

**South Knoll Area Neighborhood Plan**  
**Neighborhood Resource Team Discussion Notes**  
**Meeting # 6 – April 23, 2013**

**Topic #1: Parking**

The intent of the parking discussion was to focus on existing parking that is deteriorating the character of the neighborhood or certain parts of the neighborhood. We began with a general discussion of the desired character and how having streets lined with cars on both sides of streets has changed the aesthetic and character of the neighborhood. The goal is to maintain or IMPROVE the integrity of the neighborhood. The concern is the increased DENSITY in the neighborhood creating more parking, traffic, decreased maintenance of homes and yards, safety issues, increased crime... all affecting character. Want to decrease the density.

**NRT Recommendation: Langford and King Arthur: Additional parking should be removed for students that are getting to high school (SW Pkwy to Guadalupe) (safety)**

- Parking in east side removed and sidewalk is on west side (*parking is removed from side where hydrants are located*)
- Where are hydrants on streets?

SOUTH RIDGEFIELD CIRCLE – resident wants NO PARKING!! for character reasons.

North Ridgefield is also a problem.

Concerned with a fire and a ring dunk on Lancaster at the same time.

Caudill is typically 100% parked.

Not allowing parking on both sides, would seem that people that parked on other side would mean that everyone would park on the other side. How will garbage be picked up?

- No way for mail to be delivered or trash to be picked up.

**Neighborhood wide PARKING solutions**

Timed parking – few hours in the early morning to prevent parking all night.

- 2:00a – 5:00a restricted from both sides (no parking at all) –
  - Do it when most people aren't up doing things
  - If you want to maintain neighborhood integrity, it means you don't have streets full of cars. Maintaining integrity is hard to enforce how many people are in house, but enforcing how many cars are in driveways, makes it easier. Simple way to prevent issues.

- Some homes are 100% family and children with cars – 5 cars for one home, so would be difficult to move cars.
  - Wanting families to move into neighborhood and if take parking off of streets, won't encouraging them to move into neighborhood to store children's cars, boats, etc.
  - What about out of town guests? Coordinate with neighbors to share driveway.
  - Because can't deal with rentals, must focus on issues of parking. Make it so that it isn't a wise investment to buy a 5 bedroom home. With a limited time for parking, prevents the number of people living there.
  - Signs take away from character (*but it must be signed to be enforced*)
  - Timed parking based on other city's time restrictions. City services run during the late times (garbage, street cleaning, etc.)
    - City could save more money completing services early in the morning
    - Citizens probably won't like hearing trash trucks at 2am
  - Have the time start at Midnight to prevent parties – but families have guests past midnight, too.
  - Don't want to make a rule that prevents everyone from having groups at homes

**TWO PRIMARY NEIGHBORHOOD-WIDE RECOMMENDATIONS WERE GENERATED AND DISCUSSED BY THE NEIGHBORS:**

**No parking on either side of the street neighborhood-wide from 2:00a – 5:00a.**

- Concern about both sides.
- Enforcement would be easier if it wasn't a specific time.
- Limiting it on one side defeats the purpose. The point is to reduce the residential density.
- Promote safety and crime prevention.
- Needs to be both sides in entire neighborhood , otherwise, wouldn't be a point.
- Obligation of neighborhood to enforce... it will be neighbors calling the police on neighbors
- Have to put signs up – don't like

**No parking on one-side of the street 24-hours neighborhood-wide.**

- Easier enforcement by PD
- Reduces the character affect all day
- No one is going to want the parking on their side (but it's on their side today!)
- Have to put signs up – don't like

Need to know: What time of day does the City sweep the streets?How many police officers are patrolling this area at any given time?Will the City actually be willing to issue tickets?

**RECOMMENDATION: HAVE A POLL ON ONE RECOMMENDATION AT THE OPEN HOUSE.**

**Technical posters should explain the issues and the options. 3 or 4 options (including a “do**

**nothing” option). NRT will look over the poll results when making their final recommendation.**

**Recommendation: Any type of parking removal needs to be coupled with an ordinance limiting the amount of the front yard that could be covered with pavement or other surfacing for parking.**

Safety - Need to look at geometry of a particular home and limit parking for 24 hours. Glade parked on north side of driveway, can't see anyone coming. Section in front of specific home should limit parking to having none. When does parking represent a safety risk? Even though there's never been an accident, there will be. Should recommend selective parking zones when safety is a concern.

**(Recommendation: this is safety concern and a recommendation will be included that makes assessment of an individual driveway available so that parking can be removed that is obstructing views).**

**Recommendation: Ordinances about blocking driveways and distance from intersection. Define these things. Is blocking the driveway from the other side of the street something that can be addressed?**

We need to be controlling rentals, not parking! Need to reduce the number of students allowed in each home – reduce the number of un-related people living as a “family” in each home. It shouldn't be profitable to buy a home and rent it to students.

**Recommendation: Neighborhoods should be able to request no more than two unrelated in their neighborhood with 60% of owners on petition.**

**Recommendation: Put up signs on Guadalupe from earlier ordinances.**

#### **PARKING IN THE YARD**

- How much of the front yard can be paved? *(there isn't a restriction, but if new construction, no more than 50%. Wouldn't apply to someone adding to their driveway. Recommendation has been to enforce this, but on a sliding scale. Maybe 50% is too much, looking at something that depends on lot frontage.)*
- Some sort of recommendation about the amount of paving in the front yard. – need to permit it!
- Ok with screened backyard parking in general – it's not great, but better than out front.
- Put in an additional 25% of what's unpaved – someone with a 2-car garage and a wide driveway may need more space for a double driveway
- Can only cover a certain part of the existing greenspace.
- Parking on Park Place (HEB side) was done very well – mainly hidden.

**NRT Recommendation: Limit parking additions to no more than 50% of the existing lot. May need to utilize a lesser percentage for lots over a certain size when 50% would allow A LOT of pavement.**

## **Topic #2: Parks/Trails**

### **Recommendation: BIKE RACKS AT PARKS!!**

- Pet waste bags at parks
- Recycling bins
- Community gardens! – Raised beds at Gabbard Park
  - o Can Master Gardeners be used? *(yes, and Keep Brazos Beautiful, student groups at A&M)*
- Pair with LAUP to design parks

### **Multi-use Trail**

- Can this trail be improved through utility corridor? Consol track team uses for practice.
- A “maintenance shelf” will be created and cleared for utility maintenance in this area. The area will be level enough and solid enough to allow for off-road walking, running, biking, etc.
- Can discuss an alternative trail material here (instead of concrete).

### **Arboretum**

- Can anything be done make the pond cleaner (algae)?
- **Recommendation: Clean up park so that it’s usable.**

### **Bee Creek**

- **Recommendation: Bike rack at Adamson might be too small – upgrade to larger size.**
- **Recommendation: More picnic tables.**
- **Recommendation: Benches on trail.**
- Dead trees.

### **Lemon Tree**

- **Recommendation: Benches on trail.**

### **Gabbard**

- What is lighting like? Used to be extremely bright. Were some safety issues before.
- Trash cans?
- PICK UP PET WASTE!!
- Talk with those that empty trash cans and see if the number is sufficient.

- **Recommendation: More benches**

**Southwest**