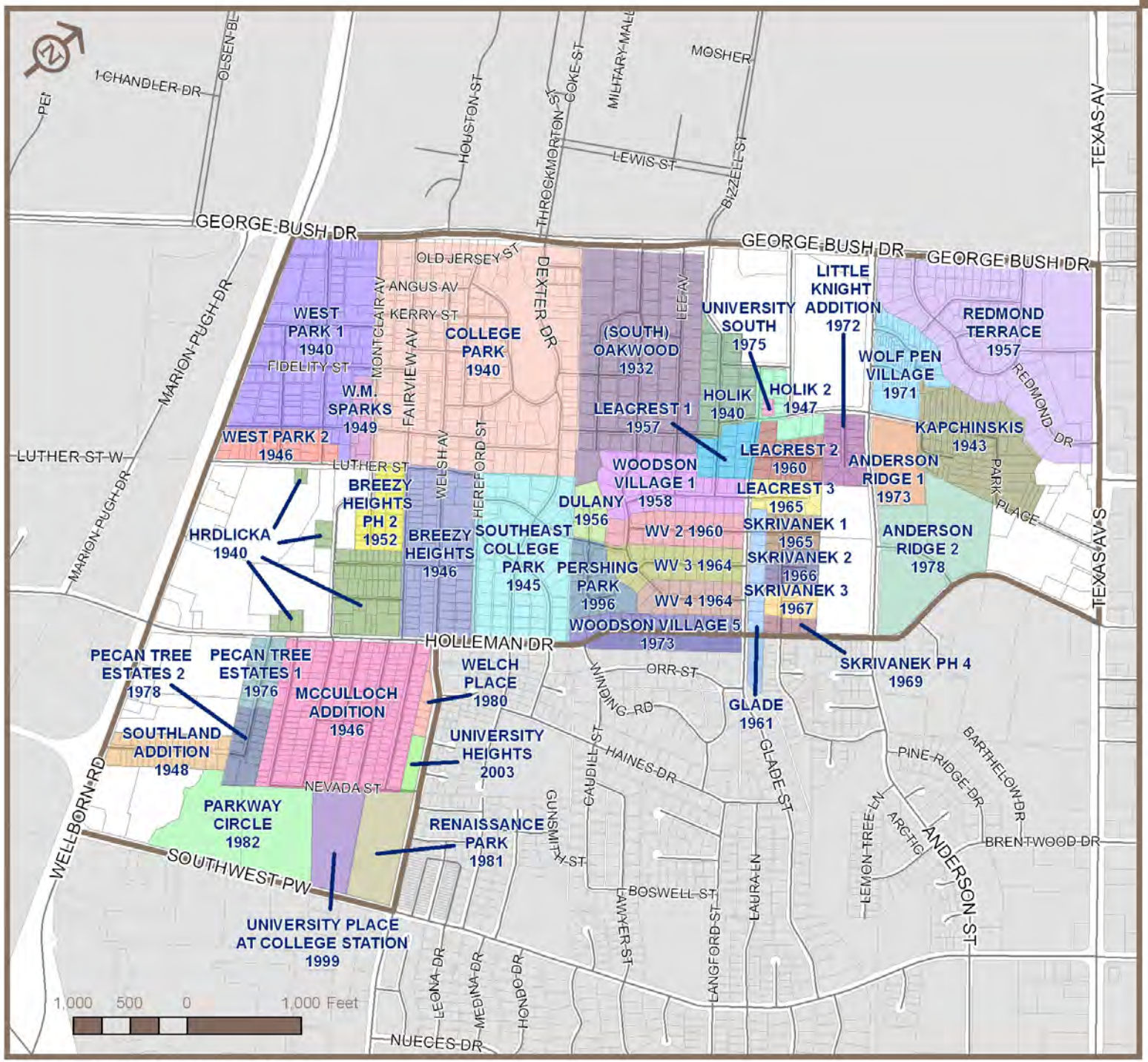
Southside Area Neighborhood Plan

Map EC. 1

Age of Subdivision



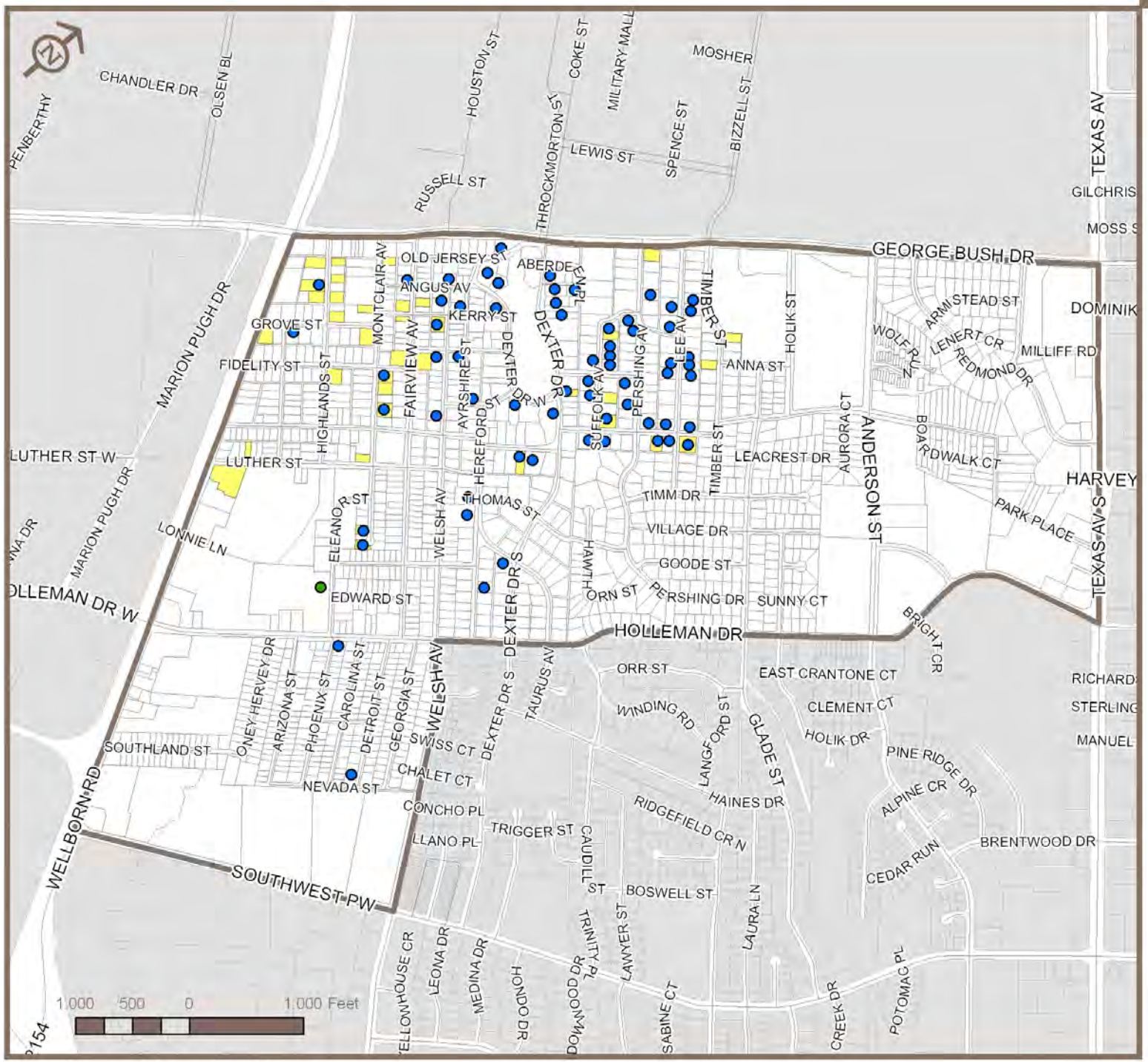
Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 2

Historic Resources



Note: "Campus Houses" denote lots that have or have had houses that that hold some historical significance as it pertains to Texas A&M University.

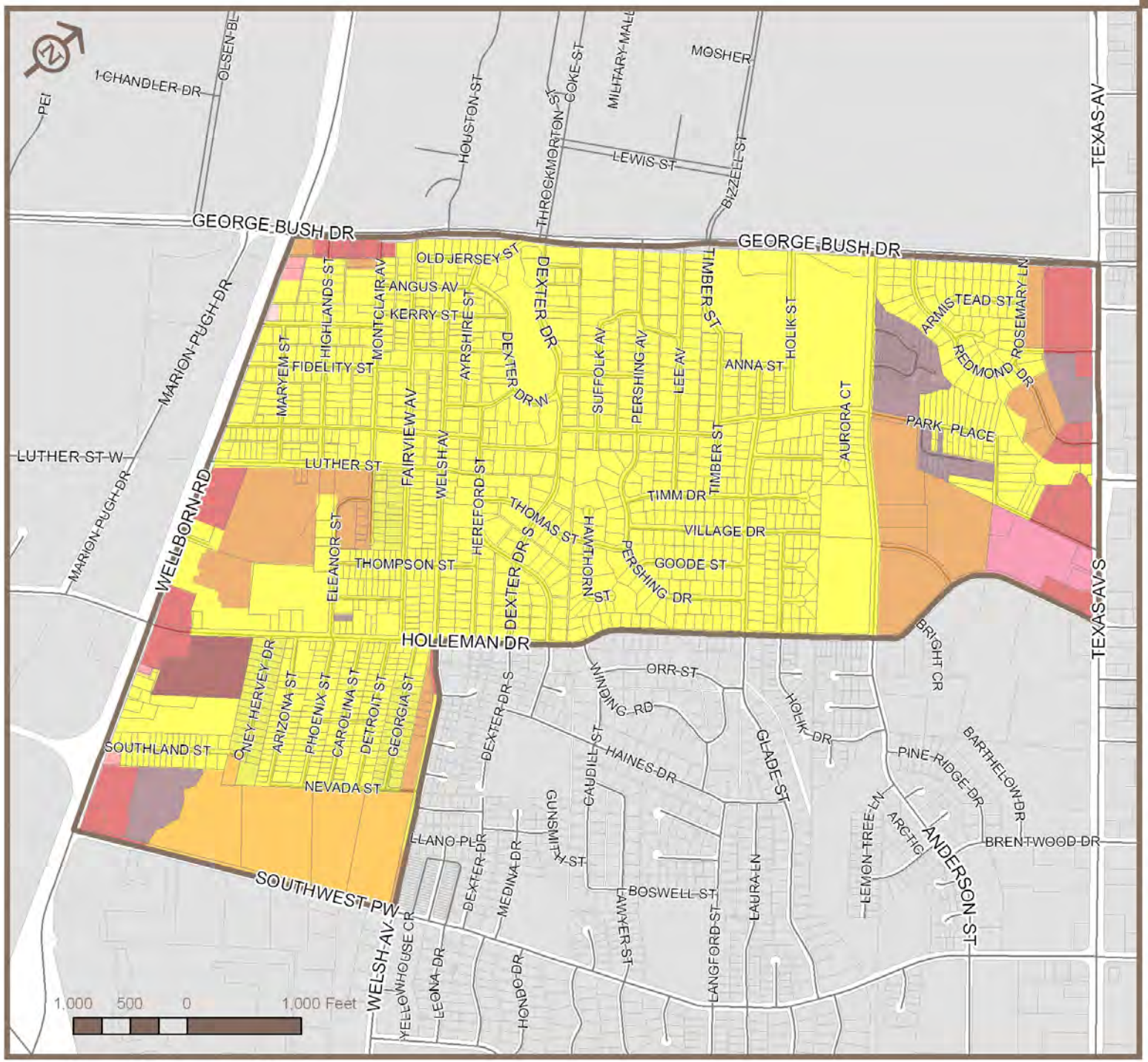
- State Historical Marker
- Historical Markers
- Campus Houses
- Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 3

