

**SOUTHSIDE AREA
SMALL AREA MEETINGS – AREAS 1 & 3**

January 30, 2012

Neighborhood Planning Process

Existing Conditions Research



Kick-Off Meeting



Neighborhood Resource Team Formed



Issues & Opportunities Meeting



Smaller Area Neighborhood Meetings



Plan Development



Draft Plan presentation and Comment



Plan Revisions



Bicycle, Pedestrian, and Greenways Advisory Board
Recommendation



Planning & Zoning Commission Recommendation



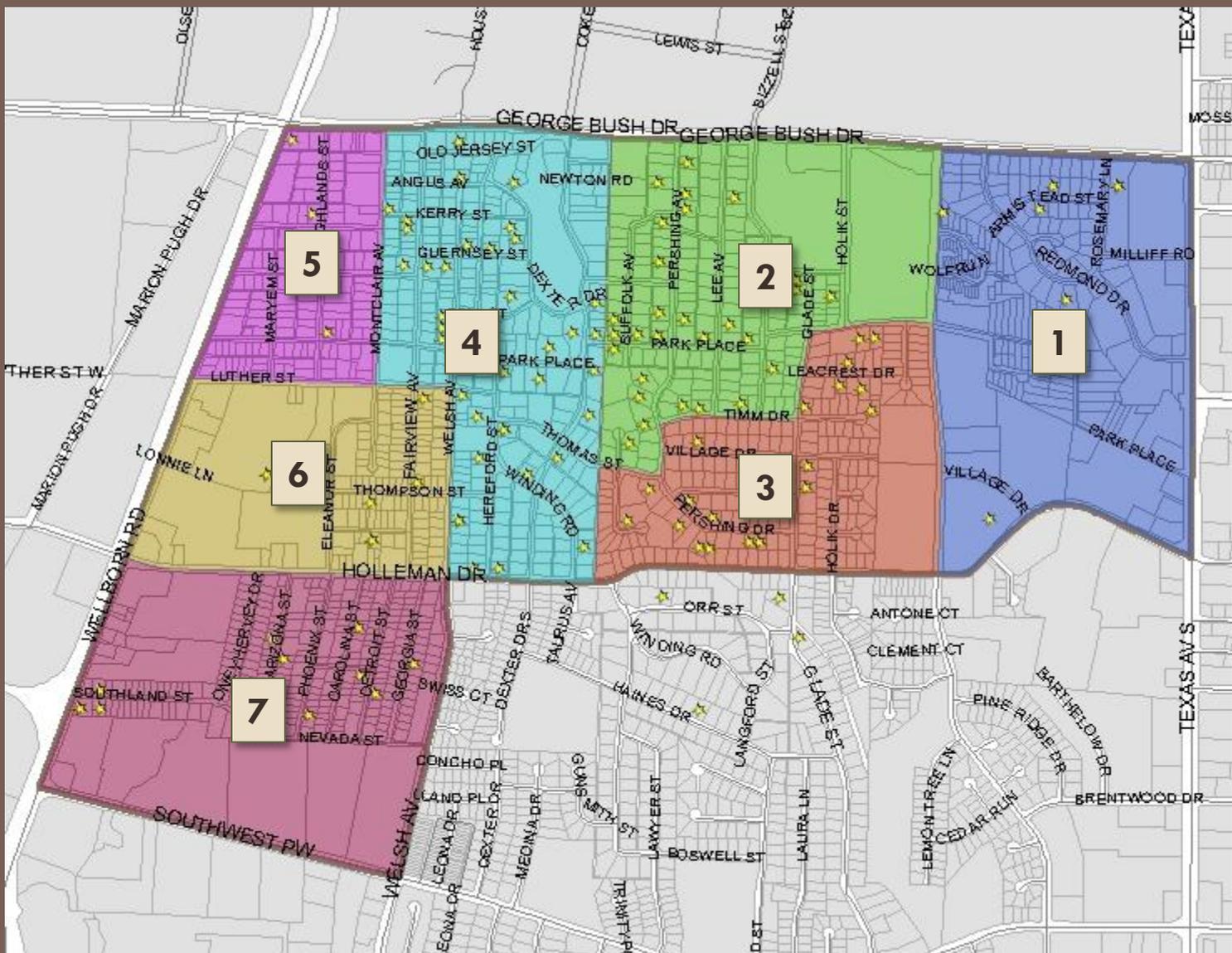
City Council Adoption



Implementation (on-going)

