

STRATEGIES & ACTIONS

At the end of each chapter, strategies are identified to assist the neighborhood in moving toward the stated goals. The broad strategies are accompanied by recommended action statements that support changes to the Comprehensive Plan, City ordinances, and policies. Specific information about timelines, responsible parties, and estimated costs are reflected in **Chapter 5, Implementation**.

GOAL, STRATEGIES, AND ACTIONS FOR THE SOUTH KNOLL AREA

The **Neighborhood Integrity & Community Character** goal for the South Knoll Area is **to be a neighborhood that is desired and valued for its single-family-friendly character with:**

- Reduced character impact of high-density housing in the neighborhood;
- Continued investment in and maintenance of area schools, parks, and trails;
- Preservation of the existing larger-lot development pattern and eclectic architecture; and
- Supported by effective neighborhood organizations.

Strategies have been developed to progress toward this goal. Each strategy has a series of action recommendations designed to implement the strategy.

Strategy NI&CC 1- Restore and maintain a single-family character through increased code compliance and property maintenance to lessen the impact of rental housing on the character and integrity South Knoll Area Neighborhood. *(cross-reference Public Facilities & Services Strategy PF&S 1)*

Action NI&CC 1.1 Properties not meeting existing City codes and ordinances should be identified. The City should work with the owners of these properties to move toward compliance.

Action NI&CC1.2 HOA and new resident digital information packet, on-line, emailed to rental registration contacts annually, and otherwise advertised City-wide.

~~Action NI&CC1.3 Amend the Unified Development Ordinance to allow smaller areas within the South Knoll Area neighborhood to apply for an overlay zoning that could further limit the number of unrelated residents if a majority of the property owners participated.~~

~~Action NI&CC1.4 As a mechanism of enforcement of the maximum number of unrelated residents, amend rental~~

~~registration requirements so that residents must be named when registered annually as a rental unit.~~

Action NI&CC1.5 Amend the Code of Ordinances to strengthen regulations that may reduce undesirable character impacts in neighborhoods.

Strategy NI&CC 2- Address neighborhood parking concerns to lessen the impact of high-density housing on the character and integrity of the South Knoll Area Neighborhood. (Cross-reference *with Mobility*)

~~Action NI&CC2.1 Remove parking from both sides of all streets between the hours of 2:00 a.m. to 6:00 a.m. to ensure that all resident parking occurs on private property, while allowing on-street parking outside of these hours for resident convenience. (cross-reference Action M 2.1)~~

Action NI&CC2.2 Allow residents to request on-street parking be removed for character reasons from one side of all streets in the South Knoll Area when a **super**-majority (2/3) of property owners on that street are in favor. (cross-reference Action M 2.2)

Action NI&CC2.3 Amend the Unified Development Ordinance to limit the size of allowed parking areas within the front portion of single-family lots in the South Knoll Area, similar to the recommendations made by the City's Joint Task Force on Neighborhood Parking. In addition, larger lots would be permitted a maximum of 50% of the front portion of the property to be paved or 1,000 square feet, whichever is smaller. (cross-reference Action M 2.3)

Action NI&CC2.4 Amend the Unified Development Ordinance to require one parking space per bedroom for new single-family construction and remodels that add bedrooms, with a maximum of four spaces required. (cross-reference Action M 2.4)

Action NI&CC2.5 Amend the Unified Development Ordinance to require that rear-yard parking be screened

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from adjacent single-family properties.
(cross-reference Action M 2.5)

Strategy NI&CC 3- Ensure the Future Land Use and Character designations in the South Knoll Area create the character desired in the South Knoll Area.

Action NI&CC 3.1 Amend the Future Land Use & Character Map for the property located on the east side of Anderson Street between Brentwood Drive and Southwest Parkway to conform to the existing General Commercial zoning.

Action NI&CC 3.2 Amend the Future Land Use & Character Map for the property located to the west of Angelina Ct. /Augustine Ct. to conform to the existing zoning on the property in that area.