Zoning



Zoning

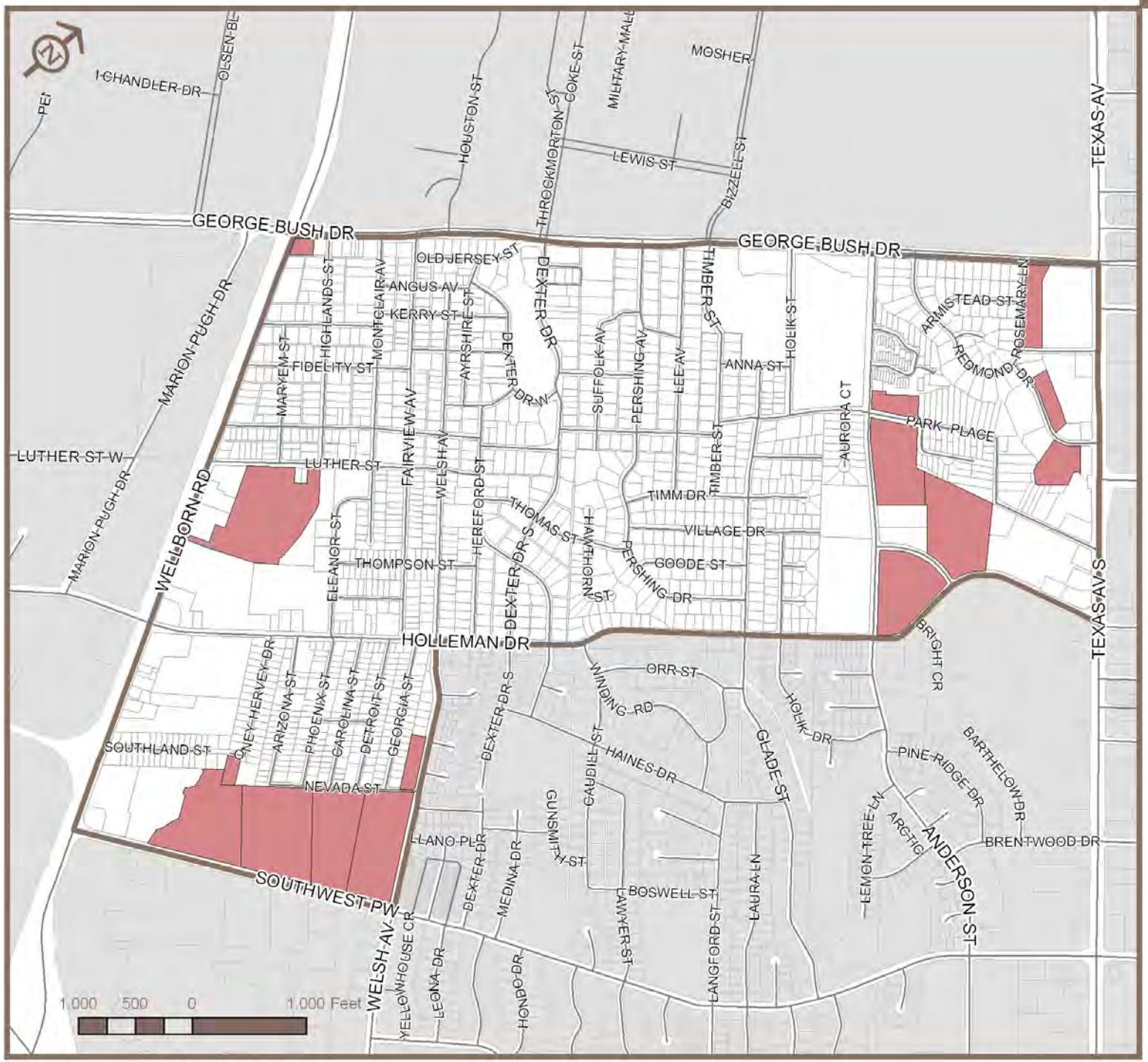
- A - P
- C - 1
- C - 2
- C - 3
- C - U
- PDD
- PDD - B
- R - 1
- R - 2
- R - 3
- R - 4
- R - 6
- Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 4

Multi-Family Properties

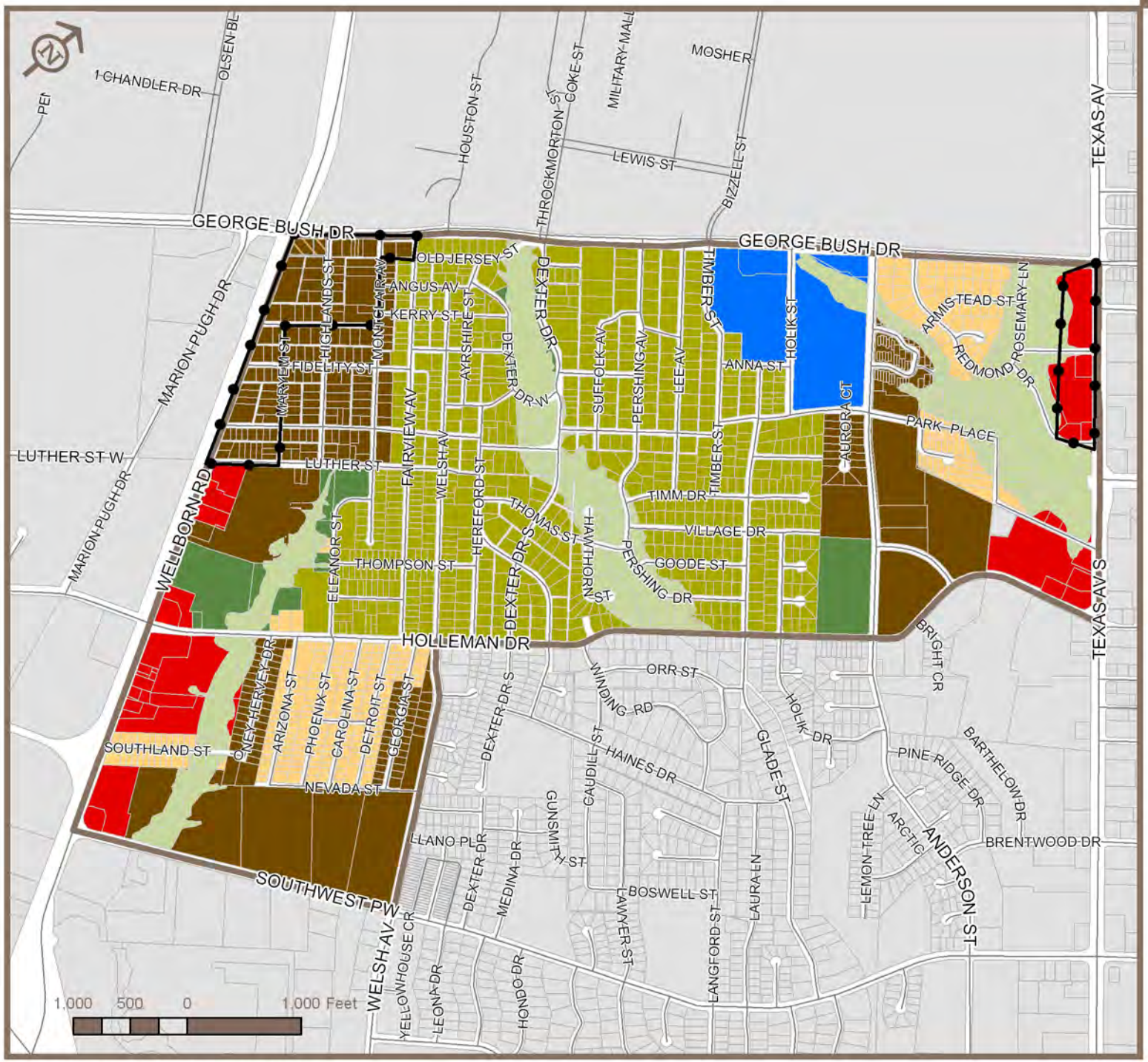


Source: Brazos County Appraisal District

Southside Area Neighborhood Plan

Map EC. 5

Future Land-Use & Character



Future Land Use & Character

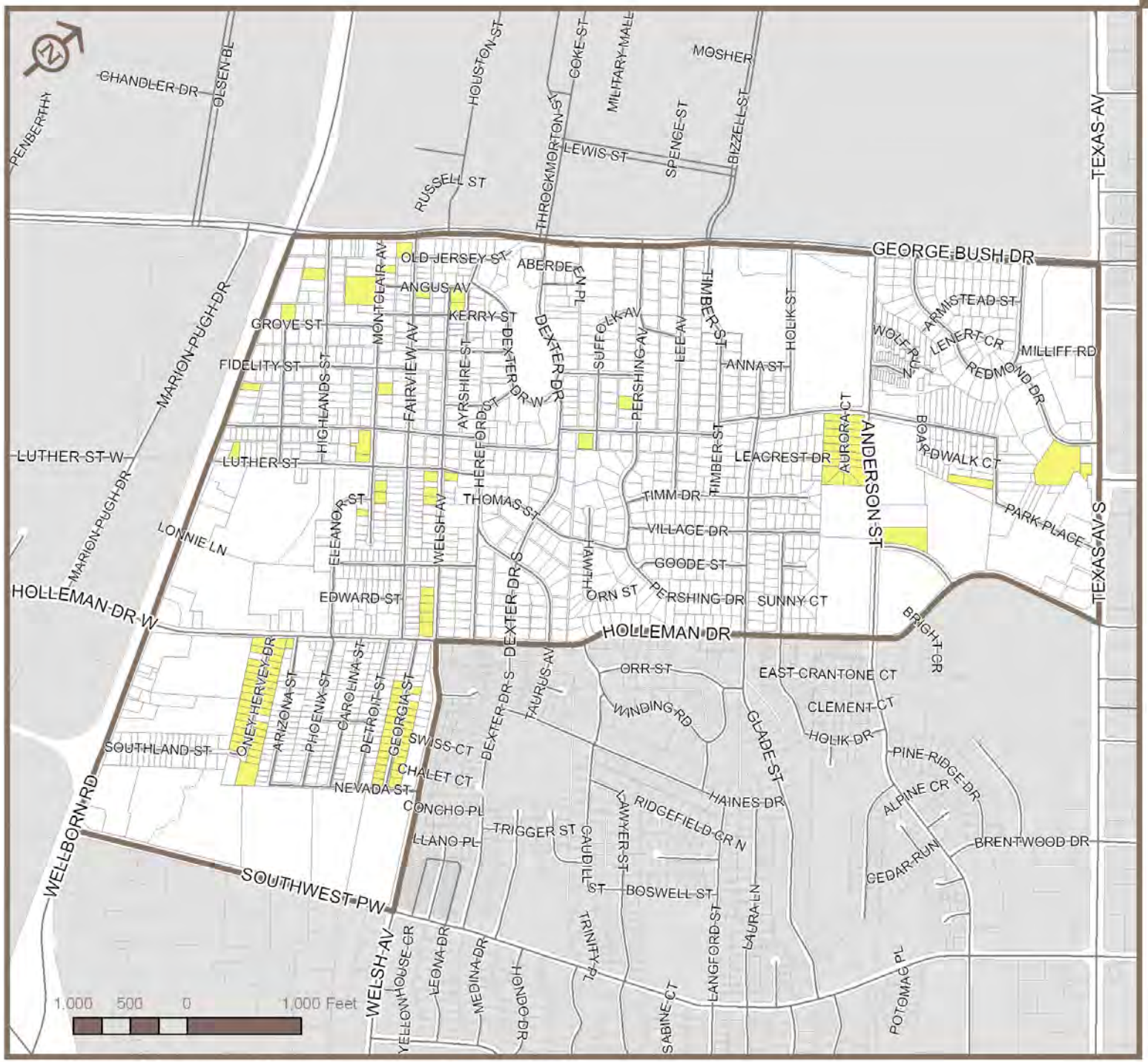
- Neighborhood Conservation
- General Suburban
- Urban
- Urban Mixed Use
- General Commercial
- Institutional/Public
- Natural Areas - Protected
- Natural Areas - Reserved
- Redevelopment Areas
- Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 6

