

## Small Area Meetings – Questionnaire January 30 – February 1, 2012

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.

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### Small Area Meetings - Areas 1 & 3 Monday, January 30, 2012 Questionnaire Responses

#### Area 1:

*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.FF.*
- 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 3:

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*  
*Additional Info: I support restriction that allow only 3 persons*
- (5) I generally support requiring more off-street parking for new single-family construction

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 fit 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.*

#### Area 4:

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.

Small Area Meetings - Areas 2, 4 & 5  
Tuesday, January 31, 2012  
Questionnaire Responses

Area 2:

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*

*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 4:

*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*

**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. Ie: 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.

*Additional info: preserve it or lose it! Architectural approval for new construction is a must!*

**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:

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.

**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.

Small Area Meetings - Areas 5, 6 & 7  
Wednesday, February 1, 2012  
Questionnaire Responses

Area 2:

*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 5:

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.

Area 6:

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:

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.

*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 a 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.

Area not identify or multiple areas:

*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.