Action NI&CC 3.3 Amend the Future Land Use & Character Map along the 100-year floodplain line to comply with new, more accurate engineering and flood data.

Strategy NI&CC 4- Preserve historic resources in the South Knoll Area.

Action NI&CC4.1 The City should work with owners of property identified for further study in the Quimby McCoy Historic Resources Survey (2008), including a specific district in the Orr Street / Winding Road area.

Action NI&CC4.2 The City should work with owners of property identified for further study in the Quimby McCoy Historic Resources Survey (2008), including specific properties identified as potential landmarks in the South Knoll Area.

Strategy NI&CC5- Ensure future development in the South Knoll Area is in compliance with the Comprehensive Plan

Action NI&CC5.1 Work with property owners in the Northeast corner of Welsh Avenue and Southwest Parkway to initiate a rezoning to reflect the existing land use on the properties.

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Action NI&CC5.2 Work with property owners in the area of the Medina Drive & Dexter Drive area to initiate a rezoning to reflect the existing land use on the properties.

Strategy NI&CC 6- Encourage the creation of additional Neighborhood Associations and groups within the South Knoll Area and strengthen those that are existing.

Action NI&CC6.1 Meet with existing Neighborhood Associations and existing Home Owner Associations to encourage these groups to become more active.

Action NI&CC6.2 Meet with interested parties willing to undertake a partnership with Neighborhood Services to establish new Neighborhood Associations,

Action NI&CC6.3 Provide staff support in the creation and leadership training for new Neighborhood Associations and HOAs.

Action NI& CC6.4 Support and encourage the continuation of an informal or formal larger neighborhood group resulting from the connections made during the neighborhood planning process.

Action NI& CC6.5 Support and encourage neighborhood activities such as block parties, National Night Out events, and various other events aimed at outreach, education, and getting to know one another.

Action NI& CC6.6 Explore options to create community garden opportunities that would allow neighborhood organizations to utilize public spaces like parks to host community gardens.

The **Mobility Goal** for the South Knoll Area is **to maintain a safe and efficient transportation network and improve multi-modal transportation options by increasing the continuity of bicycle and pedestrian routes to key destinations, while protecting the single-family character and integrity of the neighborhood.**

Strategies have been developed to progress toward this goal. Each strategy has a series of action recommendations designed to implement the strategy.

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Strategy M1 Identify and address on-street parking issues to increase safety in the South Knoll Area.

- Action M1.1 Conduct periodic emergency vehicle safety evaluations of streets in the South Knoll Area that have been identified as heavily parked through this process. Evaluations should be performed at least two times per year at peak parking times. If the evaluation warrants action, the City should pursue on-street parking removal from one side of all streets with demonstrated safety issues.
- Action M1.2 Conduct safety evaluations, when requested, to ensure that existing parking is not making it unsafe for residents to exit private driveways onto public streets, such as at curves or bends in the road. If the evaluation warrants action, the City should pursue on-street parking removal from a portion of the roadway.
- Action M1.3 As recommended through the Safety Evaluation, parking should be removed from the “bends” in Caudill Street and Lawyer Street.
- Action M1.4 Monitor the Ridgefield cul-de-sacs so that parking does not create safety issues.
- Action M1.5 Install “No Parking” street signs, as approved by City Ordinances, on Guadalupe Drive, Langford Street (from Southwest Parkway to King Arthur’s Cr.), and on Glade Street from Holleman Drive to Orr Street.
- Action M1.6 Pursue an ordinance that would remove additional parking on Langford Street from King Arthur’s Circle to Guadalupe Street to facilitate a safe pedestrian and bicycle route to the high school.
- Action M1.7 Correct the conflicting/confusing parking signage on Valley View Drive near Longmire Drive.
- Action M1.8 Develop a speed awareness program utilizing radar speed signs at targeted locations, such as Glade Street, to increase awareness of the posted speed limit in neighborhood areas.