Areas of Zoning Non-Conformance



Non-Conforming Zoning

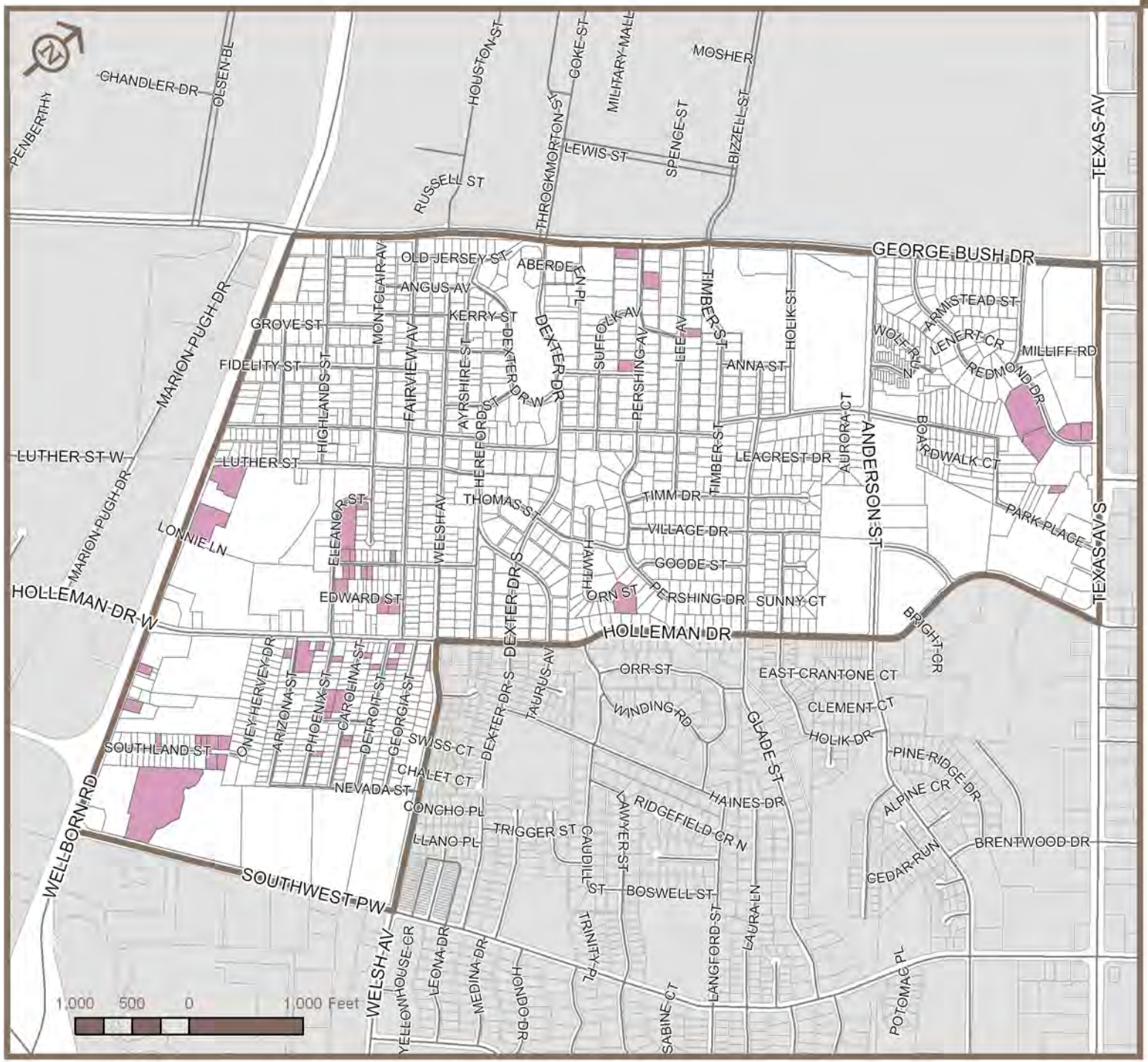
Planning Area

Source: Planning & Development Services, Brazos County Appraisal District

Southside Area Neighborhood Plan

Map EC. 7

Vacant Property
(Oct 2011)



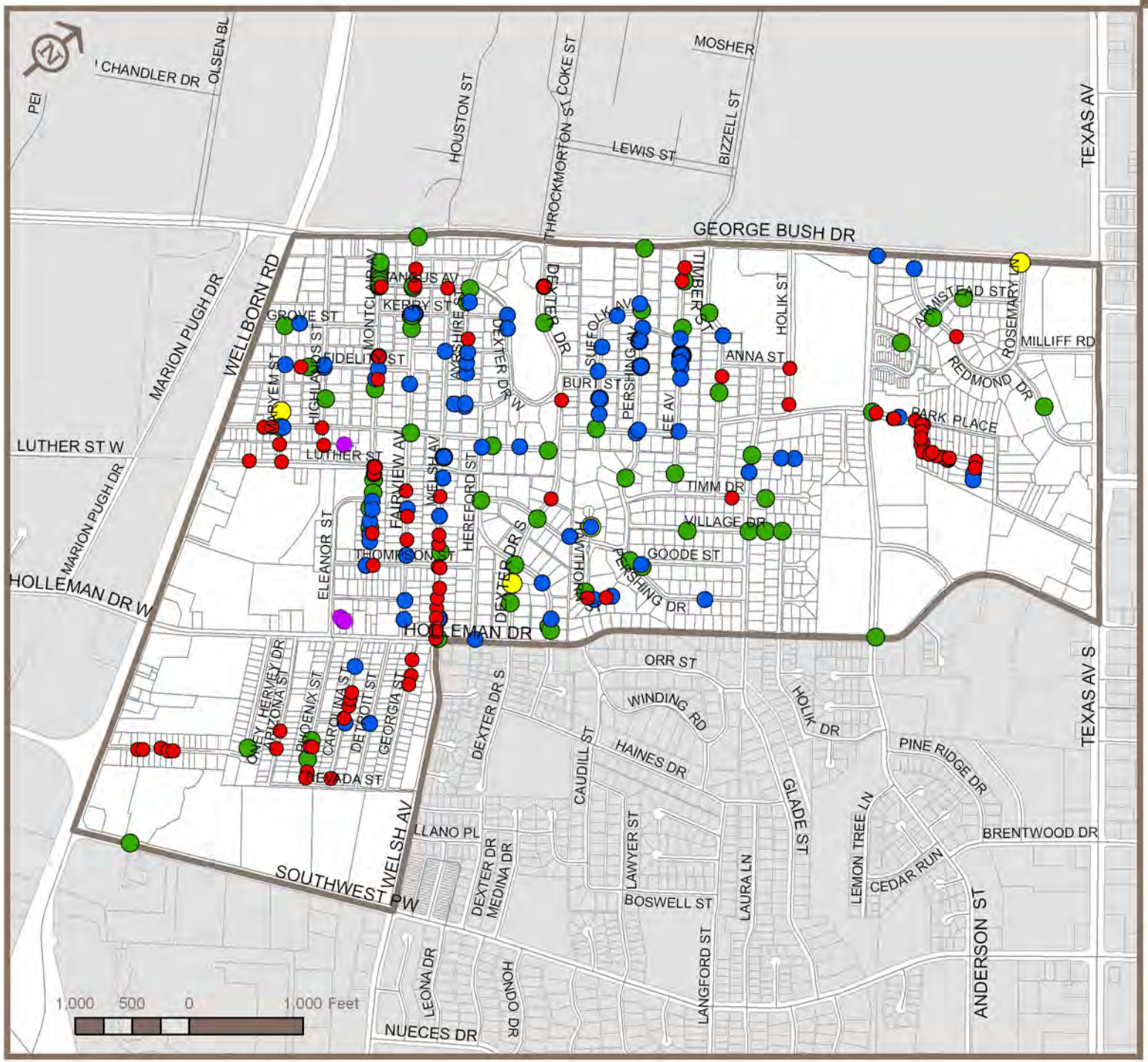
Vacant Properties
Planning Area

Source: Planning & Development Services, Brazos County Appraisal District

Southside Area Neighborhood Plan

Map EC. 8

Development Activity
(2006 - Aug 2011)



