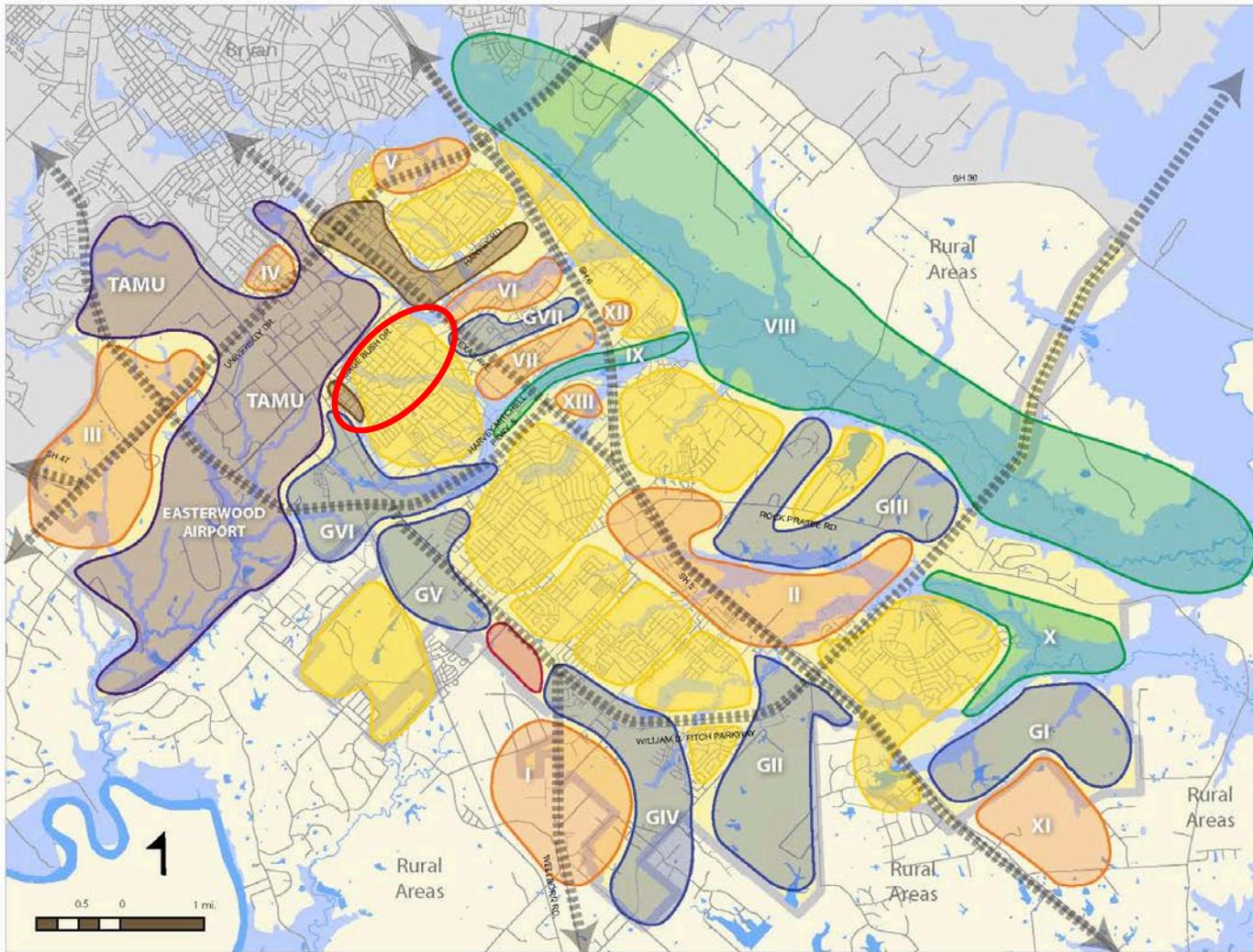




**SOUTHSIDE AREA
NEIGHBORHOOD PLAN**

December 15, 2011



Map 2.1

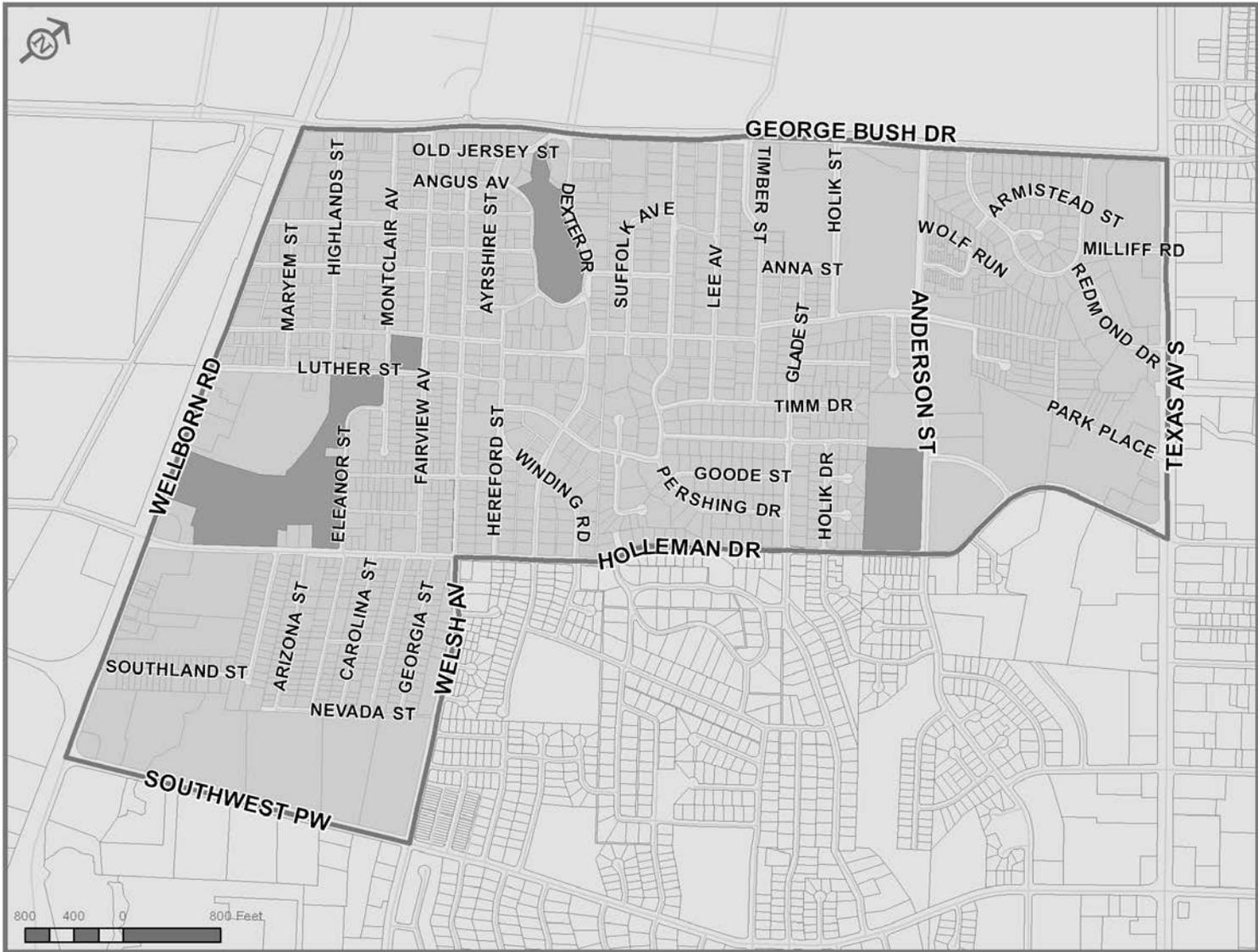
Concept Map

- Neighborhood Plans**
NEIGHBORHOODS & AREAS OF INFLUENCE
- District Plans**
WALKABLE, MIXED USE CENTERS WITH UNIQUE FOCUS
- Corridors**
IDENTITY CORRIDORS OR NATURAL CORRIDORS
- Redevelopment Areas**
REQUIRE CITY INTERVENTION
- Rural Areas**
SURROUNDING CITY, ESTATE WITHIN CITY

