

## Southside Area Neighborhood Plan

### Issues & Opportunities Meeting, November 1, 2011

The City hosted a public meeting for the Southside Area Neighborhood Plan to focus on issues and opportunities that exist in the neighborhood. Based on results of the written survey conducted at the Kick-Off Meeting on September 27, 2011, residents were asked to comment on six aspects of their neighborhood during the Issues and Opportunities Meeting, including:

- Infrastructure
- Code Enforcement
- Public Safety/Crime
- Biking & Walking
- Redevelopment
- Historic Preservation

Information provided by residents during each of the sessions generally fall under three broad categories listed below.

- Statements of issues or opportunities
- Questions
- Action Items for City Staff

### Statements of Issues or Opportunities

The below statements of issues and opportunities are included as they were recorded during the meeting or as they were provided on a comment card. These may include general concerns, potential solutions, or more general actions needed.

#### Bicycling & Walking

1. Need sidewalks and bike lanes throughout
2. Biking on South Dexter between Thomas and George Bush is dangerous due to traffic, narrow street, lack of stop sign at Thomas.
3. Biking from Glade/South Dexter along Holleman to HEB area is dangerous as the amount of traffic is enormous and uncaring to the bikers
4. Go to Portland Oregon to understand how to develop bike traffic

5. Bike lanes are in horrible repair
6. Examine bike traffic in neighborhoods adjacent to TAMU for development of new lanes
7. Old allies are great ideas for hike lanes
8. Encourage bike parking at all commercial sites so to encourage more bikers and perhaps change environment in this area
9. 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 covered 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.
10. 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
11. Trails for Bryson Park area
12. Connectivity – commuting ideas George Bush to Holleman
13. Paths more rideable/walkable
14. Greenways development
15. After adding sidewalk on Anna, crosswalk lanes were removed at Glade intersection
16. Need sidewalk from Glade/Anna towards Timber up to Oakwood entrance
17. Concern about bike lanes on narrower sections of Glade
18. Sidewalks on Glade need improvements
19. 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.
20. NO bikes on Texas or Southwest Parkway as there is no room and speeds are too high.
21. Grownups should bike on the street not the sidewalks
22. Would prioritize the Dexter sidewalk extension.
23. We need safe sidewalks on Dexter all the way to South Knoll elementary
24. Extend Wolf Pen Creek Parkway all the way to A&M, C S Conference Center
25. Sidewalks along Welsh, for pedestrians, vehicle traffic along Welsh
26. Asphalt vs concrete paths

27. Dexter Barrier no helpful, dangerous shade trees next to sidewalk in parks
28. Sidewalks wherever they are not, Pershing, Suffolk, etc. Dexter bike lane? Fairview?
29. 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.
30. Shade trees over sidewalks in parks Brison & Gabbard
31. Mostly great progress being made
32. Use of alleys questionable (Suffolk)
33. Would like shade trees along sidewalk at parks (heat, traffic calming,etc)
34. Asphalt vs. concrete for multi-use paths
35. Sidewalks that go northwest
36. Sidewalks besides Anderson are needed
37. Sidewalk connections at Dexter to Holleman (safety of getting across)
38. Worn paths through yards should be where sidewalks are placed
39. Funding needed for sidewalk on Dexter!!
40. Use of alley at Suffolk
41. Welsh parking/biking safety concerns
42. Speeds/traffic on Dexter for cyclists/walking
43. Would like long distance bike path into campus
44. Need Bike lanes through intersections
45. South Knoll areas – needs to be more bikable and walkable
46. Multi-use path at Consol (2818) – would like in other areas that are heavily used
47. More signage would be helpful
48. Holleman biking/walking safety (wider sidewalk for both?)
49. Cross walk at Glade and Anna (needed!)
50. ADA issues along Glade
51. More ped/bike connectivity needed
52. Crossing Holleman/GBD on bike (Fairview/Houston)
53. Biking on Dexter
54. Walking path at Brison Park (expanded sidewalk?)
55. Bike lane needed (Park Pl/Anna)

### **Code Enforcement**

1. Some houses with too many renters (evidenced by number of cars parking in front- sometimes six or seven).
2. Lack of enforcement of single-family.
3. Publicize SeeClickFix mobile app better
4. Parking with no paved area and no parking area identified.

5. Moving noise by auto sound systems.
6. Rentals in single-family frat house at corner of Fairview and Angus.
7. Continue to enforce one side parking.
8. Single-family should mean just that – not a single-family home sold to four or more college students.
9. Unrelated in one house is out of control.
10. In neighborhood conservation areas – unrelated should be limited to two.
11. 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.
12. George Bush – Parking at residence, park all over yard.
13. Garbage cans left on street for days.
14. Parking blocks streets that are narrow...City Council promised.
15. Parking restrictions are not enforced.
16. Litter is increasing, especially near rental properties.
17. Barking dogs and dogs running loose are becoming more common.
18. Messy trash containers are increasing, especially west of Hereford Street.
19. Lack of consistency, City pride, parking, trash, dead trees
20. Parking enforcement, number of unrelated living in houses, garbage containers on street when they shouldn't be out.
21. Cars parked on street, old boarded up house on Arizona Street, litter on Nevada Street, traffic during football game.
22. Renters – the number of renters and property management.
23. 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
24. Renters use school property for overflow
25. Holik Street – old small lots – new duplex too big
26. More natural grasses, option of second trash can, street parking to prevent parking on grass
27. Vacant house yard needs mowing.
28. 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.
29. 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.