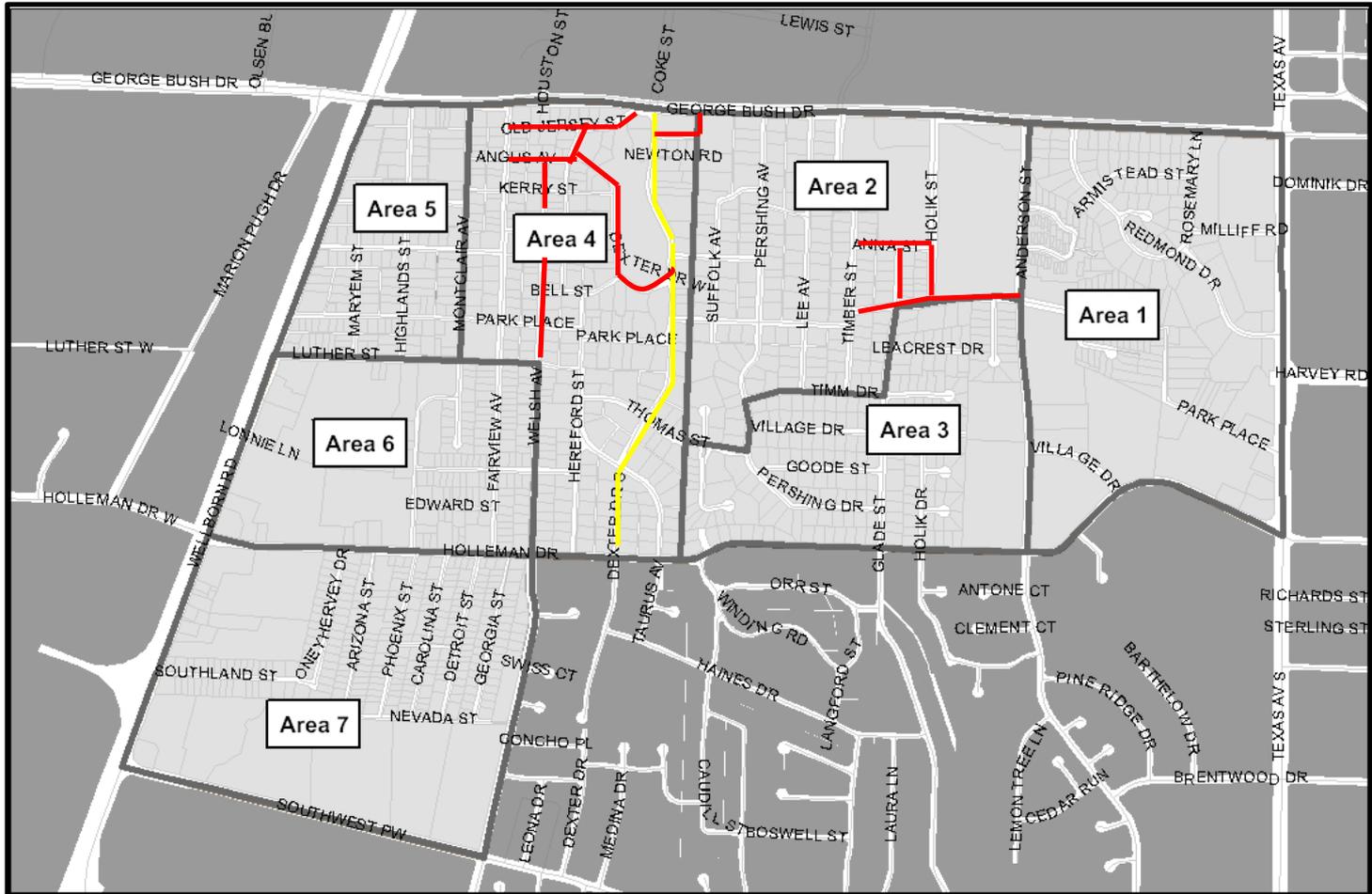
www.cstx.gov/ndcplanning





- ★ On-Street Parking
- ★ Streets/Drainage/Sidewalks
- ★ Street Lights
- ★ Neighborhood Conservation/Student Rental Impacts
- ★ Code Enforcement

