

**Southside Area Neighborhood Plan
Issues & Opportunities Meeting
Flip Chart Comments
November 1, 2011**

Bicycling & Walking

1. Use of alleys questionable (Suffolk)
2. Would like shade trees along sidewalk at parks (heat, traffic calming, etc)
3. Asphalt vs. concrete for multi-use paths
4. Sidewalks that go northwest
5. Sidewalks besides Anderson are needed
6. Sidewalk connections at Dexter to Holleman (safety of getting across)
7. Worn paths through yards should be where sidewalks are placed
8. Funding needed for sidewalk on Dexter!!
9. Use of alley at Suffolk
10. Welsh parking/biking safety concerns
11. Speeds/traffic on Dexter for cyclists/walking
12. Would like long distance bike path into campus
13. Need Bike lanes through intersections
14. South Knoll areas – needs to be more bikable and walkable
15. Multi-use path at Consol (2818) – would like in other areas that are heavily used
16. More signage would be helpful
17. Holleman biking/walking safety (wider sidewalk for both?)
18. Cross walk at Glade and Anna (needed!)
19. ADA issues along Glade
20. More ped/bike connectivity needed
21. Crossing Holleman/GBD on bike (Fairview/Houston)
22. Biking on Dexter
23. Walking path at Brison Park (expanded sidewalk?)
24. Bike lane needed (Park Pl/Anna)

Code Enforcement

1. Loud music/base in passing vehicles (Fairview)
2. Maintain being anonymous when calling PD or request Code Enforcement

3. Issue between parking complaints between Code & PD
4. Enforce 4+ unrelated occupants
5. Restrict house design to not allow multiple renters in one house
6. Require adequate parking for # of rooms
7. Corner of Glade & Park Place house not livable
8. Pershing area turning into many renters. Maintain neighborhood by giving incentive for families to move in not renters. (Glade, Village, Goode, has high student turnover)
9. Further limit # of unrelated occupants
10. Substandard properties need to be proactive to maintain properties – many of these properties are rentals
11. Increasing property values (detriment) because rental properties can earn so much income with having so many renters in one residence.
12. Park Place all front yards are paved/rock surfaces – aesthetics – sad to see
13. Lincoln Street rental property has trash/salvage items in yard ([REDACTED])
14. Neighbor drives through yard to his driveway ([REDACTED])
15. Game day neighbor parks in yard ([REDACTED]) rental property
16. South Fairview took away street parking but not enough parking for visitors in driveway ([REDACTED] no parking on street)
17. Comprehensive review of on street parking and street width
18. Educate students of codes (give rental handouts) trash pickup days and times, noise violations
19. [REDACTED] uses bulk trash pickups for business
20. Property maintenance (grass) student rentals are biggest problem
21. [REDACTED] more than 4 unrelated occupants
22. Overflowing trash cans do not get picked up ([REDACTED] of Hereford)
23. City Staff could carry noise level devices in response to noise complains –
24. Native grass vs. saint Augustine & aesthetics
25. Corner of Pershing and Shetland parking in intersection
26. Guernsey and Welch parking illegally
27. Blind spots at intersections – trees
28. All city employees could be involved in Code Enforcement
29. Redmond Street is too narrow – Should be one way
30. More consistency on aesthetic codes
31. West of Hereford little of all types – parking in lawns
32. Increased parking enforcement that is consistent
33. Promote pride in neighborhood to keep clean
34. Parking on issue in McCulloch Subdivision
35. Park Place & Anna & Glade intersections not visible for drivers

36. Fairview bulk trash can't be picked up due to parked cars
37. More consistency
38. No parking sign "Here to Corner"
39. Told problems are not "Health & Safety" issues and they cannot look at it.
40. Get student involved
41. Welsh dead trees laying around (not being picked up)
42. More than 4 unrelated occupants needs to be enforced
43. 801 Dexter parking lot has not curb cut
44. SW corner of Holleman & Welsh accumulates litter
45. Game Day traffic is safety issue
46. Holik big duplexes on small lots forcing parking on street
47. Overflowed sanitation

Historic Preservation

1. City not following through – needs to have teeth
2. Number of persons in house rule needs teeth
3. Confusing because different people want to have different regulations
4. Need minimum regulations to stay with
5. Some regulations seem silly
6. Very difficult long shot to get all to buy in
7. Need buy in from individual to be homeowner for it to work
8. Opt out Option
9. Why do we not have Historic Overlay yet?
10. 15 years city very active in Historic Preservation – hit brick wall city staff would not cooperate
11. What goal is an overlay just on my house if all else turns rental new neighborhood wide preservation
12. Need 51 % to get area protected
13. Will maybe get designation if less than 51 % owner occupied
14. What is the city definition of unique – City has made no effort to protect uniqueness
15. City not protecting what history we have/selling out because the history is not renters history
16. High prices for properties make it difficult for people not to sell to investors
17. Different interests not balanced
18. Need approval for tear down before it is done
19. Need commission to decide what will replace structures that are torn down
20. Incorporation keeps historic character; Tradition is what keeps historic character. Respect ownership and pride is what keeps neighborhood integrity.