- Redevelopment Area
- Neighborhood Planning Area
- Growth Area
GI - GVII
- Planning District/Corridor
 - I WELLBORN COMMUNITY AREA
 - II SPRING CREEK DISTRICT
 - III PRESIDENTIAL CORRIDOR GATEWAY DISTRICT
 - IV NORTHGATE DISTRICT
 - V HOSPITALITY CORRIDOR
 - VI WOLF PEN CREEK DISTRICT
 - VII MUNICIPAL CENTER
 - XI SPEEDWAY DISTRICT
 - XII COLLEGE STATION SCIENCE PARK
 - XIII HARVEY MITCHELL DISTRICT
- Natural Planning Corridor
 - VIII CARTER CREEK CORRIDOR
 - IX BEE CREEK CORRIDOR
 - X LICK CREEK CORRIDOR
- Business Park
- Texas A&M University
- Floodplain

Adopted May 28, 2009





Neighborhood Planning Process

Existing Conditions Research



Kick-Off Meeting



Neighborhood Resource Team Formed



Issues & Opportunities Meeting



Smaller Area Neighborhood Meetings



Plan Development



Draft Plan presentation and Comment



Plan Revisions



Bicycle, Pedestrian, and Greenways Advisory Board
Recommendation



Planning & Zoning Commission Recommendation



City Council Adoption



Implementation (on-going)

www.cstx.gov/ndcplanning





Planning & Development Services

- ▶ About Planning & Development Services
- ▶ Bicycle, Pedestrian & Greenways Planning
- ▶ Building & Development
- ▶ Code Enforcement
- ▶ Commissions & Boards
- ▶ Community Development
- ▶ Community & Neighborhood Planning
- ▶ Neighborhood, District, and Corridor Planning
 - ▶ Central College Station Neighborhood Plan
 - ▶ Eastgate Neighborhood Plan
 - ▶ Southside Area Neighborhood Plan
 - ▶ Wellborn District Plan
 - ▶ Annexation

City Government » City Departments » Planning & Development Services » Community & Neighborhood Planning » Neighborhood, District, and Corridor Planning

Font Size [+] [-]

Southside Area Neighborhood Plan

[E](#) Email [P](#) Print

COMING UP

NEIGHBORHOOD RESOURCE TEAM (NRT) MEETING
 Tuesday, Dec. 13 | 6:30 p.m. | St. Thomas Episcopal Church,
 906 George Bush Drive

Southside Area - The City's Third Neighborhood Plan Is Underway!

As part of the on-going implementation of College Station's Comprehensive Plan, the City created its Neighborhood, District, and Corridor Planning program to provide focused action plans for smaller areas of the City. Under this program, the City has adopted the Central College Station Neighborhood Plan and the Eastgate Neighborhood Plan. These plans focus on the particular needs and opportunities of the areas.

The City of College Station is currently working on its third neighborhood plan, with a focus on the Southside Area. A kick-off meeting was held in late September to introduce the neighborhood to the planning area, the planning process, and programs offered by the City. A Neighborhood Resource Team (NRT) has been

- Links**

 - [KOM](#)
 - [Southside Area Maps \(09/27/2011\)](#)
 - [NRT Meeting Presentation \(10/11/11\)](#)
 - [I&O Meeting Presentation \(11/1/11\)](#)
 - [I&O Meeting Fact Sheets \(11/1/11\)](#)
 - [NRT Meeting Presentation \(11/15/11\)](#)