30. 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.
31. Loud music/base in passing vehicles (Fairview)
32. Maintain being anonymous when calling PD or request Code Enforcement
33. Issue between parking complaints between Code & PD
34. Enforce 4+ unrelated occupants
35. Restrict house design to not allow multiple renters in one house
36. Require adequate parking for # of rooms
37. Corner of Glade & Park Place house not livable
38. 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)
39. Further limit # of unrelated occupants
40. Substandard properties need to be proactive to maintain properties – many of these properties are rentals
41. Increasing property values (detriment) because rental properties can earn so much income with having so many renters in one residence.
42. Park Place all front yards are paved/rock surfaces – aesthetics – sad to see
43. Comprehensive review of on street parking and street width
44. Educate students of codes (give rental handouts) trash pickup days and times, noise violations
45. Property maintenance (grass) student rentals are biggest problem
46. City Staff could carry noise level devices in response to noise complains
47. Native grass vs. saint Augustine & aesthetics
48. Blind spots at intersections – trees
49. All city employees could be involved in Code Enforcement
50. Redmond Street is too narrow – Should be one way
51. More consistency on aesthetic codes
52. West of Hereford little of all types – parking in lawns
53. Increased parking enforcement that is consistent
54. Promote pride in neighborhood to keep clean
55. Parking on issue in McCulloch Subdivision
56. Fairview bulk trash can't be picked up due to parked cars
57. More consistency
58. No parking sign "Here to Corner"
59. Told problems are not "Health & Safety" issues and they cannot look at it.
60. Get student involved
61. Welsh dead trees laying around (not being picked up)
62. More than 4 unrelated occupants needs to be enforced

63. SW corner of Holleman & Welsh accumulates litter
64. Game Day traffic is safety issue
65. Holik big duplexes on small lots forcing parking on street
66. Overflowed sanitation

## **Historic Preservation**

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. 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.
9. 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.
10. An approach to neighborhood integrity is probably only hope for Lee/Pershing area. Try to prevent the McMansions with little setback.
11. 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.
12. 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.
13. 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.
14. City not following through – needs to have teeth
15. Number of persons in house rule needs teeth
16. Confusing because different people want to have different regulations
17. Need minimum regulations to stay with
18. Some regulations seem silly

19. Very difficult long shot to get all to buy in
20. Need buy in from individual to be homeowner for it to work
21. Opt out Option
22. 15 years city very active in Historic Preservation – hit brick wall city staff would not cooperate
23. What goal is an overlay just on my house if all else turns rental new neighborhood wide preservation
24. Need 51 % to get area protected
25. Will maybe get designation if less than 51 % owner occupied
26. What is the city definition of unique – City has made no effort to protect uniqueness
27. City not protecting what history we have/selling out because the history is not renters history
28. High prices for properties make it difficult for people not to sell to investors
29. Different interests not balanced
30. Need approval for tear down before it is done
31. Need commission to decide what will replace structures that are torn down
32. Incorporation keeps historic character; Tradition is what keeps historic character. Respect ownership and pride is what keeps neighborhood integrity.
33. City has not interest in integrity, code issues, yards not clean, single family will allow for historic preservation maintenance.
34. Solution is easy
35. Number of unrelated regulations need to be in enforced, rental business model does not work if it is
36. Needs single family ownership
37. Homeowners have not enough presentation to Council compared with partnership
38. Eastgate is not be first neighborhood in CS -myth that is incorrect
39. 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
40. Cannot allow historic properties to become apartments – city needs to stop this.
41. There are folks working towards regulatory Historic Districts
42. Concern that Oakwood as missed opportunity to protect neighborhood
43. Problem with city dropping ball
44. No consistencies on how restrictive overlap should be
45. Different people attend meetings so momentum is lost
46. Too many absentee land lords to have chance for Historic Preservation in College Park
47. Lack of communication
48. Working on problems for 20 years (Oakwood) about saving ambiance of neighborhood – not little things like certain color
49. City giving good information – great progress but nothing came of it.

50. People afraid when they saw all the regulations that could be put into place – restrictive measure
51. Less and less consensus on what to do as process went forward.
52. Cannot change rules once in place
53. “Historic Preservation can be so many things. All the options scare people”
54. Historic regulations could limit repairs or energy efficiency for heirs
55. Concern of number of occupants in a house
56. City cannot enforce number of residents in a house because of not enough man power
57. Problem is that people who own multiple properties think they should have more than one vote. They should have one. Disproportionate power because of economic pressure
58. Lots of history/facts hidden
59. HP is important/Efforts are already doing preservation see lots of values to preserving.
60. Can get complicated to do HP do not want to stifle other things
61. CS culturally is divided
62. Infrastructure of South Side won't support other structures than single family residences
63. All South Sides was fields and it has gone down
64. Was a nice neighborhood – has gone down
65. City did not do a good job with infrastructure – did not do what they said they would do
66. Need to poll residences about what they want - have no say about it – transient by neighbors
67. No Downturn – just sprawl running out of land
68. Some homes do not need to be preserved
69. Need to respect people rights to improve their homes – their investments

### **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. 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.
5. 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.
6. Need more and consistent – type street lights throughout Southside