21. City has not interest in integrity, code issues, yards not clean, single family will allow for historic preservation maintenance.
22. Solution is easy
23. Number of unrelated regulations need to be in enforced, rental business model does not work if it is
24. Needs single family ownership
25. Homeowners have not enough presentation to Council compared with partnership
26. Eastgate is not be first neighborhood in CS -myth that is incorrect
27. Neighborhood designate as single family – have multi families to come in to it and it cause all kinds of problems that make historic preservation a joke
28. Cannot allow historic properties to become apartments – city needs to stop this.
29. There are folks working towards regulatory Historic Districts
30. Concern that Oakwood as missed opportunity to protect neighborhood
31. Problem with city dropping ball
32. No consistencies on how restrictive overlap should be
33. Different people attend meetings so momentum is lost
34. Too many absentee land lords to have chance for Historic Preservation in College Park
35. Lack of communication
36. Working on problems for 20 years (Oakwood) about saving ambiance of neighborhood – not little things like certain color
37. City giving good information – great progress but nothing came of it.
38. People afraid when they saw all the regulations that could be put into place – restrictive measure
39. Less and less consensuses on what to do as process went forward.
40. Cannot change rules once in place
41. “Historic Preservation can be so many things. All the options scare people”
42. Historic regulations could limit are repairs or energy efficiency for heirs
43. Concern of number of occupants in a house
44. City cannot enforce number of residents in a house because of not enough man power
45. Problem Is that people who owner multiple properties think they should have more than one vote. They should have one. Disproportionate power because of economic pressure
46. Lots of history/facts hidden
47. HP is important/Efforts are already doing preservation see lots of values to preserving.
48. Can get complicated to do HP do not want to stifle other things
49. CS culturally is divided
50. Infrastructure of South Side won’t support other structures then single family residences
51. All South Sides was fields and it has gone down

52. Was a nice neighborhood – has gone down
53. City did not do a good job with infrastructure – did not do what they said they would do
54. Need to poll residences about what they want - have no say about it – transient by neighbors
55. No Downturn – just sprawl running out of land
56. Some homes do not need to be preserved
57. Need to respect people rights to improve their homes – their investments

Infrastructure

1. Southland/Oney Harvey – don't want vehicles to use bridge (don't want to open up area)
2. Phoenix St neighborhood people walking to store on Southwest Pkwy & Wellborn – need sidewalks southland
3. Southland only has three street lights – need more. Need bridge lit up.
4. Extend sidewalk on Dexter (requested 5 years ago)
5. Drainage issues – how get issues fixed? Standing water in curb into driveway. Pay drainage fee, how to get priority (Leecrest)
6. Proliferation of impermeable surfaces is concerning. Hope taken into account with development.
7. Need to clean out creek between Southwest Pkwy & Holleman. Seen cars flooded. Why can we not get it cleaned out? Can city use eminent domain to get it done?
8. Vegetation growth in easements/alleys blocks drainage
9. Lack of streetlights and no consistency in type/style
10. Curbs between Wellborn and Montclair were to include putting lines underground, but still have electrical wires
11. Alley ways – confusion on maintenance (3 people mention this same issue in this session). Can we address this in the plan?
12. Any plans to address the jog in thoroughfare plan for Welsh and Fairview?
13. Gutter flow in Southwest Pkwy and Welsh
14. Glade and Park Place drainage problem
15. Flip flop parking on Welsh due to fire hydrants? (between Guernsey & Luther)
16. Leecrest – recent marking electric poles. Does this mean going underground soon?
17. Why no curbing in area of Anna, Holik, etc.? Water off Park Place goes through yards and does not drain. Appears to be a blockage.
18. Blocked storm sewer drain at Suffolk. No one seemed to know who was in charge of getting it fixed. Still not fixed (from month ago). Are we just overwhelmed or no planning? (For instance old fire hydrants, drainage capacity – keeping ahead of the curve in already developed areas, not just outer developing areas).

