

South Knoll Area Neighborhood Plan

Neighborhood Resource Team Discussion Notes

Meeting # 2 – December 10, 2012

Introduction of those in attendance

Process & Schedule

- Completed Existing Conditions Report (on-line)
- Completed Kick-Off Meeting (results on-line)
- Completed Issues & Opportunities Meeting (*draft notes given at this meeting, final notes will be posted on-line soon*).
- Next public meetings will likely be around February and will likely be issue specific – for instance, which streets should or should not have parking removed and should there be a bike lane on Glade. Both of these issues have had varied opinions expressed.

Summary of Issues & Opportunities meeting given

- Four topics discussed
 - Code Enforcement & Character
 - Biking & Walking
 - Public Safety
 - Infrastructure
- A lot of positive feedback from participants about meeting
- Currently working on the notes from that meeting (draft given to NRT). Notes will include all written and verbal comments divided into three categories: (1)Issue & Opportunity Statements, (2)Questions, (3)Action Items (ie: repairs). Draft is currently 18 pages long – with a bit more to go. (*The NRT was asked to take the draft home, read through it and contact staff with any questions.*)

Discussion about the most commonly mentioned “issue”: Student Renters.

- This is the no.1 voiced issue – common to other parts of College Station. It is likely the behavior and not the students themselves that are the issue.
- The following is a list of behaviors and/or lifestyle differences that the NRT cited as creating the issue:
 - Very busy social schedules
 - General hours kept
 - Move homes often (transient)
 - Parking (both on the street and in front of the homes)
 - Treat streets like parking lots (ie: standing with doors open talking in middle of the street)

- More vehicles (all residents + visitors)
- Lack of house maintenance
- Lack of yard maintenance (landscaping and watering)
- Noise
- General appearance of areas that says “students live here, not families.”
- Parties
- Over-flowing garbage containers
- Speeding
- Litter (often from parties)
- Buses through the neighborhood (Rt. 31 Elephant Walk)
- These are the “symptoms” – the things that can be sometimes dealt with through City involvement (ie: regulation and enforcement).
- Discussion related to how the “4 –unrelated residents” rule is enforced. *Generally violations are identified through resident complaints that are investigated. Usually begins with a discussion with the residents of the home.*
- Also an issue that in general, regardless of the number of actual residents, student renters tend to have more overnight visitors.
- The group discussed the importance and benefit of meeting the (student) neighbors, having a relationship with them and the property owner. City has contact information of property owners and local point of contact for issues.
- NRT member asked for the # of cases where the City identified more than 4 students in a home and carried through to action compared to the number of complaints. – *looking into this.*
- Bigger question – WHY do we have student rentals? What is A&M’s position about it and their long-term plans for student housing? Cost. Convenience. Adding students. A&M encouraging student housing in this area by being a bus route.
- WHAT are the elements that make a home recognizable as student home?
 - Lack of yard maintenance
 - Lack of house maintenance
 - Too many vehicles both on the street and in front of the home

Discussed among the group that they need to make an early decision about whether they want to deal with the issue of student renters – or just move on and try to deal with the symptoms.

- Also mentioned that they need to recognize that investment owners also have rights. Any limitations would need to come with some sort of “transition plan.”
- Have any studies been done on the impact of student renters on infrastructure and services? More adults in a home means more sewer and water use. More vehicles and vehicle trips. More police calls.
- What is the cost to the community when an area around an elementary school becomes largely rental? (ie: Busing students in.)
- What are the current number of available multi-family housing units and rental single-family and duplex units –what is the demand for rental housing?

- HOA restrictions. Lawyer Place recently amended deed restrictions to allow a “family” (as you would traditionally think of it) + one boarder or employee.
- What has been the increase in rental registration units in this area over time (since it’s been required).
- If we can’t change the number (4 unrelated), need to talk about character.

