

Kick-Off Meeting Survey (10.24.12) – Summary of Identified Issues

The purpose of this exercise was to identify possible discussion topics for the Issues & Opportunities Meeting on Monday, November 26, 2012

Respondents:

- 40 Live in the South Knoll Area
- 38 Live in a home that I own in the South Knoll Area
- 2 Live in a home that I rent in the South Knoll Area
- 2 Live in an apartment community in the South Knoll Area
- 4 Own rental property in the South Knoll Area
- 2 Work in the South Knoll Area
- 6 Go to church in the South Knoll Area
- 30 Shop in the South Knoll Area
- 2 Other: "Pay lots of taxes," "walk in the neighborhood"

Overall Neighborhood Issues:

1. Code Enforcement (51)
2. Parking (42)
3. Overall Appearance (28)
4. Speeding (27)
5. Infrastructure (26)
6. Property Maintenance (24)
Declining Property Values (24)
Housing Quality (24)
9. Safety / Crime (23)
10. Walkability (20)
11. Noise (19)
12. Neighborhood Identity (18)
13. Bikeability (17)
14. Traffic Congestion (15)
15. Park Maintenance (13)
16. Flooding / Flood Protection (12)
17. Litter (11)
18. Safety around school (9)
19. Road Maintenance (8)
20. Historic Preservation (7)
Protection of Natural Features (7)
22. Neighborhood Association /HOA (6)
23. Resource Conservation (6)
24. Rising Property Values (5)
25. Incompatible Land Uses (4)
26. New Commercial Development (3)
Street Design (3)
27. Affordable Housing (2)
Transit Availability (2)
28. Redevelopment (1)
29. New Residential Construction (0)

Area 1 (north of Southwest Parkway):

1. Code Enforcement (30)
2. Parking (26)
3. Property Maintenance (15)
4. Speeding (14)
5. Infrastructure (12)
6. Noise (10)
Overall Appearance (10)
Safety & Crime (10)

Area 2 (south of Southwest Parkway):

1. Code Enforcement (19)
2. Overall Appearance (16)
3. Parking (15)
4. Housing Quality (14)
Infrastructure (14)
Declining Property Values (14)
5. Safety/Crime (12)
Speeding (12)
Walkability (12)

Unidentified Area:

1. Code Enforcement (2)
Housing Quality (2)
Overall Appearance (2)
Declining Property Values (2)

Kick-Off Meeting Survey (10.24.12) – Written Responses

Area 1

Please list any other issues facing your neighborhood:

Kids and their skateboards, and the rock and roll music

Parking – Southwest Parkway @ Langford – around school

Street lighting in several areas, but especially the west side of the intersection of Texas Ave and Holleman (having a pedestrian crossing Holleman) hit by a vehicle really scares me.

A lot of the issues are inter-related. When I moved here in 1977, neighborhoods were a mix of established families some older people, and some lower income families. We have seen a shift to A&M students and that has triggered other issues that concern such as underage drinking, safety, etc.

Lack of Code Enforcement, number of unrelated individuals living in a home.

Many rental properties that are poorly maintained, when cars are parked on both sides driving is difficult.

People not respecting the one way sign in of the school

Lack of curbing on Langford leads to a drainage ditch clogging followed by street flooding on Langford and into my yard

I do not mind people being into 4 wheelers and and ATV's. However, they are doing cyclical mechanic work and rebuilding 4-wheelers and ATV's in their driveways

Students pushing out homeowners, tax rate going up every year at a higher rate than inflation

Having a off road jeep at my house that I rent and being told I cannot have it

Drainage – water almost gets into people's cars parked on the street

High influx of students in homes causing extra cars to park on street/change of home ownership to rental property

Too many rental properties. How is single family zoning defined as four unrelated peoples? Too many cars on street. Too much noise, and non maintained yards

Kick-Off Meeting Survey (10.24.12) – Written Responses

Too many unrelated adults living in rental properties.

The area on Langford on front of the adobe house needs curbing completed. There is a space of about 15" where there is no curbing.

The streets are crowded with parked cars. Poorly maintained properties. Eye sore City

Break In – our homes was broken into Dec. 2011

Tree clean up in front yards

Our neighborhood has become predominately student rental. Thus the neighborhood integrity as a family area with children going to South Knoll has become almost none. Parking issues due to too many occupants per house has made it unsafe to walk.