19. 801 Dexter (huge parking lot); more impervious cover means more run off – surprised flood plain narrowing. What is city doing to address this?
20. Anderson and Holleman – storm sewers higher than street at intersection

Public Safety

1. Parking problems- some residents were not happy with the parking removal on many of the Southside streets. Many of them felt that the parking removal created more parking problems than it solved. Others were concerned about parking in yards, parking too close to intersections and parking in the “No Parking” zones.
2. Vandalism in Brison Park
3. Speeding & control of speed (Winding Road speed changes – traffic calming needed)
4. Information on sex offenders in CS
5. Concerns of possible inappropriate behavior in the park
6. Educate users of Park on hours and acceptable activities
7. Narrow Streets 30 MPH is too high – should be lowered 25 mph on residential streets
8. Schools – traffic cutting through school zones
9. Bike riders not obeying stop signs and other traffic signs as well
10. Oakwood School zones stop right in front of school. Needs to go further down to cover more areas closer to the school.
11. Welch & Thompson needs 4 way stop
12. Thompson & Park Place needs stop sign
13. Dexter & Holleman needs traffic light
14. Loud parties – PD response time is not good
15. No consistent enforcement for parking on Dexter and Suffolk as well as the entire Southside
16. Need more “No Parking” signage area around both schools (AMCMS & Oakwood) (Timber & Holik Streets also)
17. In three week period resident trapped skunk, raccoon, rats and possums
18. Arizona/Detroit speeding is an issue
19. Game Day traffic in McCulloch Subdivision- mainly cut-through-traffic and traffic on Holleman make it difficult for residents to get around in the neighborhood
20. Speed control devices on Dexter are not helpful. Also, there is no reflection on them and at night this can make for a hazardous condition.
21. Leacrest Street needs more street lights – area is dark
22. Arizona and several other streets in the McCulloch area need more street lights. This includes Southland St. also.

23. Fairview/Montclair has a lot of speeding
24. Parking on yards (All over area)
25. Loud parties
26. Glade Street toward Anna free for all area – Bus lane removed the cross walks
27. Color strip for no parking zones on streets – more visible or reflective
28. Bike lanes on Anderson are being parking in on Sunday mornings during church hours

Redevelopment

1. Grade separation by TxDOT will eliminate street access to neighborhood; primary access will be Montclair Ave & Luther St
2. Traffic concerns with redevelopment; the amount of traffic redevelopment will generate
3. Redevelopment areas should remain R-1 (single family); property values will increase as older single family redevelops into larger, newer homes
4. Study redevelopment area closer, impacts of high density redevelopment on surrounding neighborhood
5. Concerned with circulation of traffic in area when TxDOT grade separation occurs, redevelopment will access Wellborn Rd and George Bush Dr through neighborhood
6. Rental Property
 - a. Changing Character of neighborhood
 - b. Not rented to families
 - c. Homes not built for families
7. Concerned with multiple tenant homes that are being built in the area
8. Character of neighborhood changing as residents change
9. Rental, Rental, Rental is the unfortunate trend
10. Could improve Welsh and Holleman intersection for better traffic flow
11. Commercial redevelopment between Welsh and Wellborn will cause more traffic through the neighborhood
12. Small lots in redevelopment area are OK to be converted to larger homes
13. Multi Family homes are being constructed not single family
14. Parking problems caused by large rental homes that do not have enough parking on their property
15. Neighborhood conservation is not being implemented
16. UDO should be changed to address multi-tenant rental issues in single family neighborhoods
17. Single Family homes are being designed for more than one family or multiple tenants
18. Ordinance should be changed to require development to match the character of neighborhood
19. Long range consequences of redevelopment areas with more traffic created by it

20. Concerned with where the area of redevelopment is located, it includes too much of the neighborhood
21. Traffic concerns with redevelopment cutting thru neighborhood
22. Do not like rationality for redevelopment designation, keep neighborhood the same
23. Excessive parking on street from multi tenant/rental homes
24. There is not equivalency between renter and owner-occupied property, not same intent
25. Multi Family development should not be supported in the area of redevelopment
26. Traffic concerns with high density redevelopment
27. Want to eliminate potential for commercial redevelopment on Wellborn Rd with TxDOT project
28. Affordable housing along Wellborn & George Bush is a viable option to help the neighborhood stay single family
29. Concerned with traffic congestion in neighborhood that will result from TxDOT grade separation project
30. Do not want more multi-family development
31. Concerned with removal of access to streets that will occur with TxDOT grade separation
32. Will have less fire protection with elimination of street access from Wellborn Rd and George Bush Dr
33. Want area to stay single-family
34. Student rental single family is better than multi-family development
35. Heading toward student occupied neighborhood
36. Single Family residence not being used as such; multi tenant residential structure
37. City is approving building permits for single family that are not for families; more like a duplex
38. Housing market could collapse in the area if rental opportunities are eliminated
39. New constructed mansion-style homes do not fit in the character of neighborhood
40. Look of new homes should complement the rest of the neighborhood
41. Architectural & Site standards should be created for the neighborhood to help keep character
42. Concerns with traffic consequences of TxDOT grade separation project