Map of Roadways Without Curb and Gutter and Open Drainage





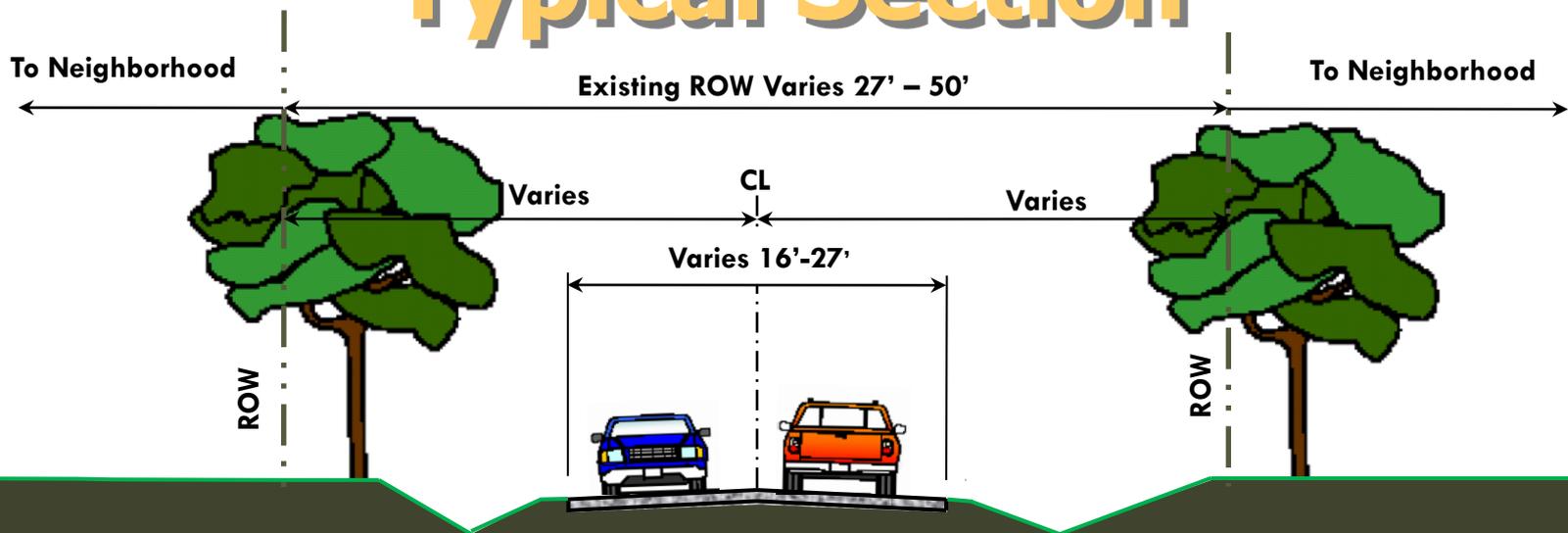








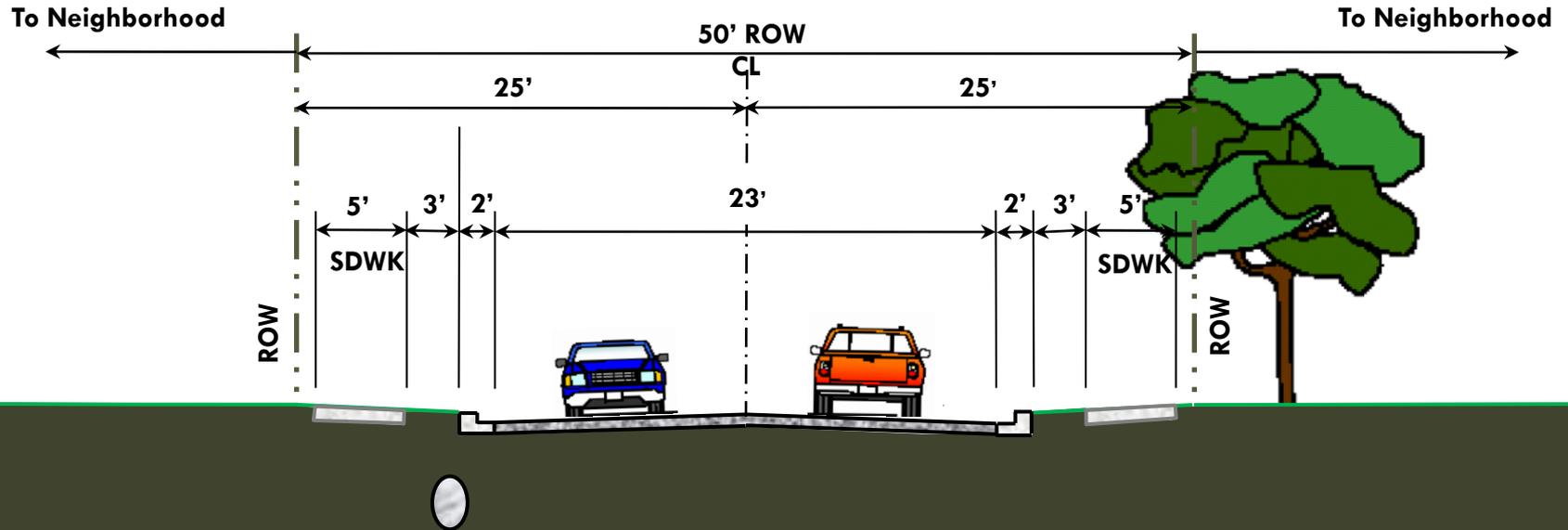
Existing Residential Street Typical Section



