Resource Team Meeting, Monday, April 16, 2012

Discussion related to Public Facilities & Services strategies to be included in the Plan. NRT was presented with a draft of the Mobility Chapter for review and comments.

Area 5 Redevelopment - Special Public Meeting, Tuesday, May 1, 2012

Possible changes in the intersection between George Bush Drive and Wellborn Avenue, give Area 5 unique possibilities for redevelopment which called for a special public meeting. While other Plqn participants were notified by email, all property owners and residents within Area 5 were notified directly through mail.

The group discussed potential development scenarios using maps and conclusions were collected for further discussion and inclusion in the Plan.

See **Figure B.5, Area V Redevelopment** at the end of **Appendix B** for complete meeting notes.

Neighborhood Resource Team Meeting, Monday, May 14, 2012

NRT members received a summary of the Area 5 meeting and used the results to develop an acceptable land use and height map for Area 5.

Planning & Zoning Commission Meeting, Thursday, May 17, 2012

A second update of the Plan process and progress was made to the Planning & Zoning Commission during their workshop meeting. Including goals and objectives taken from Small Area Meetings, Area 5 special conditions and other area-broad planning considerations.

Bicycle, Pedestrian, and Greenways Advisory Board, Monday, July 2, 2012

BPG Board had the opportunity to discuss the draft Mobility Plan chapter and provide a recommendation for BPG Master Plan changes based on public input and Southside's specific needs.

Open House Presentation, Tuesday, July 10, 2012

Public presentation of the draft Neighborhood Plan, was held in City Council's chamber with an approximate attendance of 85 people. All Southside property owners and residents were notified by mail, other plan participants received email invitations

The Open House format allowed attendees to review the information given plus the opportunity of interacting with city planners who could answer questions and provide insight into the process. Both oral and written comments were collected for later review.

A written survey meant to grade the effectiveness of the participation process and public satisfaction with the results was distributed to all attendees.

See **Figure B.6, Open House** at the end of **Appendix B** for complete meeting notes.

Neighborhood Resource Team Meeting, Tuesday, July 17, 2012

NRT members discussed information and feedback received at the Open House Meeting. Final decisions regarding Plan strategies were made at this meeting based on resident and property owner input. Conclusions were included in the final Plan.



Figure B.5: Participants in the Open House Meeting.

Information and participation opportunities were found on Channel 19, the City's website, Twitter, and Facebook all through the planning process. Materials, information and feedback resulting from every event was a crucial part of the neighborhood planning process and is now available on the City's website at www.cstx.gov/ndcplanning.

Figure B.1, Kick-Off Meeting

Category	Public Comments
Bike/Ped	I walk & bike my kids to school from near Brison Park to South Knoll Elementary. That means I go down Dexter. The traffic calming island between Park Place and Thomas makes biking hazardous. Please extend the sidewalk on Dexter from Park at least past the island to Thomas and perfarably to Winding or Holleman
Bike/Ped	Bike lane needed on Dexter from Holeman to George Bush!
Bike/Ped	Need sidewalk to continue on West side of Dexter, between Holleman and Park Place. Need bike lanes on west and east sides of Dexter
Bike/Ped	Insufficient Room for Sidewalks. Would encrouch on house space.
Bike/Ped	Widen Holleman, at least between Wellborn and Holleman. Need sidewalks in "States Streets" Neighborhood.
Bike/Ped	Insufficient Room for Sidewalks. Would encrouch on house space.
Bike/Ped	Please provide bike path along alley behind Suffolk. Extend sidewalk between Bryson Park and Holleman, along Dexter.
Bike/Ped	Need better crossing facilities fro bikes turning left onto Bush from Dexter. Traffic islands on Dexter create hazardous situations when bike riders share the road
Bike/Ped	Bike lanes needed on Fairview Avenue!!!
Bike/Ped	Dexter appears to be dangerous as a designated bike route as cars and bikes do not fit past the center islands
Bike/Ped	800-1000 Blocks of Park Place do not need sidewalks
Bike/Ped	Sidewalks - Park Place (Glade to Anderson) and Anna
Bike/Ped	Need Bike lanes on Dexter. Basic Planning Principle: There should be safe bicycle and pedestrian options to and from every point in College Station
Bike/Ped	Need more and better marked bike and pedestrian lanes!
	Stagnant water in curb, curb repair across street, behind Park Place and Tin would like more lighting.
	I am glad to see the sweep truck frequent our street (Hereford) as we pick up 4 pieces of blown in trash every day a lot of this trash is from the gas station across the road.
	Sad to see single bedroom houses on Holik turn to be monoply house w/ 6-7 people living in there. They are NOT single resident homes.
	700 Hereford St. is not a rental, I live there and own it.
	George Bush from Anderson to Texas is very junky, unkept lawns, trash cans, trash, visitors see this first going to campus. Bad first impressions!
	Addition of more and better street lights throughout study area (especially "state street" neighborhoods.
	Age of structure map (Brison Pk/Dexter/Dexter W. 1936 not 50's.
	Moving parking to our side of roads is good. However, can you consider restricting parking a certain distance from driveways. People have started parking very close to where visibility when leaving driveways is restricted.
	There should be parking on one side of entire Redmond Drive. Redmond Drive needs paving .
	Would like to see code enforcement with cars parking on footpaths (ie: Welsh). Dexter appears to be dangerous as a designated bike route as cars - bikes do not fit past the center islands.
	Please enforce the no parking areas with construction companies & lawn maintenance companies. They often arrive when homeowners aren't home. They drive BIG TRUCKS. Thanks
	Redmond Dr. - parking one side only - it is not working for just 1/2 the street. Redmond / Bush double parking very dangerous.
	Redmond Dr. needs parking on one side only all the way to GBD. Students living on GBD park on Redmond near the intersection. Emergency equipment can't get through.
	There are no street lights on Armistead. Very dark at night and the street curves.
	306 Glade St cut down their no parking sign so they can park on both sides creating another traffic problem.
	W. Dexter between Old Jersey and Angus to Fairview.
	Intersection of Dexter & George Bush has only two car spots for a left turn - in the morning there are often 4+ cars turning left creating problems. Fairview is not a good alternative due to absence of traffic lights making a left turn onto Bush impossible.
	We have existing parking restriction neither code enforcement or CSPD will enforce - Village, Timm, Leacrest, Sunny Ct.
	Eventually will need to expand culvert where Bee Creek passes under Park Place as more ?????, parking lots and other impermeable surfaces are built upstream. My yard floods several times per year already.
	Landscape timbers put in the creek wall have fallen and no longer shore up the wall. Lots of erosion issues. I work at home and would be happy to show someone what I am talking about! Thanks so much!
	FYI - 112 Pershing was built pre 1950 - probably late '30's.
	Establish rules and code enforcement for renters - they need to accept the responsibility of living in established neighborhoods.
Bike/Ped	Bring Wolf Pen Creek greenway into A&M campus (into golf course)
	201 Suffolk has been rental house for several years.
	I would like to see the prevention of tearing down good histrical homes that are liveable yet need updating or fixing. It would be best for the owner to work on it and not replace with a new one to keep the historical district "historical".
	Reduce the proposed "urban" future infill (?) u se area at north west segment of study area. Extend "urban" designation south along Wellborn.
	Curbs - Anna / Holik / Park Place . Widen Glade, Anna/Holik. Storm sewer @ Glade & Park Place - clogged. No parking on Anna - too narrow street. On Holik 6-7 renters in one house - park on street, tennis courts ...
	I am extremely concerned about the affect of the urban mixed use area in the sw corner of GeoBush & Wellborn Rd and its affect on my property value.
	Provide bike safety info
	I would like to see such a neighborhood plan for the Glade Street area south of Holleman. Thank you.
	Welsh / Angus; please pave all of Welch with curbs. Also Angus St.

Figure B.1, Kick-Off Meeting

Survey Results, Continued

Area	Occupancy Type	Neighborhood Identity	New Commercial Development	New Residential Construction	Noise	Overall Appearance	Park Maintenance	Parking	Property Maintenance	Property Values (declining)	Property Values (rising)
Area 1	Occupancy Type not indicated										
	Rent Home										
	Live in Apartment Community							1			
Area 2	Own Rental Property			1				1			1
	Owner Occupied					1					
	Occupancy Type not indicated							1			
Area 3	Rent a Home							1			1
	Live in Apartment Community							1			
	Own Rental Property			1	2	6		5	6		1
Area 4	Owner Occupied	8									
	Occupancy Type not indicated									1	
	Rent a Home				1						
Area 5	Live in Apartment Community										
	Own Rental Property										
	Owner Occupied	5			3	3		7	7	1	2
Area 6	Occupancy Type not indicated					1		1			
	Rent a Home										
	Live in Apartment Community										
Area 7	Own Rental Property		1	3		1	1	1	1		1
	Owner Occupied		1	1	2			1	2		
	Occupancy Type not indicated										
Area 8	Rent a Home			1							
	Live in Apartment Community		1	1	2	2	1	2		1	
	Own Rental Property			1				1			1
Area 9	Owner Occupied										
	Occupancy Type not indicated										
	Rent a Home										
Area 10	Live in Apartment Community										
	Own Rental Property							1			
	Owner Occupied					1		1	3		
Area 11	Occupancy Type not indicated										
	Rent a Home										
	Live in Apartment Community										
Area 12	Own Rental Property		1	1							1
	Owner Occupied	1		1		1		1			
	Occupancy Type not indicated										

Figure B.3, Issues and Opportunities

Survey Results, Continued

Area	Occupancy Type	Protection of Natural Features	Redevelopment	Resource Conservation	Road Maintenance	Safety/Crime	Street Design	Speeding	Traffic Congestion	Transit Availability	Walkability
Area 1	Occupancy Type not indicated										
	Rent a Home	1		1			1				
	Live in Apartment Community				1		1				
	Own Rental Property Owner Occupied		1						1		
Area 2	Occupancy Type not indicated					1					1
	Rent a Home							1			
	Live in Apartment Community										
	Own Rental Property Owner Occupied	3	3	2	2	1		3	3		4
Area 3	Occupancy Type not indicated	1						1	1		
	Rent a Home										
	Live in Apartment Community										
	Own Rental Property Owner Occupied										
Area 4	Occupancy Type not indicated			1		1		2	2		1
	Rent a Home										
	Live in Apartment Community										
	Own Rental Property Owner Occupied		1					2	1		3
Area 5	Occupancy Type not indicated										
	Rent a Home										
	Live in Apartment Community										
	Own Rental Property Owner Occupied		1			2					1
Area 6	Occupancy Type not indicated		1								
	Rent a Home										
	Live in Apartment Community					2		2	2		1
	Own Rental Property Owner Occupied		1			2	1				1
Area 7	Occupancy Type not indicated				1	1					1
	Rent a Home										
	Live in Apartment Community										
	Own Rental Property Owner Occupied					1		1			4
Area not indicated	Occupancy Type not indicated										
	Rent a Home										
	Live in Apartment Community										
	Own Rental Property Owner Occupied		1								
		2	1	1							2

Figure B.1, Kick-Off Meeting

Public Survey Responses

3. Please List any other important issues facing your neighborhood:

Area 1

- Recycling
- See enclosed info printout in your online 2009 plan you leave out people age 21-49. You forget dual use like Lincoln Center as shelter for hurricane victims, you are way too limited in transportation planning, you are not planning for actual use of medical facilities, you leave out mental illness completely.
- Too many unrelated persons in one house
- The church parking on both sides of Anderson in bike lanes is a disaster ready to happen. Prediction: a person will be killed there on a Sunday morning this year!

Area 2

- Narrow street with no curb on Anna/Glade
- Need desperately bike lanes and sidewalks on Dexter from G. Bush to Holleman – please!
- Too many houses are becoming rental
- Student rentals
- Number of people (unrelated) living in a family home
- Control the issues associated with rental properties (excessive vehicles, parking property maintenance)
- Loss of owner-occupied housing, inappropriate redevelopment
- Tearing down old homes and not having the new homes fit in
- Too many rentals on our street. Cars, cars, cars
- Storm drainage – Glade @ Park Place, lighting, restricted parking code enforcement
- Parking
- Traffic during game weekends
- Number of unrelated individuals

Area 3

- The old family neighborhood is now student one- we can't sleep from the noise etc.
- Continued encroachment of rental property into the central section (like Pershing, etc) of the Southside neighborhood – primarily university students
- Neighborhood turning into student rental. Realtors push houses for rentals. May only have 4 officially per house – but when add friends neighborhood becomes congested
- Enforcement of new parking restrictions- workers always ignoring signs & driving BIG TRUCKS. Some kind of communication with yard maintenance & construction companies would be helpful – GIVE THEM A TICKET!!
- Redevelopment is tearing down old houses but replacing them with cookie cutter homes; I would like to retain variety in home appearance
- Parking near rental properties. The streets are impassable
- 6 people in rent houses
- Too many single family homes turning into multi-student dorm causing parking congestion & noise

Area 4

- Please do not let the very few upset families dictate what happens in this process. It looks like the majority of the property is already rental.
- Dexter drive is dangerous for biking – the “traffic calming” made something worse – speeding
- Parking on footpaths
- Parking on footpaths
- Over population of rental property. No plan to protect small section of the historic area
- Renters need rules & guidelines
- Too much planning and social engineering
- Large multi bed/ bath rentals – good or bad?

Area 5

- Signage for apartments & commercial too restrictive
- Easements- especially those relating to new housing. Maintenance seems to be left to those who care about appearance. Another concern- rental property where owners do not live here and probably have no knowledge of what the tenants are doing.
- Crime, old infrastructure needing updating “no man’s land” alleyways & easements needing up keep & maintenance. After street improvements were made my property doesn’t drain properly & I get water backing into my house

Area 6

- Not enough affordable housing for low to moderate incomes
- Redevelopment direction and protection
- Need sidewalks and lighting minimum property maintenance, people are letting their house fall apart
- Not enough lighting, junk left in front yard

Area 7

- Tree hanging over the roadway
- Parking, property value street maintenance traffic congestion walkability and transit availability
- Street lights, sidewalks, abandoned homes (vacant)
- New people moving in
- Aging housing, no sidewalks

Area not indicated

- Preventing development at the expense of single family dwellings

4. What do you LIKE about your neighborhood?

Area 1

- Wildlife, shade trees, fish in stream, shopping, Christmas decorations, tiny scale houses near HEB
- The window's view looking toward the green fields
- Lived there since 1978 love people – convenience
- Family oriented

Area 2

- Having the schools close for my children. Feeling comfortable sitting outside in early morning hours. The neighbors you can count on.
- Location
- Location
- Diversity of houses
- Location
- Trees, historic quality, most of the neighbors
- Location lived there 64 years
- Historic neighborhood, property maintenance is very good, strong community, diversity of home styles parks
- Closeness to A&M, historical homes
- Quiet
- Old established neighborhood near campus close to retail center
- Diversity, convenience/locale
- Location & convenience
- Old neighborhood with great looking homes & tall trees
- Close to many things – A&M, HEB, other store – its great at night
- Peaceful except game weekends, vegetation
- The diversity in the houses
- Friendly with students, families, etc. homeowners need to make efforts to meet students

Area 3

- Originally was family oriented but that aspect is declining; proximity to TAMU; large lots with trees
- Family oriented with a mix of ages – variety in houses – not all same – when we first moved in (-9 years ago) it had a sense of community – that is changing as more houses become rental
- Permanent owners of residence ; family atmosphere
- Love the history – my parents built the house in 1965; love proximity to A&M
- That it has so far retained its private character in spite of its proximity to the campus and convenience to shopping. Also its low crime rate
- Convenient to shopping "HEB" & TAMU
- Proximity to campus
- Size

Area 4

- Historic homes, nature trees
- Diverse housing stock, proximity to campus
- The proximity to TAMU
- I do not live in Southside subdivision but own rentals at Tauber. Near and convenient to A&M campus
- Parks, old houses, trees, residential character
- Beautiful area; close to University; friendly neighbors who reach out in time of need
- Large trees established
- Proximity to TAMU
- The older houses
- Historic character & trees
- Single family housing of modest value
- Historic homes, mature trees
- I grew up here – have renovated my childhood home
- Unique older neighborhood

Area 5

- Mixed use mixed ages, etc
- Close to A&M
- Close to Texas A&M

Area 6

- Well maintained & updated
- Close to work, quiet neighborhood, close to church, close to the grocery store
- The closeness of the neighbors
- It is all right
- Redevelopment → the new streets & sidewalks have allowed us to utilize existing infrastructure which has promoted redevelopment lowering crime!
- Close to Texas A&M, welcomes students
- Older smaller frame houses designed for fewer, lower income, permanent residents

Area 7

- Neighbors knowing neighbors and providing safety to each other, especially the elderly in the neighborhood
- Proximity to campus
- Neighbors
- Friendly & active

Area not indicated

- It's MY neighborhood owners know each other & get along. Renters are usually okay. Sometimes not. Bike riders abuse laws
- Quiet mostly
- Location – older
- location

Figure B.1, Kick-Off Meeting

5. **What do you NOT LIKE about your neighborhood?**

Area 1

- Park & Rec selling playing field time, poorly drained roads, lack of emergency planning, high crime at times, lack of evacuation route signs for people unfamiliar with neighborhood, traffic calming danger mark it with posts and reflectors
- The house condition of the property, recycling, fences falling apart
- Double street parking – Redmond Bush Drive – junky
- Traffic/ parking student housing growth