Student rentals, noise levels

The alleys behind the townhomes on Welsh (east) 1600 blk (others like it)

Multiple noise complaints in one location North Bardell

Cut-through traffic, degeneration of family lifestyle

Make evacuation plan known to residences

Sidewalks, bike safety

Dangerous intersection for skinny sidewalks. Not bike lanes. Sidewalks run out randomly (at the end of Southwest Parkway by the gas station)

Student rental / Parking

Would like to see more basic limited governing HOA's. Flooding and drainage

Incompatible lifestyles of increasing number of students bringing in residential neighbors. The number of residences which now house 4, 5, or 6 students each with at least one vehicle is a problem. The biggest issue is incompatible lifestyles . They are good folks, but not really good neighbors because their lifestyles are different.

What do you like about your neighborhood?

Location, trees, near campus

Low cost of rental

Kick-Off Meeting Survey (10.24.12) – Written Responses

Kind hearted neighbors

Safety

Older neighborhood and more established, has character, I love South Knoll Elementary, being close to high school, and Grabbard Park where I can walk/jag and see critters.
Convenience, largely single family

Near the University and shopping

Location, parks, trees and recycle

The park, baby ducks in the pond, walking areas in the park, students are generally are quiet and well behaved

Close to park and easy to walk most of the time.

Mostly peaceful

Almost everything

Old Historic Neighborhood, neighbors are good, convenient to A&M

The people to close proximity to A&M, shopping and church

The school for my son and people do not party in my street

Quiet (except when students have big parties), tree lined, convenient to shopping

Location

Trees, location to University, shopping, used to be quiet (now to many school buses and cars using the street as a cut through

Wonderful trees and greenery, location to shopping and University

Close to campus and public schools

Nice established homes and good neighbors

Proximity to everything in CS, quiet neighborhood

Convenience to grocery stores, mall and University and parks

Kick-Off Meeting Survey (10.24.12) – Written Responses

Big Trees, safe and secure, and kind neighbors

Location, convenience to main arteries.

Location, central

Quiet, leads to a cul de sac, so not much traffic

I have lived in my house since 1970 and have nowhere else to go this is my home!

Gabbard Park , Proximity to shopping and A&M

Location, attraction, close to shopping, schools and University

Proximity to so many things

It is the neighborhood where we raised our sons, all of my sons went to South Knoll, I have a large lot which separates me from the apartments. I feel it is a safe neighborhood, city recycling, great garbage service and neighborhood park.

Nice trees, friendly neighbors, close to TAMU (work), and shopping

Proximity to schools shopping, parks, etc. Large lot size.

I love the location, I love the neighbors. I love that it is not controlled by HOA, but by neighborhood pride, consideration and concern. I love Gabbard Park. I love the mix of students and families. I love Halloween in our neighborhood. I love South Knoll Elementary school. I love that our neighborhood is full of independent thinkers and that we are not homogenous group of look a likes.

Nearby Bee Creek and Lemon Tree parks, relatively bike able.

My neighbors

Usually quiet, most residences lawns are adequately maintained, convenient location with ready access to needed services and facilities; excellent City services. All of them very professional; streets are well maintained; very little crime; dogs not running loose; good walk ability in general; a good overall place to live.

What do you not like about your neighborhood?

Parking on Lawyer St is awful. My next door neighbors

Dark at end of cul-d-sac (no or very little lighting)

Kick-Off Meeting Survey (10.24.12) – Written Responses

We live on Glade St just passed the creek and just beyond a curve to the south of us. Because of the curve we find it difficult to see cars coming from the south. Parked cars make the visibility even more difficult. It would be helpful if (1) No parking extended beyond the curve. (2) A speed bump were extended south beyond the curve, or (3) the speed limit was lowered to 20 mph. It is very dangerous pulling out of my drive.

I do not like the shooting/drugs at the apartments on the corner of Southwest Parkway and Medina. I do not like the Aggies 4 to 5 pick-ups parked on my block where I can't get into my drive. I don't like their late night parties and driving and yelling in the street and leaving their party garbage on my lawn and in the street.