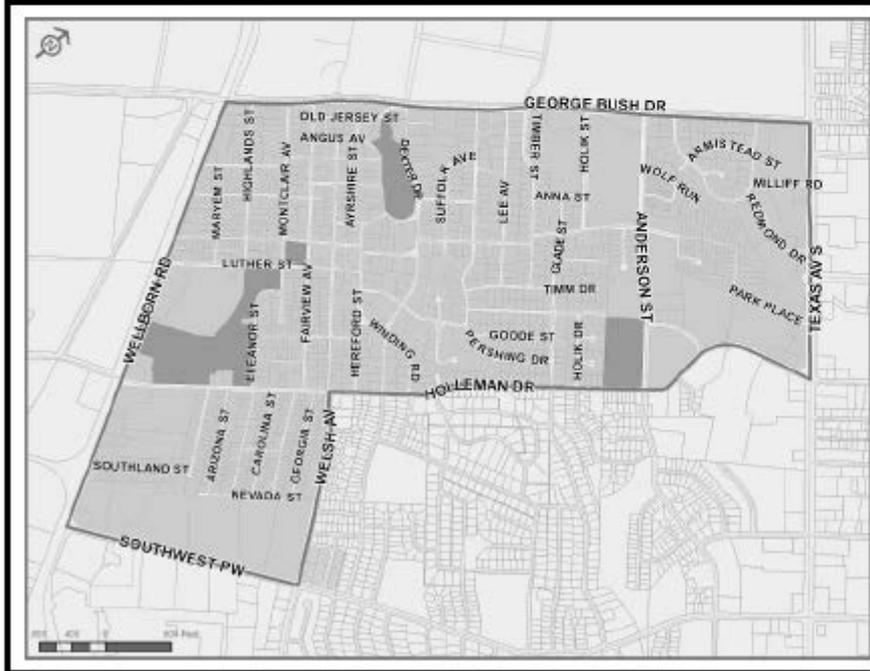


Tuesday, September 27th

6:30 pm

College Station Conference Center

Neighborhood Plan Kick-off Meeting



The City of College Station begins work this fall on a new plan for the Southside Area neighborhoods. Come join City Staff to find out more about this opportunity and learn about how you can be involved!

For more information visit us online:
www.cstx.gov/ndcplanning

*Next Meeting: November 1, 2011
6:30 p.m. Conference Center*



KICK-OFF MEETING SURVEY

The purpose of this survey is to identify possible discussion topics at the Issues & Opportunities Meeting on Tuesday, November 1, 2011

Name of Subdivision / Neighborhood (if known): _____

Street: _____

1. Please place a next to all that apply:

- I live in the Southside Area
- I live in a home that I own in the Southside Area
- I live in a home that I rent in the Southside Area
- I live in an apartment community in the Southside Area
- I own rental property in the Southside Area
- I work in the Southside Area
- I go to church in the Southside Area
- I shop in the Southside Area
- Other: _____

2. Please identify the FIVE (5) most important issues facing your neighborhood from the following list:

- | | | |
|---|---|--|
| <input type="checkbox"/> Affordable Housing | <input type="checkbox"/> Neigh. Assc. / HOA | <input type="checkbox"/> Protection of Natural Features |
| <input type="checkbox"/> Bikeability
<small>(lack of bike lanes or routes)</small> | <input type="checkbox"/> Neighborhood Identity | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> Code Enforcement
<small>(tall grass/weeds, parking in the yard, etc.)</small> | <input type="checkbox"/> New Commercial Development | <input type="checkbox"/> Resource Conservation
<small>(water, energy, etc.)</small> |
| <input type="checkbox"/> Flooding or Floodplain Protection | <input type="checkbox"/> New Residential Construction | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> Noise | <input type="checkbox"/> Safety/Crime |
| <input type="checkbox"/> Housing Quality | <input type="checkbox"/> Overall Appearance | <input type="checkbox"/> Street Design |
| <input type="checkbox"/> Incompatible Land Uses | <input type="checkbox"/> Park Maintenance | <input type="checkbox"/> Speeding |
| <input type="checkbox"/> Infrastructure
<small>(water, sewer, sidewalks, roads)</small> | <input type="checkbox"/> Parking | <input type="checkbox"/> Traffic Congestion |
| <input type="checkbox"/> Litter | <input type="checkbox"/> Property Maintenance | <input type="checkbox"/> Transit Availability |
| | <input type="checkbox"/> Property Values <small>(Declining)</small> | <input type="checkbox"/> Walkability
<small>(lack of sidewalks or trails)</small> |
| | <input type="checkbox"/> Property Values <small>(Rising)</small> | |