Area 2

- The amount of traffic that speeds down the street. The disregard given during school & TAMU events by people disobeying signs, etc. & the poor response from the city when you call example: The city does not like to ticket students
- All the new construction
- Please curb high density rental property ie 6-8 students in multistory house e.g. on Holik St
- Diversity of people
- Rentals – does the landlord have any responsibility? Don't like having cars parked in the street
- Student rentals
- Student living in family homes unrelated
- Some drainage issues
- Increasing rental property
- Tear downs
- Buying up of homes by absent landlords who then rent them out to students
- Rental & overflowing garage receptacles too many cars on street
- New construction of SINGLE resident homes & 6 students move in
- Nothing
- Students, parking illegally
- City trying to impose their historical ideas as "one size fits all"

Area 3

- Rental property Noisy trucks huge frat/sorority houses next to family ones
- Residential becoming rental to 4 unrelated persons & their numerous trucks, cars, friends and parties or more
- Too many rental – streets filled with cars
- Student encroachment traffic
- Students parking in street during parties; throwing trash in yard
- Movement towards rental properties
- Speeding by passers
- Too many student rentals or parent ownership that do not care for the property
- Traffic/parking issues & front yards converted into parking lots
- No sidewalks

Area 4

- New construction with incompatible architecture
- Young families are out-priced, non-resident owners not invested in living here day-to-day
- Nothing
- George Bush Dr. comes very heavy traffic especially from at least 3 pm to about 7pm
- Rental property & renters that don't take care of property speeding, speeding & parking violations. Why not speed humps?
- Too many renters who are students & don't understand compatibility in civil society. My street traffic is too fast & too much. We are a conduit for everyone beyond Holleman St.
- Noise parking
- 5 pickup trucks at every house
- Lack of R1 enforcement
- Law violations (parking, trash, noise)
- Old homes not repaired
- Being turned into rentals
- Wish garbage was still collected in alley

Area 5

- Noise/ traffic congestion
- Crime, burglaries, vandalism, infrastructure

Area 6

- Zoning → high density
- Narrow streets, not enough parking
- The negative stigma
- Noise
- Inferior old structures
- Transiency expensive impersonal mansions owned by absentee landlords

Area 7

- Lack of pride in home ownership, no side walk, a place for kids to play
- Neighbors (certain neighbors) up keep of their property, running home-based business (drugs)
- Traffic
- Lots of litter, abandoned/neglected house (s), no sidewalks

Area not indicated

- Bike riders do not have common sense. One rider touched my car & yelled "share the road darling" He should have yelled to me instead of charging ahead & touching my car
- Overtaking of sloppy students
- Too many student rentals – not necessarily a bad thing, but students don't feel tied to the community
- Developers are buying older homes & making them rentals or tearing them down & building apartment or extravagant large houses that become dorms

6. **What does Community Character mean to you?**

Area 1

- A character in the community if you are going to create medical or other areas make a big deal about it. Don't make us guess or play 20 questions advertise again and again and again
- Know your neighbors
- Being proud

Area 2

- Creating/promoting the things that make your area stand out from others
- Overall feel
- Local restaurants, businesses that create a unique environment less chains!
- A mix of ages and genders who live and communicate in a community
- Neighbors, homeowners having pride in their homes and neighborhood
- Maintain lot to home ratio of suburban rather than urban. Large front yard
- Neighborly no rentals
- Everything
- Types of neighbors & home maintenance
- Lee Ave
- Well maintained homes
- I like diversity

Area 3

- Character implies a theme or standard of values that represent the community
- Feeling within a neighborhood – it is a place you enjoy to be – it is more than just a house
- Well kept property
- Maintaining & improving the historical integrity; having pride in our neighborhood & taking care of our property
- It is most important
- Blending with the bordering neighborhoods

Area 4

- A diverse, interesting built environment, people who are invested in their private space and care about the appearance of the public space
- An orderly place attention from those dwelling there
- Sense of neighborhood identity knowing your neighbor
- What we do for our community our neighbors far & close by, to help daily, face to face & at the city level
- Much of the community character is being lost. I hope to concede and move out within two years
- Sounds like a misleading buzz word
- Preserving the charm & history – students don't appreciate this
- Keeping the description of historical in the neighborhood and not turning into new homes throughout. If a home needs to be replaced it should keep the historical character not modern
- Nothing, you cannot force and artificial unifying concept on a diverse group of people
- Historic

Area 5

- People oriented not city driven
- Neighbors getting to know each other
- Liberty. The ability to make choices, and not have someone else dictate what I can do with my house or property

Area 6

- Catering to the university and students
- The integrity of the area
- What our neighborhood represents
- I do not know
- Southside bounding
- A whole lot - should make homes appealing
- Single family
- Interaction with neighbors considerate behavior, preservation of values representative of the neighborhood

Area 7

- Resources for improvements neighborhood uniformity, cleanness
- Individuality, yet cohesive as a community

Area not indicated

- A lot
- A "team" character or ethos
- We have a unique character to my neighborhood
- A great deal

Figure B.1, Kick-Off Meeting

7. What does Neighborhood Integrity mean to you?

Area 1

- The possibility of a food desert. If HEB moves where do the old ladies who can't drive get food to eat. 80 yr old ladies packing it from Kroger's to George Bush? In 90-degree heat?
- Help each other
- Single family housing stay single family

Area 2

- Knowing things will be kept up by the responsible party. Everyone willing to do their part without being reminded constantly. If I leave, I now it will be the same when I return.
- Keeping consistency of construction – all single family, etc
- Neighbors respect and care for each other's home
- Everyone takes care of their property and lives responsibly
- Maintaining the quality & personality of the neighborhood
- Adhering to the codes/rules of community living
- Community of families
- Houses looking similar in design
- It's been lost to students
- Everything
- The city stands up for codes or regulations they pass thru council and mean what they talk
- Keeping things as they are
- Keep what we have. Make only small improvements
- Keeping neighborhood single family
- Important, but I like diversity

Area 3

- Maintaining the idea that a neighborhood has an identity based on historical precedent and family values
- The identity of the neighborhood - will remain - does not change this was a historical neighborhood – but it is losing that identity
- Ownership of homes – permanent residents
- Maintain & manage the changes necessary to stay current but also save the historical nature of the neighborhood
- Also of most importance
- Single family homes – not dorms with parking lots for front yards
- Single family homes

Area 4

- Consistent architecture style
- A diverse, friendly, safe place to live
- Preserving the character resisting development of multifamily property & resisting attempt to build houses that don't fit the "character" of the neighborhood
- A community and its leadership protecting/ preserving the rights of the home owners living in that neighborhood
- Nothing
- Keep historical integrity
- Renters being courteous
- Residential not apartments

Area 5

- People who like their neighborhood
- Safety, ease of travel

Area 6

- Higher value on property by density
- People being honest with each other
- The values we place on the actions of our neighborhood
- I do not know
- Sidewalks
- Familiarity and interaction with the neighborhood. Living in the neighborhoods, meaning having a stance in the neighborhood

Area 7

- Neighbors who are involved with protection of neighbors interest & safety
- Taking care of one another & keeping the neighborhood nice & usable

Area not indicated

- We have integrity also
- Neighborhood looks cohesive and is maintained
- A great deal

8. *What does Sustainability mean to you?*

Area 1

- Something for people to yell about as they disagree. Be kind, listen to people and use numbers/date not emotions. The best solution is the one everyone agrees to!
- Preserve, reuse, conserve for next generation
- Keeping neighborhood as designed

Area 2

- Having all the resources needed to keep up with changes
- Ability to keep a neighborhood alive with similar occupants
- Renew resources as much as possible
- Keep it like it was
- Recycling
- Maintaining the integrity of the area
- Owners maintaining/improving property rather than maximizing profit by ignoring maintenance
- Building/maintaining for the future
- Keeping things as they are
- Keep what you have with small changes
- Maintenance of integrity of neighborhood
- Important
- Using resources without affecting the ability of future generations to use those resources

Area 3

- The ability of a land mass to support a population without destroying the landmass
- Maintaining & using resources wisely
- Use resources to help with construction & recycling
- Maintain quality of housing & neighborhood as a safe clean place to live
- Support of city services

Area 4

- Protecting neighborhood from traffic incursion
- Leaving the planet/country/state/city and neighborhood in better condition for future generations
- Less impact on natural resources recycling – living with what there is
- Keeping infrastructure, homes-yards in workable condition. Also the historic area is all C.S. has – and we are slowly destroying it
- A system that maintains its own viability
- It's too late
- What are we sustaining? Taxes?
- Stays reasonably in original condition with changes for new technology etc.

Area 5

- Recognize old & young can work together
- Unrealistic, things change

Area 6

- Quality construction
- Not a lot of change
- How we will survive and grow
- I do not know
- Quality growth
- Being physically intimate with the neighborhood – take back trees, road, other houses: spending time outdoors – not being locked in an air conditioned house, never getting out

Area 7

- Neighborhood should provide a good community with resource and infrastructure, affordable housing

Area not indicated

- Eco-friendly & maintained
- A great deal

Figure B.1, Kick-Off Meeting

9. **What does Mobility mean to you?**

Area 1

- A lot of old people stranded waiting for meals on wheels. US government closing post offices so Christmas gifts can't be mailed.
- Texas A&M students and school kids bussed in with no way out
- Be safe everywhere

Area 2

- Being able to get around with little/no incontinence
- Ease of transportation without congestion
- Being able to back out of my driveway
- Walking
- Movement of all residents to and from the commute with limited obstacles
- Ease of walking, biking, driving
- Access to many handy things
- Get around town
- Ease of getting around the neighborhood & in and out of neighborhood
- Important

Area 3

- College students
- Ability to easily move around the city – by bike, car or public transportation, it is not easy to bike a lot of places with cars parked on street – the new sidewalks on 2818 help a lot
- Too many people moving in and out
- Pedestrian, bikes, cars & trucks move through neighborhood easily & safely
- A drivable trait
- Travel through neighborhood at safe speeds without dodging/maneuvering through parked vehicles

Area 4

- Walkable, bikable neighborhood
- Ability for children to walk safely, play safely
- Access into area and out
- Ability to walk, bike & drive with minimal of obstructions
- Mobility is movement – in this case student renters who are not long-term residents
- I'm not sure how this term would be defined unless it refers to traffic flow
- If my taxes go up much more, we will move away from the city
- The ability to navigate through neighborhood via car, bike or foot

Area 5

- Transient population changes neighborhood by cycles- we must accommodate
- Drive time, walking & biking with ease & safely

Area 6

- Accessibility by bus, bike and walking
- Able to move around either walking, riding a bike or in a car
- The growth of the community
- I do not know
- Paving
- A bunch
- Biking, Walking, running, and decent public transportation

Area 7

- Being able to access good walking trails and biking
- Walking, biking
- Easy to get around, more sidewalks

Area not indicated

- Being able to ambulate
- Movement

Figure B.1, Kick-Off Meeting

10. What method of transportation do you use most frequently?

Area 1

- Feet
- Bike
- Car
- Vehicle

Area 2

- Car
- Car
- Bike
- Car
- Car
- Private car for now
- Vehicle
- Automobile
- Car
- Car
- My car
- Auto
- Private car
- Truck
- Private car

Area 3

- Auto
- Car
- Car & bike
- Personal car
- Car, walk
- Vehicle
- My own automobile
- Car
- Car/truck
- Car

Area 4

- Personal vehicle
- Personal car
- Walk, bike & car
- Cars
- Car
- Automobile
- Car
- Truck, bike, feet
- Car
- Car
- car

Area 5

- Personal auto
- Car
- 1st 80% automobile & 2nd 15% bicycle & 3rd 5% foot

Area 6

- Bike/bus
- Car
- Walk
- Bus
- Car
- Truck
- Bicycle

Area 7

- Car
- Auto
- Car
- Car or walking

Area not indicated

- My car
- Car/ bike/ walk
- Car
- Car

Figure B.1, Kick-Off Meeting

11. What else do you want us to know?

Area 1

- See enclosed print out packet brainstorm; consider the possibilities not all are Christians so remember them too. There are more than churches
- We are here because we are afraid of what the city will do next. Too many costly, intrusive mistakes already.

Area 2

- There needs to be time spent looking at the traffic around Oakwood & AMCMS during school hours. Most people driving through without kids do not pay attention & speed even when the kids are out.
- Some of us have lived in the neighborhood for 40-50 years and do not like the changes (rentals to students with loud trucks and many parties)
- Student rentals
- Been in our home since 1967. Well maintained but losing value due to rentals every direction help!
- Keep the neighborhood from becoming a renter's haven and love the gathering of community
- I love the location and area proximity to as many things – stores, TAMU
- I couldn't hear all speakers at tables

Area 3

- Your zoning of 4 unrelated individuals promotes rentals and destroys older neighborhoods. The policy is planned destruction based on greed
- This area has character – houses are not all the same like newer neighborhoods – however if the city lets it turn into student slums – the city will lose valuable area
- Would like more police visibility
- We like the police driving in the neighborhood. Please enforce new parking plan
- My property adjoins Bee Creek; would like to see it clean and overgrowth of vegetation removed

Area 4

- Too much trash on GB Drive- washes into creek every rainfall. Can we get that stretch adopted?
- I bought a house in a neighborhood; I did not join a HOA
- I think the city does a good job with what they have – twenty years here with no complaints
- What would be nice is walkability to local facilities. Students who abide by the rules are nice or at least civil
- It is criminal that the city continued to use Brazos Valley Services to do street work in the city. It cost me \$20,000
- Please establish rules and regulations for renters living in our neighborhood
- The city took all parking away from the front of our house – both sides of the street. Thanks
- Appreciate city's work on infrastructure without too much disruption

Area 5

- Utilities & age of infrastructure should be focused on first

Area 6

- I believe the properties bordering major intersections should be at a higher zoning density
- Changing things
- Regret from the disappearance of the community of Southside. The oppressive appearance of huge, wasteful rental mansions sprouting like mushrooms. Also, failure to maintain and remodel older homes

Area 7

- Funding for home improvements with low interest loans or grants for improvements

Area not indicated

- This meeting was unusually ill prepared. There were a lot of elderly & women people who could have used a chair due to disabilities. Hand outs would have been nice and you have unnamed my street
- Where is the information on planning? What are the zoning laws? How do we get them changed to prevent further development

Figure B.1, Kick-Off Meeting

12. How did you hear about tonight's meeting?

Area 1

- Posted on my door
- The yellow card (invitation)
- Sign
- Mail
- Signs

Area 2

- Flyer on the door
- Mailer
- Poster on roadside
- Signs in neighborhood
- Flyer on the front door
- Door hanger
- Door hanger and signs
- Signs
- Signs & neighbors
- Neighborhood sign
- Too many people no objective
- Street signs
- Poster on road
- Door tag
- Signs at several streets
- Signage
- Door hanger, sign, emails
- Door hanger

Area 3

- Signs on street/door
- Placard at Pershing & George Bush
- Flyer on door
- Mailing to our home
- Note on door knob & sign on Glade
- Signs on various roadways
- I saw the billboard at Glade & Holleman
- Notice left on front door
- Door hanger
- Door knocker; poster signs at corners of streets

Area 4

- Sign
- Signs, emails
- I received a mailing
- Received a card in the mail
- You placed a standing sign on the corner of my rental property
- Mail & email
- Signs on street corner & received hang tag on front door
- Flyer
- Jerry Cooper & signage
- Email
- Signs
- Signs
- Neighborhood email group/ sign
- Notice
- signs

Area 5

- Flyer
- Postcard in mail
- Postcard

Area 6

- Signs/ letters
- Poster's in the neighborhood
- Church
- Landlord
- Mail
- Flyer
- Yellow door notice pinned to front door

Area 7

- Flyer on the door
- Post card
- Door hanger
- Mail & signs

Area not indicated

- Door hanger
- Sign on corner of Glade & holleman
- Door hanger & FB update
- Mailer

Figure B.2, Neighborhood Resource Team

November 15, 2011

Approaches

- Parking – Permits (# unrelated) 1 visitor??
- Street parking vs off-street parking
- Type of home – parking driveway – street issues (Fair housing issues)
- Smaller houses? Deed Restrictions – Lot coverage
- One side street parking
- # Unrelated
- Lower # - issue with current regulations and grandfathered (investments)
- Case Law – family
- Proactive Code E
- Parking area design
- # of spots
- Two pronged
 - 1 parking-on street limited
 - 2 Impervious cover limit

Trash containers on street

- Pro-active

Drainage – system issue vs spot issue

- Compiling answers (Southland)

Dec 1st list – web

- # Code Officer – CDBG pro-active

Targeted pro-active

- Presentation

Stronger code enforcement actions on property owners (not just residents) (like noise) # of offenses

Education for renters

Parking

Holleman 30 speed limit whole way

35 too fast too many people, kids crossing

Sidewalk routes to school

Wellborn Road already scheduled

CDBG to Methodist Church

Bikes dangerous

Glade no sidewalks, CSISD buses go that way now kids in ditch

Dead-end streets

February 13, 2012, Strategies and Actions

Information

- Brazosmg.com- Earthkind gardening
- Gardening 101- Master Gardens session once per month- free

Strategy Proposals

- City should guide development to ensure long term security.
- Property maintenance should be elevated into a prominent discussion topic to address what is concerning neighborhood residents regarding issues such as safety, crime, and noise.
- Establish an OV to mitigate rental property impacts.
- Establish a method of allowing flexibility in City standards, such as sidewalks.