Uncared for properties

Lack of code enforcement with regards to number of unrelated people living in a home

Too many cars parked in streets, more than 4 cars/house (rental) indicating 4 or more

Trash that is normally in the park pond, neighbors who mow grass 2 or 3 times a year, not enough parking around park

Students parked on the street (both sides) making it hard to drive at times. Homes being rented to students.

We have a nosy neighbor.

Parking on street congestion, becoming an increasing problem.

Too much of running stop signs. Tree limbs need trimming.

All the students – cannot get to my home due to crowded streets, partying neighbors, losing nice old neighborhoods to student housing.

Cannot own an off road truck that I don't have on the road and trailer it when not in use.

Too many trucks on street, dogs barking all day, and need more sidewalks

Unmaintained rental property, loss of families in the neighborhood, traffic

Unmaintained rentals, area losing its family orientation. There are heavy school bus issues on my street (Laura Ln)

Changed from single family home owners to rental property

Kick-Off Meeting Survey (10.24.12) – Written Responses

Getting to be too many college students and rental homes.

Houses not maintained – lawn maintenance, housing falling apart

Too many rental properties

Students rental, parking, yards are not maintained. Speeding on Glade St is a problem

Big trucks parked all over the road.

Parking on both side of the street, especially on Langford near the elementary school

Cars parked on both sides of the street on game days. Perhaps only allowing parking on one side of the street would make traffic flow easier.

Our crowded streets with parked student rental vehicles, poorly maintained lawns. Poorly maintained lawns and properties. Has a rundown feel.

A&M Buses, lack of sidewalks

Yards with trash, students that rent residential homes with too many cars. Dead trees throughout neighborhood, no bike lanes on SW Pkwy. Speeding on SW Pkwy and Holleman – speed limits to fast.

The parking situation is horrible. The rental property is not kept up as well as the homes with owner occupancy.

Poor maintenance of alley's. Safety for emergency vehicle etc.

College kids that park and litter all over because it is not their home. They do not own it and they are only temporary. The noise levels aren't conducive to a family neighborhood.

Too many students living in neighborhood-homes with more than unrelated persons living together, congested traffic, parking on both sides of street possibly prohibiting emergency vehicle to provide assistance when needed.

Having to call the police for multiple noise complaints- mainly on North Bardell./ Finding beer bottles/trash in my yard. People speeding down Laura Ln to drop their kids off at South Knoll. Crime has been a concern on the 6 years that we have lived here.

Rental properties. Traffic on minor streets, loud parties, loud non parties, thrash, drugs, alcohol use within a few hundred feet from elementary school

To many cars parked on Langford

Kick-Off Meeting Survey (10.24.12) – Written Responses

Crowded parking on cul de sac from multi resident rental

It is hard to think of what I do not like .. We had to move to find a bigger home, but that is not a neighborhood issues. I really would like to see Haines Dr refinished. The surface is a fine mess. Sidewalks might be good heading to the park and school.

Dangerous to turn left, my street doesn't conserve water (excessive watering by landowner – timed sprinklers

The incompatible lifestyles of more and more students in our residential neighborhoods. They are good folks, but they are young and loud, often not interested in maintaining their yards. Probably the best way we have found to deal with this is to get to know the students and families who actually own the residence. We then call those parents to welcome them and their kids to the neighborhood. Every time we have done this the parents have been very glad to have a contact in the neighborhood, especially next door to the house they own from a distance. And when the students who live there know that we are in contact with the owners/ parents their behavior changes. At times we have had to call the parents and the issue was resolved very quickly.

What method if transportation do you use frequently?

Vehicle -43

Walk –8

Bike - 4

What else do you want us to know?

Bike lanes would be nice, more bus transportation

More police. The City is not taking care of the back alley behind my house. It is full of trees and vegetation. Good place for rats.

Parking on Langford between Winding and Orr has become very congested due to number of vehicles parked on both sides of every street

Trees need to be trimmed – limbs are blocking street signs

Would like to protect the integrity of the older neighborhood

We worked to prohibit building students apartments on North Bardel. The City did not help us in our effort to maintain the integrity of the neighborhood. Your (the City's) description uses the term

Kick-Off Meeting Survey (10.24.12) – Written Responses

“single-family” neighborhood to describe our area. It seems to me that the South Knoll area had become primarily rental property. Why the sudden interest in neighborhood planning?

