

AMENDMENTS TO THE PLAN

The City Council considered and adopted the South Knoll Area Neighborhood Plan during their regular meeting on September 26, 2013.

The following Action statements were deleted or amended with the adoption of the Plan, as shown below. References to the following Action statements are shown with red text (additions) or red strike-through (deletions) throughout the body of the Plan.

~~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&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)

EXECUTIVE SUMMARY

The conversion of single-family homes to rental properties occupied by college-age residents was repeatedly and overwhelmingly identified during this process as the main concern of South Knoll residents and as the source of many other issues. The goal of this plan is to propose actions and to enhance and support the single-family home character of the Neighborhood.

The following is a condensation of the issues and action strategies identified in this report. Detailed explanations, descriptions and specific strategies are found in the report's chapters.

Residency and Code Enforcement

- ~~Allow smaller areas within South Knoll to apply for overlay zoning further limiting the number of unrelated residents, if approved by a majority of the property owners. (NI&CC1.3)~~
- ~~Require rental registration forms to list resident names and be updated annually as a means of enforcing current number of resident ordinances. (NI&CC1.4)~~
- Reinstated pro-active code enforcement and publicize See-Click-Fix to promote strict code enforcement. (NI&CC1.1) (PF&S1.1) (PF&S1.3) (PF&S1.4)
- Develop New Resident Information packets and distribute to rental contacts annually. (NI&CC1.2) (PF&S1.2)

Parking

- ~~Remove parking from both sides of all streets between the hours of 2:00 a.m. to 6:00 a.m., requiring resident vehicles be permanently parked on their private property while still allowing on-street parking outside of these hours for social gatherings, repairmen, etc. (NI&CC2.1) (M2.1)~~
- Allow residents to request on-street parking be removed for character reasons from one side of all streets when a **super**-majority of property owners (**2/3**) are in favor. (NI&CC2.2) (M2.2)
- In accordance with the City's Joint Task Force on Neighborhood Parking: limit the size of off-street parking areas in the front of lots; require one parking space per bedroom for new construction and added bedrooms with a maximum of four spaces required; require rear yard parking to be screened from adjacent single-family properties. (NI&CC2.3) (NI&CC2.4) (NI&CC2.5) (M2.3) (M2.4) (M2.5)
- Require semi-annual emergency vehicle safety "drive-throughs" at peak parking times with parking restrictions added as recommended. (M1.1)

- Limit parking where current patterns create safety issues for residents exiting their driveways. (M1.2)
- Address known parking issues, such as approved but uninstalled signage, confusing signage and known emergency access problems. (M1.3) (M1.4) (M1.5) (M1.6) (M1.7)

Traffic, Pedestrian and Bicycle Improvements and Safety

- Increase pedestrian safety by prioritizing and pursuing sidewalk installation along several streets as identified in this report. (M3.1) (M3.2) (M3.3) (M3.5)
- Explore ways to increase pedestrian safety in areas heavily used by students, such as around A&M Consolidated High School and TAMU bus stops on busy thoroughfares. (M3.7) (M3.8)
- Eliminate parking along the east side of Glade Street to the hours of 7:00 a.m. and 6:00 p.m. to facilitate use by commuter cyclists and children riding to school. (M4.1)
- Explore the possibility of a digital way-finding system to direct bicycle and pedestrian traffic through the neighborhood. (M4.2) (M4.3)
- Improve signage, striping and grading along identified sidewalks and bicycle routes to increase safety and decrease conflicts with motorists. (M4.4) (M4.6) (M5.1) (M5.2) (M5.3)

Public Facilities, Land Use and Neighborhood Involvement

- Enhance public parks through the installation of bicycle racks, additional benches, shade, etc. (PF&S4.1) (PF&S4.2) (PF&S4.3) (PF&S4.4) (PF&S4.5) (PF&S4.6)
- Amend the Future Land Use and Character Map to reflect existing land uses, zoning and floodplains where necessary and appropriate. (NI&CC 3.1) (NI&CC 3.2) (NI&CC 3.3) (NI&CC 5.1) (NI&CC 5.2)
- Preserve residences and neighborhoods as identified by the Quimby McCoy Historic Resources Survey (2008) to preserve the unique housing character of the neighborhood. (NI&CC 4.1) (NI&CC 4.2)
- Encourage the creation of additional Neighborhood Associations and groups within the South Knoll Area and strengthen those that exist. (NI&CC 6.1) (NI&CC 6.2)

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- Encourage outreach such as National Night Out, welcome parties and community gardens to increase neighborhood education and unity. (NI&CC 6.5)
- Assist groups in identifying and applying for neighborhood grants and training opportunities. (NI&CC 6.3) (PF&S5.1)