Strategy M2 (cross-reference Strategy NI&CC 2) - Address neighborhood parking concerns to lessen the impact of high-density housing on the single-family character and integrity of the South Knoll Area Neighborhood.

~~Action M2.1 - Remove parking from both sides of all streets between the hours of 2:00 a.m. to 6:00 a.m. to ensure that all resident parking occurs on private property, while allowing on-street parking outside of these hours for resident convenience. (cross-reference Action NI&CC 2.1)~~

Action M2.2 Allow residents to request on-street parking be removed for character reasons from one side of all streets in the South Knoll Area when a **super-majority** of property owners on that street are in favor. (cross-reference Action NI&CC 2.1)

Action M2.3 Amend the Unified Development Ordinance to limit the size of allowed parking areas within the front portion of single-family lots in the South Knoll Area, similar to the recommendations made by the City's Joint Task Force on Neighborhood Parking. In addition, larger lots would be permitted a maximum of 50% of the front portion of the property to be paved or 1,000 square feet, whichever is smaller. (cross-reference Action NI&CC 2.3)

Action M2.4 Amend the Unified Development Ordinance to require one parking space per bedroom for new single-family construction and remodels that add bedrooms, with a maximum of four spaces required. (cross-reference Action NI&CC 2.4)

Action M2.5 Amend the Unified Development Ordinance to require that rear-yard parking be screened from adjacent single-family properties. (cross-reference Action NI&CC 2.5)

Strategy M3- Increase pedestrian safety in the South Knoll Area.

Action M3.1 Amend the Bicycle, Pedestrian, and Greenways Master Plan and conduct a feasibility analysis to propose sidewalks on both sides of Welsh Avenue, where possible.

Action M3.2 Amend the Bicycle, Pedestrian, and Greenways Master Plan and conduct a feasibility analysis to

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- extend the proposed sidewalk on Caudill Street and north along Winding to Holleman Drive.
- Action M3.3 Amend the Bicycle, Pedestrian, and Greenways Master Plan and conduct a feasibility analysis to include a proposed sidewalk on Valley View Drive.
- Action M3.4 Reconstruct the existing sidewalk along Langford Street in compliance with the Americans with Disabilities Act (ADA).
- Action M3.5 Construct a sidewalk on Guadalupe Drive to satisfy an American with Disabilities Act (ADA) need in the area.
- Action M3.6 Work with property owners on Arboles and Comal Circle to negotiate purchase of a public access easement along the portion of their property already being used by pedestrians. Explore opportunities for additional maintenance and lighting of the pedestrian path.
- Action M3.7 Explore the opportunity to construct a pedestrian refuge on Welsh Avenue between A&M Consolidated High School and its sports facilities in the place of the existing mid-block crossing.
- Action M3.8 Explore the opportunity to construct a mid-block crossing / pedestrian refuge on Southwest Parkway connecting the Woodlands

Strategy M4- Increase bicycle safety and accessibility in the South Knoll Area neighborhood.

- Action M4.1 Amend the Bicycle, Pedestrian, and Greenways Master Plan to remove the proposed bike lane designation on Glade Street between Holleman Drive and Southwest Parkway. As a compromise between its current condition and the proposed bike lane, this portion of Glade should be a bike route with parking limited on the east side of Glade Street between the hours of 7:00 a.m. and 6:00 p.m. to provide a safe route for commuter cyclists and children riding to school.
- Action M4.2 Explore the possibility of a way-finding system to direct bicycle and pedestrian traffic through the neighborhood. Possible solutions may include posted signs with a QR (Quick Response) code linking to the City's Bicycle Map on-line. This

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would be in addition to the existing bike route signage.

Action M4.3 Explore opportunities to install trail way-finding signage in Bee Creek and Lemon Tree parks.

Action M4.4 Re-stripe bike lanes on Holleman Drive.

Action M4.5 Explore the opportunity to do the grading for the future Bee Creek trail with the construction of the sewer line through this area. This may provide increased mobility ahead of funding for the multi-use path project along this corridor.