Actions

- Increase the amount of citations issued by Police.
- Re-establish a party patrol to keep beat officers on their beat and keep parties under control.
- Lower the number of unrelated that can live in a house.
- (Comment) If you own property you share in a communal responsibility to uphold the neighborhood integrity.
- Require residential redevelopment to be approved by Design Review Board.
- Revise the UDO to add a new OV district.
- No new construction should exceed 35' at roof peak.
- No healthy tree larger than 8" in diameter at breast height should be removed.
- Maximum imperious cover on a lot should be 50% (gazebo, sidewalks, roofs, parking). (This was a random number thrown out for the purpose of discussion.)
- Set a minimum front setback in addition to contextual setbacks.
- Give residential building permits have a cooling off period that allows neighbors to be notified. If the permit is protested, then it goes to a board.
- (Lauren's thought) Create a new land use designation called Neighborhood Mixed-Use to allow commercial activity along the perimeter of Area V with low density multi-family development. (maybe with a 50' max height)
- Don't allow development in area V that creates more traffic. City should address traffic flows and keep traffic from going east toward Brison Park.
- Look at street designs that would inhibit the desire to use the streets.
- Allow for restaurants within walking distances from residences and campus
- Limit parking on the full length of Dexter to one-side.
- There needs to be a traffic light at Dexter and Holleman, or maybe a 4-way stop (sign/flashing light) intersection with crosswalks. (Tuesdays and Thursday are worse.)
- Accommodate bicycle crossing at Dexter and Holleman.
- Look at striping the curb-side of the street to discourage parking off the pavement.

March 20, 2012, Mobility

- A. On-street parking
 - *Student*- The City should require parking in the back yard so that there are long driveways to the back. This also allows for more parking area. Parking in the front yard causes the cyclist to feel unsafe because they are right next to a parking lot.
 - Back yard parking might be ok for new construction.
 - Leave the location of parking up to the creativity of the developer to hopefully save mature trees and minimize run-off and potential flooding.
 - Allocate each home owner three parking passes that can be shared for parties or special events.
 - Require a certain amount of green space per lot.
 - Allow parking in the rear that is screened, coupled with max % of front lot coverage, and overall lot coverage. Then require a space per bedroom.
 - An exception to such parking requirements needs to be made for lots with mature trees, or just accept that backyard trees will be lost to preserve the front yard green space.
 - Add standards to gravel drives that require curbing.
 - It would be bad to cause a tree to be killed in order to comply with a City ordinance that requires all pavement to be concrete/asphalt or pavers.
 - There should be an exception to the number of curb cuts for existing houses. (In reference to the earlier complaint.) This suggestion received major objection.
 - Someone brought up at an earlier meeting that a driveway may accommodate four parking spaces, but people don't want to block each other in. So one or two cars park in the drive and the others still park in the street. Requiring more parking will only be effective if there is NO on-street parking. I can also see the parking dictating the footprint of the house. So the house will be taller with a smaller footprint. You'll see more houses hitting the 35' max height.

- B. Sidewalks
 - Specify that the Dexter action item should be the expanse between Holleman and Park Place.
 - The goal is to get a sidewalk the full length of Dexter.
 - The west side of Dexter has the least impact on trees.
 - We don't need a sidewalk on the north side of Fairview.
 - Put the sidewalk in the existing street pavement section where the street is wide enough.
 - If we promote bicycle and pedestrian safety, less people will choose to use their car and traffic will be reduced.
 - Promote a culture of courtesy. Cyclist calling to pedestrians when they pass. Maybe require a bell like lights are required for riding at night.

- C. Open drainage
 - General agreement.

- D. Area 4
 - A lay-down curb reduces the maintenance due to erosion.
 - Dexter against the park does have a curb.
 - Need to consult the property owners on Dexter before making a decision.
 - There was a positive reaction to the ribbon curb idea.
 - There is standing water on west side of Dexter in the ditch that stands for week. Reponse- See click fix

- E. Dexter
 - Provide a bicycle wayfinding system to direct cyclist to Welsh.

- F. Crosswalk
 - We should try a flashing light on the stop sign itself.

- G. Protected intersection
 - LED stop signs are being used in other cities (not necessarily being recommended for this location).
 - Make the action more general to give staff more flexibility in case the four-way stop isn't required. Something must be done.
 - Reduce the speed limit on Holleman.
 - Do the traffic study before the plan is adopted.
 - There is an elevation issue when crossing Holleman.
 - Don't give up if there is no need for a four-way stop, do something to fix the problem.

- H. Grade-separation
 - *Scott*- Don't allow for additional uses in older houses. Let the campus houses rot or be demoed (basically)!
 - General agreement among members.
 - Move forward with studying a one-way option.
 - Allow traffic to flow inward but limit the movement out. Force exit traffic to Holleman.
 - Move land change line to the left of Montclair.
 - An increase in density might be acceptable if paired with all the other features discussed.

Figure B.2, Neighborhood Resource Team

May 14, 2012

The intent of the May 14th NRT meeting was to come to a consensus about the future land use and character of "Area 5" of the Southside Area Neighborhood. The discussion included representatives that live in surrounding neighborhood areas and owners of investment property in Area 5.

Based on participant discussion during the May 14th meeting, members of the Neighborhood Resource Team that were present reached a consensus that included the following:

Area 5 should primarily contain residential uses, including single-family and townhomes in the "core" of the Area and a mix of uses at a higher density along the "perimeter" of the Area. It is expected that multi-family and hotel uses would be the most appropriate near the intersection of George Bush Drive and Wellborn Road. Vertical mixed use, including neighborhood serving commercial uses would also be appropriate. As access and visibility improves south along Wellborn Road, it is expected that general commercial development would occur at Wellborn Road and Luther Street and at Wellborn Road and Park Place. Multi-family, hotel, and mixed-use development would also be appropriate in these areas.

- **Area 5-A** – *Maximum 10 stories.* Single-family homes, townhomes, multi-family (apartments), game day homes, game day condos, dormitories, hotels, vertical mixed use, neighborhood commercial, structured parking.
- **Area 5-B** – *Maximum 3 Stories.* Single-family homes and townhomes
- **Area 5-C** – *Maximum 5 stories* Single-family homes, townhomes, multi-family (apartments), game day homes, game day condos, dormitories, hotels, vertical mixed use, neighborhood commercial.

General Notes about Area 5 Land Use

- Allow the highest density along the perimeter streets (George Bush Drive & Wellborn Road)
- Highest concentration of commercial will likely occur along Wellborn Road at Park Place and Luther.
- Structured parking in the perimeter ok
- City should explore all possible ways to reduce the amount of traffic into other areas of Southside, including the possibility of one-way streets.
- Traffic Impact Analysis and mitigation will be required for all multi-family and commercial development in Area 5.

Timing – consistent with the Urban designation in the Comprehensive Plan, Area 5 is appropriate for more dense redevelopment only once the interchange is constructed, providing traffic relief and the urban context to the area. Water and sewer infrastructure in this area is not currently sufficient to support the proposed level of development. Appropriate use of property prior to interchange construction may include further single-family development and redevelopment at a lot size of 5,000 s.f. lots in all of Area 5.

Figure B.3, Issues and Opportunities

Issues & Opportunities Meeting, November 1, 2011

The City hosted a public meeting for the Southside Area Neighborhood Plan to focus on issues and opportunities that exist in the neighborhood. Based on results of the written survey conducted at the Kick-Off Meeting on September 27, 2011, residents were asked to comment on six aspects of their neighborhood during the Issues and Opportunities Meeting, including:

- Infrastructure
- Code Enforcement
- Public Safety/Crime
- Biking & Walking
- Redevelopment
- Historic Preservation

Information provided by residents during each of the sessions generally fall under three broad categories listed below.

- Statements of issues or opportunities
- Questions
- Action Items for City Staff

Statements of Issues or Opportunities

The below statements of issues and opportunities are included as they were recorded during the meeting or as they were provided on a comment card. These may include general concerns, potential solutions, or more general actions needed.

Bicycling & Walking

- Need sidewalks and bike lanes throughout
- Biking on South Dexter between Thomas and George Bush is dangerous due to traffic, narrow street, lack of stop sign at Thomas.
- Biking from Glade/South Dexter along Holleman to HEB area is dangerous as the amount of traffic is enormous and uncaring to the bikers
- Go to Portland Oregon to understand how to develop bike traffic
- Bike lanes are in horrible repair
- Examine bike traffic in neighborhoods adjacent to TAMU for development of new lanes
- Old allies are great ideas for hike lanes
- Encourage bike parking at all commercial sites so to encourage more bikers and perhaps change environment in this area
- Dexter to George Bush – Dexter has traffic calming on it. So does Winding if I remember correctly. Bikes do 7 mph, cars do 25 mph (signage 25 mph) in some light conditions calming islands are hard to see, if someone does not know the road comes up behind bike, ouch. Bikes might have enough metal to trip the traffic light at Bush. Cars line up waiting for signal change. Small one or two car left turn lane. Park Place is not one street but sections of a street with a block or two between sections right or left depending on the section. Sidewalk Village and Anderson on both have too soft of base both are heavily covert travelled by Texas A&M buses – 2 or 3 nose to tail at a time – school busses to make left and go up to Timber to unload. You can see the problems in the pavement now so you might want to put in cliché or something as you go. You have twin axle busses tearing up streets made for cars. Please replace burned out street light bulbs on Holleman. Thank you for retaining Village quickly in the past.

Bicycling & Walking, Continued

- Cyclist & Pedestrians must be treated in transportation planning. Just as we are concerned about safe automobile access to every destination and reasonable routes throughout the city, the same must be true for cyclist and pedestrians. – Dexter
- Trails for Bryson Park area
- Connectivity – commuting ideas George Bush to Holleman
- Paths more rid able/walk able
- Greenways development
- After adding sidewalk on Anna, crosswalk lanes were removed at Glade intersection
- Need sidewalk from Glade/Anna towards Timber up to Oakwood entrance
- Concern about bike lanes on narrower sections of Glade
- Sidewalks on Glade need improvements
- No bikes on Dexter due to high traffic rates and calming restrictions. Divert bikes to Hereford or Welsh and reduce speed on Hereford or Welsh to 25 mph. Walking on the side streets is fine without sidewalks. Sidewalks along feeders and main routes to schools needs to be completed.
- NO bikes on Texas or Southwest Parkway as there is no room and speeds are too high.
- Grownups should bike on the street not the sidewalks
- Would prioritize the Dexter sidewalk extension.
- We need safe sidewalks on Dexter all the way to South Knoll elementary
- Extend Wolf Pen Creek Parkway all the way to A&M, C S Conference Center
- Sidewalks along Welsh, for pedestrians, vehicle traffic along Welsh
- Asphalt vs concrete paths
- Dexter Barrier no helpful, dangerous shade trees next to sidewalk in parks
- Sidewalks wherever they are not, Pershing, Suffolk, etc. Dexter bike lane? Fairview?
- Sidewalk extending S. on Dexter at least to Winding, kids route to school; blind woman's route to work on campus; needed around traffic islands; already on list move to top.
- Shade trees over sidewalks in parks Brison & Gabbard
- Mostly great progress being made
- Use of alleys questionable (Suffolk)
- Would like shade trees along sidewalk at parks (heat, traffic calming,etc)
- Asphalt vs. concrete for multi-use paths
- Sidewalks that go northwest
- Sidewalks besides Anderson are needed
- Sidewalk connections at Dexter to Holleman (safety of getting across)
- Worn paths through yards should be where sidewalks are placed
- Funding needed for sidewalk on Dexter!!
- Use of alley at Suffolk
- Welsh parking/biking safety concerns
- Speeds/traffic on Dexter for cyclists/walking
- Would like long distance bike path into campus
- Need Bike lanes through intersections
- South Knoll areas – needs to be more bikable and walkable
- Multi-use path at Consol (2818) – would like in other areas that are heavily used
- More signage would be helpful
- Holleman biking/walking safety (wider sidewalk for both?)
- Cross walk at Glade and Anna (needed!)
- ADA issues along Glade
- More ped/bike connectivity needed
- Crossing Holleman/GBD on bike (Fairview/Houston)
- Biking on Dexter
- Walking path at Brison Park (expanded sidewalk?)
- Bike lane needed (Park Pl/Anna)

Figure B.3, Issues and Opportunities

Code Enforcement

- Some houses with too many renters (evidenced by number of cars parking in front- sometimes six or seven).
- Lack of enforcement of single-family.
- Publicize SeeClickFix mobile app better
- Parking with no paved area and no parking area identified.
- Moving noise by auto sound systems.
- Rentals in single-family frat house at corner of Fairview and Angus.
- Continue to enforce one side parking.
- Single-family should mean just that – not a single-family home sold to four or more college students.
- Unrelated in one house is out of control.
- In neighborhood conservation areas – unrelated should be limited to two.
- All City employees should be involved – firemen, meter readers, utility workers, garbage collectors. Make notes as they travel through the City. Firemen get in a truck and drive thru the area while on duty.
- George Bush – Parking at residence, park all over yard.
- Garbage cans left on street for days.
- Parking blocks streets that are narrow...City Council promised.
- Parking restrictions are not enforced.
- Litter is increasing, especially near rental properties.
- Barking dogs and dogs running loose are becoming more common.
- Messy trash containers are increasing, especially west of Hereford Street.
- Lack of consistency, City pride, parking, trash, dead trees
- Parking enforcement, number of unrelated living in houses, garbage containers on street when they shouldn't be out.
- Cars parked on street, old boarded up house on Arizona Street, litter on Nevada Street, traffic during football game.
- Renters – the number of renters and property management.
- Parking at night and weekends, yard – trash and beer cans, litter – all types, renters – more than three people, double parking – Anna Street – in ditches – Holik Street
- Renters use school property for overflow
- Holik Street – old small lots – new duplex too big
- More natural grasses, option of second trash can, street parking to prevent parking on grass
- Vacant house yard needs mowing.
- There is none unless someone complains, then it takes several days to get any action. The entire 700 block of Holleman has knee high grass for over 3 weeks. Noise at night from parties is a continuous issue. Parking in tow away zones is frequent at night and weekends. No ticketing except on game days or by resident complaint.
- Students do not know the rules. At the beginning of each semester a handout needs to be hung on doors of each rental property. This should tell them about trash, recycle, noise, parking (incl. in yard), security while absent, grass and weeds, posting signs, loose animals.
- I was told I could report a local party anonymously and they told the renters that someone on my street reported it. They might have told them it was the house behind them.
- Loud music/base in passing vehicles (Fairview)
- Maintain being anonymous when calling PD or request Code Enforcement
- Issue between parking complaints between Code & PD
- Enforce 4+ unrelated occupants
- Restrict house design to not allow multiple renters in one house
- Require adequate parking for # of rooms
- Corner of Glade & Park Place house not livable
- Pershing area turning into many renters. Maintain neighborhood by giving incentive for families to move in not renters. (Glade, Village, Goode, has high student turnover)
- Further limit # of unrelated occupants
- Substandard properties need to be proactive to maintain properties – many of these properties are rentals
- Increasing property values (detriment) because rental properties can earn so much income with having so many renters in one residence.
- Park Place all front yards are paved/rock surfaces – aesthetics – sad to see
- Comprehensive review of on street parking and street width
- Educate students of codes (give rental handouts) trash pickup days and times, noise violations
- Property maintenance (grass) student rentals are biggest problem
- City Staff could carry noise level devices in response to noise complains

Code Enforcement, Continued

- Native grass vs. saint Augustine & aesthetics
- Blind spots at intersections – trees
- All city employees could be involved in Code Enforcement
- Redmond Street is too narrow – Should be one way
- More consistency on aesthetic codes
- West of Hereford little of all types – parking in lawns
- Increased parking enforcement that is consistent
- Promote pride in neighborhood to keep clean
- Parking on issue in McCulloch Subdivision
- Fairview bulk trash can't be picked up due to parked cars
- More consistency
- No parking sign "Here to Corner"
- Told problems are not "Health & Safety" issues and they cannot look at it.
- Get student involved
- Welsh dead trees laying around (not being picked up)
- More than 4 unrelated occupants needs to be enforced
- SW corner of Holleman & Welsh accumulates litter
- Game Day traffic is safety issue
- Holik big duplexes on small lots forcing parking on street
- Overflowed sanitation

Historic Preservation

- Lack of communication
- Lack of understanding of too many choices.
- Without City enforcement of home layout design stricter than it currently sets, historic preservation is not possible.
- Nothing is being done to maintain and preserve historic neighborhoods or individual structures.
- City staff engages in meaningless hand-waving while quietly sabotaging efforts to preserve historic features.
- Historic preservation should not restrict homeowner improvements, upgrades or expansions as long as setbacks are observed.
- Historic preservation should not preclude curbing, removing bar ditches, or putting in storm drains.
- I think it's past time that the historic neighborhoods are protected from new construction that is inappropriate in scale and architectural style. An historic overlay with some teeth and oversight authority for new construction.
- Would like to see a liaison group of homeowners and renters that could address out of code compliance renters. Peer pressure rather than depending on the City Code Enforcement.
- An approach to neighborhood integrity is probably only hope for Lee/Pershing area. Try to prevent the McMansions with little setback.
- If we move to "overlays" and other restrictions on how we modify our homes, please begin with minimal restrictions to see how it goes. Allowing stricter restrictions only if necessary.
- What is City's definition of... City doesn't respect the city's history and doesn't make an effort to preserve history. More energy spent tearing down "historic areas" than preserving it.
- No one but individuals should request a historical designation. Under no circumstance should the City allow a historical overlay without proxy votes from individual homeowners in any neighborhood groups. * offer proxy votes – You cannot continue to meet with only a few members instead of input from entire homeowners.
- City not following through – needs to have teeth
- Number of persons in house rule needs teeth
- Confusing because different people want to have different regulations
- Need minimum regulations to stay with
- Some regulations seem silly
- Very difficult long shot to get all to buy in
- Need buy in from individual to be homeowner for it to work
- Opt out Option