Our area had been sent info on new water and sewer, so this meeting sounded like further info on that

We need code enforcement ASAP

Enforce code of how many unrelated people live in one house. Cars parked on street with outdated stickers of 1 plus years.

Natural areas in Bee Creek are eyesores. Water areas are nasty. Developed areas in park are good.

We need a place for safe biking throughout this town. My son cannot bike to and from school because it is so dangerous going from Laura Ln to Langford to Guadalupe to Consol. It is a dangerous ride.

I know the “old days” cannot return when it was a family orientated neighborhood where you know your neighbor and they stayed long term. Now the turnover is every year and the rentals don't care about the neighbors.

Parking on Lawyer St (South Knoll Elementary side) is horrific. Emergency vehicles not able to get there.

Please do not cut down tree limbs more than necessary. What is going on with all the pipes busting?

Quality of life in this neighborhood has degenerated markedly in the last 10-15 years; limiting to 4 non related residences is a joke.

I know it is not specific to South Knoll but it involves our children.. there needs to be more sidewalks along Park Place as you leave Oakwood School. Those kids are in trepidations positions walking home. I would love to see the neighborhood branded.. SOHO (South Holler) would be nice. We have an independent group so this would be appropriate.

Good beginning

How did you hear about tonight's meeting?

Other - 6

Door hanger - 20

Mail -25

Sign - 7

Kick-Off Meeting Survey (10.24.12) – Written Responses

Area 2

Please list any other important issues facing your neighborhood:

Student rentals in single family neighborhoods.

Safety of children at play. Lack of speed control.

There should be sidewalks that go all the way to Gabbard Park. I do not want an HOA in my area. I do not want restrictions on being able to park on the street in my immediate neighborhood. I do not want property values or taxes to fluctuate in a way that will result in an increase in my rent.

Chip seal on roads unsightly, unsafe, and devalues property. Urban sprawl – induced erosion of property values accompanied by influx of student rental properties.

Protection from future homes bought as TAMU student rentals. Why was the brightness of city lamp pole light bulbs reduced? Streets are darker and not as safe. Maintenance of path between Comal and Arboles especially because students use it to get to Consol. Path needs lighting!

Number of cars at one house, too many cars parked on streets, toilets in yards as planters!

Parking on street.

Rental registration and limits per household.

Encroachment by non-related adults moving into single-family homes.

Encroachment of rental property.

People who lease/rent homes to students should be held responsible for tenants excessive parking – six cars in one house. They are destroying the neighborhood.

Aggie renters over limited number. Some yards not maintained.

Students moving into the neighborhood with their cars, boats, noise, parties, and young lifestyle.

Dilapidated neighborhood entrances.

Flooding, floodplain property maintenance, park maintenance. Protecting neighborhood integrity! Rental property, code enforcement, too many unrelated persons living in one residence.

Kick-Off Meeting Survey (10.24.12) – Written Responses

I would like to see the South Knoll neighborhood continue to grow together as a community of people who know and care for each other.

Keep up with repair and maintenance of streets

College students renting homes

Poor street lighting, lots of cars, pickups parking in the street/ many students living together.

I in general like our neighborhood – nice people. I do not feel like we have any highly serious issues but trees for improvement.

15 single family residential homes. 7 are rental at times, 8 are student occupied. Big pickups on both sides of the street not unusual. Yards/items left in yards unsightly. I rent to a couple who will maintain the property.

Streets are not wide enough for truck and parking on both sides of the streets and have room for emergency vehicles.

Bikeability, walkability, overall appearance, noise

Safety

Parking in street. Too many residents in rental property creates congestion on street. Traffic is often limited one way only.

Many people/ students walking in street (Guadalupe). Rental to students, many cars in street, poor lawn maintenance. Can lawn care be the responsibility of the owner of the property when rented.

Student renters

Lack of neighborhood integrity

Flood Insurance, student housing in old neighborhoods, bike speed on park pathways, walk way to A&M campus, congestion at 2818 @ Southwood at 7:30 am and 5 pm

I am required to have flood insurance even though I am not in the flood plain due to improvement plans of Bee Creek not being finalized with FEMA. Traffic and noise on SW Pkwy, there should be a sound barrier constructed.

If the City does not keep apartments on Welsh kept up to code, the neighborhood of Leona Medina and Hondo will be bordering a slum area.