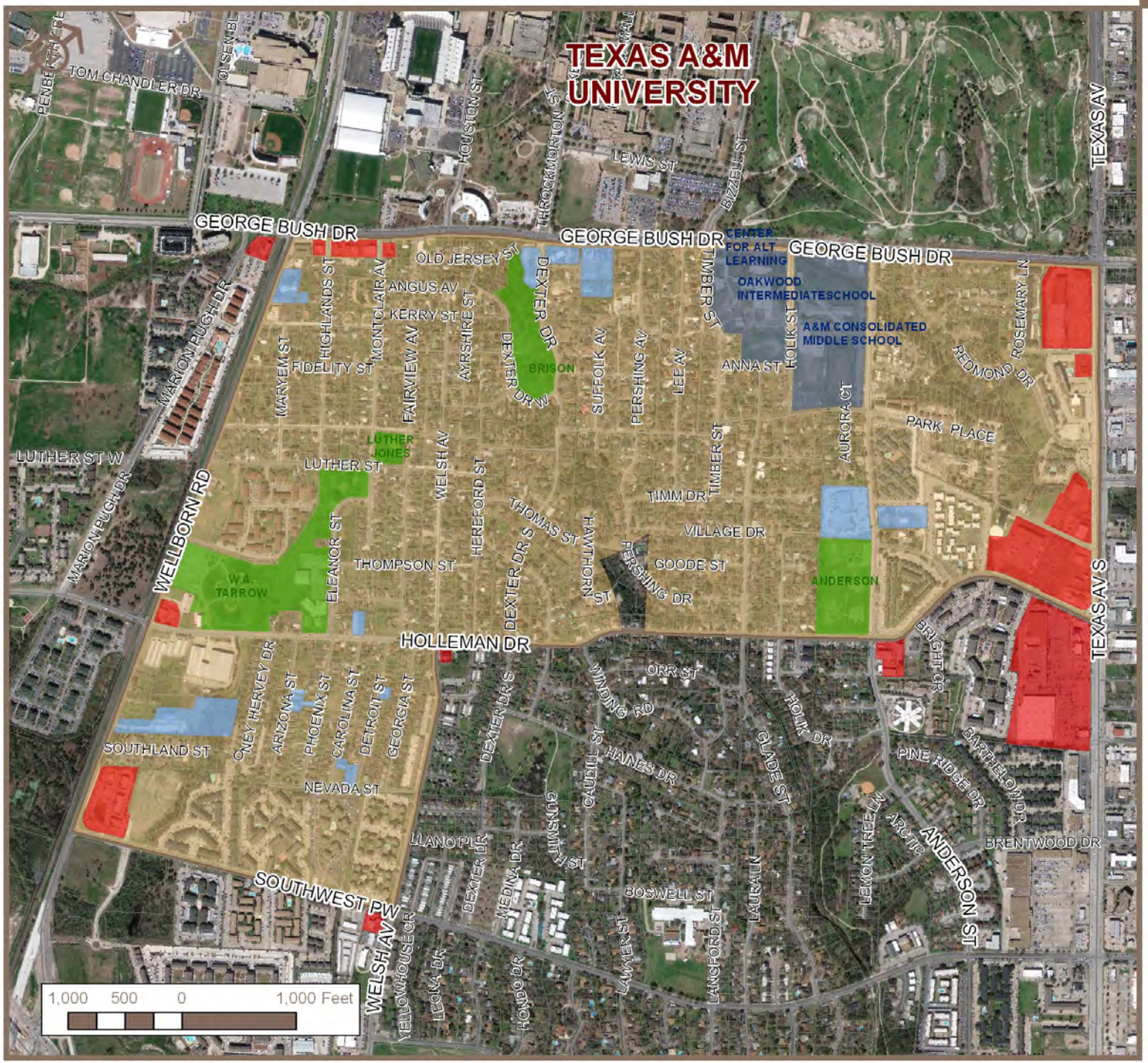
New Development

Building Permits

- New Detached Residential
- Residential Addition
- Remodels/ Renovations
- Garage/Accessory Structures

Planning Area

Source: Planning & Development Services



Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 9

Neighborhood Destinations

Neighborhood Destinations
- Parks
- Shopping
- School/Public
- Churches
- 1500 Foot Walking Distance
- Planning Area

Southside Area
Neighborhood Plan

Map EC. 10

Single Family Home
Property Value
(Oct 2011)

Single Family Property Values

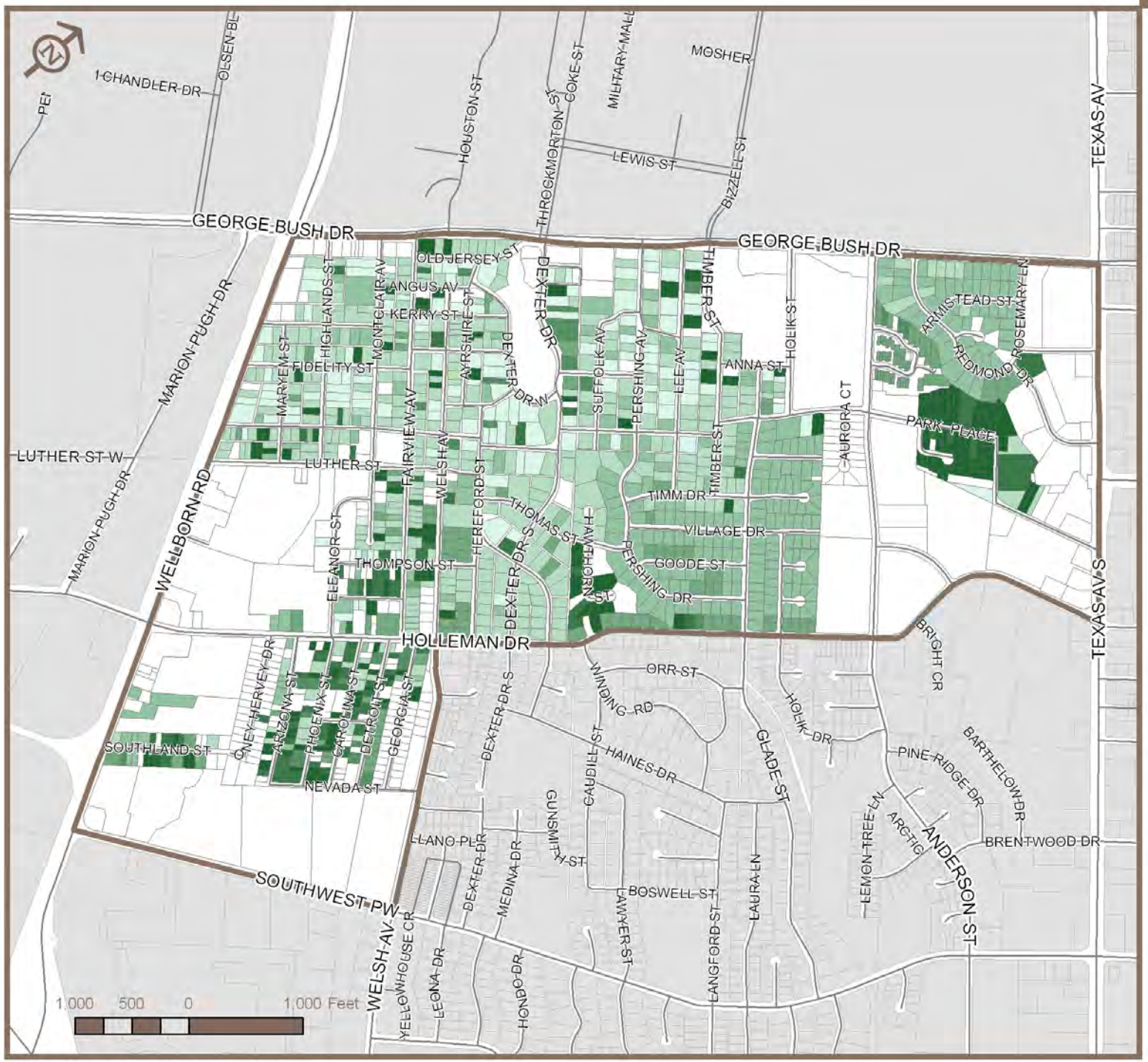
- Less than $100,000
- $100,000 - $149,000
- $150,000 - $199,999
- $200,000 - $299,999
- $300,000 or more
- Planning Area

Southside Area Neighborhood Plan

Southside Area Neighborhood Plan

Map EC. 11

Age of Single-Family Structure



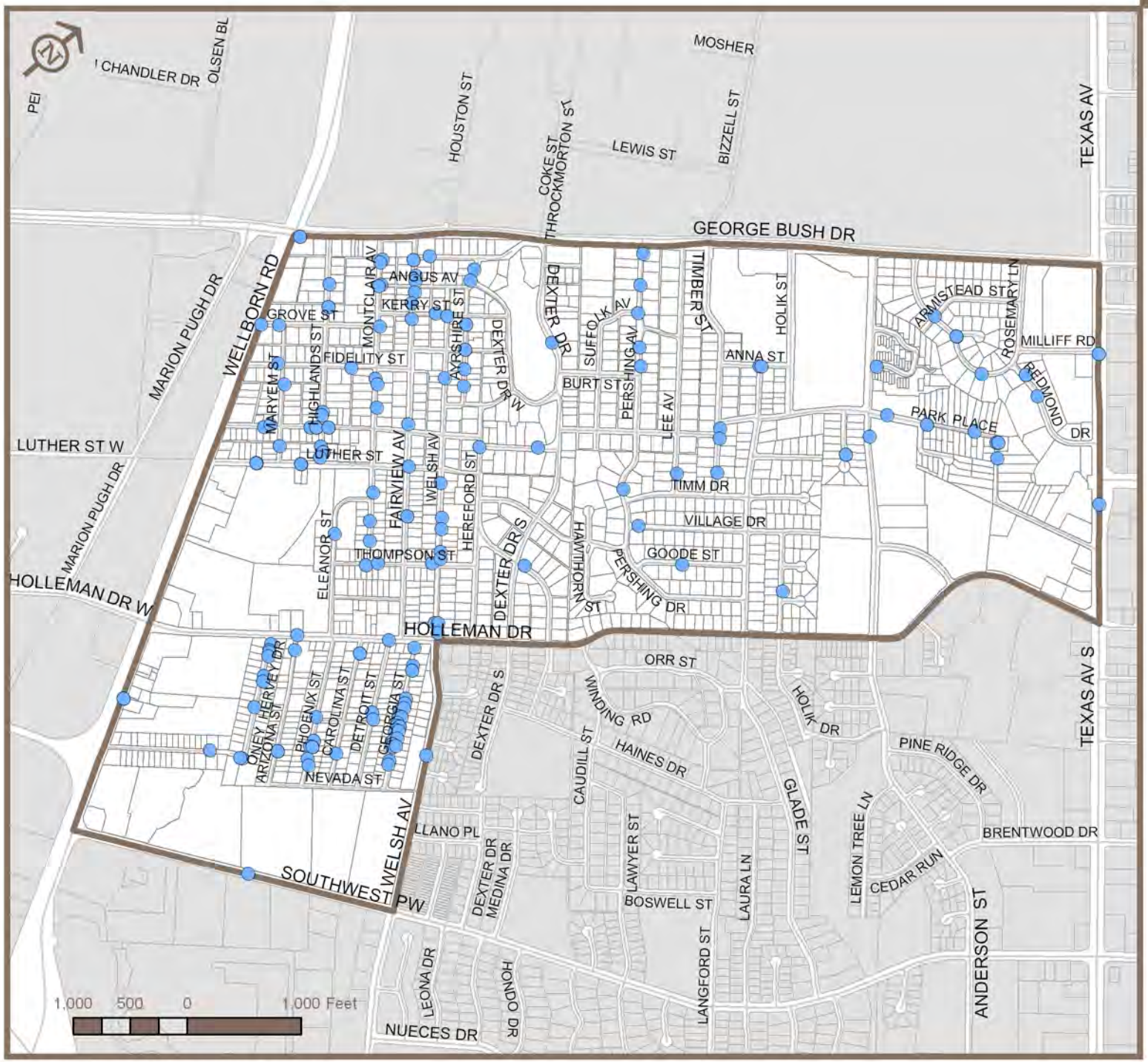
Single-Family Property
Year of Construction
- 1891 - 1949
- 1950 - 1959
- 1960 - 1969
- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - 2011
- Planning Area

Source: Brazos County Appraisal District

Southside Area Neighborhood Plan

Map EC. 12

Property Maintenance Cases (2007 - Aug 2011)