Figure B.3, Issues and Opportunities

Historic Preservation, Continued

- 15 years city very active in Historic Preservation – hit brick wall city staff would not cooperate
- What goal is an overlay just on my house if all else turns rental new neighborhood wide preservation
- Need 51 % to get area protected
- Will maybe get designation if less than 51 % owner occupied
- What is the city definition of unique – City has made no effort to protect uniqueness
- City not protecting what history we have/selling out because the history is not renters history
- High prices for properties make it difficult for people not to sell to investors
- Different interests not balanced
- Need approval for tear down before it is done
- Need commission to decide what will replace structures that are torn down
- Incorporation keeps historic character; Tradition is what keeps historic character. Respect ownership and pride is what keeps neighborhood integrity.
- City has not interest in integrity, code issues, yards not clean, single family will allow for historic preservation maintenance.
- Solution is easy
- Number of unrelated regulations need to be enforced, rental business model does not work if it is
- Needs single family ownership
- Homeowners have not enough presentation to Council compared with partnership
- Eastgate is not be first neighborhood in CS -myth that is incorrect
- Neighborhood designate as single family – have multi families to come in to it and it cause all kinds of problems that make historic preservation a joke
- Cannot allow historic properties to become apartments – city needs to stop this.
- There are folks working towards regulatory Historic Districts
- Concern that Oakwood as missed opportunity to protect neighborhood
- Problem with city dropping ball
- No consistencies on how restrictive overlap should be
- Different people attend meetings so momentum is lost
- Too many absentee land lords to have chance for Historic Preservation in College Park
- Lack of communication
- Working on problems for 20 years (Oakwood) about saving ambiance of neighborhood – not little things like certain color
- City giving good information – great progress but nothing came of it.
- People afraid when they saw all the regulations that could be put into place – restrictive measure
- Less and less consensus on what to do as process went forward.
- Cannot change rules once in place
- “Historic Preservation can be so many things. All the options scare people”
- Historic regulations could limit repairs or energy efficiency for heirs
- Concern of number of occupants in a house
- City cannot enforce number of residents in a house because of not enough man power
- Problem is that people who own multiple properties think they should have more than one vote. They should have one. Disproportionate power because of economic pressure
- Lots of history/facts hidden
- HP is important/Efforts are already doing preservation see lots of values to preserving.
- Can get complicated to do HP do not want to stifle other things
- CS culturally is divided
- Infrastructure of South Side won't support other structures then single family residences
- All South Sides was fields and it has gone down
- Was a nice neighborhood – has gone down
- City did not do a good job with infrastructure – did not do what they said they would do
- Need to poll residences about what they want - have no say about it – transient by neighbors
- No Downturn – just sprawl running out of land
- Some homes do not need to be preserved
- Need to respect people rights to improve their homes – their investments

Infrastructure

- Please plan to accommodate thoroughfare plan to deal with TAMU plans to build dormitories on Bush Drive – with parking lots – across the street from Lee, Pershing, etc. Need to preserve our ability to enter and exit our neighborhood. Without creating a Munson-like thoroughfare for thru traffic.
- Intersection of Park Place and Lee – It stopped at Lee, north and south, difficult to tell whether there is east/west traffic on Park Place to know whether it is safe to go through intersection.
- Do not extend Welsh Ave through to Bush
- The City does a very good job in many respects, but what structural/features and organizational structures are in place to ensure that the City planning staff is out in front of problems before they develop.
- Before and after school traffic on Holik is a nightmare. Cars park on both sides and parent drop off at Oakwood – lines down middle of street. Thru traffic is stuck.
- Need more and consistent – type street lights throughout Southside
- More street lights along Caroline, Detroit, Phoenix, Georgia
- “Pipe” storm drainage water across streets instead of using open gutters. Too abrupt a change with open gutters (example – Welsh @ Southwest Pkwy)
- The Wolf Pen Creek Parkway into TAMU cross Texas, go through neighborhood to CS Conference Center
- More street lights on state streets
- Village and Anderson are too fragile to handle all the buses – 2 or 3 on right behind another. Might as well stiffer the road bed when you put in sidewalks
- George Bush lanes flood when it rains near Texas A&M Golf Course – resurface for drainage?
- Control sediment drainage for fish (Redmond Terrace) by limiting tree cutting.
- Some motorcycles and many bikes do not have enough metal to trigger traffic signals around town – especially on Harvey near the bridge on East George Bush. Any solutions?
- Southland Street – Drainage needed in creek, street lights, sidewalks
- Increased curbing and other impermeable surfaces could increase the risk of flooding. No new traffic signals on Holleman PLEASE! (diverts traffic to neighborhood streets)
- Street maintenance – jobs not completed thoroughly, not uniform road surface when redone.
- Backyard utility easements do not drain toward streets but in yards.
- Plans for old water and utility lines?
- Black top needs to be removed, has built up too much.
- Parking on alternate sides of street, this needs to be revisited
- Fencing placed in alley, this should not be permitted
- Drainage does not work well where curbs are discontinuance
- Move fire hydrant and have parking on one side of street
- Lack of sidewalks
- Southland/Oney Harvey – don’t want vehicles to use bridge (don’t want to open up area)
- Phoenix St neighborhood people walking to store on Southwest Pkwy & Wellborn – need sidewalks southland
- Southland only has three street lights – need more. Need bridge lit up.
- Extend sidewalk on Dexter
- Proliferation of impermeable surfaces is concerning. Hope taken into account with development.
- Vegetation growth in easements/alleys blocks drainage
- Lack of streetlights and no consistency in type/style
- Curbs between Wellborn and Montclair were to include putting lines underground, but still have electrical wires
- Alley ways – confusion on maintenance (3 people mention this same issue in this session). Can we address this in the plan?
- Gutter flow in Southwest Pkwy and Welsh
- Flip flop parking on Welsh due to fire hydrants? (between Guernsey & Luther)

Figure B.3, Issues and Opportunities

Public Safety

- Too much speeding on Dexter- needs traffic calming or elimination of through traffic on Dexter
- Double-sided parking on Dexter north of Holleman creates traffic jams during rush hours. It becomes one-way when parking is intensive
- No parking on both sides set up on streets with much less traffic, such as Suffolk.
- Pershing south of George Bush is acceleration zone to well above speed limits.
- Parking on the street (Arizona)
- Cars speeding at the end of football games and traffic cutting thru to Nevada. (McCullough Division)
- Need more street lights on Arizona St.
- With Fairview as a "thru" road from Holleman to George Bush, what are plans for speeding on the Ave? (With potential redevelopment traffic on Fairview & Montclair look to increase significantly.)
- Concerned about safety of children, especially as pedestrians to school. Education is needed for public about usage/hours at Brison Park (leashes, late-night, dog waste).
- Speeding on narrow part of Glade.
- Parking on game days and parking up to a corner and edge of driveways.
- No parking areas not acknowledged during school functions.
- Parking for Grace Bible Church on Sundays.
- Too much noise at night and parties especially on weekends (public intoxication, DUI, MIP, providing alcohol to minors)
- Inadequate police presence, especially during game weekends and nights.
- The 30 mph default speed limit on residential streets is not appropriate for most Southside residential streets because they are narrower and have large number of curbside parking. 25 mph is more suitable.
- Speed enforcement is non-existent on side streets
- I was told I could report a loud party anonymously and they told the renters that someone on my street reported it. They might have told then it was the house behind them.
- Parking restrictions – uneven rules
- Speed barriers are dangerous, speed bumps are safer.
- Parking problems- some residents were not happy with the parking removal on many of the Southside streets. Many of them felt that the parking removal created more parking problems than it solved. Others were concerned about parking in yards, parking to close to intersections and parking in the "No Parking" zones.
- Vandalism in Brison Park
- Speeding & control of speed (Winding Road speed changes – traffic calming needed)
- Concerns of possible inappropriate behavior in the park
- Educate users of Park on hours and acceptable activities
- Narrow Streets 30 MPH is to high – should be lowered 25 mph on residential streets
- Schools – traffic cutting through school zones
- Bike riders not obeying stop signs and other traffic signs as well
- Oakwood School zones stops right in front of school. Needs to go further down to cover more areas closer to the school.
- Welch & Thompson needs 4 way stop
- Thompson & Park Place needs stop sign
- Dexter & Holleman needs traffic light
- Loud parties – PD response time is not good
- No consistent enforcement for parking on Dexter and Suffolk as well as the entire Southside
- Need more "No Parking" signage area around both schools (AMCMS & Oakwood) (Timber & Holik Streets also)
- In three week period resident trapped skunk, raccoon, rats and possums
- Arizona/Detroit speeding is an issue
- Game Day traffic in McCulloch Subdivision- mainly cut-through-traffic and traffic on Holleman make it difficult for residents to get around in the neighborhood
- Speed control devices on Dexter are not helpful. Also, there is no reflection on them and at night this can makes for a hazardous condition.
- Leacrest Street needs more street lights – area is dark
- Arizona and several other streets in the McCulloch area needs more street lights. This includes Southland St. also.
- Fairview/Montclair has a lot of speeding
- Parking on yards (All over area)
- Loud parties
- Glade Street toward Anna free for all area – Bus lane removed the cross walks
- Color strip for no parking zones on streets – more visible or reflective
- Bike lanes on Anderson are being parking in on Sunday mornings during church hours

Redevelopment

- Suggest that the City allows for a clearly defined use for the area west of Montclair that promotes high density redevelopment. I do not think a mixed use zoning for the area would work except for the area facing Wellborn Rd.
- Trimming of trees in alley ways. Replatting of alleyways divided properly of alleyway between property owners.
- Prevent expansion of commercial properties beyond current limits.
- Similarly prevent development of property east of Wellborn for apartment complexes/ duplexes etc.
- Limit use of homes operating as "bed & breakfast".
- Allowing five bedroom student home to be constructed and occupied by at least five students plus two girlfriends. Parking becomes a problem.
- Redevelopment into student housing without adequate protection for single families. Parking, litter, noise. Building takes up entire lot.
- Retain neighborhood and not just retail.
- I'm concerned that folks are using a single-family zone for financial gain. Single-Family is an incompatible use with renting to four (or more) unrelated students.
- Ordinance for REAL single-family homes...not for renters.
- Light poles in part of neighborhood are tall cement.
- Add State Streets to Neighborhood Conservation.
- Protect all the natural areas.
- Absolutely no multi-"family" units or vertical multiuse due to traffic congestion and parking issues.
- Keep Wellborn-George Bush-Fairview, Luther single-family housing.
- Rezone/promote food service and small retail on Holleman from Wellborn to Welsh and noise along Wellborn. Should be able to walk to eat from within Southside.
- Develop Wolf Pen Creek connection from TAMU to Wolf Pen Creek Center, Greenbelt/sidewalk connection.
- Install bus-stop pull-over lanes to allow traffic to continue past.
- North/South arteries – Welsh & Fairview connection at Holleman?
- CS looks messy
- Often too little parking is required on commercial development.
- This area was developed as single-family. You have allowed rental development which negatively impacts the neighborhood. With the grade separation at George Bush coming in the near future the land will become closed for large or high density uses you are suggesting. It should be allowed to naturally develop as homes for retiring Ags and Professionals wishing to be close to A&M. It will basically become a cul-de-sac neighborhood like Raintree or other areas.
- Urban mixed use is not well defined in the Comprehensive Plan. I would like to see specific definition in Neighborhood Plan.
- Boundary for redevelopment area is too large as shown, boundaries need to be more carefully defined.
- Process for how redevelopment might take place, needs to be described in the Neighborhood Plan.
- Urban mixed use – designating the corner in the Wellborn/George Bush intersection Urban Mixed Use is detrimental to the entire area, goes against the long term developmental flow of that area and, if allowed, will permanently change not only that area but much of the west side of the Southside area for the worse.
- Setting the Urban Mixed Use boundary at a back property line devalues the half of the block on the neighborhood conservation side.
- Strengthen the Unified Development Ordinance. We need to change part of the proposed ("brown") urban area back into a "green" area, ie., less commercial.
- Strengthen single-family ordinance.
- Concerned about demolition of older homes and construction of new houses built for rentals (all have similar appearance and take away from character of neighborhood) as well as turning the area into a rental area.
- There seems to be no concern about increased traffic flow because of higher population concentration and increased parking problems.
- The majority of 91 single-family building permits are really rental/commercial ventures.
- Grade separation by TxDOT will eliminate street access to neighborhood; primary access will be Montclair Ave & Luther St
- Traffic concerns with redevelopment; the amount of traffic redevelopment will generate
- Redevelopment areas should remain R-1 (single family); property values will increase as older single family redevelops into larger, newer homes
- Study redevelopment area closer, impacts of high density redevelopment on surrounding neighborhood
- Concerned with circulation of traffic in area when TxDOT grade separation occurs, redevelopment will access Wellborn Rd and George Bush Dr through neighborhood

Figure B.3, Issues and Opportunities

Redevelopment

- Rental Property
 - Changing Character of neighborhood
 - Not rented to families
 - Homes not built for families
- Concerned with multiple tenant homes that are being built in the area
- Character of neighborhood changing as residents change
- Rental, Rental, Rental is the unfortunate trend
- Could improve Welsh and Holleman intersection for better traffic flow
- Commercial redevelopment between Welsh and Wellborn will cause more traffic through the neighborhood
- Small lots in redevelopment area are OK to be converted to larger homes
- Multi Family homes are being constructed not single family
- Parking problems caused by large rental homes that do not have enough parking on their property
- Neighborhood conservation is not being implemented
- UDO should be changed to address multi-tenant rental issues in single family neighborhoods
- Single Family homes are being designed for more than one family or multiple tenants
- Ordinance should be changed to require development to match the character of neighborhood
- Long range consequences of redevelopment areas with more traffic created by it
- Concerned with where the area of redevelopment is located, it includes too much of the neighborhood
- Traffic concerns with redevelopment cutting thru neighborhood
- Do not like rationality for redevelopment designation, keep neighborhood the same
- Excessive parking on street from multi tenant/rental homes
- There is not equivalency between renter and owner-occupied property, not same intent
- Multi Family development should not be supported in the area of redevelopment
- Traffic concerns with high density redevelopment
- Want to eliminate potential for commercial redevelopment on Wellborn Rd with TxDOT project
- Affordable housing along Wellborn & George Bush is a viable option to help the neighborhood stay single family
- Concerned with traffic congestion in neighborhood that will result from TxDOT grade separation project
- Do not want more multi-family development
- Concerned with removal of access to streets that will occur with TxDOT grade separation
- Will have less fire protection with elimination of street access from Wellborn Rd and George Bush Dr
- Want area to stay single-family
- Student rental single family is better than multi-family development
- Heading toward student occupied neighborhood
- Single Family residence not being used as such; multi tenant residential structure
- City is approving building permits for single family that are not for families; more like a duplex
- Housing market could collapse in the area if rental opportunities are eliminated
- New constructed mansion-style homes do not fit in the character if neighborhood
- Look of new homes should complement the rest of the neighborhood
- Architectural & Site standards should be created for the neighborhood to help keep character
- Concerns with traffic consequences of TxDOT grade separation project

Questions

The questions below are included as they were recorded during the meeting or as they were provided on a comment card.

Bicycling & Walking

- **Who enforces laws for bikers, such as compliance with stop signs & etc.?** A: The Police Department enforces these laws the same as they do for motor vehicles.
- **How can rules be enforced for bikers?** A: The Police Department should be notified of areas where violations appear to be chronic. Bikers can be ticketed for violating laws.

