



**SOUTHSIDE AREA
NEIGHBORHOOD RESOURCE TEAM**

April 16, 2012

- ★ May NRT Meeting
Monday, May 14 | 6:30 p.m.
CS Conference Center
- ★ Open House Plan Presentation
Tuesday, July 10 | 6:00 p.m.
CS City Hall
- ★ Final NRT Meeting
Tuesday, July 17 | 6:30 p.m.
CS City Hall

Neighborhood Planning Process

Existing Conditions Research



Kick-Off Meeting



Neighborhood Resource Team Formed



Issues & Opportunities Meeting



Smaller Area Neighborhood Meetings



Plan Development



Draft Plan presentation and Comment



Plan Revisions



Bicycle, Pedestrian, and Greenways Advisory Board
Recommendation



Planning & Zoning Commission Recommendation



City Council Adoption



Implementation (on-going)

www.cstx.gov/ndcplanning



Plan Elements (Chapters)

Introduction

Community Character & Neighborhood Integrity

Mobility

 **Public Facilities & Services**

Implementation

Appendices

Existing Conditions Report

Public Input Summary

CHAPTER ELEMENTS

COMMUNITY SERVICES

NEIGHBORHOOD PARKS

FLOODPLAIN & GREENWAY

INFRASTRUCTURE & CAPITAL INVESTMENTS

CODE ENFORCEMENT & NOISE VIOLATIONS

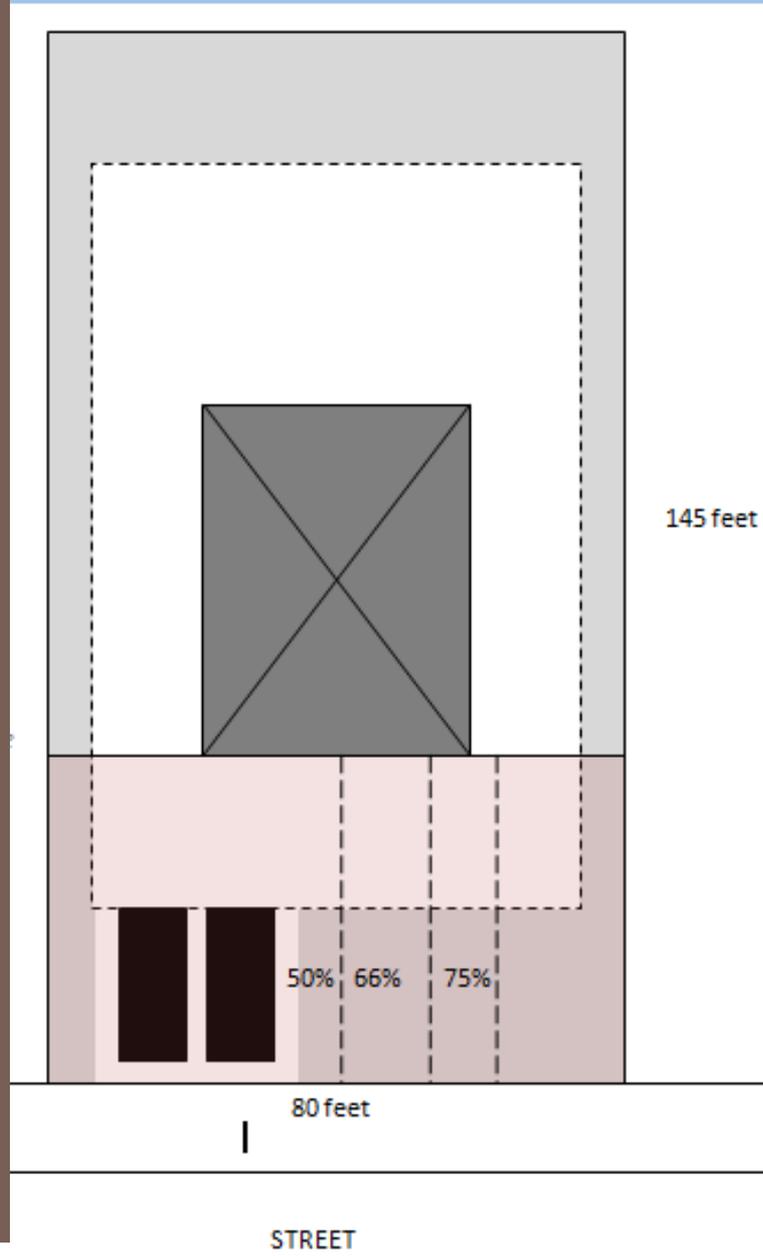
PUBLIC SAFETY

PUBLIC FACILITIES & SERVICES

REVISITING...