EXISTING/OPTION NO-BUILD

Existing Asphalt Pavement, Open Drainage, No Curb & Gutter
Angus St., Welsh Ave, Old Jersey St., Dexter Dr. West,
Guernsey St., Anna St., Holik St., Aberdeen Place,
Newton Rd & Park Place

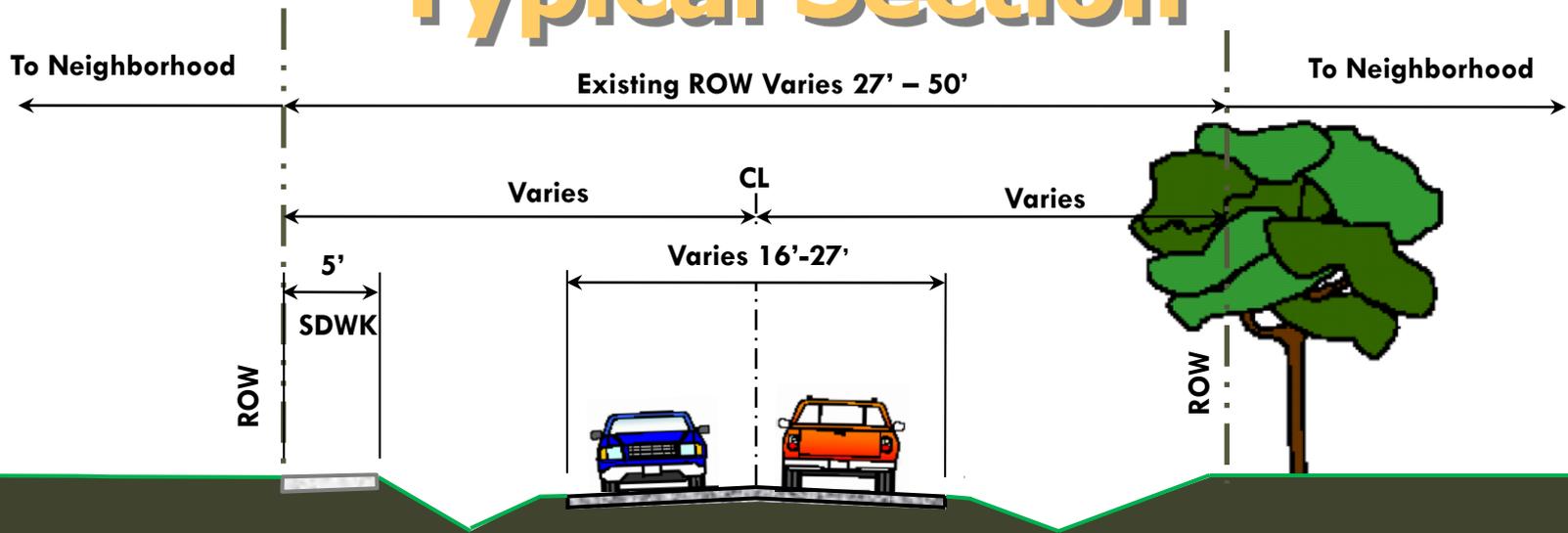
Standard Residential Street Typical Sections