Code Enforcement

- **If a homeowner sold a property to a developer and they rent to more than four what can they do with the property? Can they still rent but limit numbers?** A: The City allows single-family homes to be rented to up to four unrelated people to live together as a "family." Homes being rented to more than four unrelated individuals should be reported to the City's Code Enforcement division at 979.764.6363. Code violations can also be reported on-line at <http://seeclifix.com/college-station>.
- **Time span from door hanger to a citation?** A: Every semester, there is a need to educate a new group of residents in the City. A property may seem to be re-violating but it may be a new occupant. The following is a *general* case processing timeline. State Law and legal notice requirements do affect the timeframe: Door hanger / attempted personal contact with occupant -7 days later follow up. If non-compliant, make personal contact with the property owner or management company. Again, a follow up is set for one week. If Code Enforcement is unable to make personal contact, a Certified Violation Notice is mailed to both the owner and occupant. Most follow-ups are set for 10 days. Non-compliance results in a Citation if we are able to make face-to-face contact or a Municipal Court Summons if face-to-face contact is not possible. Code Enforcement does escalate enforcement actions if the same occupant re-violates. The City receives 99% voluntary compliance.
- **Can building code restrict size of house to allow more parking?** A: Currently, the City requires two off-street parking spaces to be provided on the lot when a new single-family home is built. It is possible to amend the ordinance to require more off-street parking for single-family homes (possibly related to the number of bedrooms or the size of the home), but the requirement would be applied across the board, meaning all new single-family homes would be required to construct the same amount of parking. If the parking is permitted in front of the home, the result may be that a large portion of front yards would be paved.
- **Yard appearance-what is possible?** Code Enforcement uses the State law regarding weeds/grass. It is a Health & Safety Law. It does not deal with aesthetics such as watering, cutting down dead trees, edging or weeding flower beds. Health & Safety addresses concerns for rodents, bugs, snakes, trash and crime. State law provides that the property owner be given legal notice and 10 days to comply. Failure to comply could result in the City mowing and assessing the property owner the costs.
- **Can City be proactive with respect to housing reconstruction for properties that are externally substandard?** A: Code Enforcement uses the International Property Maintenance code which requires properties to be maintained to a minimum standard. Examples are repairing broken windows or holes in the exterior walls. These types of cases are generally pro-active, meaning the City has identified the substandard condition. Owners are given 30 days to comply. The City has also established partnerships with outside organizations that can help property owners with minor repairs.
- **How many Code Enforcement people does the City employ?** A: One (1) Supervisor, One (1) Commercial Code Officer, Two (2) CDBG (Low to Moderate Income area) Residential Code Officers, One (1) Residential Code Officer
- **More than seven people live in several houses. How do they enforce this code?** A: This Code only applies to unrelated individuals, not large families. Once a report has been made to Code Enforcement, an investigation is started. The process includes gathering evidence, speaking with the property owner and the tenants. If a violation is present, the number of unrelated individuals must be brought down to 4 within a reasonable amount of time.
- **What are the signs that are allowed?** A: Sign regulations can be found in the City's Unified Development Ordinance, Article 7.4 Signs. Because the regulations vary greatly depending on the type of sign (ie: home occupation, real estate, commercial free-standing) and on the property zoning, those interested in sign regulations should review Article 7.4 on the City's website – www.cstx.gov.
- **Many rules deal with health and safety issues. Why can't more rules deal with ethics? Example: grass growing over curbs, paint on driveways, rotting fences, etc.** A: The City enforces ordinances passed by the City Council. It may look unsightly but we do not have the authority to enforce. We can and do enforce issues with fences that are falling down or missing pickets.
- **Why does Code Enforcement act in a more proactive manner?** A: In 2010/2011 Code Enforcement 98% of all code cases were pro-active. We currently have 3 residential and 1 commercial Code Officers.
- **Why not hire more Code Enforcement Officers? We have over 100 police officers, over 100 fire fighters. Why not more than five Code Enforcement Officers?** A: Budget constraints and approved allocation of funds.

Figure B.3, Issues and Opportunities

Code Enforcement, Continued

- **Check on unrelated residents, limit only two unrelated people per house.** A: The City allows single-family homes to be rented to up to four unrelated people to live together as a “family.” Homes being rented to more than four unrelated individuals should be reported to the City’s Code Enforcement division at 979.764.6363. Code violations can also be reported on-line at <http://seeclickfix.com/college-station>. The City previously considered lowering the number of unrelated allowed to live in a single-family home, however, no changes were made to the City’s ordinances. There are several things to consider when reducing the number of unrelated permitted to reside in a single-family home. First, the demand for student housing close to the University will not decrease with this change, it will only be spread over a larger number of homes. Also, if the ordinance were to change, all of the existing homes renting to more than two unrelated would be grandfathered to allow the greater number (up to four) until such time as the number of unrelated were lessened (then it could not go back to the greater number). So long as a structure were continually rented or marketed to four unrelated, it would not have to come into compliance with a new ordinance limiting the number to two.
- **Why allow an entire yard to be a driveway?** Code Enforcement enforces the “Parking in the Yard” Ordinance which states that vehicles must be parked on an approved surface (ie: not grass). The City does not currently limit the amount of paving on a lot or in the front yard of a home.
- **Rental owner tax? Did it ever happen?** A: The City does not have a Rental Owner Tax.
- **Area tests positive for West Nile, pools of stagnant water in drainage ditch by Conference Center and across from school – mosquito control?** A: [Public Works] The Brazos County Health Department has not issued reports of West Nile for this area in the last two years. Public Works Department does implement a program when the BCHD issues a positive report. Otherwise, HOAs or neighborhoods can contact Barbara Moore, College Station Neighborhood Coordinator at (979)764-3570 for Mosquito Control information and dunks.

Historic Preservations

- **How can you remove students from older homes so that Historic Homes may be preserved? Please change the 921 Pershing to light green – house built in 1936. Check your facts!** A: The City cannot preclude a group of people from living in an area because of their occupation or status (student). Under the City’s current ordinances, up to four students can legally live together as a “family” in a single-family neighborhood.
- **There is strong emphasis on historical preservation in certain areas of the district (i.e. Lee, Pershing, Suffolk and Timber.) Why can’t this emphasis be extended to other older areas? The emphasis now encourages rentals and to drive families out of what could be unique and wonderful neighborhoods that are located close to campus.** A: Several years ago, the City commissioned a study of the historic resources existing in the Southside and Eastgate neighborhoods. The current interest in historic preservation in certain parts of the neighborhood is resident driven. If property owners in other areas wish to explore the possibility of preservation, they should contact the Planning & Development Services Department at 979.764.3570 to learn more about the process. Please understand that it requires a certain level of agreement among the property owners in the area.
- **Who is enforcing density for older areas with all the new reconstruction coming along and eventually having many tenants?** A: The City’s Building Department reviews and approves reconstruction projects in existing neighborhoods to ensure compliance with City ordinances. The City’s Code Enforcement division regulates the number of unrelated people that can live in a single dwelling unit.
- **While the City might not restrict changes made in historic buildings other governmental entities might. For instance I think The Corner Bar and Loupot’s Northgate both went for special funding to restore their buildings and other places might have as well. If federal funding was used it might matter- has any checked? Does anyone know Texas and Federal Laws and what it says about buildings and Parks? In Parks and Rec Grad school in the 1980’s we had people come in and speak on it, also environmental impact statements. Who knows what the law is now, 30 years later? The City probably has no laws on historic preservation but the state and federal laws might take precedence. Just in case you were curious.** A: There are no State or National historic markers for structures in College Station. Only structures with a State or National designation can be protected under the law.
- **How do citizens find out about openings/qualifications for P&Z and Landmark Commission, etc committees?** A: Visit the City’s website at www.cstx.gov to find a description of the duties of each of the City’s Boards and Commissions under the “Government” tab. Generally, the City Council appoints citizens to boards during the summer months. You can apply on-line during that time.
- **Why do we not have Historic Overlay yet?** A: The Neighborhood has not made a complete application, which requires a certain level of agreement among neighbors.
- **What is the city definition of unique? – City has made no effort to protect uniqueness.** A: Although the City does not have a formal definition of “unique,” it tends to be used in its traditional meaning to describe something that is one of a kind or distinctive.

Infrastructure

- **Electrical line poles – replacements?** A:[CSU Electric] Electric has just completed inspection and testing of all wood poles in the service area. We have a program to replace the identified “bad” poles in a timely manner. If a customer feels that a pole is in bad repair, please contact CSU and we will send someone to inspect the pole.
- **How much of the water lines have been replaced and are now less than 20 years old? Frequent line breaks are inconvenient (to say the least)** A:[Water Services] See attached exhibits which depicts various ages of water and sanitary lines in the area.
- **Area tests positive for West Nile, pools of stagnant water in drainage ditch by Conference Center and across from school – mosquito control?** A: [Public Works] The Brazos County Health Department has not issued reports of West Nile for this area in the last two years. Public Works Department does implement a program when the BCHD issues a positive report. Otherwise, HOAs or neighborhoods can contact Barbara Moore, College Station Neighborhood Coordinator at (979)764-3570 for Mosquito Control information and dunks.
- **Plans for old water and utility lines?** A: [Water Services] See attached exhibits which depict various ages of water and sanitary lines in the area.
- **Electric Wires and Cable Lines – Fairview West to Wellborn – Why not underground?** A:[CSU Electric] For an individual customer, CSU offers a program to convert an overhead service to and underground service. This program involves customer participation in the installation of conduit and any meter base work. Please contact CSU for specifics on this program.

For any new infrastructure installation, CSU will follow the current UDO to install underground service to the subdivision, with provisions for feeder lines being overhead. This is done with the developer installing material, labor, easements, and sometimes additional funds so that the total cost of the project is equivalent to the installation of overhead facilities. In essence, the costs for underground service to an area are passed on from the developer of the area to the individual customer through the price of their lot.

For existing overhead areas, CSU can prepare cost estimates to relocate facilities underground, but these are usually cost prohibitive as the requestor will be required to provide funds for the conversion including not only the cost for the underground, but the cost for the removal of the overhead facilities. Easements are also required for equipment and routing of the circuits, which are usually placed front lot line. Costs are also incurred by the requestor for relocating cable TV and telephone, who by contract have the right to be on the existing poles.

There are no plans forecasted for CSU to bury lines in this area.

- **Trimming of trees in alley ways.** A:[CSU Electric] Electric trims trees that affect electric lines.[Public Works] Vegetation is only trimmed if it interferes with public pavement or public drainage infrastructure. In the absence of such public infrastructure, Public Works does not maintain vegetation.
- **Power grid went down many times this summer. Is that being addressed?** A:[CSU Electric] In order to increase reliability to this area, CSU spent several millions of dollars to install the Dowling Road Substation. The commissioning of this substation found complex programming issues that unfortunately caused several outages to this area. This substation has since been completely recommissioned and the problems in this area should be resolved.
- **Abandon the alley behind 404 Fairview so I can use the property.** A:[Planning and Development Services] The unpaved alleys appear to item which much interest that this effort should continue to discuss to seek opportunities. These areas may currently serve several functions, such as access, utility corridors, drainage, etc. These areas may also present challenges, some related to the previous, others such as ownership, fencing, vegetation, etc. The three primary options would involve abandoning the alley Right of Way, paving the alley (which may be cost prohibitive), or essentially leaving the alley as is with possible minor alterations such as vegetation removal, etc. Any option will have to adequately accommodate utility access, and should be approached as an area or block plan for consistency. A coordinated working effort toward consensus will be critical for viable options.
- **Please clarify responsibility for maintenance of alleys.** A:[Planning and Development Services] As mentioned in the introductory proportion of this infrastructure section, the unpaved alleys appear to item which much interest that this effort should continue to discuss to seek opportunities. These areas may currently serve several functions, such as access, utility corridors, drainage, etc. These areas may also present challenges, some related to the previous, others such as ownership, fencing, vegetation, etc. The three primary options would involve abandoning the alley Right of Way, paving the alley (which may be cost prohibitive), or essentially leaving the alley as is with possible minor alterations such as vegetation removal, etc. Any option will have to adequately accommodate utility access, and should be approached as an area or block plan for consistency. A coordinated working effort toward consensus will be critical for viable options. [CSU Electric] Electric trims trees that affect electric lines. [Public Works] Vegetation is only trimmed if it interferes with public pavement or public drainage infrastructure. In the absence of such public infrastructure, Public Works does not maintain vegetation.

Figure B.3, Issues and Opportunities

Infrastructure, Continued

- **Location of future sidewalks, when?, where?, removal of mature trees?** A:[Greenways, Bike, Ped] The location of future sidewalks is provided on the map available at www.cstx.gov/ncdplanning. Click on Southside Area Neighborhood Plan then on the first link to the right entitled KOM Southside Area Maps. Page 12 has a Pedestrian Facilities Map that shows existing and proposed sidewalks within the planning boundary. This planning process will help make improvements to those proposed locations to help make the area more walkable.
In regards to when, the last 2008 Bond referendum voted on and approved by citizens included \$300,000 for sidewalks. That money has been allocated to specific projects. Staff continues to seek other sources of funding including grants though they are limited. The next Bond will be the next opportunity to allocate additional funds for the construction of sidewalks.
In regards to mature trees, the City sees the value and character that they bring to a neighborhood. In trying to balance the need for a more walkable neighborhood and the character of the neighborhood, the City will try to retain the greatest number of trees possible when constructing new sidewalks.
- **Drainage issue – how get issues fixed? Standing water in curb into driveway. Pay drainage fee, how to get priority (Leecrest)** A:[Public Works] A Work Request was created to repair this section of curb and gutter. **Status: 1/26/12 – Repair is scheduled for end of March.**
- **Need to clean out creek between Southwest Pkwy & Holleman. Seen cars flooded. Why can we not get it cleaned out? Can city use eminent domain to get it done?** A:[Planning and Development Services / Public Works] The City is aware of the drainage history in this area, and has pro-actively purchased residential lots near the creek, etc. However, this tributary of Bee Creek does not have a Public Drainage Easement so the City does not have the responsibility nor the right to enter or maintain the subject vegetation or drainage course. Eminent Domain would not be appropriate. The City has communicated and coordinated with this lot's owner and prospective developers about historical drainage concerns.
- **Alley ways – confusion on maintenance (3 people mention this same issue in this session). Can we address this in the plan?** A:[Planning and Development Services] As mentioned in the introductory proportion of this infrastructure section, the unpaved alleys appear to item which much interest that this effort should continue to discuss to seek opportunities. These areas may currently serve several functions, such as access, utility corridors, drainage, etc. These areas may also present challenges, some related to the previous, others such as ownership, fencing, vegetation, etc. The three primary options would involve abandoning the alley Right of Way, paving the alley (which may be cost prohibitive), or essentially leaving the alley as is with possible minor alterations such as vegetation removal, etc. Any option will have to adequately accommodate utility access, and should be approached as an area or block plan for consistency. A coordinated working effort toward consensus will be critical for viable options
- **Any plans to address the jog in thoroughfare plan for Welsh and Fairview?** A:[Transportation Planning] There are no plans at this time to address the jog at Welsh and Fairview. Welsh south of Holleman is a thoroughfare classified as a minor collector. Fairview north of Holleman is a city thoroughfare classified as a minor collector. I believe the jog that is being referred too, is the present configuration where these two collectors do not meet. The distance between those two collectors is 300 feet. That distance is too great to span to bring those two collectors together. We have had comments from the neighborhood not to upgrade Welsh to a thoroughfare (minor collector) north of Holleman and not to punch it through to George Bush. So the present configuration is in response to the neighborhood wishes.
- **Leecrest – recent marking electric poles. Does this mean going underground soon?** A: Noted.
- **801 Dexter (huge parking lot); more impervious cover means more run off – surprised flood plain narrowing. What is city doing to address this?** A: [Planning and Development Services] Engineered drainage analyses are required to address increased runoff from impermeable surfaces, which is commonly mitigated with detention ponds.

Public Safety

- **With Fairview as a “thru” road from Holleman to George Bush, what are plans for speeding on the Ave? (With potential redevelopment traffic on Fairview & Montclair look to increase significantly.)** A: Potential solutions can be discussed through this neighborhood planning process, however, Fairview is identified as a collector roadway on the City’s Thoroughfare Plan, meaning it is intended to carry traffic. Speeding should be addressed through Police enforcement. Areas of chronic violation should be reported to the Police Department through their non-emergency number 764-3600 or on their webpage on the City’s website www.cstx.gov.
- **Information on sex offenders in CS?** A: Information on sex offenders can be found on the State of Texas website at the following link: <https://records.txdps.state.tx.us/DpsWebsite/index.aspx>.
- **Bike lanes on Anderson are being parking in on Sunday mornings during church hours.** A: Parking is permitted on Sundays in the bike lanes along Anderson Street by City Ordinance.

Redevelopment

The City’s Comprehensive Plan designates several areas in the City for “Redevelopment,” two of which are located in the Southside Planning Area. In these areas, “Redevelopment” means that a change in land use, and possibly character, is anticipated and may be supported by the City by means of rezoning, capital improvements, special regulations, etc. The Comprehensive Plan also recognizes that these areas will be further studied and may change during the neighborhood planning process.

It is anticipated that other areas of the Southside Area (not designated as “Redevelopment”) will experience redevelopment based on market opportunities alone. Generally this type of redevelopment will occur on a lot-by-lot basis and not part of a larger redevelopment effort.

- **What is the intent of the Redevelopment in this area?** A: The Comprehensive Plan states the following for redevelopment in this area: *“Near the intersection of George Bush Drive and Wellborn Road includes a number of underperforming commercial activities and poor quality residences that may be further impacted by future intersection improvements in this area. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment. The presence of existing residences and businesses, and proximity to existing neighborhoods and the University campus, requires careful site planning and appropriate building design. Efforts should include a focus on bringing vertical mixed-use and other aspects of urban character to this portion of the City.”*
- **How is Fairview and Montclair alley split in “redevelopment” plan?** A: The Redevelopment area (as described in the Comprehensive Plan) is not intended to be used at a parcel specific level. Additionally, the Comprehensive Plan recognizes that the area shown for Redevelopment will likely be altered through this planning process. However, if the Redevelopment boundaries remain the same, an alley area could potentially act as a buffer, depending on current condition and use.
- **What is density for this area?** A: As currently shown on the Community Character map and described in the Comprehensive Plan, this area is proposed for high density redevelopment. Again, the type and density of redevelopment desired for this area can be altered through this process.
- **What does the City review with small lots are demolished and five bedroom and four bath duplexes are built. No parking.** A: The City reviews to ensure that the structure type (duplex, single-family home, etc.) is permitted in the zoning district. The City also ensures that construction plans meet all applicable building code. Parking is required with new construction. Single-family homes are required two off-street parking spaces, while duplexes require parking based on the bedroom count.
- **Are these new houses frats, sororities, family, what?** A: As described in the Comprehensive Plan, redevelopment in this area could mean high-density multi-family and mixed-use development. Generally, this could include sorority/fraternity houses, but would not likely include single-family homes. Again, the type and density of redevelopment desired for this area can be altered through this process.
- **How are time lines for redevelopment defined?** A: There is no current timeline associated with the Redevelopment of the northwest section of the neighborhood.
- **Will the City be proactive or reactive with respect to redevelopment?** A: In the areas designated for Redevelopment in the Comprehensive Plan, it is intended that the City would encourage redevelopment through special zoning or development regulations, or possibly capital improvements.
- **Will the City pay for street relocation?** A: It is not anticipated that streets will be relocated with redevelopment of this area. If a large number of properties are consolidated for a single redevelopment project, the relocation of infrastructure could be possible, but would likely be paid for by the developer of such a project.