- DRIVEWAY TYPES
- LOT COVER/PAVEMENT COVER
- AREA 5 LAND USE & DENSITY



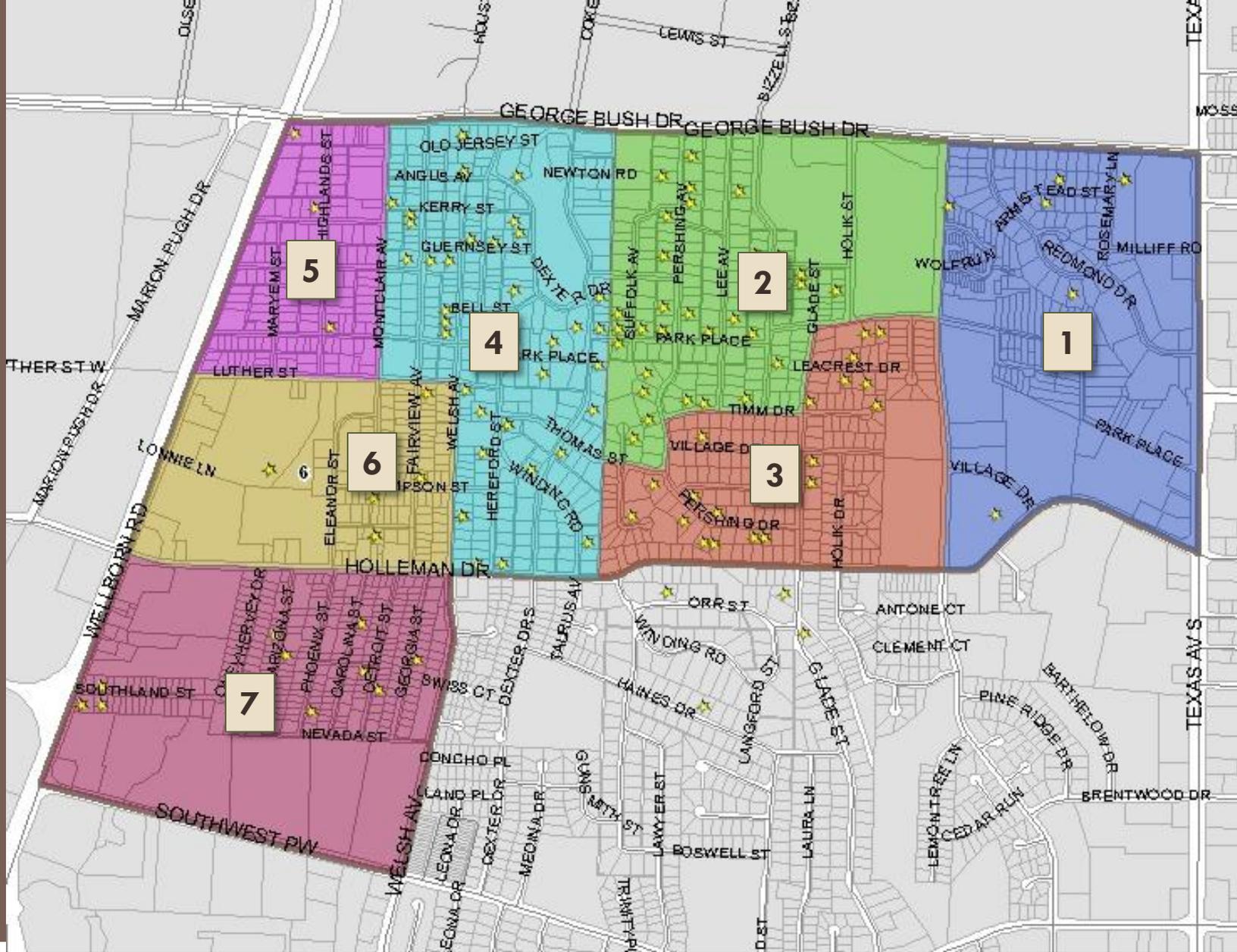


PARKING









Southside Area
Neighborhood Plan

Wellborn/George Bush
Grade Separation



- ★ Historical Markers
- Campus Houses
- Structures
- ⋯ Redevelopment Areas
- ⋯ Area 5
- ▭ Planning Area

Source: Planning & Development Services



MEASURE OF EFFECTIVENESS = LEVEL OF SERVICE (LOS) A thru F

LOS D is acceptable

LOS A = Free flow traffic

LOS F = Bumper to bumper traffic or a parking lot.

LOCAL RESIDENTIAL ROADWAY – Capacity = 2,000 Vehicles Per Day (vpd).

MINOR COLLECTORS– Capacity = 5,000 vpd

LOS D = 3,333 – 4,166 vpd

Dexter Dr, and Luther St.

MAJOR COLLECTOR– Capacity = 10,000 vpd

LOS D = 6,666 – 8,333 vpd

Anderson St, Glade St/Timber St, Fairview Ave, and Holleman Dr

FOUR LANE MAJOR ARTERIAL– Capacity = 40,000 vpd

LOS D = 26,667 – 33,333 vpd

Wellborn Road and George Bush Blvd

MINOR COLLECTORS

Dexter Dr – 6,300 vpd > LOS D

Luther St – 4,100 vpd = LOS D

MAJOR COLLECTORS

Anderson St - 12,000 vpd > LOS D

Glade St/Timber St – 6,730 vpd = LOS D

Fairview Ave – 6,740 vpd = LOS D

Holleman Dr – 11,000 vpd > LOS D

FOUR LANE MAJOR ARTERIAL

Wellborn Road – 23,000 vpd < LOS D

George Bush Blvd – 27,000 vpd = LOS D

* Projected Volumes from 2009 Traffic Counts