3. Please list any other important issues facing your neighborhood: _____

[This is a TWO sided survey]

4. What do you LIKE about your neighborhood? _____

5. What do you NOT LIKE about your neighborhood? _____

6. What does Community Character mean to you? _____

7. What does Neighborhood Integrity mean to you? _____

8. What does Sustainability mean to you? _____

9. What does Mobility mean to you? _____

10. What method of transportation do you use most frequently? _____

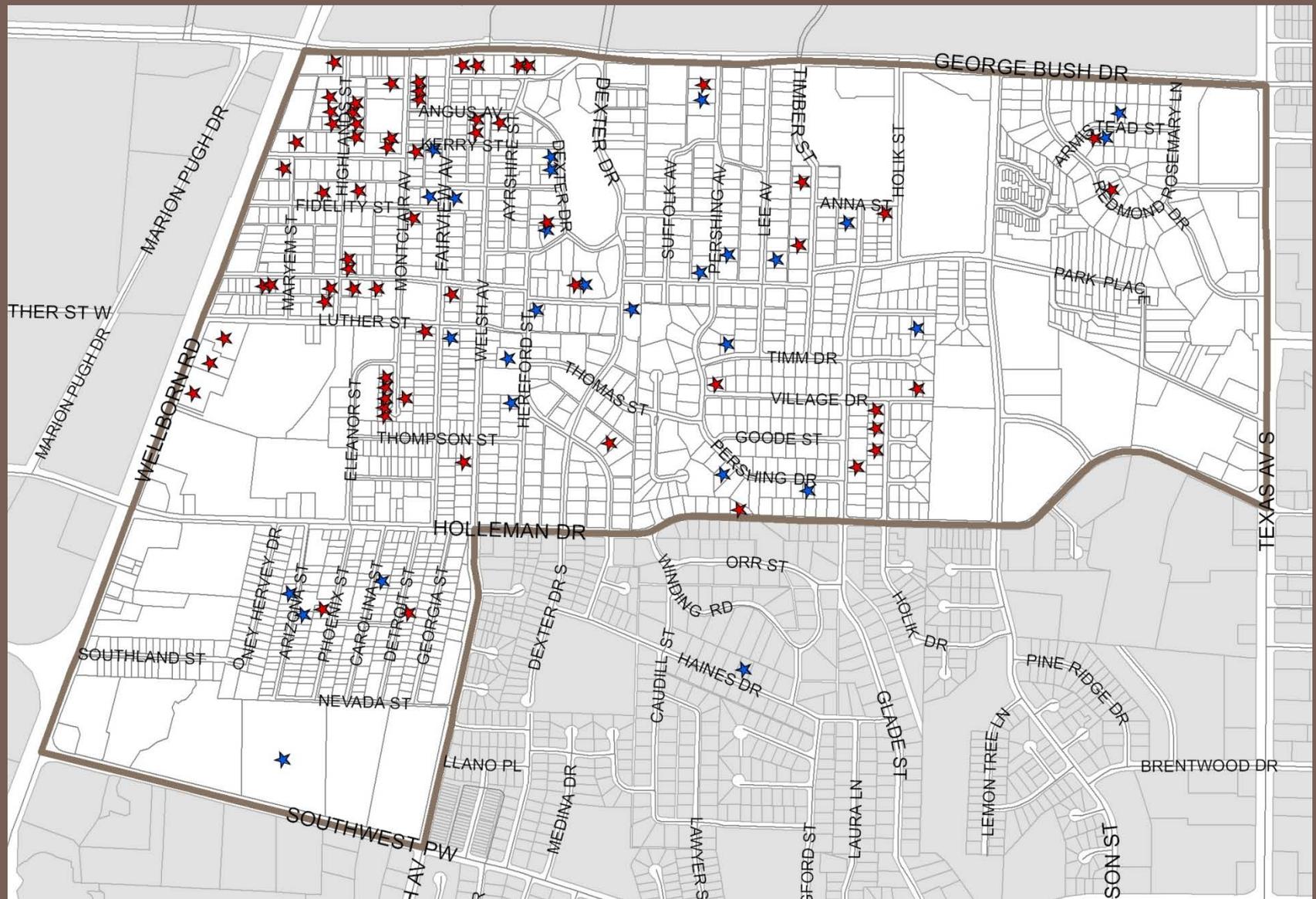
11. What else do you want us to know? _____