Figure B.3, Issues and Opportunities

Redevelopment, Continued

- **What parcel size, minimum, will be required for redevelopment?** A: Specific regulations have not been created for the Redevelopment area. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment. The presence of existing residences and businesses, and proximity to existing neighborhoods and the University campus, requires careful site planning and appropriate building design. Recommendations for future development can be created through this process.
- **The map presented that is color-coded for land use shows a central area (color olive). The facilitator indicated the color indicated that the goal is to maintain the “character” of the neighborhood. How does the City plan to do this when a large proportion of houses (particularly Village, Goode, Glade, Timm, Pershing) sold become rentals with multiple college students.** A: Through this process, it will be important for the neighborhood to identify those things that create character in their area and those that detract from it. Approaches to conserve and enhance those elements that create the character will need to be developed and solutions to deal with those things that detract from the character will need to be evaluated through this planning process.

Action Items for City Staff

The items below are considered to be Action Items for City Staff (such as repairs) and are included as they were recorded during the meeting or as they were provided on a comment card.

Bicycling & Walking

- Please replace burned out street light bulbs on Holleman.

Code Enforcement

- Glade Street @ Park Place – tree in line of site – looking towards Oakwood
- Park Place @ Dexter going west – line of site blocked
- There is none unless someone complains, then it takes several days to get any action. The entire 700 block of Holleman has knee high grass for over 3 weeks. Noise at night from parties is a continuous issue. Parking in tow away zones is frequent at night and weekends. No ticketing except on game days or by resident complaint.
- Lincoln Street rental property has trash/salvage items in yard (██████████)
- Neighbor drives through yard to his driveway (██████████)
- Game day neighbor parks in yard (██████████) rental property
- South Fairview took away street parking but not enough parking for visitors in driveway (██████████ no parking on street)
- ██████████ uses bulk trash pickups for business
- ██████████ more than 4 unrelated occupants
- Overflowing trash cans do not get picked up (██████████ of Hereford)
- Corner of Pershing and Shetland parking in intersection
- Guernsey and Welch parking illegally
- West of Hereford little of all types – parking in lawns
- Welsh dead trees laying around (not being picked up)
- 801 Dexter parking lot has no curb cut

Historic Preservations

- Please change the 921 Pershing to light green – house built in 1936. Check your facts!

Infrastructure

- Intersection of Park Place and Lee – It stopped at Lee, north and south, difficult to tell whether there is east/west traffic on Park Place to know whether it is safe to go through intersection.
[Transportation Engineer] The sight distance at the intersection was evaluated in November 2011 and at this time there was adequate visibility of the adjacent intersections for traffic traveling both north and south through the intersection.
- Timber St and Bush Ave, overlay on Bush and sidewalk, bird ponds and is not flush
*[Public Works] A Work Request was created to repair the sidewalk ramp and install a valley gutter across Timber Street.
 Status: 1/26/12 - Scheduled for end of Spring Semester since an intersection closure will be required. The Concrete Repair Contract will be used.*
- Highland Street is recently repaired for its length but is already failing and a rough ride of bumps.
 - *[Capital Projects] Highland was included in the West Park project and completed in 2007. Upon review, there does not appear to be failing areas.*
- Drainage – Holik, Park Place, Anna
*[Public Works / Planning and Development Services] A Work Request can be created to install approximately 100 feet of curb and gutter on the east side of Holik which will accommodate drainage and keep the adjacent grassed from becoming rutted from parking, etc. First, however the neighborhood, CSISD, should confirm there is consensus to this improvement.
 Status: 1/26/12 – Public Works is waiting for confirmation from Planning and Development.*
- Glade and Park Place – storm sewer blocked floods intersection
*[Public Works] A Work Request was created to clean out the silt and debris obstructions at the outfall. The owner and residents will need to be contacted and consent for this work to proceed.
 Status: 1/26/12 – Schedule for repair in middle of February*
- Park Place – Holik to Anderson – floods
[Public Works] Staff inspected this area, however there was not an apparent obstruction to remove.
- Storm sewer is higher than street at Anderson @ Holleman – floods during heavy rain.
[Public Works] Staff inspected this area during the rain event on November 22nd, and it appeared to be draining properly with no evidence of ponding.
- Fairview & Guernsey – next time redo streets, grind it down, doesn't drain.
[Public Works] Staff inspected this area during the rain event on November 22nd, and it appeared to be draining properly with no evidence of ponding.
- Sewer at corner of Glade & Park Place backs up with any amount of rain.
*[Public Works] A Work Request was created to clean out the silt and debris obstructions at the outfall.
 Status: 1/26/12 – Schedule for repair in middle of February*
- George Bush lanes flood when it rains near Texas A&M Golf Course – resurface for drainage?
[Planning and Development Services] This comment is forwarded to Texas Department of Transportation as George Bush Avenue is a TxDOT roadway.
- The old time street lights have serious electrical safety issue as access plates have been broken or removed. Electrical tape is not a safe solution. No sewer maintenance. Backups will likely occur. The brown colored street sign posts are now rusting badly after only a few years of use. No more of those, they do not last and look worse than the old silver colored ones. Do not use sprinkling hot tar followed by gravel unless it is swept to remove the loose gravel. This does not work to repair pot holes since it just temporarily fills it in.
[CSU Electric] Street light access plates are being addressed.
- Non-functional drainage on Leacrest and standing water.
Noted.
- Phoenix St neighborhood people walking to store on Southwest Pkwy & Wellborn – need sidewalks southland
[Greenways, Bike, Ped] \$200,000 of the \$300,000 provided for sidewalks in the 2008 Bond referendum will go towards the construction of a sidewalk on Dexter. The scope will depend on what can be constructed with \$200,000. This was bumped up in priority when it became an ADA request. Priorities are apart of the Bicycle, Pedestrian, and Greenways Master Plan. For more information on the plan and the process described in Chapter 7, please visit www.cstx.gov/bikepedgreenways
- Extend sidewalk on Dexter (requested 5 years ago)
[Greenways, Bike, Ped] \$200,000 of the \$300,000 provided for sidewalks in the 2008 Bond referendum will go towards the construction of a sidewalk on Dexter. The scope will depend on what can be constructed with \$200,000. This was bumped up in priority when it became an ADA request. Priorities are apart of the Bicycle, Pedestrian, and Greenways Master Plan. For more information on the plan and the process described in Chapter 7, please visit www.cstx.gov/bikepedgreenways

Figure B.3, Issues and Opportunities

Infrastructure, Continued

- Gutter flow in Southwest Pkwy and Welsh
Noted.
- Glade and Park Place drainage problem
[Public Works] A Work Request was created to clean out the silt and debris obstructions at the outfall.
- Why no curbing in area of Anna, Holik, etc.? Water off Park Place goes through yards and does not drain. Appears to be a blockage.
*[Public Works] Curb and gutter was not the original design. However, a Work Request was created to clean out the silt and debris obstructions at the outfall.
Status: 1/26/12 – Inspected during the storm on January 25, 2012 and was draining properly.*
- Blocked storm sewer drain at Suffolk. No one seemed to know who was in charge of getting it fixed. Still not fixed (from month ago). Are we just overwhelmed or no planning? (For instance old fire hydrants, drainage capacity – keeping ahead of the curve in already developed areas, not just outer developing areas).
*[Public Works] Staff will continue to monitor drainage concerns in this area, but there are no drainage inlets on Suffolk or apparent obstructions.
Status: 1/26/12 – No drainage concerns were noted during the January 25, 2012 storm.*
- Anderson and Holleman – storm sewers higher than street at intersection
[Public Works] Staff inspected this area during the rain event on November 22nd, and it appeared to be draining properly with no evidence of ponding.

Public Safety

- 902 Hereford – No parking for guest on either side of the street in front of our house and the No Parking Sign is not visible because of my neighbors' tree growth.

Code Enforcement

- Glade Street @ Park Place – tree in line of site – looking towards Oakwood
- Park Place @ Dexter going west – line of site blocked
- There is none unless someone complains, then it takes several days to get any action. The entire 700 block of Holleman has knee high grass for over 3 weeks. Noise at night from parties is a continuous issue. Parking in tow away zones is frequent at night and weekends. No ticketing except on game days or by resident complaint.
- Lincoln Street rental property has trash/salvage items in yard (██████████)
- Neighbor drives through yard to his driveway (██████████)
- Game day neighbor parks in yard (██████████) rental property
- South Fairview took away street parking but not enough parking for visitors in driveway (██████████ no parking on street)
- ██████████ uses bulk trash pickups for business
- ██████████ more than 4 unrelated occupants
- Overflowing trash cans do not get picked up (██████████ of Hereford)
- Corner of Pershing and Shetland parking in intersection
- Guernsey and Welch parking illegally
- West of Hereford little of all types – parking in lawns
- Welsh dead trees laying around (not being picked up)
- 801 Dexter parking lot has no curb cut

Code Enforcement

- Glade Street @ Park Place – tree in line of site – looking towards Oakwood
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- Lincoln Street rental property has trash/salvage items in yard ()
- Neighbor drives through yard to his driveway ()
- Game day neighbor parks in yard () rental property
- South Fairview took away street parking but not enough parking for visitors in driveway () no parking on street)
- () uses bulk trash pickups for business
- () more than 4 unrelated occupants
- Overflowing trash cans do not get picked up () of Hereford)
- Corner of Peshing and Shetland parking in intersection
- Guernsey and Welch parking illegally
- West of Hereford little of all types – parking in lawns
- Welsh dead trees laying around (not being picked up)
- 801 Dexter parking lot has no curb cut

Figure B.4, Small Area Meetings

Small Area Meetings – Survey Responses

Following discussions during the Small Area Meetings, a questionnaire was distributed to those in attendance. The questions included were Area specific and were meant to provide information that could be used to supplement the discussion during the meeting. Responses to the questions were separated into resident owners, resident renters, and property owners that do not live in the area.

Area 1 – January 30, 2012

Identify as “live in a home that I own in the Southside Area”:

1. **Choose the statement that best describes your opinion related to on-street parking in Area 1:**
 - (1) On-street parking in Area 1 should be prohibited on both sides of the street
2. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
3. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support the current restriction that allows only 4 un-related personas to live together as a “single family.”

Identify as “live in a home that I own” & “Own rental property in Southside Area”:

1. **Choose the statement that best describes your opinion related to on-street parking in Area 1:**
 - (1) On-street Parking in Area 1 should remain available as it is today
Additional Info: Armistead St. Bush to Armistead; one side only M.L.F.F.
2. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should be added as money is available on any street that does not currently have a sidewalk (including streets without curb and gutter)
Additional Info: Armistead St. (25' wide)
3. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support allowing only limited on-street parking
Additional Info: P&Z & Council problem for new construction

Identify as “Own rental property in Southside Area”:

1. **Choose the statement that best describes your opinion related to on-street parking in Area 1:**
 - (2) On-street parking in Area 1 should remain available as it is today
 - (1) On-street parking in Area 1 should be limited to one side of the street
2. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (2) Sidewalks should be added as money is available to streets with curbs that does not currently have a sidewalk (including streets without curb and gutter)
Additional Info: On south side of road where most student density is
 - (1) Sidewalks should not be added to streets in my neighborhood
3. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support allowing only limited on-street parking
 - (2) I generally support limiting the amount of a property's front yard that can be paved for parking
 - (1) I generally support the current restriction that allows only 4 un-related persons to live together as a “single-family.”
Additional Info: support neighborhood conservation
 - (1) I do not support any restrictions in single-family areas to address the impact of rental housing

Area 2 – January 31, 2012

Identify as "live in a home that I own in the Southside Area":

1. **Choose the statement that best describes your opinion related to neighborhood streets that are not currently built to the City's modern street standards:**
 - (1) Neighborhood Streets should be improved to meet the City's current standards
Additional info: around schools
 - (5) Neighborhood Streets should be maintained as they exist today
Additional info: except by schools
2. **Choose the statement that best describes your opinion related to existing unimproved alleys behind homes in Southside:**
 - (3) Alleys should be abandoned by the City and adjacent homeowners should own and maintain the alleys
 - (3) Alleys should remain owned by the City and vegetation should be cleared
Additional info: there are areas that only have access to garages through the alleyway
Additional info: also working drainage of alley
3. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (3) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
Additional info: and be sure to notify all homeowners to be impacted by construction, not just the homeowners whose mailing address is that street. When the sidewalk was put on Glade, we were not notified because our address is Timm. The sidewalk along the longer side of our property and we are tasked with maintenance. A little proactive PR would have been appreciated.
 - (3) Sidewalks should not be added to streets in my neighborhood.
 - No response indicated
Additional info: sidewalks where there is flooding and where there is room
4. **Choose the statement(s) that best describes your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial are):**
 - (1) Future redevelopment of Area 5 could include development of commercial uses or vertical mixed use along the perimeter of the neighborhood, along George Bush Drive and Wellborn Road.
 - (3) Future redevelopment of Area 5 should continue as it is occurring today - on a lot-by-lot basis, replacing historic homes with new structures, primarily intended for student housing, but generally retaining the existing density.
 - (1) Future redevelopment of Area 5 could include conversion of some older homes to other uses such a lawyer's office or bed & breakfast.
 - (1) Future redevelopment of Area 5 could include the addition of more single-family homes
 - (1) Future redevelopment of Area 5 could include additional student housing by allowing accessory structures or second dwelling units on properties in the area.
 - (1) Future redevelopment of this Area 5 could only include conversion of older homes to other uses such a lawyer's office or bed & breakfast if the existing home on the property is retained.
Additional info: hotel, multistory retail /commercial with lower level parking or parking structures
5. **Choose the statement(s) that best describes your opinion related to potential historic preservation or character preservation in your neighborhood:**
 - (4) I could support and would like to see a set of standards to protect the existing character of the Southside Area.
 - (5) I would be willing to work with my neighbors to develop standards that could protect the existing character of the area that I live in.
 - (1) I support and desire Historic Preservation (where applicable) in the Southside Area.
 - (1) I would be willing to work with my neighbors to develop Historic Preservation standards for the area that I live in.
6. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (3) I generally support allowing only limited on-street parking.
 - (3) I generally support requiring more off-street parking for new single-family construction.
 - (5) I generally support limiting the amount of a property's front yard that can be paved for parking.
 - (2) I generally support an increased tree planting requirement for new single-family construction.
 - (5) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."
Additional info: (referring to 6) rather see less
Additional info: I want 2 or 3 unrelated parties
Additional info: I also think we should limit the number of unrelated individuals in single family home to 2

Area 2 Continued – January 31, 2012

Identify as "live in a home that I own" and "I own rental property in the Southside Area":

1. **Choose the statement that best describes your opinion related to neighborhood streets that are not currently built to the City's modern street standards:**
 - (1) Neighborhood Streets should be improved to meet the City's current standards
2. **Choose the statement that best describes your opinion related to existing unimproved alleys behind homes in Southside:**
 - (1) Alleys should remain owned by the City and vegetation should be cleared
3. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should be added as money is available to streets with curbs that do not currently have a sidewalk.
4. **Choose the statement(s) that best describes your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial are):**
 - (1) Future redevelopment of Area 5 could include conversion of some older homes to other uses such a lawyer's office or bed & breakfast.
5. **Choose the statement(s) that best describes your opinion related to potential historic preservation or character preservation in your neighborhood:**
 - (1) I could support and would like to see a set of standards to protect the existing character of the Southside Area.
6. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."

Area 2 - February 1, 2012

Identify as "live in a home I own in the Southside Area":

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas
2. **Choose the statement(s) that best describes your opinion related to future development within your neighborhood:**
 - (1) Existing larger lots should be able to be subdivided into lots that are similar in size to other lots in the neighborhood.
3. **Choose the statement(s) that best describe your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial area):**
 - (1) Future redevelopment of Area 5 should only include additional uses or additional housing if the existing home on the property is retained.
4. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support allowing only limited on-street parking
 - (1) I generally support requiring more off-street parking for new single-family construction.
 - (1) I generally support an increased tree planting requirement for new single-family construction
 - (1) I generally support limiting the amount of a property's front yard that can be paved for parking.

