

**Southside Area Neighborhood Plan
Issues & Opportunities Meeting
Comment Cards
November 1, 2011**

Bicycling & Walking

1. Who enforces laws for bikers? They run stop signs & etc.
2. How can rules be enforced for bikers?
3. Need sidewalks and bike lanes throughout
4. Biking on South Dexter between Thomas and George Bush is dangerous due to traffic, narrow street, lack of stop sign at Thomas.
5. Biking from Glade/South Dexter along Holleman to HEB area is dangerous as the amount of traffic is enormous and uncaring to the bikers
6. Go to Portland Oregon to understand how to develop bike traffic
7. Bike lanes are in horrible repair
8. Examine bike traffic in neighborhoods adjacent to TAMU for development of new lanes
9. Old allies are great ideas for hike lanes
10. Encourage bike parking at all commercial sites so to encourage more bikers and perhaps change environment in this area
11. Dexter to George Bush – Dexter has traffic calming on it. So does Winding if I remember correctly. Bikes do 7 mph, cars do 25 mph (signage 25 mph) in some light conditions calming islands are hard to see, if someone does not know the road comes up behind bike, ouch. Bikes might have enough metal to trip the traffic light at Bush. Cars line up waiting for signal change. Small one or two car left turn lane. Park Place is not one street but sections of a street with a block or two between sections right or left depending on the section. Sidewalk Village and Anderson on both have too soft of base both are heavily covert travelled by Texas A&M buses – 2 or 3 nose to tail at a time – school busses to make left and go up to Timber to unload. You can see the problems in the pavement now so you might want to put in cliché or something as you go. You have twin axle busses tearing up streets made for cars. Please replace burned out street light bulbs on Holleman. Thank you for retaining Village quickly in the past.
12. Cyclist & Pedestrians must be treated in transportation planning. Just as we are concerned about safe automobile access to every destination and reasonable routes throughout the city, the same must be true for cyclist and pedestrians. – Dexter
13. Trails for Bryson Park area

14. Connectivity – commuting ideas George Bush to Holleman
15. Paths more rid able/walk able
16. Greenways development
17. After adding sidewalk on Anna, crosswalk lanes were removed at Glade intersection
18. Need sidewalk from Glade/Anna towards Timber up to Oakwood entrance
19. Concern about bike lanes on narrower sections of Glade
20. Sidewalks on Glade need improvements
21. No bikes on Dexter due to high traffic rates and calming restrictions. Divert bikes to Hereford or Welsh and reduce speed on Hereford or Welsh to 25 mph. Walking on the side streets is fine without sidewalks. Sidewalks along feeders and main routes to schools needs to be completed.
22. NO bikes on Texas or Southwest Parkway as there is no room and speeds are too high.
23. Grownups should bike on the street not the sidewalks
24. Would prioritize the Dexter sidewalk extension.
25. We need safe sidewalks on Dexter all the way to South Knoll elementary
26. Extend Wolf Pen Creek Parkway all the way to A&M, C S Conference Center
27. Sidewalks along Welsh, for pedestrians, vehicle traffic along Welsh
28. Asphalt vs concrete paths
29. Dexter Barrier no helpful, dangerous shade trees next to sidewalk in parks
30. Sidewalks wherever they are not, Pershing, Suffolk, etc. Dexter bike lane? Fairview?
31. Sidewalk extending S. on Dexter at least to Winding, kids route to school; blind woman’s route to work on campus; needed around traffic islands; already on list move to top.
32. Shade trees over sidewalks in parks Brison & Gabbard
33. Mostly great progress being made

Code Enforcement

1. If a homeowner sold a property to a developer and they rent to more than four what can they do with the property? Can they still rent but limit numbers? The homeowner needs to preserve our area.
2. Time span from door hanger to a citation?
3. Can building code restrict size of house to allow more parking?
4. Some houses with too many renters (evidenced by number of cars parking in front- sometimes six or seven).
5. Lack of enforcement of single-family.
6. Publicize SeeClickFix mobile app better