12. How did you hear about tonight's meeting? _____

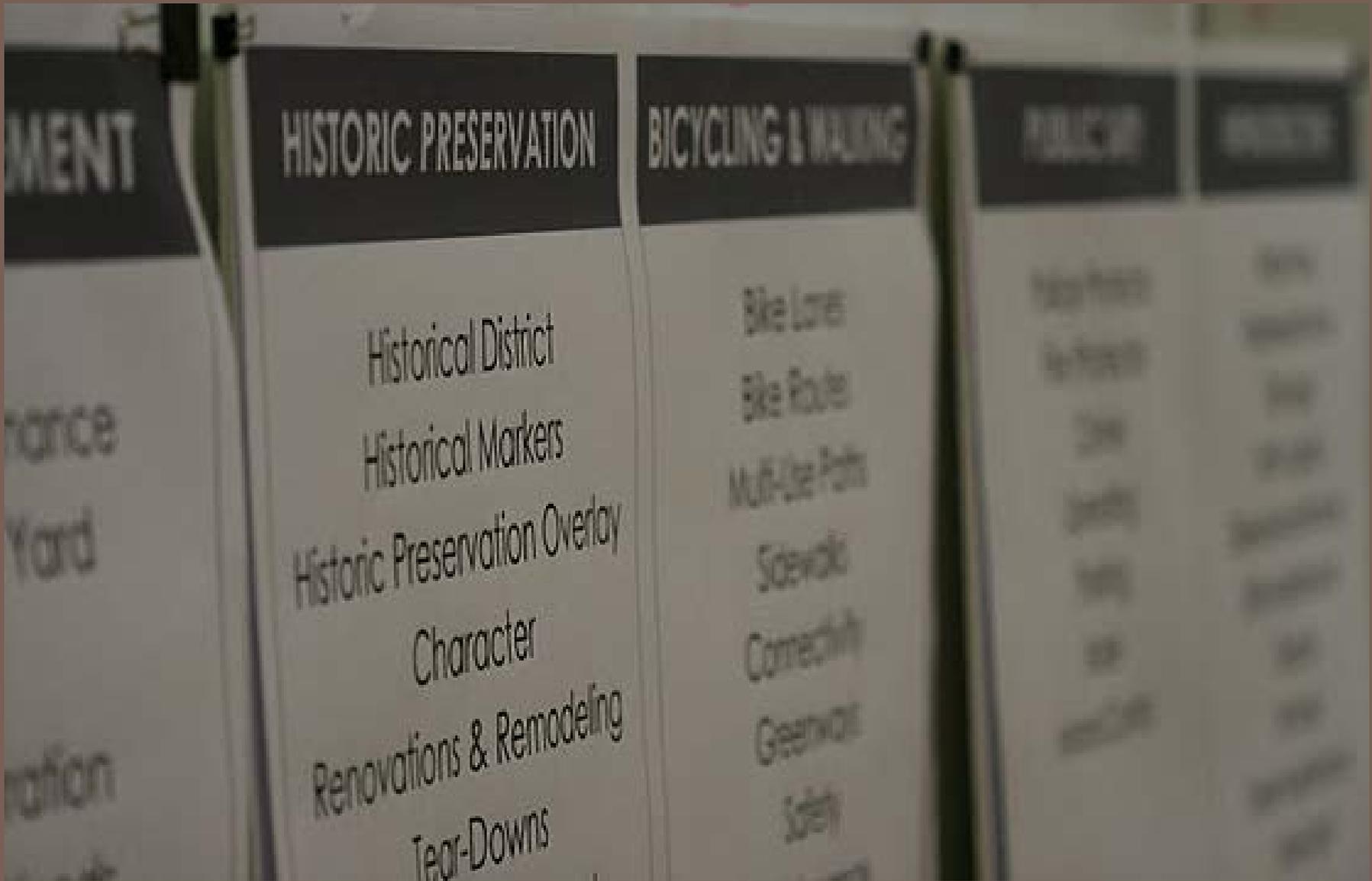
[This is a TWO sided survey]