Additional Info: one parking place (off street) per bedroom is desirable

Area 3 – January 30, 2012

Identify as “live in a home that I own in the Southside Area”:

1. **Choose the statement that best describes your opinion related to on-street parking in Area 1:**
 - (4) On-street parking in Area 1 should be limited to one side of the street
Additional Info: Citations should be issued to violators
2. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (5) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
Additional Info: Park Place and Anna between Holick and Timber should take precedence because of schools in area, including student travel to TAMU
 - (3) Sidewalks should be added as money is available on any street that does not currently have a sidewalk
3. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (3) I generally support an increased tree planting requirement for new single-family construction
 - (7) I generally support limiting the amount of a property’s front yard that can be paved for parking.
 - (3) I generally support allowing only limited on-street parking
 - (5) I generally support the current restriction that allows only 4-unrelated persons to live together as a “single family.”
Additional info: I would support changing the ordinance # to 3 unrelated persons
 - (5) I generally support requiring more off-street parking for new single-family construction
Additional Info: I support restriction that allow only 3 persons

Identify as “home I rent in Southside Area”:

1. **Choose the statement that best describes your opinion related to on-street parking in Area 1:**
 - (1) On-Street parking in Area 1 should remain available as it is today
Additional Info: citations should be issued to violators
2. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
3. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**

Identify as “live in a home I own” & “own rental property in Southside Area”:

1. **Choose the statement that best describes your opinion related to on-street parking in Area 1:**
2. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely
 - (1) Sidewalks should not be added to streets in my neighborhood
3. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support requiring more off-street parking for new single-family construction
 - (1) I generally support limiting the amount of property’s front yard that can be paved for parking
 - (1) I generally support the current restriction that allows only 4 un-related persons to live together as a “single family.”

Identify as “live in an apartment in the Southside Area”:

1. **Choose the statement that best describes your opinion related to on-street parking in Area 1:**
 - No response recorded
Additional Info: Dexter has a problem just off of Holleman with parking before you get to Winding so traffic is squeezed sometimes – especially on Sunday
2. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
Additional Info: Dexter needs a way to get people safely past the park. Big rock on left by traffic calming device makes road very narrow
3. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I do not support any restrictions in single-family areas to address the impacts of rental housing
 - (1) I generally support an increase tree planting requirement for new single-family construction

Additional Info: Some problems on Map EL.24 are due to traffic being heavy as students head to class and left turn lanes are too short. There are often 3 or 4 cars sticking out that can not lit in the left turn lane so traffic has to [sway]. The left turn lane at Dexter and George Bush only hold 2 cars. Some lights could be longer to compensate for the larger number of cars or concrete could be removed. A right turn only lane should be put in from the bridge at Redmond Terrace Apts and including Holleman and Texas. Though traffic is now blocking right turn traffic.

Figure B.4, Small Area Meetings

Area 4 – January 30, 2012

Identify as "live in a home that I own in Southside Area":

1. **Choose the statement that best describes your opinion related to on-street parking in Area 1:**
 - (1) On-street parking in Area 1 should be limited to one side
2. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should only be added as money is available on street that does not currently have a sidewalk (including streets without curb and gutter)
3. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support an increased tree requirement for new single-family construction

Area not identified or multiple areas identified:

Identify as "own rental property in Southside Area":

1. **Choose the statement that best describes your opinion related to on-street parking in Area 1:**
 - No response indicated
Additional info: change parking on Village no park north
2. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (2) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
Additional info: and always placed adjacent to the curb. Don't chop up the yard!
3. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I do not support any restrictions in single-family areas to address the impacts of rental housing
 - (2) I generally support allowing only limited on-street parking
 - I generally support requiring more off-street parking for new single-family construction
Additional info: this close to the University
 - (1) I generally support an increased tree planting requirement for new single-family construction
 - (1) I generally support limiting the amount of a property's front yard that can be paved for parking
Additional Info: Old construction
 - (1) I generally support the current restriction that allows only 4 unrelated persons to live together as a "single family"

'Tell us more' Comments:

Look up QANAT on Wikipedia- it is Aranian or Persian Architecture – It is a water system that uses a small drop over length – think of the angle over length a plumber uses in a house for sewer pipe so the water moves the solids along. You will see that it could be your answer to drainage problems

1. Maps are hard to read. Recommend to use thicker lines, brighter colors, larger font, etc. 2. The storm water has huge impact on local creek already. And flood plains are occupied by private property backyards. If we use more curb and gutter, the natural wetland will be suffered more and more

You are using curb/gutter system. Have you thought the pressure you are putting on the natural creek? This is like problem solving today and creating problems for tomorrow. You really need to consider the time of concentration "of storm water." Please Google it if you don't know what it is. The term is related to floods.

Area 4 – January 31, 2012

Identify as "I live in a home I own in the Southside Area":

1. **Choose the statement that best describes your opinion related to neighborhood streets that are not currently built to the City's modern street standards:**
 - (5) Neighborhood Streets should be maintained as they exist today
Additional Info: for the most part
Additional Info: drainage adjacent to streets without curbs & gutters need to be graded to function properly
2. **Choose the statement that best describes your opinion related to existing unimproved alleys behind homes in Southside:**
 - (1) Alleys should be abandoned by the City and adjacent homeowners should own and maintain the alleys
 - (3) Alleys should remain owned by the City and vegetation should be cleared
Additional Info: we already maintain
Additional Info: some alleys are used for drainage. If alley are maintained by homeowners, some provisions to ensure alleys are kept functional needs to be in place
 - (1) Alleys should remain owned by the City and vegetation should remain as it exists
Additional Info: for the most part but certain alleys cannot continue to be the way they are
3. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (3) Sidewalks should not be added to streets in my neighborhood.
Additional Info: area 4 ok- may be a couple of exceptions but limited to a few blocks. Sidewalks to support student access to school are essential.
 - No response indicated
Additional Info: each sidewalk issue is a separate item for the above

Area 4 Continued – January 31, 2012

4. **Choose the statement(s) that best describes your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial are):**
 - (3) Future redevelopment of Area 5 should continue as it is occurring today - on a lot-by-lot basis, replacing historic homes with new structures, primarily intended for student housing, but generally retaining the existing density.
Additional Info: (marked out 'replacing historic homes with new structures, primarily intended for student housing')
Additional Info: analytical traffic study needed before increasing density through apartments or vertical development. Will get additional traffic as small houses are replaced by larger houses. I.e. current trends will continue at least for the 5-7 year life of this plan.
 - (1) Future redevelopment of Area 5 could include conversion of some older homes to other uses such a lawyer's office or bed & breakfast.
 - (1) Future redevelopment of this Area 5 could only include conversion of older homes to other uses such a lawyer's office or bed & breakfast if the existing home on the property is retained.
 - (2) Future redevelopment of Area 5 could include the addition of more single-family homes.
 5. **Choose the statement(s) that best describes your opinion related to potential historic preservation or character preservation in your neighborhood:**
 - (4) I support and desire Historic Preservation (where applicable) in the Southside Area.
 - (2) I would be willing to work with my neighbors to develop Historic Preservation standards for the area that I live in.
 - (3) I could support and would like to see a set of standards to protect the existing character of the Southside Area.
 - (1) I would be willing to work with my neighbors to develop standards that could protect the existing character of the area that I live in.
 6. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (3) I generally support allowing only limited on-street parking
 - (3) I generally support an increased tree planting requirement for new single-family construction.
 - (4) I generally support limiting the amount of a property's front yard that can be paved for parking.
Additional Info: I would prefer a lower number. 2 being the best option (refereeing to 4 un-related persons living together as a single family)
 - (4) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."
 - (4) I generally support requiring more off-street parking for new single-family construction
Additional Info: there are design issues- some properties handle this well, others not so well, provide examples of how off-street parking can be handled with taste
- Identify as "I live in a home I own" and "own rental property in the Southside Area":
1. **Choose the statement that best describes your opinion related to neighborhood streets that are not currently built to the City's modern street standards:**
 - (1) Neighborhood Streets should be maintained as they exist today
Additional info: widening streets in the historic area to accommodate more "cut through" traffic will be met with organized non-violent (at least at first) resistance.
 - (2) Neighborhood Streets should be improved to meet the City's current standards
Additional Info: other than where there are historic trees allow more parking or allow more cuts for driveway
 2. **Choose the statement that best describes your opinion related to existing unimproved alleys behind homes in Southside:**
 - (1) Alleys should remain owned by the City and vegetation should be cleared
 3. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (2) Sidewalks should be added as money is available to streets with curbs that do not currently have a sidewalk.
 4. **Choose the statement(s) that best describes your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial are):**
 - (1) Future redevelopment of Area 5 could include multi-family and vertical mixed use on some streets.
Additional info: I'd be fine with mixed use, aesthetically pleasing business to promote a more walk able/bikeable community. (ie restaurants, coffee shops, antique shops, etc)
 - (1) Future redevelopment of Area 5 should continue as it is occurring today - on a lot-by-lot basis, replacing historic homes with new structures, primarily intended for student housing, but generally retaining the existing density.
 5. **Choose the statement(s) that best describes your opinion related to potential historic preservation or character preservation in your neighborhood:**
 - (3) I support and desire Historic Preservation (where applicable) in the Southside Area.
 - (1) I would be willing to work with my neighbors to develop Historic Preservation standards for the area that I live in.
 - (1) I could support and would like to see a set of standards to protect the existing character of the Southside Area.
 - (1) I would be willing to work with my neighbors to develop standards that could protect the existing character of the area that I live in.

Area 4 Continued – January 31, 2012

6. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support an increased tree planting requirement for new single-family construction.
 - (1) I generally support limiting the amount of a property's front yard that can be paved for parking.
 - (1) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."
 - (2) I do not support any restrictions in single-family areas to address the impacts of rental housing.

Identify as "I own rental property in the Southside Area":

1. **Choose the statement that best describes your opinion related to neighborhood streets that are not currently built to the City's modern street standards:**
 - (2) Neighborhood Streets should be improved to meet the City's current standards
2. **Choose the statement that best describes your opinion related to existing unimproved alleys behind homes in Southside:**
 - (2) Alleys should be abandoned by the City and adjacent homeowners should own and maintain the alleys
3. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should be added as money is available to streets with curbs that do not currently have a sidewalk.
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
4. **Choose the statement(s) that best describes your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial are):**
 - (1) Future redevelopment of Area 5 could include conversion of some older homes to other uses such a lawyer's office or bed & breakfast.
5. **Choose the statement(s) that best describes your opinion related to potential historic preservation or character preservation in your neighborhood:**
 - (1) I support and desire Historic Preservation (where applicable) in the Southside Area.
 - (1) I could support and would like to see a set of standards to protect the existing character of the Southside Area.
6. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support an increased tree planting requirement for new single-family construction
 - (2) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."

Additional Info: I am opposed to further restrictions to parking on Dexter Dr. I think single side parking is ok

Area 5 - January 31, 2012

Identify as "live in a home that I own in the Southside Area":

1. **Choose the statement that best describes your opinion related to neighborhood streets that are not currently built to the City's modern street standards:**
 - (1) Neighborhood Streets should be improved to meet the City's current standards
Additional Info: trees are beautiful and should be kept when possible but a lack of sidewalks and large trees close to the road can be hazardous
2. **Choose the statement that best describes your opinion related to existing unimproved alleys behind homes in Southside:**
 - (1) Alleys should remain owned by the City and vegetation should remain as it exists
Additional Info: I am currently unclear on the purpose of these alleys. Off the top of my head, these alleys sometimes provide a nice buffer for wildlife and between neighbors (and help with runoff?).
3. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should be added as money is available on any street that does not currently have a sidewalk (including streets without curb and gutter).
Additional Info: yay sidewalks- money provided
4. **Choose the statement(s) that best describes your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial are):**
 - (1) Future redevelopment of Area 5 could include development of commercial uses or vertical mixed use along the perimeter of the neighborhood, along George Bush Drive and Wellborn Road.
 - (1) Future redevelopment of Area 5 should only include additional uses or additional housing if the existing home on the property is retained.
 - (1) Future redevelopment of Area 5 should continue as it is occurring today - on a lot-by-lot basis, replacing historic homes with new structures, primarily intended for student housing, but generally retaining the existing density.
Additional Info: I would be in favor of incentives to keep existing structures, replacement as needed to keep existing density - affordable housing and some commercial development along the perimeter-> residential/commercial mixed use would be cool.
5. **Choose the statement(s) that best describes your opinion related to potential historic preservation or character preservation in your neighborhood:**
 - (1) I would be willing to work with my neighbors to develop Historic Preservation standards for the area that I live in.
 - (1) I could support and would like to see a set of standards to protect the existing character of the Southside Area.
 - (1) I would be willing to work with my neighbors to develop standards that could protect the existing character of the area that I live in.
 - (1) I am not interested in either Historic Preservation or Character Preservation in the Southside Area and never will be.
Additional Info: please remember some of the less grand homes Post-war not directly tied to A&M have some historical value too
6. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support allowing only limited on-street parking.
 - (1) I generally support an increased tree planting requirement for new single-family construction.
 - (1) I generally support limiting the amount of a property's front yard that can be paved for parking.
Additional Info: I am generally ok with current limits on on-street parking (one side in many areas). I am not in favor of paved yards
 - (1) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."

Identify as "own rental property in the Southside Area":

1. **Choose the statement that best describes your opinion related to neighborhood streets that are not currently built to the City's modern street standards:**
 - (2) Neighborhood Streets should be maintained as they exist today
Additional Info: exception would be if housing zoning changes i.e. single family to multi-
 - (1) Neighborhood Streets should be improved to meet the City's current standards
Additional Info: the above is my opinion regarding Area 5
2. **Choose the statement that best describes your opinion related to existing unimproved alleys behind homes in Southside:**
 - (1) Alleys should be abandoned by the City and adjacent homeowners should own and maintain the alleys
 - (2) Alleys should remain owned by the City and vegetation should remain as it exists
3. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should not be added to streets in my neighborhood.
 - (1) Sidewalks should be added as money is available to streets with curbs that do not currently have a sidewalk.
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.

Area 5 Continued - January 31, 2012

4. **Choose the statement(s) that best describes your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial are):**
 - (1) Future redevelopment of Area 5 could include conversion of some older homes to other uses such a lawyer's office or bed & breakfast
 - (1) Future redevelopment of Area 5 could include the addition of more single-family homes
 - (3) Future redevelopment of Area 5 should continue as it is occurring today - on a lot-by-lot basis, replacing historic homes with new structures, primarily intended for student housing, but generally retaining the existing density.
5. **Choose the statement(s) that best describes your opinion related to potential historic preservation or character preservation in your neighborhood:**
 - (1) I could support and would like to see a set of standards to protect the existing character of the Southside Area.
 - (1) I am not interested in either Historic Preservation or Character Preservation in the Southside Area and never will be.
 - No response indicated
Additional Info: I support preservation but not at the expense of diverting redevelopment capital from the area
6. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support allowing only limited on-street parking
 - (1) I generally support an increased tree planting requirement for new single-family construction.
 - (1) I generally support limiting the amount of a property's front yard that can be paved for parking.
 - (1) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."
 - (1) I generally support requiring more off-street parking for new single-family construction.
 - (1) I do not support any restrictions in single-family areas to address the impacts of rental housing.

Area not indicated or multiple areas:

1. **Choose the statement that best describes your opinion related to neighborhood streets that are not currently built to the City's modern street standards:**
 - (2) Neighborhood Streets should be improved to meet the City's current standards
 - (1) Neighborhood Streets should be maintained as they exist today
2. **Choose the statement that best describes your opinion related to existing unimproved alleys behind homes in Southside:**
 - (3) Alleys should be abandoned by the City and adjacent homeowners should own and maintain the alleys
3. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (3) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
4. **Choose the statement(s) that best describes your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial are):**
 - (2) Future redevelopment of Area 5 could include multi-family and vertical mixed use on some streets.
 - (2) Future redevelopment of Area 5 could include development of commercial uses or vertical mixed use along the perimeter of the neighborhood, along George Bush Drive and Wellborn Road.
 - (1) Future redevelopment of Area 5 could include conversion of some older homes to other uses such a lawyer's office or bed & breakfast
 - (1) Future redevelopment of Area 5 could include the addition of more single-family homes.
 - (2) Future redevelopment of Area 5 could include additional student housing by allowing accessory structures or second dwelling units on properties in the area.
 - (1) Future redevelopment of Area 5 could include multi-family and vertical mixed use on some streets
5. **Choose the statement(s) that best describes your opinion related to potential historic preservation or character preservation in your neighborhood:**
 - (2) I am not interested in either Historic Preservation or Character Preservation in the Southside Area and never will be.
 - (1) I support and desire Historic Preservation (where applicable) in the Southside Area.
6. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (3) I do not support any restrictions in single-family areas to address the impacts of rental housing.
 - (2) I generally support requiring more off-street parking for new single-family construction.
 - (2) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."
 - (1) I generally support an increased tree planting requirement for new single-family construction.