7. More street lights along Caroline, Detroit, Phoenix, Georgia
8. "Pipe" storm drainage water across streets instead of using open gutters. Too abrupt a change with open gutters (example – Welsh @ Southwest Pkwy)
9. The Wolf Pen Creek Parkway into TAMU cross Texas, go through neighborhood to CS Conference Center
10. More street lights on state streets
11. Village and Anderson are too fragile to handle all the buses – 2 or 3 on right behind another. Might as well stiffen the road bed when you put in sidewalks
12. George Bush lanes flood when it rains near Texas A&M Golf Course – resurface for drainage?
13. Control sediment drainage for fish (Redmond Terrace) by limiting tree cutting.
14. 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?
15. Southland Street – Drainage needed in creek, street lights, sidewalks
16. Increased curbing and other impermeable surfaces could increase the risk of flooding. No new traffic signals on Holleman PLEASE! (diverts traffic to neighborhood streets)
17. Street maintenance – jobs not completed thoroughly, not uniform road surface when redone.
18. Backyard utility easements do not drain toward streets but in yards.
19. Plans for old water and utility lines?
20. Black top needs to be removed, has built up too much.
21. Parking on alternate sides of street, this needs to be revisited
22. Fencing placed in alley, this should not be permitted
23. Drainage does not work well where curbs are discontinuance
24. Move fire hydrant and have parking on one side of street
25. Lack of sidewalks
26. Southland/Oney Harvey – don't want vehicles to use bridge (don't want to open up area)
27. Phoenix St neighborhood people walking to store on Southwest Pkwy & Wellborn – need sidewalks southland
28. Southland only has three street lights – need more. Need bridge lit up.
29. Extend sidewalk on Dexter
30. Proliferation of impermeable surfaces is concerning. Hope taken into account with development.
31. Vegetation growth in easements/alleys blocks drainage
32. Lack of streetlights and no consistency in type/style
33. Curbs between Wellborn and Montclair were to include putting lines underground, but still have electrical wires
34. Alley ways – confusion on maintenance (3 people mention this same issue in this session). Can we address this in the plan?

35. Gutter flow in Southwest Pkwy and Welsh
36. Flip flop parking on Welsh due to fire hydrants? (between Guernsey & Luther)

## **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. 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.
19. Parking restrictions – uneven rules
20. Speed barriers are dangerous, speed bumps are safer.
21. 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.

22. Vandalism in Brison Park
23. Speeding & control of speed (Winding Road speed changes – traffic calming needed)
24. Concerns of possible inappropriate behavior in the park
25. Educate users of Park on hours and acceptable activities
26. Narrow Streets 30 MPH is to high – should be lowered 25 mph on residential streets
27. Schools – traffic cutting through school zones
28. Bike riders not obeying stop signs and other traffic signs as well
29. Oakwood School zones stops right in front of school. Needs to go further down to cover more areas closer to the school.
30. Welch & Thompson needs 4 way stop
31. Thompson & Park Place needs stop sign
32. Dexter & Holleman needs traffic light
33. Loud parties – PD response time is not good
34. No consistent enforcement for parking on Dexter and Suffolk as well as the entire Southside
35. Need more “No Parking” signage area around both schools (AMCMS & Oakwood) (Timber & Holik Streets also)
36. In three week period resident trapped skunk, raccoon, rats and possums
37. Arizona/Detroit speeding is an issue
38. 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
39. Speed control devices on Dexter are not helpful. Also, there is no reflection on them and at night this can makes for a hazardous condition.
40. Leacrest Street needs more street lights – area is dark
41. Arizona and several other streets in the McCulloch area needs more street lights. This includes Southland St. also.
42. Fairview/Montclair has a lot of speeding
43. Parking on yards (All over area)
44. Loud parties
45. Glade Street toward Anna free for all area – Bus lane removed the cross walks
46. Color strip for no parking zones on streets – more visible or reflective
47. Bike lanes on Anderson are being parking in on Sunday mornings during church hours

## **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. Trimming of trees in alley ways. Replatting of alleyways divided properly of alleyway between property owners.
3. Prevent expansion of commercial properties beyond current limits.
4. Similarly prevent development of property east of Wellborn for apartment complexes/ duplexes etc.
5. Limit use of homes operating as “bed & breakfast”.
6. Allowing five bedroom student home to be constructed and occupied by at least five students plus two girlfriends. Parking becomes a problem.
7. Redevelopment into student housing without adequate protection for single families. Parking, litter, noise. Building takes up entire lot.
8. Retain neighborhood and not just retail.
9. 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.
10. Ordinance for REAL single-family homes...not for renters.
11. Light poles in part of neighborhood are tall cement.
12. Add State Streets to Neighborhood Conservation.
13. Protect all the natural areas.
14. Absolutely no multi-“family” units or vertical multiuse due to traffic congestion and parking issues.
15. Keep Wellborn-George Bush-Fairview, Luther single-family housing.
16. 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.
17. Develop Wolf Pen Creek connection from TAMU to Wolf Pen Creek Center, Greenbelt/sidewalk connection.
18. Install bus-stop pull-over lanes to allow traffic to continue past.
19. North/South arteries – Welsh & Fairview connection at Holleman?
20. CS looks messy
21. Often too little parking is required on commercial development.
22. 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 Ags and Professionals wishing to be close to A&M. It will basically become a cul-de-sac neighborhood like Raintree or other areas.
23. Urban mixed use is not well defined in the Comprehensive Plan. I would like to see specific definition in Neighborhood Plan.
24. Boundary for redevelopment area is too large as shown, boundaries need to be more carefully defined.