Most Important Issues Facing Your Neighborhood

1. Code Enforcement
2. Parking
3. Walkability
4. Historic Preservation
5. Property Maintenance
6. Overall Appearance
7. Speeding
8. Safety/Crime
9. Neighborhood Identity
10. Redevelopment







CODE ENFORCEMENT

The City of College Station Code Enforcement Division is the “one stop shop” for premise code enforcement issues and is responsible for compliance with City codes and ordinances. The City has five Code Enforcement Officers, all licensed by the Texas Department of Health. One Code Enforcement Officer is specifically assigned to the Southside Area Neighborhood. The most common violations include:

- ❖ Overflowing trash containers
- ❖ Parking in the Yard
- ❖ Property Maintenance
- ❖ Open storage – openly storing items
- ❖ Illegal Signs posted in yards and on street poles
- ❖ Tall Weeds & Grass

The City's Code Enforcement Officers enforce the Property Maintenance Code, which requires certain maintenance standards for fences, exterior walls, roofs, and driveways. They are also responsible for enforcing the City's Rental Registration ordinance, which requires all single-family homes and duplexes that are not owner occupied to register with the City and provide a local contact person.

Just The Facts:

- ❖ 97% Compliance within 30 days or less
- ❖ 96% Proactive Enforcement
- ❖ 99% Voluntary Compliance
- ❖ 100% of complaints investigated within 48 hours
- ❖ Over 11,000 Code Enforcement cases city-wide per year
- ❖ 771 Registered Single-Family / Duplex Rental units in the Southside Area

Violation Procedure:

- ❖ The City leaves a door hanger on the offending residence
- ❖ The City makes personal contact -education
- ❖ A letter is sent to both the tenant and owner
- ❖ A Citation is issued or the property is mowed and a bill is sent to the owner

Did You Know....?

The most common Code Enforcement violations are sanitation related, which include containers left at the curb, theft of service, and open storage. The second most common type of violation is related to health and safety, and include litter, stagnant water, and tall weeds & grass.



General Issue Identification – Common Themes

1. Number of unrelated in a home
2. Parking in the yards
3. Litter / Trash containers
4. Lack of sidewalks / bike lanes
5. Street lights
6. Drainage
7. Road Improvements
8. Protecting historic structures
9. Property Maintenance
10. Reducing or eliminating Redevelopment area
11. Additional Design Standards for Redevelopment
12. Speeding

What Are We Doing With The Information?

1. Questions
2. Existing problems (work orders or “to do” list)
3. General Issues Identified
4. Approaches / Solutions Identified
5. Website/Email
 - a) Q&A
 - b) Action taken

WHAT WE LOVE ABOUT THE SOUTHSIDE AREA

“This is a historical area of primarily modest homes of 50 years to 80+ years old...It is heavily wooded with mature live oaks among the homes on narrow streets...It is an oasis from a bygone time...closely tied to Texas A&M.”



★ NEIGHBORHOOD RESOURCE TEAM MEETING
Tuesday, Jan. 17th | 6:30 p.m. | Location TBD

★ GEOGRAPHIC AREA MEETINGS
Monday, January 30th - Location TBD
Tuesday, January 31st - Location TBD
Wednesday, February 1st - Location TBD