Kick-Off Meeting Survey (10.24.12) – Written Responses

Code enforcement of number of unrelated people in a house, noise, overall appearance, parking, infrastructure (maintenance of all of it)

What do you LIKE about your neighborhood?

Convenient location, close to university, neighbors, large yards, abundant vegetation, access to parks, access to groceries and restaurants.

Big trees, natural features – ie. Creek, park, playground, accessibility to grocery and other amenities.

I like the neighborhood of duplexes. I think that I generally have good neighbors. I like being close to a park where I can take my son. I like being relatively close to the grocery store, video store, the park, etc. I like that we have trees. The neighborhood is generally not too terribly loud. We are relatively close to A&M but not too close.

Quiet, family environment, lots of trees.

Love the neighbors. Love the fact that the neighborhood has longevity of residence and yet on occasion regenerates itself with young families. Love the culdesacs! Love the fact that it is a safe place to walk dogs and for children to play.

Trees (would like more), Proximity to a shopping center – single family housing. Recycling is very poor but it is nice to get bulky items removed from the curb.

Our end of the street is calm, quiet and well maintained.

Near schools, sidewalk at high school.

Quality, convenience/proximity to shopping, church, services, employment. Good neighbors. Privacy and security.

People been there a long time, trees, streets.

Large lots, easy access to services and schools and TAMU, nice parks.

Centrality in the city; safe; seeing people run, walk, bike. I like that we have schools in our neighborhood. I like that we are doing things like this.

I like the parks, bike lanes, sidewalks and easy access to 2818 and Texas Avenue. I love how people are always out walking or running. It's great that I can ride my bike to work. I also love (in our particular apt. complex) that there are lots of international residents to meet.

Culdesac, close to shopping, parks are available.

Location, Location, Location

Kick-Off Meeting Survey (10.24.12) – Written Responses

Quiet area with proximity to schools. From 1973 to late 80's all good permanent neighbor

Good neighbors and lovely trees

Lawyer St is not a through street , secluded yet close to all; Our "creek" is maintained

No HOA. Larger lots, generally quiet, reasonable student rentals except at Langford and SW Pkwy

I like living across from the school as I like to use the track for walking. I like the neighbors on our cul de sac street. I think most of the homes on the street are kept in good conditions and the neighborhood is attractive. The lots on this street (Sabine Ct) are a nice size much larger than some in newer areas.

Large lots – privacy, Neighbors, lived here a long time

Closeness to shopping (especially grocery), nearness to high school. / good area to walk around high school (absences of houses)

Close to campus and has a residential air still in the center. Limited thorough allowing walking at night

Proximity to work and schools mature trees, larger lots than some newer neighborhoods home sizes and design.

Convenience and Neighborhood

Location- amenities and still not too busy

Convenient to adequate Kroger shop center; proximity to Wellborn Rd on W Texas Ave. and bypass on E, 2818 on South campuses I mile to N

Still good but going down

Establish families (relatively) low number of student occupied houses vicinity to amenities wonderful, as is the ease of access . Low traffic during non peak times. Friendly neighbors and walkers

Location. access age , tree, size of lot. Low proportion of renters

Close to the schools, neighbors have been living there for many years with the exception of about 5 houses, residents own their homes

Kick-Off Meeting Survey (10.24.12) – Written Responses

Many long time residents, friendly caring people

Ability to bike to schools, university and grocery

Biking distance to schools and A&M

Quiet, location, good neighbors, roads in decent condition

Bee Creek is good

The people ,unique homes, and older neighborhoods with trees

Trees, my neighbors, garbage pickup, excellent recycling program, you even pick up the brown/clear glass and batteries. Well maintained front yards. Very nice duck pond park and Bee Creek park

Friendly neighbors, willingness to change. Efforts @ keeping up neighborhood

Proximity to TAMU and Central CS

What do you NOT LIKE about your neighborhood?

Student rentals in traditional single family neighborhoods, long term (overnight and extended) parking on street, declining property values, increase in lower income housing in area, perception of increased criminal activity in area, noise and parking associated with student parties.

Bee Creek utility trail is not a concrete bike trail. Lack of sidewalks on Guadalupe. Total lack of speed enforcement on Guadalupe and Langford.