25. Process for how redevelopment might take place, needs to be described in the Neighborhood Plan.
26. 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.
27. Setting the Urban Mixed Use boundary at a back property line devalues the half of the block on the neighborhood conservation side.
28. Strengthen the Unified Development Ordinance. We need to change part of the proposed (“brown”) urban area back into a “green” area, ie., less commercial.
29. Strengthen single-family ordinance.
30. 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.
31. There seems to be no concern about increased traffic flow because of higher population concentration and increased parking problems.
32. The majority of 91 single-family building permits are really rental/commercial ventures.
33. Grade separation by TxDOT will eliminate street access to neighborhood; primary access will be Montclair Ave & Luther St
34. Traffic concerns with redevelopment; the amount of traffic redevelopment will generate
35. Redevelopment areas should remain R-1 (single family); property values will increase as older single family redevelops into larger, newer homes
36. Study redevelopment area closer, impacts of high density redevelopment on surrounding neighborhood
37. Concerned with circulation of traffic in area when TxDOT grade separation occurs, redevelopment will access Wellborn Rd and George Bush Dr through neighborhood
38. Rental Property
  - a. Changing Character of neighborhood
  - b. Not rented to families
  - c. Homes not built for families
39. Concerned with multiple tenant homes that are being built in the area
40. Character of neighborhood changing as residents change
41. Rental, Rental, Rental is the unfortunate trend
42. Could improve Welsh and Holleman intersection for better traffic flow
43. Commercial redevelopment between Welsh and Wellborn will cause more traffic through the neighborhood
44. Small lots in redevelopment area are OK to be converted to larger homes

45. Multi Family homes are being constructed not single family
46. Parking problems caused by large rental homes that do not have enough parking on their property
47. Neighborhood conservation is not being implemented
48. UDO should be changed to address multi-tenant rental issues in single family neighborhoods
49. Single Family homes are being designed for more than one family or multiple tenants
50. Ordinance should be changed to require development to match the character of neighborhood
51. Long range consequences of redevelopment areas with more traffic created by it
52. Concerned with where the area of redevelopment is located, it includes too much of the neighborhood
53. Traffic concerns with redevelopment cutting thru neighborhood
54. Do not like rationality for redevelopment designation, keep neighborhood the same
55. Excessive parking on street from multi tenant/rental homes
56. There is not equivalency between renter and owner-occupied property, not same intent
57. Multi Family development should not be supported in the area of redevelopment
58. Traffic concerns with high density redevelopment
59. Want to eliminate potential for commercial redevelopment on Wellborn Rd with TxDOT project
60. Affordable housing along Wellborn & George Bush is a viable option to help the neighborhood stay single family
61. Concerned with traffic congestion in neighborhood that will result from TxDOT grade separation project
62. Do not want more multi-family development
63. Concerned with removal of access to streets that will occur with TxDOT grade separation
64. Will have less fire protection with elimination of street access from Wellborn Rd and George Bush Dr
65. Want area to stay single-family
66. Student rental single family is better than multi-family development
67. Heading toward student occupied neighborhood
68. Single Family residence not being used as such; multi tenant residential structure
69. City is approving building permits for single family that are not for families; more like a duplex
70. Housing market could collapse in the area if rental opportunities are eliminated
71. New constructed mansion-style homes do not fit in the character if neighborhood
72. Look of new homes should complement the rest of the neighborhood
73. Architectural & Site standards should be created for the neighborhood to help keep character
74. Concerns with traffic consequences of TxDOT grade separation project

# Questions

The questions below are included as they were recorded during the meeting or as they were provided on a comment card.

## Bicycling & Walking

1. **Who enforces laws for bikers, such as compliance with stop signs & etc.?** A: The Police Department enforces these laws the same as they do for motor vehicles.
2. **How can rules be enforced for bikers?** A: The Police Department should be notified of areas where violations appear to be chronic. Bikers can be ticketed for violating laws.

## 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?** A: The City allows single-family homes to be rented to up to four unrelated people to live together as a “family.” Homes being rented to more than four unrelated individuals should be reported to the City’s Code Enforcement division at 979.764.6363. Code violations can also be reported on-line at <http://seeclickfix.com/college-station>.
2. **Time span from door hanger to a citation?** A: Every semester, there is a need to educate a new group of residents in the City. A property may seem to be re-violating but it may be a new occupant. The following is a *general* case processing timeline. State Law and legal notice requirements do affect the timeframe: Door hanger / attempted personal contact with occupant -7 days later follow up. If non-compliant, make personal contact with the property owner or management company. Again, a follow up is set for one week. If Code Enforcement is unable to make personal contact, a Certified Violation Notice is mailed to both the owner and occupant. Most follow-ups are set for 10 days. Non-compliance results in a Citation if we are able to make face-to-face contact or a Municipal Court Summons if face-to-face contact is not possible. Code Enforcement does escalate enforcement actions if the same occupant re-violates. The City receives 99% voluntary compliance.
3. **Can building code restrict size of house to allow more parking?** A: Currently, the City requires two off-street parking spaces to be provided on the lot when a new single-family home is built. It is possible to amend the ordinance to require more off-street parking for single-family homes (possibly related to the number of bedrooms or the size of the home), but the requirement would be applied across the board, meaning all new single-family homes would be required to construct the same amount of parking. If the parking is permitted in front of the home, the result may be that a large portion of front yards would be paved.

4. **Yard appearance-what is possible?** Code Enforcement uses the State law regarding weeds/grass. It is a Health & Safety Law. It does not deal with aesthetics such as watering, cutting down dead trees, edging or weeding flower beds. Health & Safety addresses concerns for rodents, bugs, snakes, trash and crime. State law provides that the property owner be given legal notice and 10 days to comply. Failure to comply could result in the City mowing and assessing the property owner the costs.
5. **Can City be proactive with respect to housing reconstruction for properties that are externally substandard?** A: Code Enforcement uses the International Property Maintenance code which requires properties to be maintained to a minimum standard. Examples are repairing broken windows or holes in the exterior walls. These types of cases are generally pro-active, meaning the City has identified the substandard condition. Owners are given 30 days to comply. The City has also established partnerships with outside organizations that can help property owners with minor repairs.
6. **How many Code Enforcement people does the City employ?** A: One (1) Supervisor, One (1) Commercial Code Officer, Two (2) CDBG (Low to Moderate Income area) Residential Code Officers, One (1) Residential Code Officer
7. **More than seven people live in several houses. How do they enforce this code?** A: This Code only applies to unrelated individuals, not large families. Once a report has been made to Code Enforcement, an investigation is started. The process includes gathering evidence, speaking with the property owner and the tenants. If a violation is present, the number of unrelated individuals must be brought down to 4 within a reasonable amount of time.
8. **What are the signs that are allowed?** A: Sign regulations can be found in the City's Unified Development Ordinance, Article 7.4 Signs. Because the regulations vary greatly depending on the type of sign (ie: home occupation, real estate, commercial free-standing) and on the property zoning, those interested in sign regulations should review Article 7.4 on the City's website – [www.cstx.gov](http://www.cstx.gov).
9. **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.** A: The City enforces ordinances passed by the City Council. It may look unsightly but we do not have the authority to enforce. We can and do enforce issues with fences that are falling down or missing pickets.
10. **Why does Code Enforcement act in a more proactive manner?** A: In 2010/2011 Code Enforcement 98% of all code cases were pro-active. We currently have 3 residential and 1 commercial Code Officers.
11. **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?** A: Budget constraints and approved allocation of funds.