7. Yard appearance-what is possible?
8. Parking with no paved area and no parking area identified.
9. Can City be proactive with respect to housing reconstruction for properties that are externally substandard?
10. Moving noise by auto sound systems.
11. Rentals in single-family frat house at corner of Fairview and Angus.
12. Continue to enforce one side parking.
13. Single-family should mean just that – not a single-family home sold to four or more college students.
14. Unrelated in one house is out of control.
15. In neighborhood conservation areas – unrelated should be limited to two.
16. All City employees should be involved – firemen, meter readers, utility workers, garbage collectors. Make notes as they travel through the City. Firemen get in a truck and drive thru the area while on duty.
17. George Bush – Parking at residence, park all over yard.
18. Garbage cans left on street for days.
19. Parking blocks streets that are narrow...City Council promised.
20. Parking restrictions are not enforced.
21. Litter is increasing, especially near rental properties.
22. Barking dogs and dogs running loose are becoming more common.
23. Messy trash containers are increasing, especially west of Hereford Street.
24. How many Code Enforcement people does the City employ?
25. More than seven people live in several houses. How do they enforce this code?
26. What are the signs that are allowed?
27. Lack of consistency, City pride, parking, trash, dead trees
28. Parking enforcement, number of unrelated living in houses, garbage containers on street when they shouldn't be out.
29. Cars parked on street, old boarded up house on Arizona Street, litter on Nevada Street, traffic during football game.
30. Many rules deal with health and safety issues. Why can't more rules deal with ethics? Example: grass growing over curbs, paint on driveways, rotting fences, etc.
31. Why does Code Enforcement act in a more proactive manner?
32. Why not hire more Code Enforcement Officers? We have over 100 police officers, over 100 fire fighters. Why not more than five Code Enforcement Officers?
33. Renters – the number of renters and property management.
34. Parking at night and weekends, yard – trash and beer cans, litter – all types, renters – more than three people, double parking – Anna Street – in ditches – Holik Street

35. Renters use school property for overflow
36. Glade Street @ Park Place – tree in line of site – looking towards Oakwood
37. Park Place @ Dexter going west – line of site blocked
38. Holik Street – old small lots – new duplex too big
39. More natural grasses, option of second trash can, street parking to prevent parking on grass
40. Vacant house yard needs mowing.
41. There is none unless someone complains, then it takes several days to get any action. The entire 700 block of Holleman has knee high grass for over 3 weeks. Noise at night from parties is a continuous issue. Parking in tow away zones is frequent at night and weekends. No ticketing except on game days or by resident complaint.
42. Students do not know the rules. At the beginning of each semester a handout needs to be hung on doors of each rental property. This should tell them about trash, recycle, noise, parking (incl. in yard), security while absent, grass and weeds, posting signs, loose animals.
43. I was told I could report a local party anonymously and they told the renters that someone on my street reported it. They might have told them it was the house behind them.
44. Check on unrelated residents, limit only two unrelated people per house. Why allow an entire yard to be a driveway?
45. Rental owner tax? Did it ever happen?
46. 2 unrelated renters per house?

Historic Preservations

1. Lack of communication
2. Lack of understanding of too many choices.
3. Without City enforcement of home layout design stricter than it currently sets, historic preservation is not possible.
4. Nothing is being done to maintain and preserve historic neighborhoods or individual structures.
5. City staff engages in meaningless hand-waving while quietly sabotaging efforts to preserve historic features.
6. Historic preservation should not restrict homeowner improvements, upgrades or expansions as long as setbacks are observed.
7. Historic preservation should not preclude curbing, removing bar ditches, or putting in storm drains.
8. How can you remove students from older homes so that Historic Homes may be preserved?
Please change the 921 Pershing to light green – house built in 1936. Check your facts!