You cannot walk all the way to the closest park (Gabbard) because the sidewalks do not go all the way there. There should be sidewalks at least on one side of the street all the way to the park. I do not like people speeding down my street, down SW Parkway, and especially taking that corner really fast. I dislike that there are less police officers available to enforce the school zones or speeding in general, than there used to be.

Influx of students, chip seal on streets.

As you approach SW Parkway, houses are not taken care of, too many cars, looks trashy.

Apartments

Drift toward rentals/non-residential owners with poor maintenance and traffic/parking congestion. Progressive water rates – penalizes established homeowners; discourages home maintenance by rentals and absentee owners. Effectively raised my taxes by > \$500/year!

Kick-Off Meeting Survey (10.24.12) – Written Responses

Aggie renters, some unkept yards, brick fences along SW Parkway falling down.

Street parking in the turnoff along Glade and Lawyer.

Increase in rental properties/students.

Increased busyness from apartment developments on SW Pkwy

Housing turning to rental with 6 plus students living in house with each having vehicles utilizing on street parking. This corner where high school students and their vehicle on Guadalupe and Langford. This has gradually increased since late 80's to early 90's

Traffic, noise, college students making noise

Traffic, congestion, speeding associated with high school, recent installation along 2818 blocking left turn from Nueces on to 2818 leading to increased traffic, parking on both sides of the street and Langford and SW Pkwy making travel down Langford difficult, the frequency of ignoring the 4 way stop sign at SW Pkwy and Langford, standing water in creek harboring mosquito population, creek is necessary but needs improvements to avoid this problem.

We recently had some students (older ones) move into one of the homes. They behave very well but it concerns me that more students will move in and we may have upkeep problems.

Too many homes have students living in them, lots of trucks parking in the street. Poor street lighting streets are dark. Brick walls on SW Pkwy falling down

Street is not especially attractive. Lack of care for lawns/ renters should be required to care for their lanes (student renters tend to lack time or equipment).

You are not including us in the effects of development upstream. Your last move to improve put me under the flood plain. You talk about bikes lanes. All bike development is segmental and east where traffic goes.

Lack of home maintenance / upkeep high rental usage with many cars at homes. Lack of sidewalks on the street and Guadalupe (route to high school), lack of code enforcement (mowing lawns, boats parked in yard)

Codes not tight/ inclusive enough control overall disarray in rental properties. Uncontrolled parking allowed. Partying 11:30 PM to 2:30 -3 AM . Lack of landscaping on area school parking lot on E side of Langford. Sidewalks in poor condition on Langford

All the students moving into neighborhood. Parking cars and trucks on both sides of street. Speeding is a problem. Renters do not take care of lawn and house

Kick-Off Meeting Survey (10.24.12) – Written Responses

Traffic congestion morning and afternoon to and from the high school. Typical young drivers, speeding, texting, etc. Flood drainage does not drain completely, harboring mosquitoes

Rental property upkeep. Speeding on Southwood and emergency vehicles

Rental property that house students. It appears that several of the houses have 4 or more people (students) living in them. Driveways usually hold 2 cars and they do not use garages for parking. The street is very congested at the curve a Guadalupe

Student rental of houses that have trucks parked all over the place and who never mows the lawn

Student renting

Turn over to student housing

Cars parking on street near intersections. Homes being rented to lots of college kids too many vehicles not enough parking

Flood insurance went up not down

Students with too many people and cars occupying houses and streets (Esp. on Glade). Problems with old leaking drainage pipes causing sink hole on my yard. Bee Creek grass not being properly mowed and cared for by City. Lots of litter (beer bottles paper etc.) from SW Pkwy into my yard.

Single family housing being turned into rental for 4 unrelated people of single parent with more than 3 children. Renters park cars on the street to close to the stop signs, too close to fire hydrants. Homeland security – traffic flow thru neighborhood, speed of vehicles. Dexter is a bike way? Cars do not slow down for bikers.

Parking on street is a hazard for both Guadalupe and Langford. Can we do one of the following, require 4 vehicles to park in drive / garage, alternate street parking MWF even #'s and TTh on odd # days (leave street open on alternate days for street cleaning. No on street parking between 3 am and 8 am. It forces cars to leave and eliminates driving problems on Guadalupe/Langford @ schools (both high school and elementary)

Lack of code enforcement of # of people in a house, speeding traffic

What type of transportation do you use most frequently?