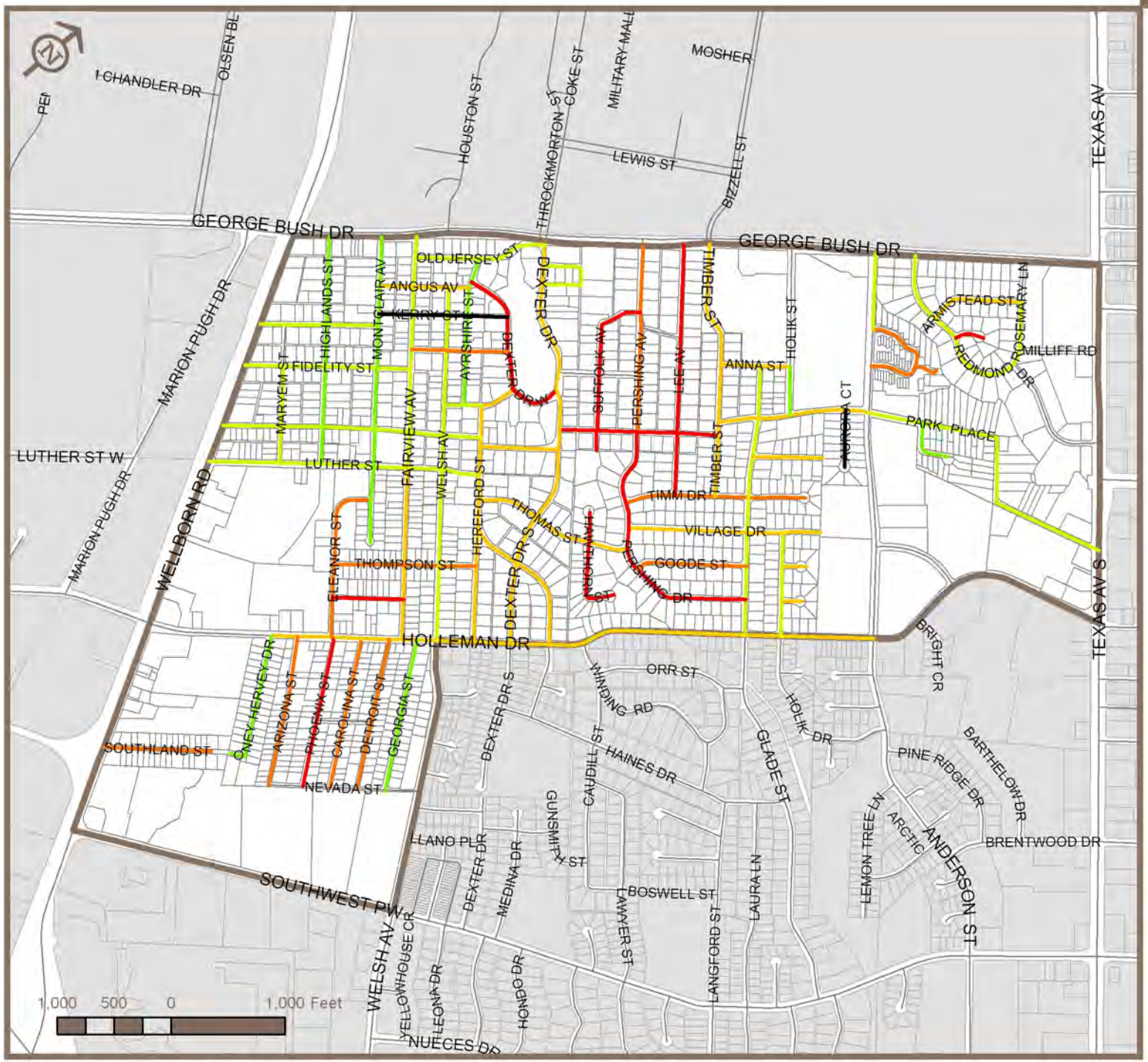
Source: Planning & Development Services

Southside Area Neighborhood Plan

Southside Area
Neighborhood Plan

Map EC. 13

Rental Registration
by Street



Rental Registration by Street

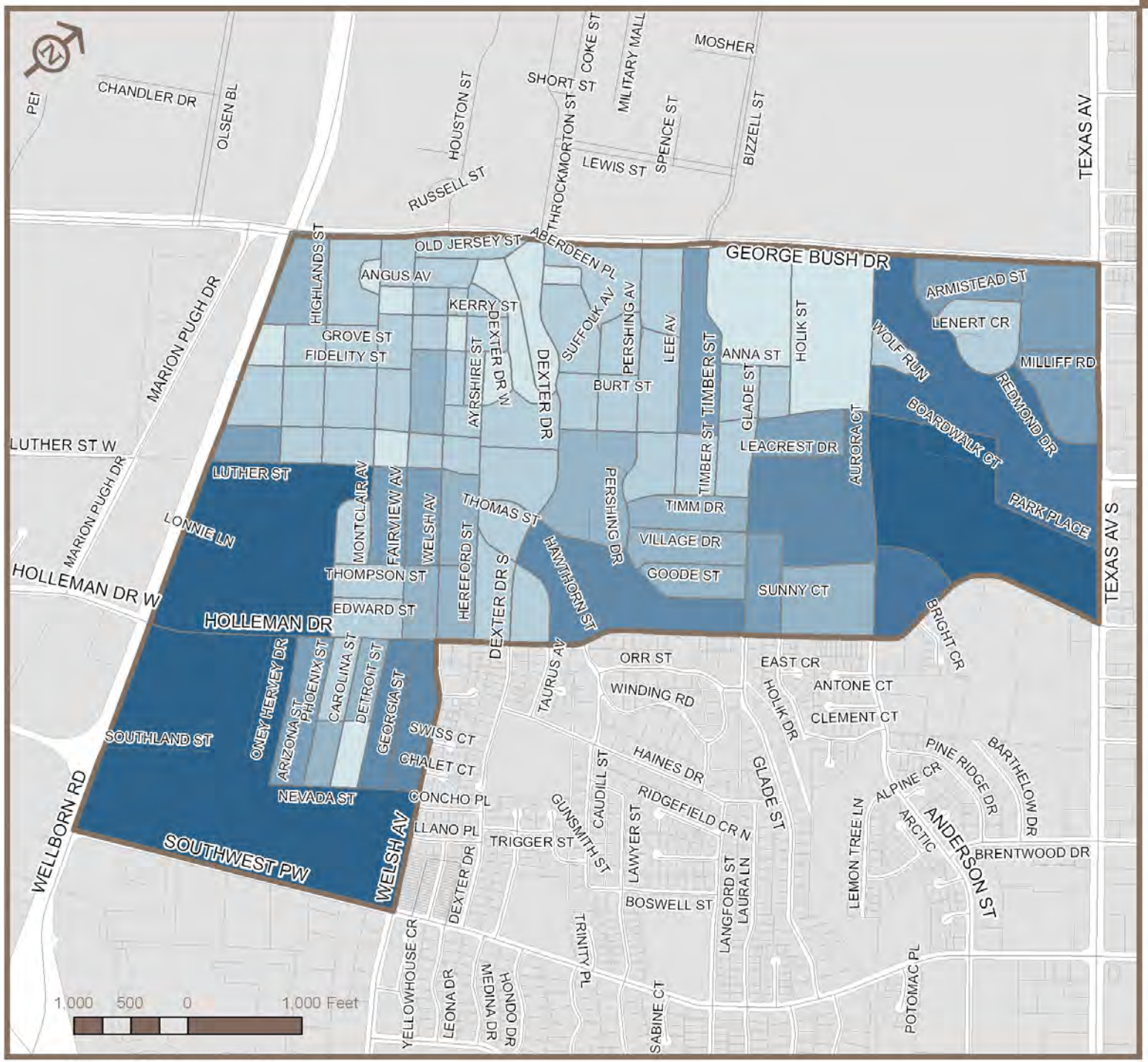
- Less than 20%
- 20% to 39%
- 40% to 59%
- 60% to 79%
- 80% to 99%
- 100%
- Planning Area

Source: Planning & Development Services

Southside Neighborhood Plan

Map EC. 14

Population Density by Census Block



Total Population

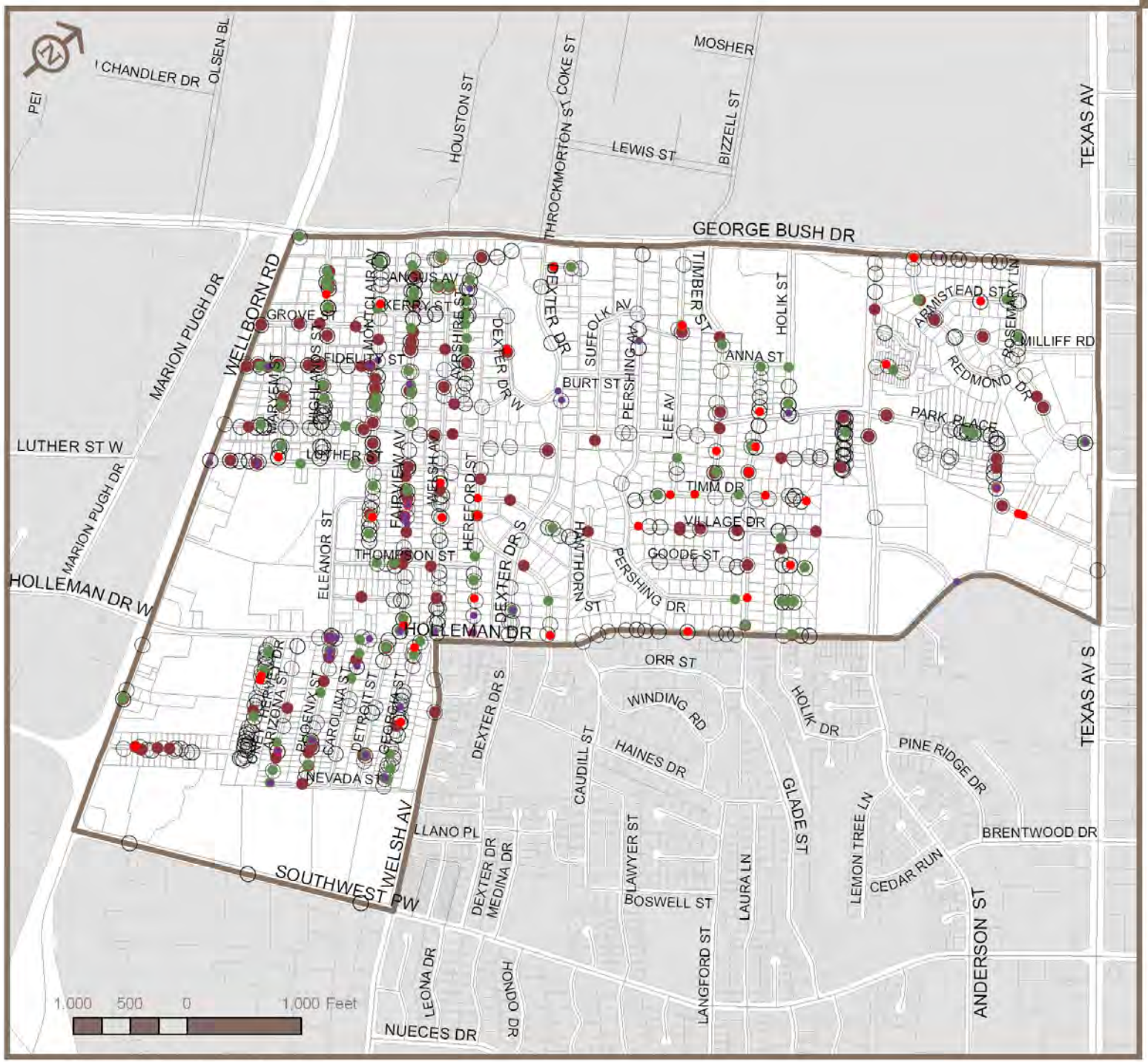
- 0 - 10
- 10 - 40
- 40 - 60
- 60 - 100
- 100 - 300
- 300 - 500
- 500 - 1500
- Census Block
- Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 15