- 12. Check on unrelated residents, limit only two unrelated people per house.** A: The City allows single-family homes to be rented to up to four unrelated people to live together as a “family.” Homes being rented to more than four unrelated individuals should be reported to the City’s Code Enforcement division at 979.764.6363. Code violations can also be reported on-line at <http://seeclickfix.com/college-station>. The City previously considered lowering the number of unrelated allowed to live in a single-family home, however, no changes were made to the City’s ordinances. There are several things to consider when reducing the number of unrelated permitted to reside in a single-family home. First, the demand for student housing close to the University will not decrease with this change, it will only be spread over a larger number of homes. Also, if the ordinance were to change, all of the existing homes renting to more than two unrelated would be grandfathered to allow the greater number (up to four) until such time as the number of unrelated were lessened (then it could not go back to the greater number). So long as a structure were continually rented or marketed to four unrelated, it would not have to come into compliance with a new ordinance limiting the number to two.
- 13. Why allow an entire yard to be a driveway?** Code Enforcement enforces the “Parking in the Yard” Ordinance which states that vehicles must be parked on an approved surface (ie: not grass). The City does not currently limit the amount of paving on a lot or in the front yard of a home.
- 14. Rental owner tax? Did it ever happen?** A: The City does not have a Rental Owner Tax.
- 15. Area tests positive for West Nile, pools of stagnant water in drainage ditch by Conference Center and across from school – mosquito control?** A: [Public Works] The Brazos County Health Department has not issued reports of West Nile for this area in the last two years. Public Works Department does implement a program when the BCHD issues a positive report. Otherwise, HOAs or neighborhoods can contact Barbara Moore, College Station Neighborhood Coordinator at (979)764-3570 for Mosquito Control information and dunks.

## Historic Preservations

- 1. 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!** A: The City cannot preclude a group of people from living in an area because of their occupation or status (student). Under the City’s current ordinances, up to four students can legally live together as a “family” in a single-family neighborhood.
- 2. 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.** A: Several years ago, the City commissioned a study of the historic resources existing in the Southside and Eastgate

neighborhoods. The current interest in historic preservation in certain parts of the neighborhood is resident driven. If property owners in other areas wish to explore the possibility of preservation, they should contact the Planning & Development Services Department at 979.764.3570 to learn more about the process. Please understand that it requires a certain level of agreement among the property owners in the area.

3. **Who is enforcing density for older areas with all the new reconstruction coming along and eventually having many tenants?** A: The City's Building Department reviews and approves reconstruction projects in existing neighborhoods to ensure compliance with City ordinances. The City's Code Enforcement division regulates the number of unrelated people that can live in a single dwelling unit.
4. **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. Just in case you were curious.** A: There are no State or National historic markers for structures in College Station. Only structures with a State or National designation can be protected under the law.
5. **How do citizens find out about openings/qualifications for P&Z and Landmark Commission, etc committees?** A: Visit the City's website at [www.cstx.gov](http://www.cstx.gov) to find a description of the duties of each of the City's Boards and Commissions under the "Government" tab. Generally, the City Council appoints citizens to boards during the summer months. You can apply on-line during that time.
6. **Why do we not have Historic Overlay yet?** A: The Neighborhood has not made a complete application, which requires a certain level of agreement among neighbors.
7. **What is the city definition of unique? – City has made no effort to protect uniqueness.** A: Although the City does not have a formal definition of "unique," it tends to be used in its traditional meaning to describe something that is one of a kind or distinctive.

## Infrastructure

1. **Electrical line poles – replacements?** A:[CSU Electric] Electric has just completed inspection and testing of all wood poles in the service area. We have a program to replace the identified "bad" poles in a timely manner. If a customer feels that a pole is in bad repair, please contact CSU and we will send someone to inspect the pole.

- 2. 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)** A:[Water Services] See attached exhibits which depicts various ages of water and sanitary lines in the area.
- 3. Area tests positive for West Nile, pools of stagnant water in drainage ditch by Conference Center and across from school – mosquito control?** A: [Public Works] The Brazos County Health Department has not issued reports of West Nile for this area in the last two years. Public Works Department does implement a program when the BCHD issues a positive report. Otherwise, HOAs or neighborhoods can contact Barbara Moore, College Station Neighborhood Coordinator at (979)764-3570 for Mosquito Control information and dunks.
- 4. Plans for old water and utility lines?** A: [Water Services] See attached exhibits which depict various ages of water and sanitary lines in the area.
- 5. Electric Wires and Cable Lines – Fairview West to Wellborn – Why not underground?** A:[CSU Electric] For an individual customer, CSU offers a program to convert an overhead service to and underground service. This program involves customer participation in the installation of conduit and any meter base work. Please contact CSU for specifics on this program.