9. I think it's past time that the historic neighborhoods are protected from new construction that is inappropriate in scale and architectural style. An historic overlay with some teeth and oversight authority for new construction.
10. Would like to see a liaison group of homeowners and renters that could address out of code compliance renters. Peer pressure rather than depending on the City Code Enforcement.
11. An approach to neighborhood integrity is probably only hope for Lee/Pershing area. Try to prevent the McMansions with little setback.
12. If we move to "overlays" and other restrictions on how we modify our homes, please begin with minimal restrictions to see how it goes. Allowing stricter restrictions only if necessary.
13. There is strong emphasis on historical preservation in certain areas of the district (i.e. Lee, Pershing, Suffolk and Timber.) Why can't this emphasis be extended to other older areas? The emphasis now encourages rentals and to drive families out of what could be unique and wonderful neighborhoods that are located close to campus.
14. Who is enforcing density for older areas with all the new reconstruction coming along and eventually having many tenants?
15. While the City might not restrict changes made in historic buildings other governmental entities might. For instance I think The Corner Bar and Loupot's Northgate both went for special funding to restore their buildings and other places might have as well. If federal funding was used it might matter- has any checked? Does anyone know Texas and Federal Laws and what it says about buildings and Parks? In Parks and Rec Grad school in the 1980's we had people come in and speak on it, also environmental impact statements. Who knows what the law is now, 30 years later? The City probably has no laws on historic preservation but the state and federal laws might take precedence. Really Northgate is the oldest with Café Excel being the first City Hall, next was Southgate as old GI Barracks that were refurbished on the south side of Campus. Some were still there with a sign giving the history in 1985. Just in case you were curious.
16. What is City's definition of... City doesn't respect the city's history and doesn't make an effort to preserve history. More energy spent tearing down "historic areas" than preserving it.
17. No one but individuals should request a historical designation. Under no circumstance should the City allow a historical overlay without proxy votes from individual homeowners in any neighborhood groups. * offer proxy votes – You cannot continue to meet with only a few members instead of input from entire homeowners. How do citizens find out about openings/qualifications for P&Z and Landmark Commission, etc committees?

Infrastructure

1. Please plan to accommodate thoroughfare plan to deal with TAMU plans to build dormitories on Bush Drive – with parking lots – across the street from Lee, Pershing, etc. Need to preserve our ability to enter and exit our neighborhood. Without creating a Munson-like thoroughfare for thru traffic.
2. Intersection of Park Place and Lee – It stopped at Lee, north and south, difficult to tell whether there is east/west traffic on Park Place to know whether it is safe to go through intersection.
3. Do not extend Welsh Ave through to Bush
4. Timber St and Bush Ave, overlay on Bush and sidewalk, bird ponds and is not flush
5. Highland Street is recently repaired for its length but is already failing and a rough ride of bumps.
6. Electrical line poles – replacements
7. Drainage – Holik, Park Place, Anna
8. Glade and Park Place – storm sewer blocked floods intersection
9. Park Place – Holik to Anderson – floods
10. Storm sewer is higher than street at Anderson @ Holleman – floods during heavy rain.
11. The City does a very good job in many respects, but what structural/features and organizational structures are in place to ensure that the City planning staff is out in front of problems before they develop.
12. Fairview & Guernsey – next time redo streets, grind it down, doesn't drain.
13. Sewer at corner of Glade & Park Place backs up with any amount of rain.
14. Before and after school traffic on Holik is a nightmare. Cars park on both sides and parent drop off at Oakwood – lines down middle of street. Thru traffic is stuck.
15. Need more and consistent – type street lights throughout Southside
16. More street lights along Caroline, Detroit, Phoenix, Georgia
17. “Pipe” storm drainage water across streets instead of using open gutters. Too abrupt a change with open gutters (example – Welsh @ Southwest Pkwy)
18. The Wolf Pen Creek Parkway into TAMU cross Texas, go through neighborhood to CS Conference Center
19. More street lights on state streets
20. How much of the water lines have been replaced and are now less than 20 years old? Frequent line breaks are inconvenient (to say the least)
21. Property owners in the path of the Bush/Wellborn underpass are really tired of being in limbo, after 6-7 years so far.
22. Village and Anderson are too fragile to handle all the buses – 2 or 3 on right behind another. Might as well stiffer the road bed when you put in sidewalks
23. Area tests positive for West Nile, pools of stagnant water in drainage ditch by Conference Center and across from school – mosquito control?