Code Enforcement Cases (2010 - 2011)



Code Enforcement Cases selection

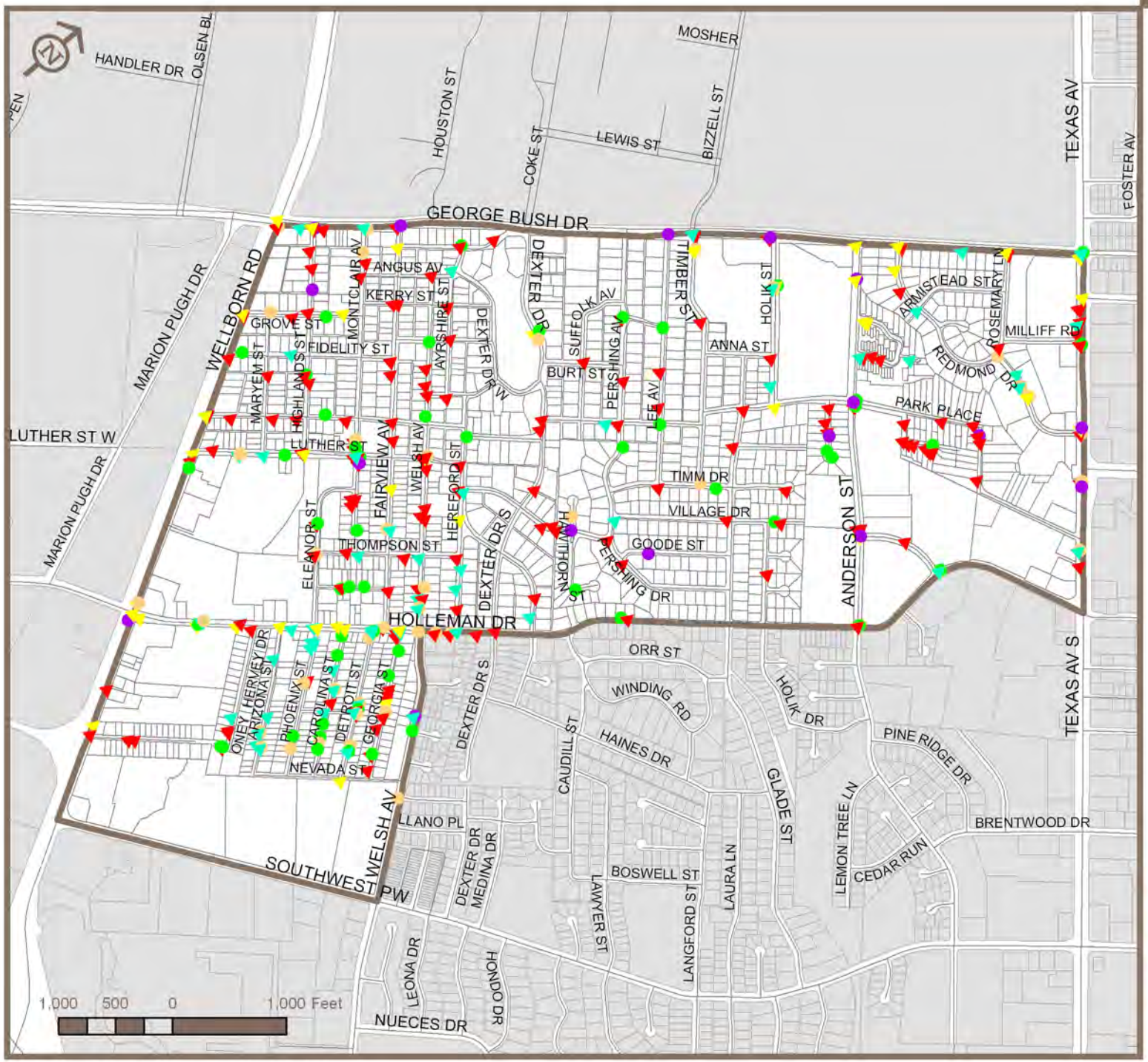
- Brush/Bulky/Frig/HZMT/Litter/Oil
- Fire Protection
- Public Nuisance Violation
- Traffic Code
- Health & Sanitation Violation
- Planning Area

Source: Planning & Development Services

Southside Area
Neighborhood Plan

Map EC. 16

Significant Activity
(2010 - Aug 2011)

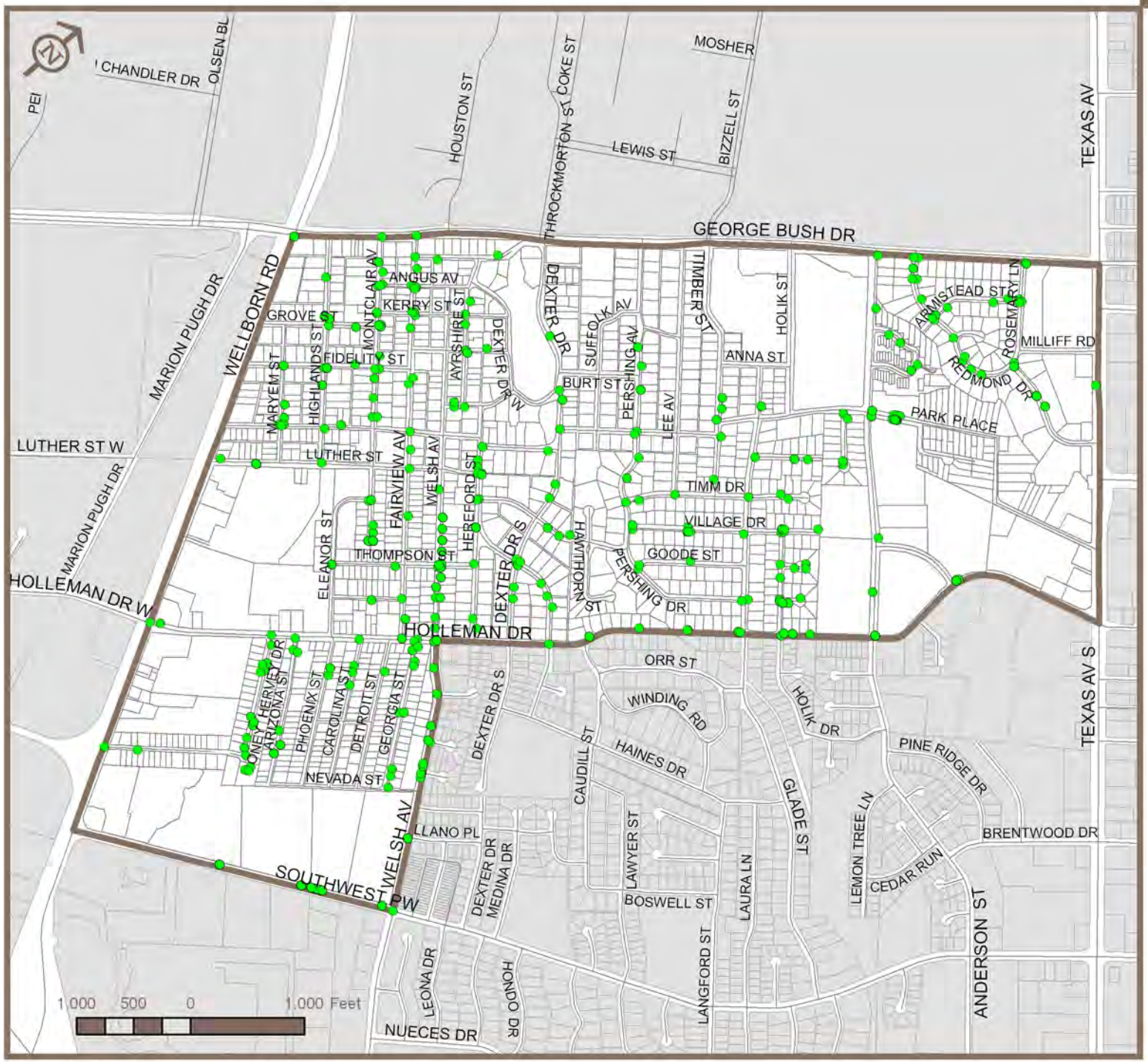


Significant Police Activity

- Assault Offenses
- Burglary/Robbery/Theft Offenses
- Drug Offenses
- Criminal Mischief
- Criminal Trespass
- Alcohol Offenses
- Planning Area
- BCADParcels

Source: Planning & Development Services

Southside Area Neighborhood Plan



Southside Area Neighborhood Plan

Map EC. 17

Loud Party Violations (2007 - Oct 2011)

Loud Party Calls

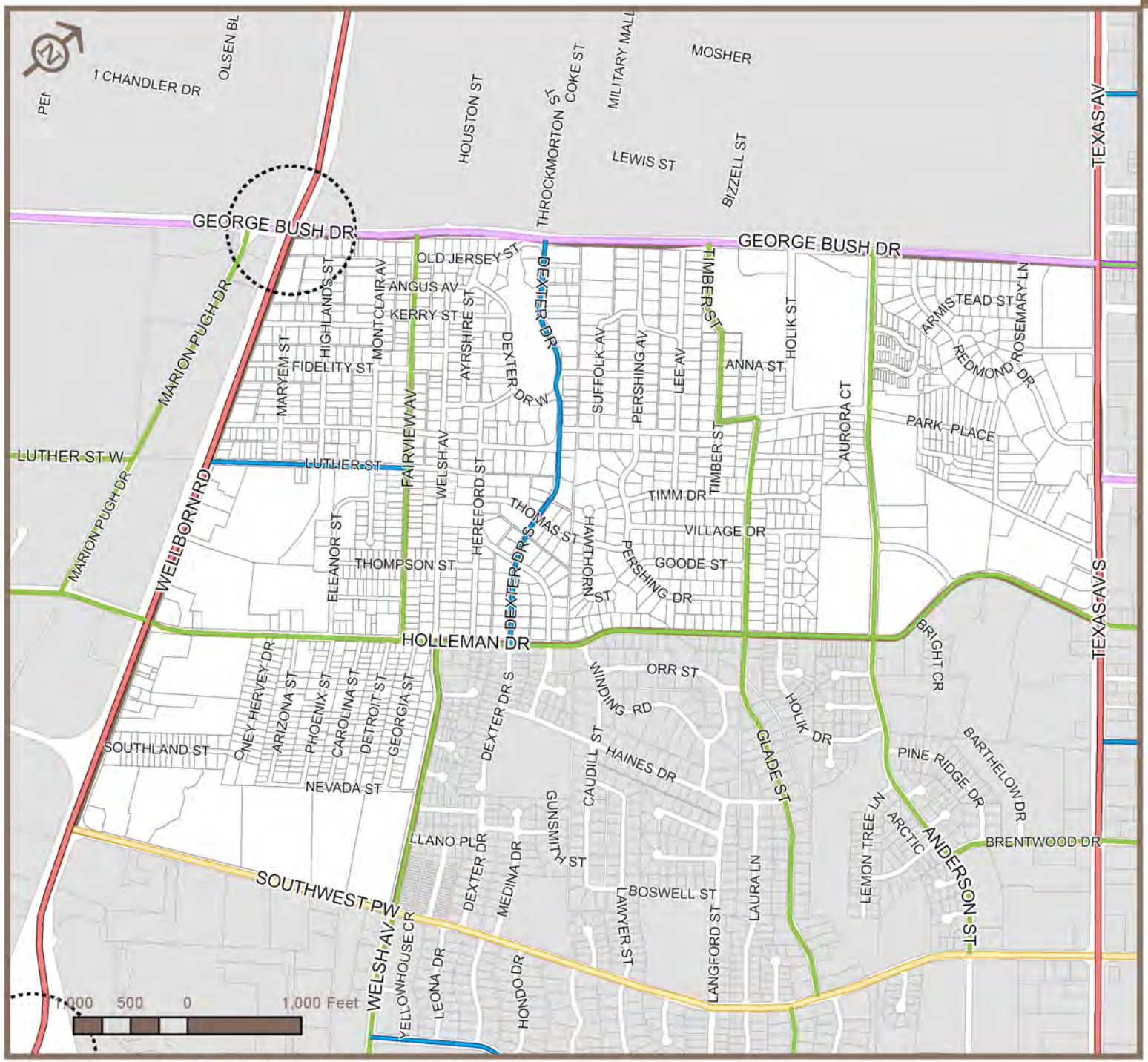
Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 18