For any new infrastructure installation, CSU will follow the current UDO to install underground service to the subdivision, with provisions for feeder lines being overhead. This is done with the developer installing material, labor, easements, and sometimes additional funds so that the total cost of the project is equivalent to the installation of overhead facilities. In essence, the costs for underground service to an area are passed on from the developer of the area to the individual customer through the price of their lot.

For existing overhead areas, CSU can prepare cost estimates to relocate facilities underground, but these are usually cost prohibitive as the requestor will be required to provide funds for the conversion including not only the cost for the underground, but the cost for the removal of the overhead facilities. Easements are also required for equipment and routing of the circuits, which are usually placed front lot line. Costs are also incurred by the requestor for relocating cable TV and telephone, who by contract have the right to be on the existing poles.

There are no plans forecasted for CSU to bury lines in this area.
- 6. Trimming of trees in alley ways.** A:[CSU Electric] Electric trims trees that affect electric lines.[Public Works] Vegetation is only trimmed if it interferes with public pavement or public drainage infrastructure. In the absence of such public infrastructure, Public Works does not maintain vegetation.
- 7. Power grid went down many times this summer. Is that being addressed?** A:[CSU Electric] In order to increase reliability to this area, CSU spent several millions of dollars to install the Dowling Road Substation. The commissioning of this substation found complex programming issues that unfortunately caused several outages to this area. This substation has since been completely recommissioned and the problems in this area should be resolved.

- 8. Abandon the alley behind 404 Fairview so I can use the property.** A:[Planning and Development Services] The unpaved alleys appear to item which much interest that this effort should continue to discuss to seek opportunities. These areas may currently serve several functions, such as access, utility corridors, drainage, etc. These areas may also present challenges, some related to the previous, others such as ownership, fencing, vegetation, etc. The three primary options would involve abandoning the alley Right of Way, paving the alley (which may be cost prohibitive), or essentially leaving the alley as is with possible minor alterations such as vegetation removal, etc. Any option will have to adequately accommodate utility access, and should be approached as an area or block plan for consistency. A coordinated working effort toward consensus will be critical for viable options.
- 9. Please clarify responsibility for maintenance of alleys.** A:[*Planning and Development Services*] As mentioned in the introductory proportion of this infrastructure section, the unpaved alleys appear to item which much interest that this effort should continue to discuss to seek opportunities. These areas may currently serve several functions, such as access, utility corridors, drainage, etc. These areas may also present challenges, some related to the previous, others such as ownership, fencing, vegetation, etc. The three primary options would involve abandoning the alley Right of Way, paving the alley (which may be cost prohibitive), or essentially leaving the alley as is with possible minor alterations such as vegetation removal, etc. Any option will have to adequately accommodate utility access, and should be approached as an area or block plan for consistency. A coordinated working effort toward consensus will be critical for viable options. [CSU Electric] Electric trims trees that affect electric lines. [Public Works] Vegetation is only trimmed if it interferes with public pavement or public drainage infrastructure. In the absence of such public infrastructure, Public Works does not maintain vegetation.
- 10. Location of future sidewalks, when?, where?, removal of mature trees?** A:[Greenways, Bike, Ped] The location of future sidewalks is provided on the map available at [www.cstx.gov/ncdplanning](http://www.cstx.gov/ncdplanning) Click on Southside Area Neighborhood Plan then on the first link to the right entitled KOM Southside Area Maps. Page 12 has a Pedestrian Facilities Map that shows existing and proposed sidewalks within the planning boundary. This planning process will help make improvements to those proposed locations to help make the area more walkable. In regards to when, the last 2008 Bond referendum voted on and approved by citizens included \$300,000 for sidewalks. That money has been allocated to specific projects. Staff continues to seek other sources of funding including grants though they are limited. The next Bond will be the next opportunity to allocate additional funds for the construction of sidewalks. In regards to mature trees, the City sees the value and character that they bring to a neighborhood. In trying to balance the need for a more walkable neighborhood and the

character of the neighborhood, the City will try to retain the greatest number of trees possible when constructing new sidewalks.

- 11. Drainage issue – how get issues fixed? Standing water in curb into driveway. Pay drainage fee, how to get priority (Leecrest)** A:[Public Works] A Work Request was created to repair this section of curb and gutter. **Status: 1/26/12 – Repair is scheduled for end of March.**
- 12. 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?** A:[Planning and Development Services / Public Works] The City is aware of the drainage history in this area, and has pro-actively purchased residential lots near the creek, etc. However, this tributary of Bee Creek does not have a Public Drainage Easement so the City does not have the responsibility nor the right to enter or maintain the subject vegetation or drainage course. Eminent Domain would not be appropriate. The City has communicated and coordinated with this lot's owner and prospective developers about historical drainage concerns.
- 13. Alley ways – confusion on maintenance (3 people mention this same issue in this session). Can we address this in the plan?** A:[Planning and Development Services] As mentioned in the introductory portion of this infrastructure section, the unpaved alleys appear to item which much interest that this effort should continue to discuss to seek opportunities. These areas may currently serve several functions, such as access, utility corridors, drainage, etc. These areas may also present challenges, some related to the previous, others such as ownership, fencing, vegetation, etc. The three primary options would involve abandoning the alley Right of Way, paving the alley (which may be cost prohibitive), or essentially leaving the alley as is with possible minor alterations such as vegetation removal, etc. Any option will have to adequately accommodate utility access, and should be approached as an area or block plan for consistency. A coordinated working effort toward consensus will be critical for viable options
- 14. Any plans to address the jog in thoroughfare plan for Welsh and Fairview?** A:[Transportation Planning] There are no plans at this time to address the jog at Welsh and Fairview. Welsh south of Holleman is a thoroughfare classified as a minor collector. Fairview north of Holleman is a city thoroughfare classified as a minor collector. I believe the jog that is being referred too, is the present configuration where these two collectors do not meet. The distance between those two collectors is 300 feet. That distance is too great to span to bring those two collectors together. We have had comments from the neighborhood not to upgrade Welsh to a thoroughfare (minor collector) north of Holleman and not to punch it through to George Bush. So the present configuration is in response to the neighborhood wishes.
- 15. Leecrest – recent marking electric poles. Does this mean going underground soon?** A: Noted.
- 16. 801 Dexter (huge parking lot); more impervious cover means more run off – surprised flood plain narrowing. What is city doing to address this?** A: [Planning and Development Services]