* 2011 VOLUMES BASED ON TRAVEL DEMAND MODEL

GEORGE BUSH DR ADDED CAPACITY = 10,000 vpd
WELLBORN RD ADDED CAPACITY = 20,000 vpd

Conservative assumption = 10,000 vpd of the volume traveling on thoroughfares north and southbound will be re-directed to Wellborn Rd and 5,000 vpd traveling east and westbound will be re-directed to George Bush Dr.

MINOR COLLECTORS

Dexter Dr – 3,300 vpd = LOS D
Luther St – 2,500 vpd < LOS D

MAJOR COLLECTORS

Anderson St - 10,000 vpd >LOS D
Glade St/Timber St – 4,730 vpd <LOS D
Fairview Ave – 3,740 vpd < LOS D
Holleman Dr – 8,000 vpd = LOS D

FOUR LANE MAJOR ARTERIAL

Wellborn Road – 10,000 vpd of additional capacity to keep it at LOS D
George Bush Blvd – 5,000 vpd of additional capacity to keep it at LOS D

After adding all of the additional capacity that will be created by the George Bush at Wellborn interchange project and after it has been redistributed thru the local thoroughfare network and keeping the LOS at “D” the 15,000 vpd and translates into 349,325 sqft or 8 acres of C1 commercial zoning, or 38 acres of R6 multi-family (4 persons per unit) or 24 acres of mixed-use. Additional capacity could be available if local residential roads are included.

CAPACITY THAT COULD BE RESERVED FOR COMMERCIAL USES

FM 2347 - FM 2154
GRADE SEPARATION
SINGLE POINT OPTION

CSJ# 3138-01-020