Thoroughfare Plan



Thoroughfare Plan

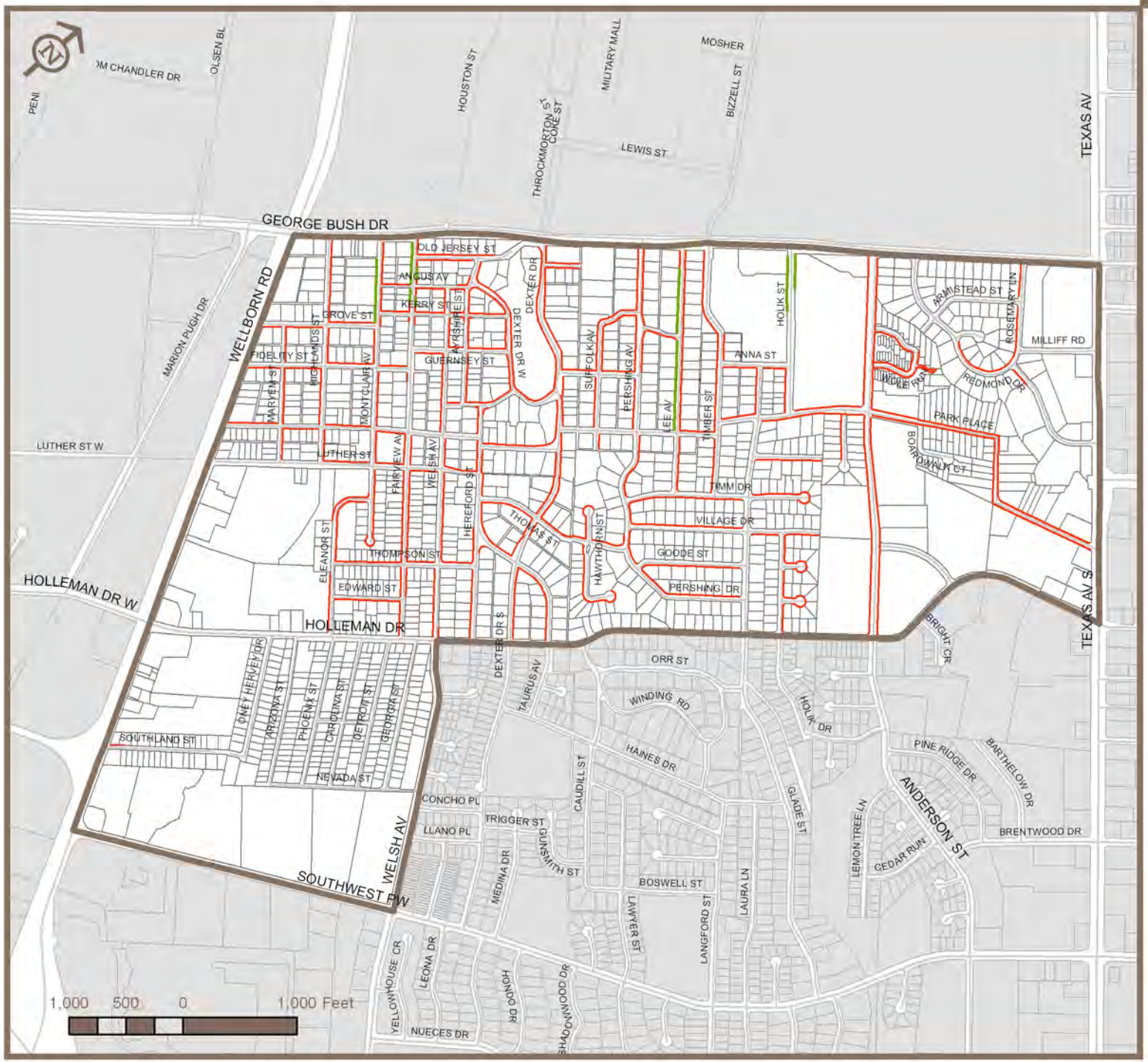
- Proposed
- 6 Lane Major Arterial
- 4 Lane Major Arterial
- 4 Lane Minor Arterial
- 4 Lane Major Collector
- 2 Lane Major Collector
- 2 Lane Minor Collector
- Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 19