Engineered drainage analyses are required to address increased runoff from impermeable surfaces, which is commonly mitigated with detention ponds.

## Public Safety

1. **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.)** A: Potential solutions can be discussed through this neighborhood planning process, however, Fairview is identified as a collector roadway on the City’s Thoroughfare Plan, meaning it is intended to carry traffic. Speeding should be addressed through Police enforcement. Areas of chronic violation should be reported to the Police Department through their non-emergency number 764-3600 or on their webpage on the City’s website [www.cstx.gov](http://www.cstx.gov).
2. **Information on sex offenders in CS?** A: Information on sex offenders can be found on the State of Texas website at the following link: <https://records.txdps.state.tx.us/DpsWebsite/index.aspx>.
3. **Bike lanes on Anderson are being parking in on Sunday mornings during church hours.** A: Parking is permitted on Sundays in the bike lanes along Anderson Street by City Ordinance.

## Redevelopment

The City’s Comprehensive Plan designates several areas in the City for “Redevelopment,” two of which are located in the Southside Planning Area. In these areas, “Redevelopment” means that a change in land use, and possibly character, is anticipated and may be supported by the City by means of rezoning, capital improvements, special regulations, etc. The Comprehensive Plan also recognizes that these areas will be further studied and may change during the neighborhood planning process.

It is anticipated that other areas of the Southside Area (not designated as “Redevelopment”) will experience redevelopment based on market opportunities alone. Generally this type of redevelopment will occur on a lot-by-lot basis and not part of a larger redevelopment effort.

1. **What is the intent of the Redevelopment in this area?** A: The Comprehensive Plan states the following for redevelopment in this area: *“Near the intersection of George Bush Drive and Wellborn Road includes a number of underperforming commercial activities and poor quality residences that may be further impacted by future intersection improvements in this area. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment. The presence of existing residences and businesses, and proximity to existing neighborhoods and the University campus, requires careful site planning and appropriate*

*building design. Efforts should include a focus on bringing vertical mixed-use and other aspects of urban character to this portion of the City.”*

2. **How is Fairview and Montclair alley split in “redevelopment” plan?** A: The Redevelopment area (as described in the Comprehensive Plan) is not intended to be used at a parcel specific level. Additionally, the Comprehensive Plan recognizes that the area shown for Redevelopment will likely be altered through this planning process. However, if the Redevelopment boundaries remain the same, an alley area could potentially act as a buffer, depending on current condition and use.
3. **What is density for this area?** A: As currently shown on the Community Character map and described in the Comprehensive Plan, this area is proposed for high density redevelopment. Again, the type and density of redevelopment desired for this area can be altered through this process.
4. **What does the City review with small lots are demolished and five bedroom and four bath duplexes are built. No parking.** A: The City reviews to ensure that the structure type (duplex, single-family home, etc.) is permitted in the zoning district. The City also ensures that construction plans meet all applicable building code. Parking is required with new construction. Single-family homes are required two off-street parking spaces, while duplexes require parking based on the bedroom count.
5. **Are these new houses frats, sororities, family, what?** A: As described in the Comprehensive Plan, redevelopment in this area could mean high-density multi-family and mixed-use development. Generally, this could include sorority/fraternity houses, but would not likely include single-family homes. Again, the type and density of redevelopment desired for this area can be altered through this process.
6. **How are time lines for redevelopment defined?** A: There is no current timeline associated with the Redevelopment of the northwest section of the neighborhood.
7. **Will the City be proactive or reactive with respect to redevelopment?** A: In the areas designated for Redevelopment in the Comprehensive Plan, it is intended that the City would encourage redevelopment through special zoning or development regulations, or possibly capital improvements.
8. **Will the City pay for street relocation?** A: It is not anticipated that streets will be relocated with redevelopment of this area. If a large number of properties are consolidated for a single redevelopment project, the relocation of infrastructure could be possible, but would likely be paid for by the developer of such a project.
9. **What parcel size, minimum, will be required for redevelopment?** A: Specific regulations have not been created for the Redevelopment area. Much of the area is currently subdivided into small lots, making it difficult to assemble land for redevelopment. The presence of existing residences and businesses, and proximity to existing neighborhoods and the University campus,

requires careful site planning and appropriate building design. Recommendations for future development can be created through this process.

10. **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.** A: Through this process, it will be important for the neighborhood to identify those things that create character in their area and those that detract from it. Approaches to conserve and enhance those elements that create the character will need to be developed and solutions to deal with those things that detract from the character will need to be evaluated through this planning process.

## Action Items for City Staff

The items below are considered to be Action Items for City Staff (such as repairs) and are included as they were recorded during the meeting or as they were provided on a comment card.