24. George Bush lanes flood when it rains near Texas A&M Golf Course – resurface for drainage?
25. Control sediment drainage for fish (Redmond Terrace) by limiting tree cutting.
26. Some motorcycles and many bikes do not have enough metal to trigger traffic signals around town – especially on Harvey near the bridge on East George Bush. Any solutions?
27. Southland Street – Drainage needed in creek, street lights, sidewalks
28. Increased curbing and other impermeable surfaces could increase the risk of flooding. No new traffic signals on Holleman PLEASE! (diverts traffic to neighborhood streets)
29. The old time street lights have serious electrical safety issue as access plates have been broken or removed. Electrical tape is not a safe solution. No sewer maintenance. Backups will likely occur. The brown colored street sign posts are now rusting badly after only a few years of use. No more of those, they do not last and look worse than the old silver colored ones. Do not use sprinkling hot tar followed by gravel unless it is swept to remove the loose gravel. This does not work to repair pot holes since it just temporarily fills it in.
30. Street maintenance – jobs not completed thoroughly, not uniform road surface when redone.
31. Backyard utility easements do not drain toward streets but in yards.
32. Non-functional drainage on Leacrest and standing water.
33. Plans for old water and utility lines?
34. Black top needs to be removed, has built up too much.
35. Electric Wires and Cable Lines – Fairview West to Wellborn – Why not underground?
36. Trimming of trees in alley ways.
37. Power grid went down many times this summer. Is that being addressed?
38. Abandon the alley behind 404 Fairview so I can use the property.
39. Please clarify responsibility for maintenance of alleys
40. Parking on alternate sides of street, this needs to be revisited
41. Location of future sidewalks, when?, where?, removal of mature trees
42. Fencing placed in alley, this should not be permitted
43. Drainage does not work well where curbs are discontinued
44. Move fire hydrant and have parking on one side of street
45. Lack of sidewalks

Public Safety

1. Too much speeding on Dexter- needs traffic calming or elimination of through traffic on Dexter
2. Double-sided parking on Dexter north of Holleman creates traffic jams during rush hours. It becomes one-way when parking is intensive
3. No parking on both sides set up on streets with much less traffic, such as Suffolk.

4. Pershing south of George Bush is acceleration zone to well above speed limits.
5. Parking on the street (Arizona)
6. Cars speeding at the end of football games and traffic cutting thru to Nevada. (McCullough Division)
7. Need more street lights on Arizona St.
8. With Fairview as a “thru” road from Holleman to George Bush, what are plans for speeding on the Ave? (With potential redevelopment traffic on Fairview & Montclair look to increase significantly.)
9. Concerned about safety of children, especially as pedestrians to school. Education is needed for public about usage/hours at Brison Park (leashes, late-night, dog waste).
10. Speeding on narrow part of Glade.
11. Parking on game days and parking up to a corner and edge of driveways.
12. No parking areas not acknowledged during school functions.
13. Parking for Grace Bible Church on Sundays.
14. Too much noise at night and parties especially on weekends (public intoxication, DUI, MIP, providing alcohol to minors)
15. Inadequate police presence, especially during game weekends and nights.
16. The 30 mph default speed limit on residential streets is not appropriate for most Southside residential streets because they are narrower and have large number of curbside parking. 25 mph is more suitable.
17. Speed enforcement is non-existent on side streets
18. 902 Hereford – No parking for guest on either side of the street in front of our house and the No Parking Sign is not visible because of my neighbors’ tree growth.
19. I was told I could report a loud party anonymously and they told the renters that someone on my street reported it. They might have told then it was the house behind them.
20. Parking restrictions – uneven rules
21. Speed barriers are dangerous, speed bumps are safer.

Redevelopment

1. Suggest that the City allows for a clearly defined use for the area west of Montclair that promotes high density redevelopment. I do not think a mixed use zoning for the area would work except for the area facing Wellborn Rd.
2. To increase commercial lots? Rezone? To increase student apartment complex lots? Wellborn Rd, widened eventually? More bike paths?