Vehicle - 36

Walk -5

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Bike -7

What else do you want us to know?

Student infiltration into traditional single family neighborhoods is a significant problem in this part of the city and needs to be addressed by the City. Student parking on streets inhibits mobility – most of the time they do not use driveways. Street light at corner of Lawyer Place and SW Parkway is missing the mast arm – please fix this.

Thank you.

I would like to have input on any changes that affect me. I do not want some small group with different interests pushing their views on everyone else and making it very restrictive like in some areas that have homeowner associations. I rent and almost my entire immediate neighborhood is made up of renters, but there are a good number of families, not just college students. I don't think that our opinions should be considered any less important because we rent instead of own.

SW Parkway has become a major thoroughfare in the last three years. As more housing (student housing) was built on the corner of Wellborn and SW Parkway; on Holleman; and on 2818 – SW Parkway has become the main road for travel. It's busy at 9:15 at night and it has become increasingly difficult to pull out from the neighborhood and make a left turn. It's ridiculous that you cannot turn left at 6:30/7:30PM in order to get to Reed Arena, etc.

We did not like the work done on the Bee Creek tributary.

Put a red light at Langford and SW Parkway to avoid school bus from being hit.

City wide question: - Why are the traffic speeds different in front of different schools? Is it based on age of children attending the schools? Flashing yellow lights in front of South Knoll are 20 mph. In front of Rock Prairie Elementary, it is 25 mph. It's confusing even if you are an experienced and mature driver. At other places I've lived have city wide or state wide laws.

Would like to see drainage improvements on the roads between Guadalupe and Medina. This drainage has rapidly declined since the gas companies work 10 years ago, crossing and sinking of the concrete drain surface

Slow traffic down on Guadalupe

Over all we are pleased with our home and the area.

How do you start a HOA. Thank you for leaving the lights on Welsh from Nueces to Harvey Mitchell in the mornings since students cross the streets.

SW Pkwy could be more attractive – City planted trees at curbs when they developed the area east of Texas Ave. Which made it more attractive/ why doesn't the City do it for the west side,

Kick-Off Meeting Survey (10.24.12) – Written Responses

especially the area around the apartment complexes. Also what happened to Brazos Beautiful programs to make our area the crape myrtle capital of Texas?

Don't forget about us as you develop the City. CSPD acts and treats us like we are terrorists. People come to you with their hand on their pistol grips.

Drainage ditch from the school to its exit point needs help.

We appreciate the effort placed to improve our neighborhood.

We need a side walk from Langford to Nueces. Many children use Guadalupe to get to the high school and South Knoll

Over all great neighborhood with good service from City

Develop rules for student rental. The word "gossip" is that all homes inside 2818 will become rental and the City likes that

Thanks for trying to help us. The few times I have called police, they have been very responsive – Thank you

On street parking is a problem created by college students 4 to 5 per house, plus boyfriend and girlfriends who spend the night regularly thus needing a total of 8 spaces for parking spots.

Waterlines keep breaking due to breaks for decades, need to be totally replaced. Traffic congestion on Holleman is now a big problem because of all the new apartment complexes to east of Texas Ave on Holleman and west of Wellborn

How did you hear about tonight's meeting?

Mail-22

Door hanger -13

Signs-12

HOA -1

No Area Identified:

Please list any other issues facing your neighborhood:

The most serious problem is the increasing number of homes being rented out. They are not well cared for: lawns are not cut, trash accumulates and trash can are not brought in promptly. Renters often have loud parties; they have many large vehicles parked in the road. This has brought down the neighborhood.

Kick-Off Meeting Survey (10.24.12) – Written Responses

Street on Laura Ln needs to be fixed. Students living more than 4 in a house and parking in front of mailboxes.

Poor corner lighting on Lawyer and Southwest Parkway

What do you like about your neighborhood?

I love the stability. Many people have lived here for decades. Also, love the space around us. The large lots, trees and the style of homes on my road, some of the best designed in College Station.

Quiet

Plenty of room between houses

Friendly neighbors, we have lived in our home for 33 years. We all watch out for each other.

Safety

What do you not like about your neighborhood?

Those as the older die or leave their homes often become rental units, usually for students. I don't dislike the students (I teach them and love most of them) but they don't always take care of their homes.