Action M4.6 Explore opportunities to reconstruct the existing sidewalk along Southwest Parkway to provide a wider sidewalk to accommodate both pedestrian and bicycle traffic where a bike lane is not feasible on Southwest Parkway.

Strategy M5- Increase bicycle and pedestrian safety at intersections both within and surrounding the South Knoll Area neighborhood.

Action M-5.1 Increase pedestrian safety at the intersection of Texas Avenue and the private driveway located across from Manuel Drive by connecting the existing private sidewalk to the sidewalk on Texas Avenue. Explore the addition of signage, striping or markings to reduce conflicts between motorists and bicyclists.

Action M-5.2 Increase pedestrian safety at the intersection of Southwest Parkway and Anderson Street by installing accessible ramps and possible signage to address conflicts between pedestrians in the crosswalk and motorists making left turning movements.

Action M5.3 Increase bicycle safety at the intersection of Southwest Parkway and North Bardell Court by exploring the addition of signage, striping or markings to reduce conflicts between bicyclists and motorists.

The **Public Facilities and Services** Goal for the South Knoll Area is to provide and maintain public facilities and services that meet the needs of the residents and positively contribute to the integrity of the

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neighborhood and an enhanced single-family friendly character.

Strategies have been developed to progress toward this goal. Each strategy has a series of action recommendations designed to implement the strategy.

Strategy PF&S1- Restore and maintain a single-family character through increased code compliance and property maintenance to lessen the impact of higher density housing on the single-family character and integrity South Knoll Area Neighborhood. *(Cross-referenced with Neighborhood Integrity & Community Character Strategy NICC 1)*

- Action PF&S1.1 Properties not meeting existing City codes and ordinances should be identified. The City should work with the owners of these properties to move toward compliance. *(cross-reference Action NI&CC 1.1)*
- Action PF&S1.2 HOA and new resident digital information packet, on-line, emailed to rental registration contacts annually, and otherwise advertised City-wide. *(cross-referenced Action NI&CC 1.2)*
- Action PF&S1.3 Increase the awareness and accessibility of SeeClickFix through Neighborhood Services and the Police Department.
- Action PF&S1.4 Re-instate proactive Code Enforcement to re-establish and maintain the single-family character. Strict Code Enforcement should be observed in the South Knoll Area.

Strategy PF&S2 – Promote the protection and maintenance of floodplain and stormwater facilities for function, conservation, and recreation.

- Action PF&S 2.1 Increase awareness of the Adopt-A-Greenway Program to create better creek environments, aesthetics, and function.

Strategy PF&S3- Promote public safety within the South Knoll Area so that the neighborhood will remain a desirable place to live.

- Action PF&S3.1 Evaluate where additional street lights may be needed and installed.
- Action PF&S 3.2 Assist in the organization of Neighborhood Watch programs through the City's Neighborhood Services and Police Department.

Strategy PF&S4- Continue to invest in and enhance existing park and trail facilities.

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Action PF&S4.1 Install bicycle racks at all parks.

Action PF&S4.2 Bee Creek Park: install new bicycle racks at Adamson Lagoon, more picnic tables in the park, and benches along the trail.

Action PF&S4.3 The D.A. "Andy" Anderson Arboretum: clean up and maintain the arboretum area.

Action PF&S4.4 Lemon Tree Park: install benches along the trail.

Action PF&S4.5 Gabbard Park: install more benches, add rubber (instead of gravel) under playground equipment, add a shade structure over the playground equipment, and maintain the pond aerator.

Action PF&S4.6 Install landscaping along the Harvey Mitchell Parkway Trail.

Strategy PF&S5- Assist South Knoll Area neighborhoods in identifying and completing Neighborhood enhancement projects.

Action PF&S5.1 Provide technical assistance to neighborhood organizations applying for neighborhood grants. Incorporate training for organizations on developing projects that would be available for funding.