Can the City make available packets for neighbors to pass out to new residents (ie: student renters) – and owners of those properties. *YES, these are currently available. Members asked for this information digitally. A digital “packet” is being created.*

General info at I&O related to the following (see I&O meeting notes for specific):

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|--------------------|-----------------------|
| • Lighting | • Sight distances |
| • Traffic signals | • Street construction |
| • Sidewalk Repair | • Code enforcement |
| • Pot holes | • Trees |
| • Drainage | • Police enforcement |
| • Parks | • Speeding |
| • Water/sewer | • Parking removal |
| • Street surfacing | • Traffic calming |
| • Signal timing | |

Pulled “to-do” type items from the I&O meeting notes – want to focus on three at this meeting to make sure that we have complete lists:

- Lighting
 - Southwood Drive
 - Rayburn Ct.
 - Angelina (Ct. or Cr.?)
 - Laura Lane needs additional lighting – gap in the lights (need added pole).
- Sidewalk repairs or gaps
 - Glade Street
 - Haines Drive
 - Langford
 - SWP @ Langford
 - SWP from Langford to Texas Avenue
 - Bike facilities are needed from west Bee Creek / Lemon Tree with approximately similar facilities????
 - Southwest Parkway needs wider sidewalks – and many spots need repair
 - New sidewalks (where they currently are none) will take precedent over widened sidewalks

- Gene Hawkins would like to know if there are any planned that are less than 5 feet in width. Check sidewalk widths on the next projects –
- Street parking / emergency access
 - Staff is working to find the ordinances that align with the “no parking” map and spreadsheet kept by
 - Staff will drive the neighborhood to inventory existing “no parking” areas.
 - Citizen Requested parking removal list to be forwarded to the Fire Department and Traffic Management Team for evaluation:
 1. King Arthur
 2. Laura Lane
 1. Caudill morning- 7:45 a.m., 11:00 PM – 3:00 AM
 2. Rayburn Court
 3. Langford
 4. Rayburn Ct
 5. Glade-11:00 PM – 3:00 AM
 6. N. Ridgefield-11:00 PM – 3:00 AM
 7. S. Ridgefield -11:00 PM – 3:00 AM
 8. Boswell morning
 9. Lawyer Street -early morning, night
 10. Lawyer Place
 11. Comal
 12. Shadowood
 13. Haines -11:00 PM – 3:00 AM
 14. Langford-11:00 PM – 3:00 AM
 15. Winding at Holleman
 16. Guadalupe
 17. Radius around both the high school and elementary school at 7:45 a.m. and 3:00p.m.
 18. Entire neighborhood after 5:00
 19. 11:30 p.m. – 3:00 a.m. Weekend/football

General discussion / questions:

Group would like to initiate discussion with CSISD about traffic patterns – invite school district after we’ve discussed solutions as a group – to talk about queuing on City streets.

This plan is a 5-7 year plan and will focus on action items and decisions that can happen during that time (some items as far as 10 years may be included).

Gene Hawkins asked the group about their interest in creating a Listserv for NRT members to discuss items between meetings. Several ideas about how the listserv should be created and conducted were

discussed. Gene will administer the listserv, but staff will email out the information and instructions to the NRT. *Email will go out to the group*

Concerns were expressed about contractors working on current utility projects in the area – they are storing the traffic control signs in people’s yards (in the R.O.W.) – *Will have the City’s Public Works inspectors talk with the contractor to see if there is a better place to store the signs.*

The group expressed a desire to encourage attendance at NRT meetings and asked that staff email the NRT group and let them know that the group is active and making strides. *At some point members will have missed enough of the background/education and the big picture discussions making it difficult for them to catch up. Let us know whether you wish to continue with the group (meaning attend the meetings) or would prefer not to be on the NRT. At some point, we may be doing group work and sporadic attendance will make it more difficult.*

NRT Homework assignment – take pictures of what you LIKE about your neighborhood – what creates its character. The pictures should have a positive focus and will help us talk about what it is we are trying to protect. ...and it provides great pictures for the plan!