Existing Parking Restrictions



Parking Plan

- 2-HR PARKING
- NO PARKING
- Planning Area

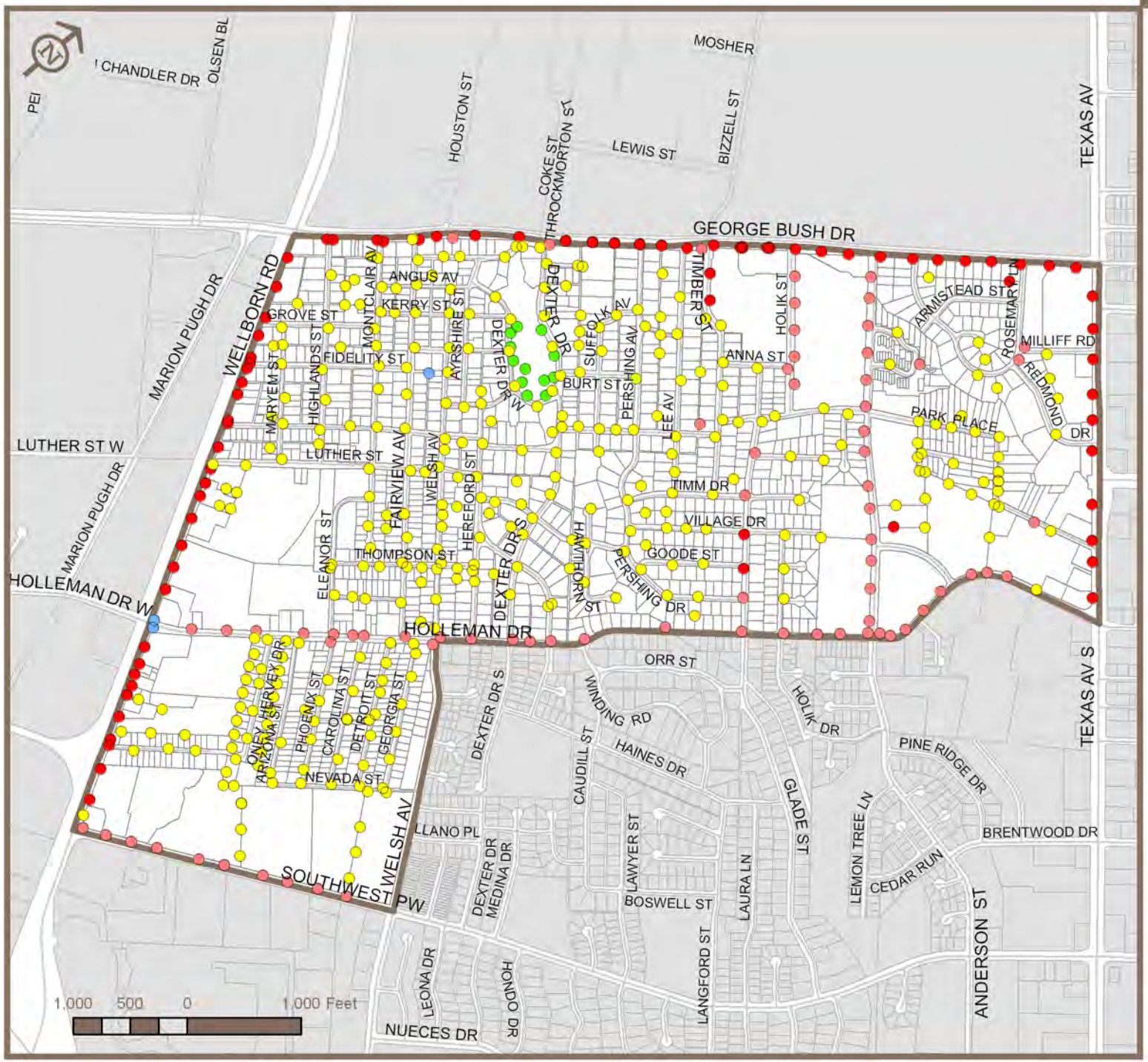
Source: Planning & Development Services

Southside Area Neighborhood Plan

Southside Area
Neighborhood Plan

Map EC. 20

Southside Street Lights
by Wattage



Southside Street Lights

- 100 Watts
- 175 Watts
- 200 Watts
- 250 Watts
- 400 Watts
- Planning Area

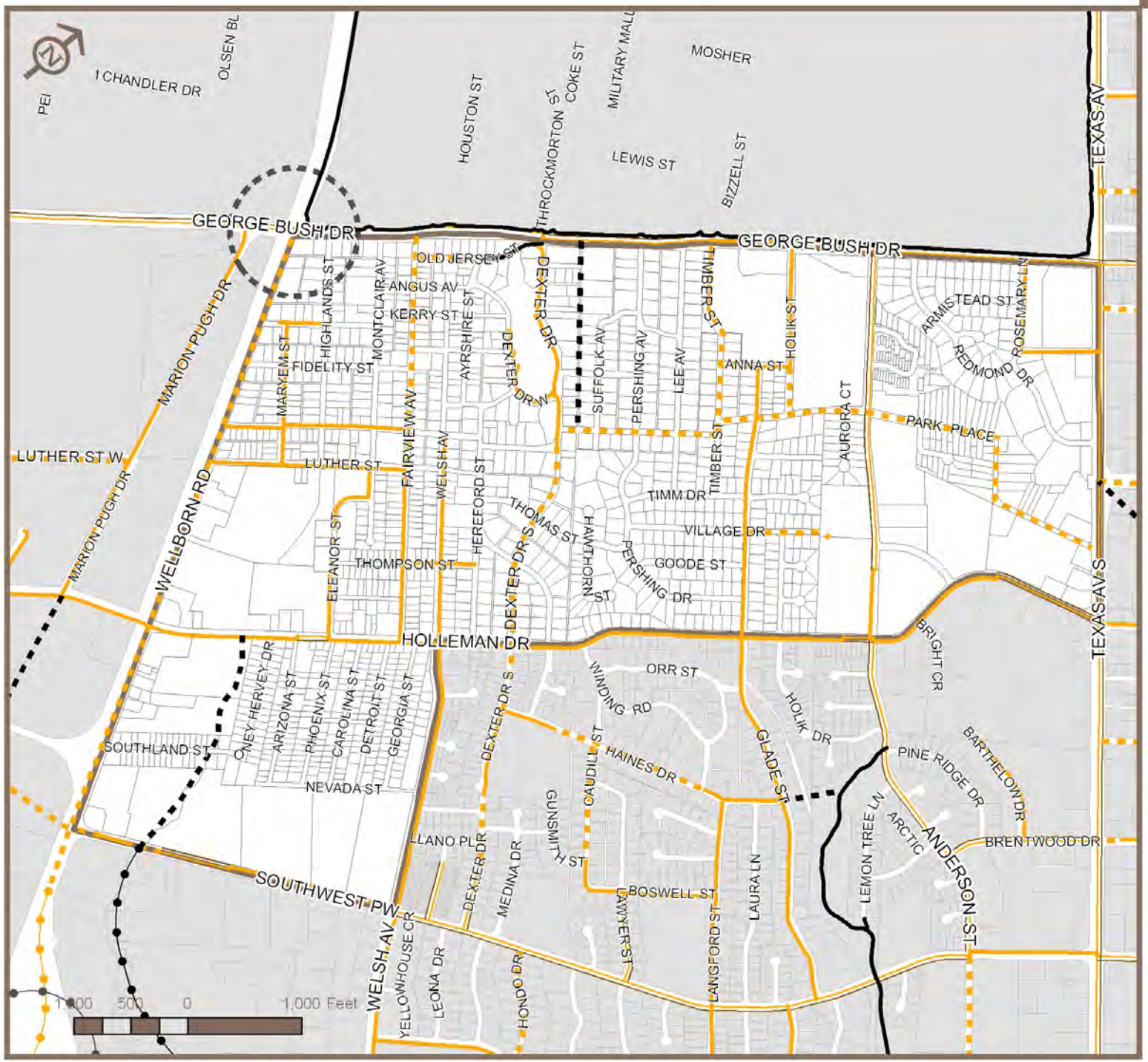
Source: Planning & Development Services

Southside Area Neighborhood Plan

Southside Area Neighborhood Plan

Map EC. 21

Pedestrian Facilities



Pedestrian Plan

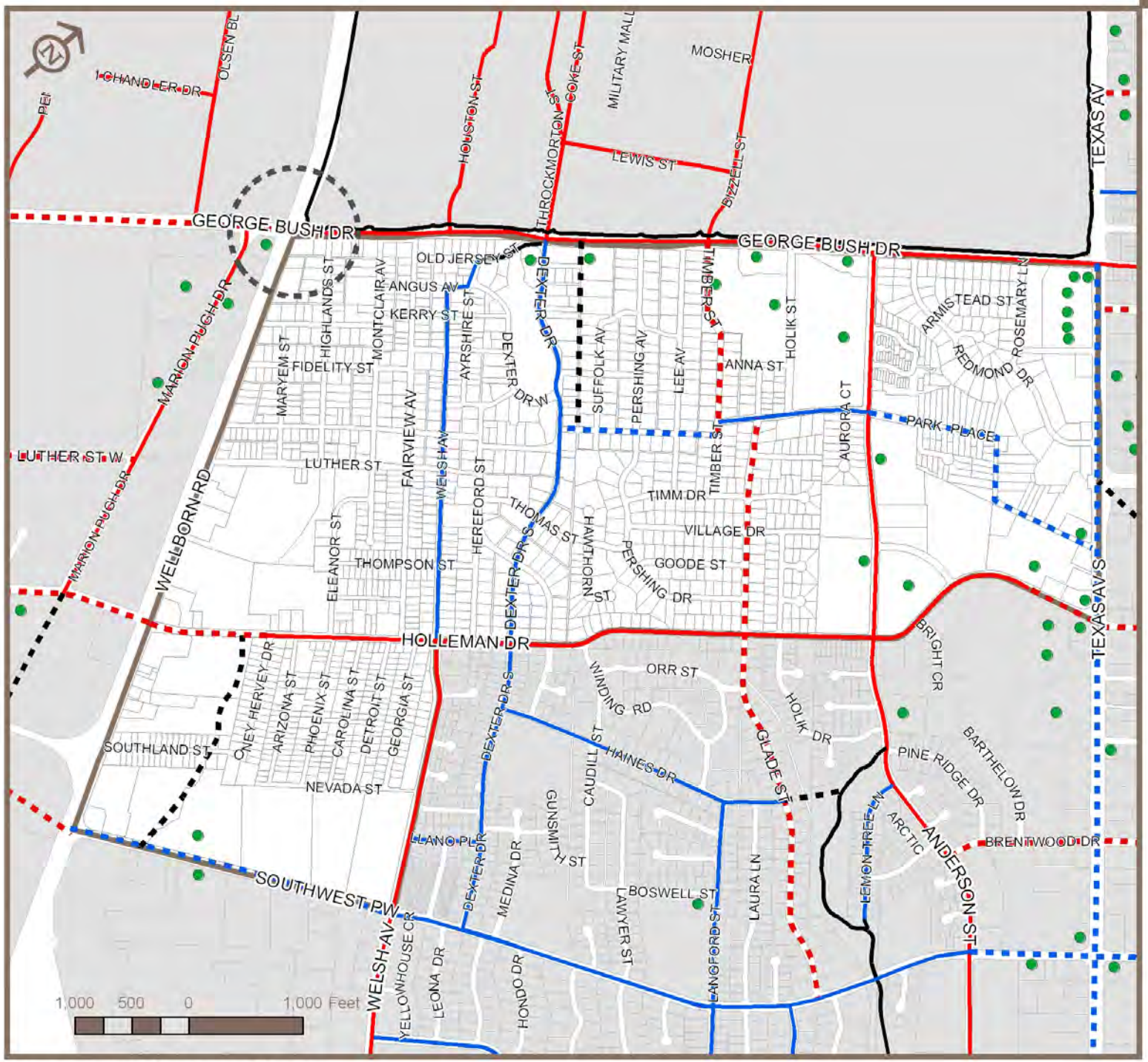
- Sidewalk Existing on One Side
- Sidewalk Existing on Both Sides
- Sidewalk Funded
- Sidewalk Proposed
- Multi-use Path Existing
- Multi-use Path Funded
- Multi-use Path Proposed
- Grade Separation Existing
- Grade Separation Funded
- Grade Separation Proposed
- Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 22

Bicycle Facilities



Bicycle Plan

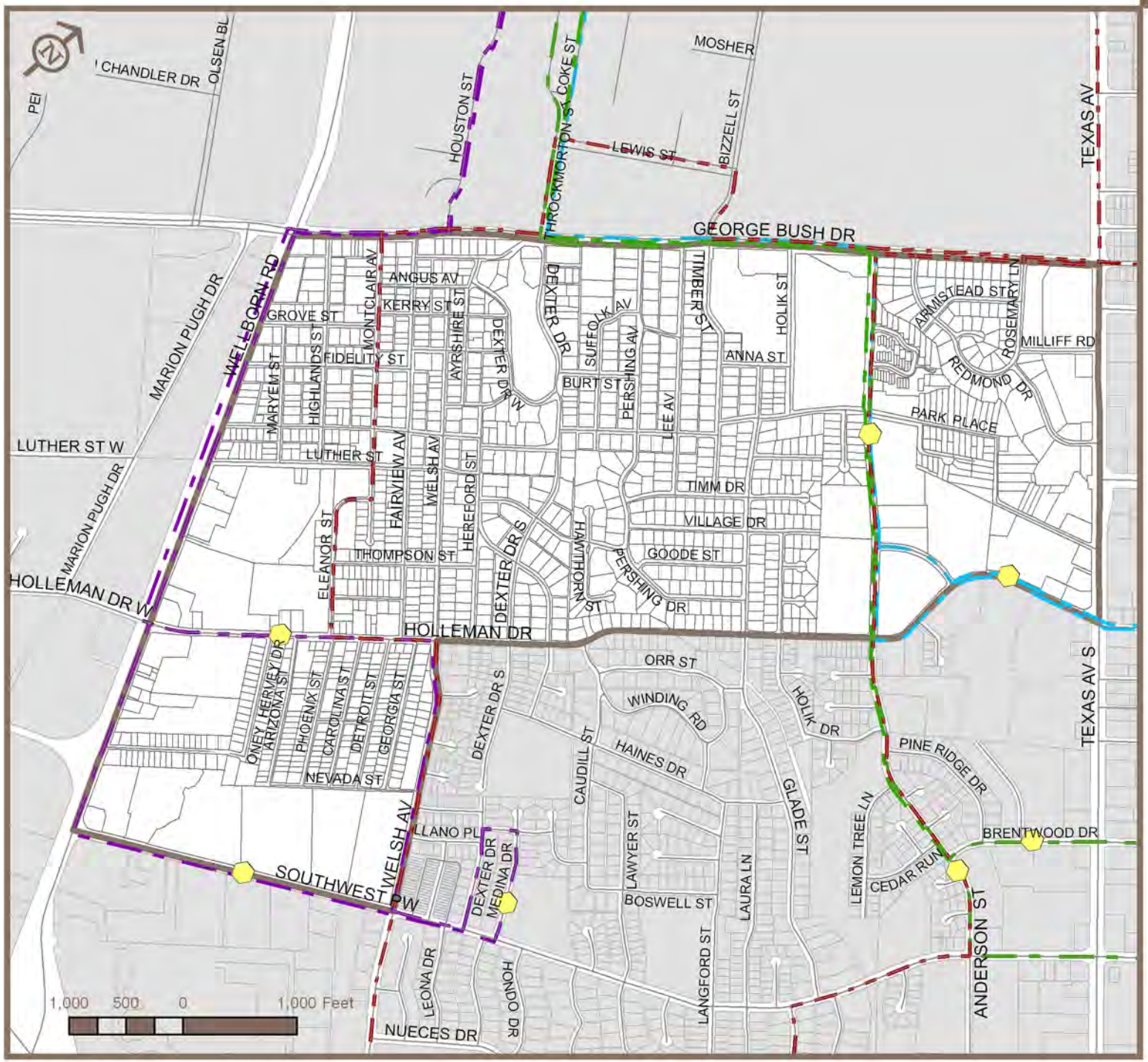
- Bike Lane Existing
- Bike Lane Funded
- Bike Lane Proposed
- Bike Route Existing
- Bike Route Proposed
- Multi-use Path Existing
- Multi-use Path Proposed
- Grade Separation Proposed
- Bicycle Parking
- Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 23

Bus Routes



Bus Routes

- A&M - Elephent Walk
- A&M - Ring Dance
- A&M - Rudder
- The District - Maroon
- Bus Stops
- Planning Area

Source: Planning & Development Services

Southside Area Neighborhood Plan

Map EC. 24

Traffic Incidents (2010)

Traffic Incidents
- DWI
- HIT & RUN
- MAJOR ACCIDENT
- MINOR ACCIDENT

Traffic Incidents Density
- Approx. 24 Accidents
- Approx. 12 Accidents
- Approx. 0 - 1 Accidents
- Planning Area

Source: Planning & Development Services

Source: Planning & Development Services, FEMA

Southside Area Neighborhood Plan

Map EC. 25

Floodplain

Flood Hazard Areas
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain

Comprehensive Land Use Plan
- Natural Areas - Protected
- Natural Areas - Reserved
- Planning Area