Area 5 – February 1, 2012

Identify as "I live in a home that I own in the Southside Area":

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - No response recorded
Additional Info: Sidewalks smaller than 6' (5', 4') should be considered depending on space. Smaller (4') sidewalks should be added to broader streets. Sidewalks should be added if pedestrian traffic justifies it. Home owners (owner occupied) should also be constructed.
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas
 - (1) Sidewalks should be added as money is available on any street that does not currently have a sidewalk (including streets without curb and gutter).
2. **Choose the statement(s) that best describes your opinion related to future development within your neighborhood:**
 - (4) Existing larger lots should not be subdivided to provide the opportunity for more single-family homes.
Additional Info: larger lots should not be divided because developers would build 2-3 story rental houses. Which would over populate the neighborhood. They are preserving city if houses are built only for owner occupied single family owner to preserve integrity of neighborhood
Additional Info: I like similar sized lots provided homes size can be limited to similar sized home (in sq. footage)
3. **Choose the statement(s) that best describe your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial area):**
 - (1) Future redevelopment of Area 5 should only include additional uses or additional housing if the existing home on the property is retained.
Additional Info: prevent gentrification of Area 5, maintain older homes, prohibit construction of unrelated, residents in multi story rental homes
 - (1) Future redevelopment of Area 5 could include multi-family and vertical mixed use on some streets.
 - (3) Future redevelopment of Area 5 could include development of commercial uses or vertical mixed use along the perimeter of the neighborhood, along George Bush Drive and Wellborn Road.
 - (2) Future redevelopment of Area 5 could include conversion of some older homes to other uses such a lawyer's office or bed & breakfast.
 - (1) Future redevelopment of this Area 5 could only include conversion of older homes to other uses such a lawyer's office or bed & breakfast if the existing home on the property is retained.
Additional Info: traffic flow in this area will be a major limiting problem
 - (1) Future redevelopment of Area 5 should continue as it is occurring today - on a lot-by-lot basis, replacing historic homes with new structures, primarily intended for student housing, but generally retaining the existing density. (*crossed out 'replacing historic homes with new structures'*)
Additional info: for now but the extended future should look to some
4. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (4) I generally support allowing only limited on-street parking
 - (3) I generally support requiring more off-street parking for new single-family construction
 - (4) I generally support an increased tree planting requirement for new single-family construction;
 - (4) I generally support limiting the amount of a property's front yard that can be paved for parking
 - (3) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."
Additional Info: clay and cider side arch should be considered for prevention of rental
Additional Info: Fewer than 4 un-related persons are too many for most "single" family homes. Parking should be at minimum 1 car per bedroom

Identify as "own rental property in the Southside Area":

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should not be added to streets in my neighborhood.
2. **Choose the statement(s) that best describes your opinion related to future development within your neighborhood:**
 - (1) Existing larger lots should be able to be subdivided into lots that are similar in size to other lots in the neighborhood.
Additional Info: but!! With homes that will blend in (as much as possible) with existing historical type homes
3. **Choose the statement(s) that best describes your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial area):**
 - (1) Future redevelopment of Area 5 could include development of commercial uses or vertical mixed use along the perimeter of the neighborhood, along George Bush Drive and Wellborn Road
 - (1) Future redevelopment of Area 5 could include conversion of some older homes to other uses such a lawyer's office or bed & breakfast
 - (1) Future redevelopment of Area 5 could include additional student housing by allowing accessory structures or second dwelling units on properties in the area.
4. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support requiring more off-street parking for new single-family construction
 - (1) I generally support limiting the amount of a property's front yard that can be paved for parking.

Figure B.4, Small Area Meetings

Area 6 – February 1, 2012

Identify as "I live in a home I own in the Southside Area":

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
2. **Choose the statement(s) that best describes your opinion related to future development within your neighborhood:**
 - (1) Existing larger lots should not be subdivided to provide the opportunity for more single-family homes.
3. **Choose the statement(s) that best describe your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial area):**
 - (1) Future redevelopment of this Area 5 could only include conversion of older homes to other uses such a lawyer's office or bed & breakfast if the existing home on the property is retained
 - (1) Future redevelopment of Area 5 could include the addition of more single-family homes.
4. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support an increased tree planting requirement for new single-family construction
 - (1) I generally support limiting the amount of a property's front yard that can be paved for parking
 - (1) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."

Area 7 – February 1, 2012

Identify as "live in a home that I own in the Southside Area":

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
Additional Info: consider the small area, and even address issues w/ lawn shortage
2. **Choose the statement(s) that best describes your opinion related to future development within your neighborhood:**
 - (1) Existing larger lots should be able to be subdivided into lots that are similar in size to other lots in the neighborhood.
3. **Choose the statement(s) that best describe your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial area):**
 - (1) Future redevelopment of Area 5 could include the addition of more single-family homes.
4. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support allowing only limited on-street parking.

Identify as "I own rental property in the Southside Area":

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should be added as money is available on any street that does not currently have a sidewalk (including streets without curb and gutter).
 - (1) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
2. **Choose the statement(s) that best describes your opinion related to future development within your neighborhood:**
 - (2) Existing larger lots should be able to be subdivided into lots that are similar in size to other lots in the neighborhood.
3. **Choose the statement(s) that best describe your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial area):**
 - (1) Future redevelopment of Area 5 could include development of commercial uses or vertical mixed use along the perimeter of the neighborhood, along George Bush Drive and Wellborn Road.
 - (1) Future redevelopment of Area 5 could include conversion of some older homes to other uses such a lawyer's office or bed & breakfast.
 - (2) Future redevelopment of this Area 5 could only include conversion of older homes to other uses such a lawyer's office or bed & breakfast if the existing home on the property is retained.
 - (2) Future redevelopment of Area 5 could include the addition of more single-family homes.
Additional Info: parking garage?
 - (1) Future redevelopment of Area 5 should continue as it is occurring today - on a lot-by-lot basis, replacing historic homes with new structures, primarily intended for student housing, but generally retaining the existing density.
4. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (2) I generally support allowing only limited on-street parking
 - (2) I generally support an increased tree planting requirement for new single-family construction
 - (1) I generally support limiting the amount of a property's front yard that can be paved for parking
 - (1) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."
 - (1) I generally support requiring more off-street parking for new single-family construction.

Area 7 Continued – February 1, 2012

Identify as "live in a home that I rent in the Southside Area":

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (2) Sidewalks should only be added to streets that provide access through the neighborhood in areas designated by the Pedestrian Master Plan in order to accommodate pedestrians more safely.
2. **Choose the statement(s) that best describes your opinion related to future development within your neighborhood:**
 - (1) Existing larger lots should be able to be subdivided into lots that are similar in size to other lots in the neighborhood.
3. **Choose the statement(s) that best describe your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial area):**
 - (1) Future redevelopment of Area 5 could include development of commercial uses or vertical mixed use along the perimeter of the neighborhood, along George Bush Drive and Wellborn Road.
4. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I do not support any restrictions in single-family areas to address the impacts of rental housing.

Identify as "live in an apartment community in the Southside Area":

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should be added as money is available on any street that does not currently have a sidewalk (including streets without curb and gutter).
2. **Choose the statement(s) that best describes your opinion related to future development within your neighborhood:**
 - (1) Existing larger lots should be able to be subdivided into lots that are similar in size to other lots in the neighborhood.
3. **Choose the statement(s) that best describe your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial area):**
 - (1) Future redevelopment of Area 5 could include additional student housing by allowing accessory structures or second dwelling units on properties in the area.
4. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support an increased tree planting requirement for new single-family construction
 - (1) I generally support limiting the amount of a property's front yard that can be paved for parking.

Did not indicate occupancy status:

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should be added as money is available to streets with curbs that do not currently have a sidewalk.
2. **Choose the statement(s) that best describes your opinion related to future development within your neighborhood:**
 - (1) Existing larger lots should not be subdivided to provide the opportunity for more single-family homes.
3. **Choose the statement(s) that best describe your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial area):**
 - (1) Future redevelopment of Area 5 could include development of commercial uses or vertical mixed use along the perimeter of the neighborhood, along George Bush Drive and Wellborn Road
 - (1) Future redevelopment of this Area 5 could only include conversion of older homes to other uses such as lawyer's office or bed & breakfast if the existing home on the property is retained.
4. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I generally support allowing only limited on-street parking.
 - (1) I generally support requiring more off-street parking for new single-family construction.
 - (1) I generally support an increased tree planting requirement for new single-family construction.
 - (1) I generally support limiting the amount of a property's front yard that can be paved for parking.

Figure B.4, Small Area Meetings

Area not identified or multiple areas identified

Identify as "own rental property in the Southside Area":

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should be added as money is available to streets with curbs that do not currently have a sidewalk.
2. **Choose the statement(s) that best describes your opinion related to future development within your neighborhood:**
 - (1) Existing larger lots should be able to be subdivided into lots that are similar in size to other lots in the neighborhood.
3. **Choose the statement(s) that best describe your opinion related to potential redevelopment of Area 5 (southeast corner of Wellborn Road and George Bush Drive, behind Southgate Commercial area):**
 - (1) Future redevelopment of Area 5 could include multi-family and vertical mixed use on some streets.
 - (1) Future redevelopment of Area 5 could include development of commercial uses or vertical mixed use along the perimeter of the neighborhood, along George Bush Drive and Wellborn Road.
4. **Choose the statement(s) that best describes your opinion related to restrictions in single-family areas to address the impacts of rental housing in your neighborhood:**
 - (1) I do not support any restrictions in single-family areas to address the impacts of rental housing.
 - (1) I generally support the current restriction that allows only 4 un-related persons to live together as a "single family."

Identify as "live in a home that I rent in the Southside Area":

1. **Choose the statement that best describes your opinion related to future sidewalks in Southside:**
 - (1) Sidewalks should be added as money is available on any street that does not currently have a sidewalk (including streets without curb and gutter).

Other comments:

Need more street lights on the streets. They are too dark on Welch coming up to Holleman Dr. Tree's by street lights need to be cut & trimmed so it'll provide more lighting on Georgia St. & more.

In regards to landscaping I feel most new/replacement home developers (primarily in my Area 5) have done a good job at giving each home a minimum amount of irrigation and landscaping.

Small Area Meetings – Verbal Comments

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.

Comments – January 30, 2012, Areas 1 & 3

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.

Figure B.4, Small Area Meetings

Comments – January 31, 2012, Areas 2, 4 & 5

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 since 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 campuses 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.

Comments Continued – January 31, 2012, Areas 2, 4 & 5

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.)

Comments– February 1, 2012, Areas 5, 6 & 7

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.

Comments Continued– February 1, 2012, Areas 5, 6 & 7

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.

Figure B.5, Area V Redevelopment

Special Meeting – Area 5 Land Use & Redevelopment
May 1, 2012

All property owners and residents in Area 5 of the Southside Neighborhood Planning Area were notified of this public meeting. Other Plan participants were notified by email. The purpose of the meetings was to discuss redevelopment options for Area 5. Groups used maps of the Area to develop potential development scenarios.

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 Conserv ation for most			X		
No Apartments			X		
One-way Streets	X			X	X
Parking as a Primary Use				X	X
Parking Remov al	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 Preserv ation		X			

Notes

Group #1 (No map was developed by Group #1)

Opinion:

- Need SF, light commercial & hotel uses (5 green)
- Traffic management (speed bumps) excluding limiting parking (2 red)
- Move line between Fairview & Montclair (3 green)
- Better code enforcement (2 green)

Dissent:

- No changes that increase traffic into neighborhood (1 green, 2 red)
- If one ways or other traffic management tools, open to other land uses e.g. cul-de-sacs, speed bumps, etc (1 green, 1 red)
- Do not move line eastward (1 red)

Group #2

- Allow highest density along perimeter (not far in) with the corner having a larger area of multi-family as shown on the map. (4 green)
- Transitional use (like sf/apt photos) be allowed against single-family.
- Maryem and Grove be the limit. – Single-family past Maryem and Grove. (1 red, 1 green)

Details:

- height limit (11 green)
 - different for multi-family and transitional (1 green)
- Max floor to area ratio (5 green)
- Limit on signs (business) (3 green)
- Materials – wood & brick (1 red, 1 green)
- No stucco (1 red, 5 green)
- Maintain existing vegetation in buffer areas (3 green)
- Bike & Ped Friendly in higher density areas. (6 green)
- Gateway (corner of George Bush and Wellborn Road) (1 green)
 - Uniformity (1 red)
 - Architectural

Group #3

- Urban/Redevelopment limited to the periphery with higher concentrations near Luther St* and Montclair/Highlands ** corners, with lower density between them. Greek walkway (9 green)
- *Hotel preference **Commercial (4 green, 3 red)
- Neighborhood conservation in remaining neighborhood areas (5 green, 1 red)

Group #4

- Allow demolition of campus homes for redevelopment (3 green, 1 red)
- Single-2 story townhomes on edge to transition to SFR (5 green)
- 3-4 stories between single story and high density areas (4 green, 3 red)
- Allow smaller lots for townhomes but continue to require large lots for redeveloped single family homes (14 green, 3 red)
- Multi-storied/structured parking ok on perimeter (5 green, 14 red)
- Commercial okay at Bush/Wellborn and Wellborn/Park-Luther (10 green)
- Market Opps. -> multi-family commercial at corner (8 green)
- Redevelop existing commercial at corner. Bring back tier of lots in as parking for redeveloped commercial uses -> neighborhood commercial -> multi-story general commercial/hotel (7 green, 2 red)
- High density/commercial along frontage of Wellborn (2 green)
- Townhomes or similar between Wellborn and single family homes (Montclair) (13 green, 3 red)
- Upgrade Fidelity or other to go through Wellborn (2 green, 6 red)
- Convert some streets to one-way to “push” traffic to wellborn and Luther (4 green, 6 red)

Group #5

- Wellborn
- (3 green) N-S progressing east to the phase line would include high density “7-story max” urban residential with stores/commercial/restaurant to serve Area 5.
- Moving east, past phase line density increases by reducing lot size to 5,000 s.f. and allow for multi-family
- Low roof design, preserving neighborhood
- Transition past Montclair to Fidelity

Caveats:

- Traffic flow to be managed by one-way and strategic 2-way roads (3 red, 6 green)
 - Cul-de-sac along Montclair
 - Fidelity 2-way
 - Highland 2-way
 - Park Place 2-way
 - Luther 2-way
 - Grove 1-way
 - At Maryem, Grove south 2-way (2 red)
- Parking
- Bike & Pedestrian Traffic through alleys (8 green)
 - Green path utility paths

Figure B.6, Open House

July 10, 2012, Open House Comments

Written Comments (not on surveys):

- Should have been a recommendation to reduce speed limits on some of the streets in the area, such as Holleman. Do not see that recommendation.
- Need sidewalk on Dexter from Park Place on south to be a priority. Don't really need a sidewalk on Park Place from Dexter to Timber.
- Need a sidewalk on Southland from pedestrian bridge to Wellborn Road – a lot of foot traffic from McCulloch. Need more street lights on Southland. Need more lighting at pedestrian bridge.
- Issue with map vs. text – Park Place should be one-way, too, from Fairview to Montclair with the Area 5 changes.
- 3-story max in “blue” area of Area 5, not 5-story max. Area 5 recommendations need additional language to require City to look at traffic issues if the half-closures don't work.
- I still hope the plan can address the issue of impermeable cover, as part of managing run-of, flood control, flood plain, definitions, etc. This issue was raised repeatedly in meetings over the past year, but seems not to have been mentioned in the Plan.
- Need sidewalk on Ayrshire Street and bike lane.
- College Station needs to decide whether preservation of old College Station has value – I believe it has great value as it is irreplaceable in 50 years the decisions made now will determine whether old CS neighborhoods can only be viewed in photographs.
- Throughout the City, I wish development planning would seriously consider rear parking and where possible (if the developers don't faint) plan for the old alley concept, i.e.: rear garage entry, rear garbage and recycling pick-up. This is an aesthetic solution which helps maintain long-term property values.
- To enhance “traffic calming” efforts and truly preserve the integrity of the neighborhood conservation section, please consider green barriers at the intersections of each street with Holleman. (similar to those recently completed on East 29th just north of Villa Maria – and in many major cities – especially Miami.) This has preserved and recreated neighborhoods that had been on the decline.
- Both the existing and proposed bike routes from Holleman and G. Bush Drive are located on Dexter. Several blocks in this part are difficult to negotiate on a bike when any auto or bus traffic is present. I seems prudent to direct cyclists to Welsh at Holleman rather than Dexter at all. Note: there is not even room to indicate cyclist route land on this part of Dexter.
- Area 5 development changes should remain “as is” (no 5,000 sq ft change on subdividing lots) until TxDOT is finished with interchange. This will allow area to “potentially” still develop into an extension of “Southside” in the interim. Maintain lot sizes, trees, etc. as current R-1 zoning.
- Armistead Street needs the street light. Light on Redmond and Rosemary corner of Armistead. Armistead curves and most of the block is very dark.
- Parking on Redmond especially between Armistead and George Bush needs night and weekend study. Students living on GB drive have guests that park on Redmond because there is no street parking on GB Drive.
- Section of Redmond at mouth of Lenert Circle does not drain. Sprinkler and rain accumulate.

Written comments from surveys (recommending change to the plan):

- Do not subdivide below 8,000 and enforce the 4-resident rule and everything will be ok in the long run.
- Lower density on Montclair needed.
- Several missing elements of Plan – handicapped accessibility and special needs residents, wildlife and endangered species, public transit routes during interchange construction, public safety and robberies at HEB, Target, Kroger, etc., drunk driving, drug-prone areas.

Emailed public comments related to needed changes in document:

- Dexter is, as you say, a natural cyclist route. One thought is, why not close Dexter to through traffic and have it open only to cyclists? Such a half-way street closure is proposed on pages 3-16/3-17 and could be installed at Dexter & Holleman.
- I strongly believe the 2 blocks of frontage along George Bush should be included in the Max 10 stories instead of 5 stories...to get anyone to develop such valuable area it should be consistent with the corner...