STANDARD SECTION

Concrete Pavement, Curb & Gutter, 23' Pavement,
Underground Storm Sewer System

Existing Residential Street Typical Section

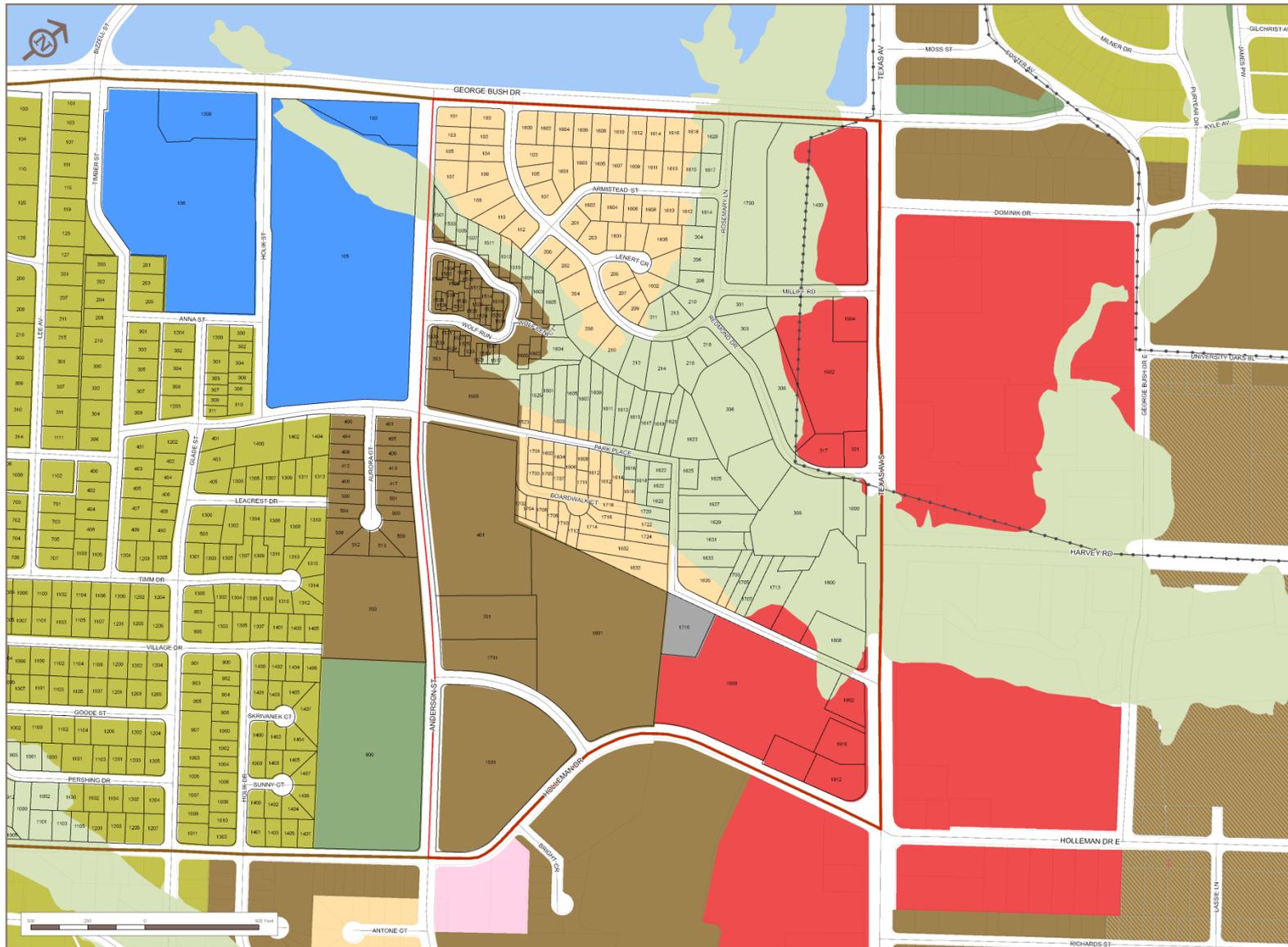


SIDEWALK OPTION

Existing Asphalt Pavement, Open Drainage, No Curb & Gutter

Southside Area
Neighborhood Plan

Comprehensive
Landuse Plan
Area 1



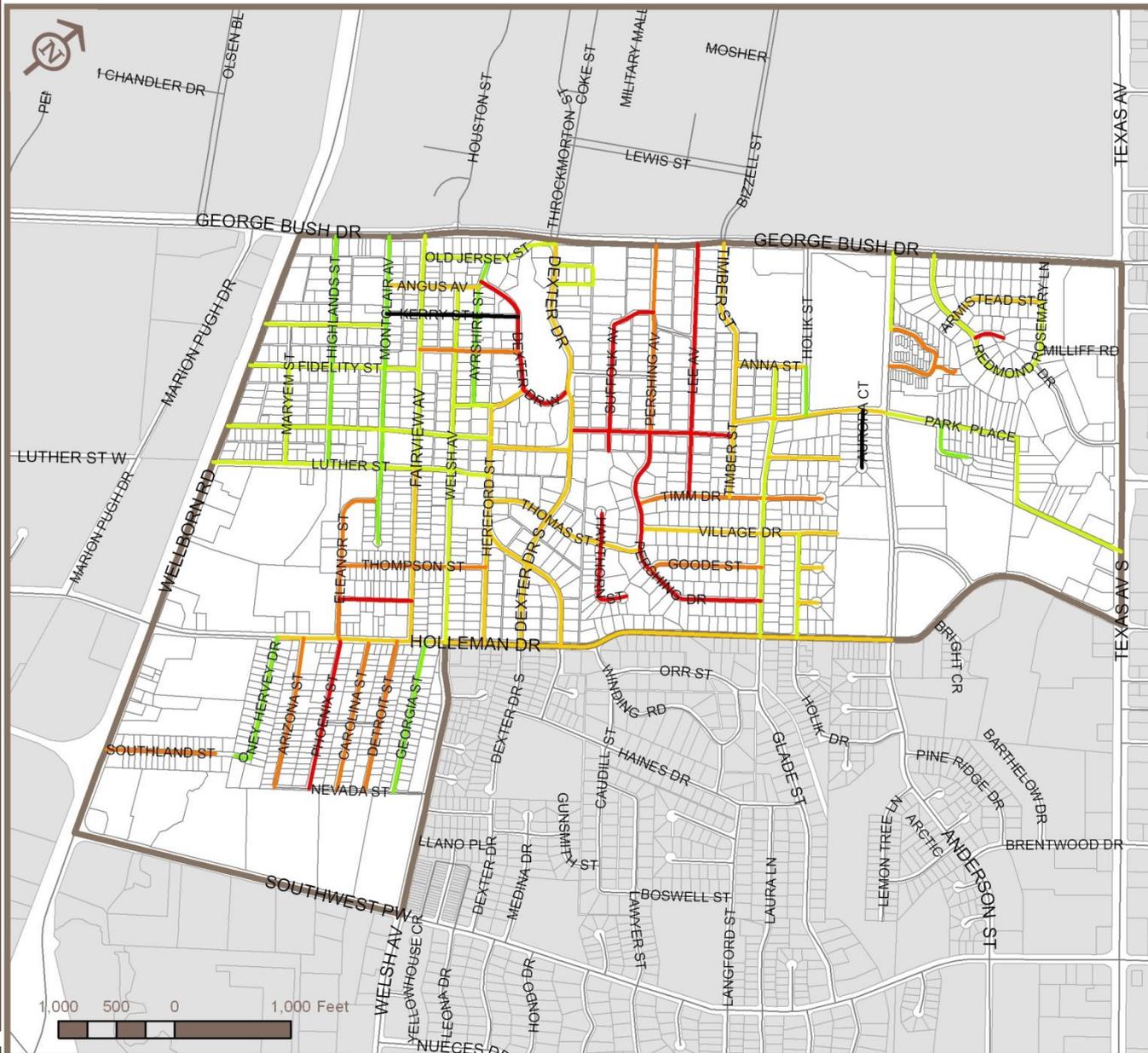
- Comprehensive Landuse Plan**
- 111 - Neighborhood Conservation
 - 110 - General Suburban
 - 120 - Urban
 - 275 - Urban Mixed Use
 - 210 - General Commercial
 - 200 - Suburban Commercial
 - 410 - Institutional/Public
 - 450 - Texas A&M University
 - 710 - 720 - Natural Areas - Protected
 - 800 - Natural Areas - Reserved
 - 850 - Utilities
 - 456 - Redevelopment Areas
 - Planning Area

Source: Planning & Development Services

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