### Bicycling & Walking

1. Please replace burned out street light bulbs on Holleman.

### Code Enforcement

1. Glade Street @ Park Place – tree in line of site – looking towards Oakwood
2. Park Place @ Dexter going west – line of site blocked
3. 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.
4. Lincoln Street rental property has trash/salvage items in yard (██████████)
5. Neighbor drives through yard to his driveway (██████████)
6. Game day neighbor parks in yard (██████████) rental property
7. South Fairview took away street parking but not enough parking for visitors in driveway (██████████ no parking on street)
8. ██████████ uses bulk trash pickups for business
9. ██████████ more than 4 unrelated occupants
10. Overflowing trash cans do not get picked up (██████████ of Hereford)
11. Corner of Pershing and Shetland parking in intersection
12. Guernsey and Welch parking illegally

13. West of Hereford little of all types – parking in lawns
14. Welsh dead trees laying around (not being picked up)
15. 801 Dexter parking lot has no curb cut

## Historic Preservations

1. Please change the 921 Pershing to light green – house built in 1936. Check your facts!

## Infrastructure

1. 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.

*[Transportation Engineer] The sight distance at the intersection was evaluated in November 2011 and at this time there was adequate visibility of the adjacent intersections for traffic traveling both north and south through the intersection.*

2. Timber St and Bush Ave, overlay on Bush and sidewalk, bird ponds and is not flush  
*[Public Works] A Work Request was created to repair the sidewalk ramp and install a valley gutter across Timber Street.*  
*Status: 1/26/12 - Scheduled for end of Spring Semester since an intersection closure will be required. The Concrete Repair Contract will be used.*
3. Highland Street is recently repaired for its length but is already failing and a rough ride of bumps.

*[Capital Projects] Highland was included in the West Park project and completed in 2007. Upon review, there does not appear to be failing areas.*

4. Drainage – Holik, Park Place, Anna  
*[Public Works / Planning and Development Services] A Work Request can be created to install approximately 100 feet of curb and gutter on the east side of Holik which will accommodate drainage and keep the adjacent grassed from becoming rutted from parking, etc. First, however the neighborhood, CSISD, should confirm there is consensus to this improvement.*  
*Status: 1/26/12 – Public Works is waiting for confirmation from Planning and Development.*
5. Glade and Park Place – storm sewer blocked floods intersection  
*[Public Works] A Work Request was created to clean out the silt and debris obstructions at the outfall. The owner and residents will need to be contacted and consent for this work to proceed.*  
*Status: 1/26/12 – Schedule for repair in middle of February*
6. Park Place – Holik to Anderson – floods

*[Public Works] Staff inspected this area, however there was not an apparent obstruction to remove.*

7. Storm sewer is higher than street at Anderson @ Holleman – floods during heavy rain.

*[Public Works] Staff inspected this area during the rain event on November 22<sup>nd</sup>, and it appeared to be draining properly with no evidence of ponding.*

8. Fairview & Guernsey – next time redo streets, grind it down, doesn't drain.

*[Public Works] Staff inspected this area during the rain event on November 22<sup>nd</sup>, and it appeared to be draining properly with no evidence of ponding.*

9. Sewer at corner of Glade & Park Place backs up with any amount of rain.

*[Public Works] A Work Request was created to clean out the silt and debris obstructions at the outfall.*

*Status: 1/26/12 – Schedule for repair in middle of February*

10. George Bush lanes flood when it rains near Texas A&M Golf Course – resurface for drainage?

*[Planning and Development Services] This comment is forwarded to Texas Department of Transportation as George Bush Avenue is a TxDOT roadway.*

11. 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 no 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.

*[CSU Electric] Street light access plates are being addressed.*

12. Non-functional drainage on Leacrest and standing water.

*Noted.*

13. Phoenix St neighborhood people walking to store on Southwest Pkwy & Wellborn – need sidewalks southland

*[Greenways, Bike, Ped] \$200,000 of the \$300,000 provided for sidewalks in the 2008 Bond referendum will go towards the construction of a sidewalk on Dexter. The scope will depend on what can be constructed with \$200,000. This was bumped up in priority when it became an ADA request. Priorities are apart of the Bicycle, Pedestrian, and*

*Greenways Master Plan. For more information on the plan and the process described in Chapter 7, please visit [www.cstx.gov/bikepedgreenways](http://www.cstx.gov/bikepedgreenways)*

14. Extend sidewalk on Dexter (requested 5 years ago)

*[Greenways, Bike, Ped] \$200,000 of the \$300,000 provided for sidewalks in the 2008 Bond referendum will go towards the construction of a sidewalk on Dexter. The scope will depend on what can be constructed with \$200,000. This was bumped up in priority when it became an ADA request. Priorities are apart of the Bicycle, Pedestrian, and Greenways Master Plan. For more information on the plan and the process described in Chapter 7, please visit [www.cstx.gov/bikepedgreenways](http://www.cstx.gov/bikepedgreenways)*

15. Gutter flow in Southwest Pkwy and Welsh

*Noted.*

16. Glade and Park Place drainage problem

*[Public Works] A Work Request was created to clean out the silt and debris obstructions at the outfall.*

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.

*[Public Works] Curb and gutter was not the original design. However, a Work Request was created to clean out the silt and debris obstructions at the outfall.*

*Status: 1/26/12 – Inspected during the storm on January 25, 2012 and was draining properly.*

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).

*[Public Works] Staff will continue to monitor drainage concerns in this area, but there are no drainage inlets on Suffolk or apparent obstructions.*

*Status: 1/26/12 – No drainage concerns were noted during the January 25, 2012 storm.*

19. Anderson and Holleman – storm sewers higher than street at intersection

*[Public Works] Staff inspected this area during the rain event on November 22<sup>nd</sup>, and it appeared to be draining properly with no evidence of ponding.*

## **Public Safety**

1. 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.