3. Trimming of trees in alley ways. Replatting of alleyways divided properly of alleyway between property owners.
4. Prevent expansion of commercial properties beyond current limits.
5. Similarly prevent development of property east of Wellborn for apartment complexes/ duplexes etc.
6. Limit use of homes operating as “bed & breakfast”.
7. Allowing five bedroom student home to be constructed and occupied by at least five students plus two girlfriends. Parking becomes a problem.
8. Redevelopment into student housing without adequate protection for single families. Parking, litter, noise. Building takes up entire lot.
9. Retain neighborhood and not just retail.
10. I’m concerned that folks are using a single-family zone for financial gain. Single-Family is an incompatible use with renting to four (or more) unrelated students.
11. What does the City review with small lots are demolished and five bedroom and four bath duplexes are built. No parking.
12. Ordinance for REAL single-family homes...not for renters.
13. How is Fairview and Montclair alley split in “redevelopment” plan?
14. What is density for this area? Low, Medium, High?
15. Is there someone to enforce density requirements when they are not observed by tenants?
16. Light poles in part of neighborhood are tall cement.
17. Are these new houses frats, sororities, family, what?
18. Add State Streets to Neighborhood Conservation.
19. Protect all the natural areas.
20. Absolutely no multi-“family” units or vertical multiuse due to traffic congestion and parking issues.
21. Keep Wellborn-George Bush-Fairview, Luther single-family housing.
22. Rezone/promote food service and small retail on Holleman from Wellborn to Welsh and noise along Wellborn. Should be able to walk to eat from within Southside.
23. Develop Wolf Pen Creek connection from TAMU to Wolf Pen Creek Center, Greenbelt/sidewalk connection.
24. Install bus-stop pull-over lanes to allow traffic to continue past.
25. North/South arteries – Welsh & Fairview connection at Holleman?
26. CS looks messy
27. Often too little parking is required on commercial development.
28. This area was developed as single-family. You have allowed rental development which negatively impacts the neighborhood. With the grade separation at George Bush coming in the near future the land will become closed for large or high density uses you are suggesting. It

- should be allowed to naturally develop as homes for retiring Aged and Professionals wishing to be close to A&M. It will basically become a cul-de-sac neighborhood like Raintree or other areas.
29. Urban mixed use is not well defined in the Comprehensive Plan. I would like to see specific definition in Neighborhood Plan.
 30. Boundary for redevelopment area is too large as shown, boundaries need to be more carefully defined.
 31. Process for how redevelopment might take place, needs to be described in the Neighborhood Plan.
 32. How are time lines for redevelopment defined?
 33. Will the City be proactive or reactive with respect to redevelopment?
 34. Will the City pay for street relocation?
 35. What parcel size, minimum, will be required for redevelopment?
 36. Urban mixed use – designating the corner in the Wellborn/George Bush intersection Urban Mixed Use is detrimental to the entire area, goes against the long term developmental flow of that area and, if allowed, will permanently change not only that area but much of the west side of the Southside area for the worse.
 37. Setting the Urban Mixed Use boundary at a back property line devalues the half of the block on the neighborhood conservation side.
 38. Strengthen the Unified Development Ordinance. We need to change part of the proposed (“brown”) urban area back into a “green” area, ie., less commercial.
 39. Strengthen single-family ordinance.
 40. Concerned about demolition of older homes and construction of new houses built for rentals (all have similar appearance and take away from character of neighborhood) as well as turning the area into a rental area.
 41. There seems to be no concern about increased traffic flow because of higher population concentration and increased parking problems.
 42. The majority of 91 single-family building permits are really rental/commercial ventures.
 43. The map presented that is color-coded for land use shows a central area (color olive). The facilitator indicated the color indicated that the goal is to maintain the “character” of the neighborhood. How does the City plan to do this when a large proportion of houses (particularly Village, Goode, Glade, Timm, Pershing) sold become rentals with multiple college students.