Street not wide enough for cars to park on both sides.

Students and their trucks

Some yards not being taken care of. Curb appeal is important.

What method of transportation do you use frequently?

Car -4

Walk -1

What else do you want us to know?

How did you hear about tonight's meeting?

Flyer -1

Door hanger -3

Mail -1

Kick-Off Meeting Comment Cards (10.24.12)

A big help to our neighborhoods is additional sidewalks, primarily on routes to schools in this area. Bike lanes would be another enhancement.

One of my concerns is the parking along residential streets where cars are parked along both sides of the street (for example Holik – near its intersection with Anderson St.). Another example is on Anna Street.

Maintain list of qualified contractors for small jobs with insurance and bonds.

I pick up the trash on Nueces, Welch by the High School, South Medina and intersection of Medina and Leona Southwest Parkway.

I do not want to see litter on a major thoroughfare such as Southwest Parkway.

I don't think it was a wise decision to make Bee Creek pool and entertainment pool. I think children should spend their time learning to swim. Also, this made it more expensive for adults who want to swim laps. We now buy an annual pass to swim at the University although we live near Bee Creek pool. When we are too old to drive, it would be better to use Bee Creek.

For me the greatest issue for us to deal with ASAP; City waterways/runoff's breeding West Nile mosquitoes. I understand that Kay Bailey Hutchinson has arranged federal help for Texas, etc. I have heard that a little oil will cover a lot of water and kill the mosquitoes. And they are not the "biscuits" to poison the H2O for mosquitoes.

Having lived next to two City water runoffs since 1999 – now only 1, except when it rains mosquitoes are a constant problem and some of us in the county die because of it. If a few drops of motor oil would solve the problem in runoff standing pools, I would be glad to "drop oil" once a week and get with other residences to do the same. I can't afford to pay for chems etc. If the city could provide anything (if used motor oil isn't a good idea), I will box citizens would be glad to distribute such free to service their neighbors.

The pedestrian crossing lights at Southwood & 2818 and Rio Grande & 2818 are not long enough for a wheelchair to cross. The light times must be extended.

We need an extended school zone time frame on SW Pkwy @ Langford. The crossing guard is gone but there are still kids walking from Oakwood & AMCMS. Help save our students.

Walking trail that follows Bee Creek from Bee Creek Park to 2818 walking track.

Between Southwest Parkway and Guadalupe speed bumps are necessary. Speeding cars to Consol plus parked cars on street plus many pedestrians equal danger. Speed bumps please.

Guadalupe Drive is dangerous for pedestrians, bicyclists, and others. We can't make all the high school drivers become responsible, so we need to create structural traffic calmers, sidewalks & restricted parking (one side of street only).

The blue lane on Haines indicated a bike route EXISTING. This is just a street.

Kick-Off Meeting Comment Cards (10.24.12)

I live on Hondo Drive and would like a sidewalk on our street. Children walk from the high school in the street. Also, college students who ride the TAMU bus also have to walk in the street.

Loving the sidewalks & accessible ramps.

Would like sidewalk on the way on Dexter from George Bush to Southwest Parkway. Walkers to TAMU and football games.

Howdy! I am concerned that Dexter Drive is a bike route and has cars parked all along the street. What makes a street a bike route? The posting of a sign? There seems to be a responsibility to designate bike routes with limited hazards. Considering Dexter – a lack of sidewalks, cars on the street, and the harrowing cross at Holleman...it is not a safe bike route...and biking on it should be discouraged. Additionally, I see Haines is a designated bike route. No sign exists on Haines to alert traffic of this designation.

Need a crossing guard to stay until 4:30 and the school zone to be extended at Southwest Parkway and Langford for students that are getting out at 3:45 from Oakwood and AMCMS. It is much too dangerous for kids.

Our house backs up to Bee Creek on Glade. My husband is wondering if there are plans to drain the West Nile (otherwise known as Bee Creek).

Why doesn't this city have a "plan" for setting standards for student housing in houses???

██████████ is now in a worse flood probability after Bee Creek B widening, why? All residents are now paying more for flood insurance, why?

Flood drain downstream of Sabine Court to Langford Street doesn't drain completely. Erosion & vegetation causes standing/stagnant water pools & harbors insects & mosquitoes.