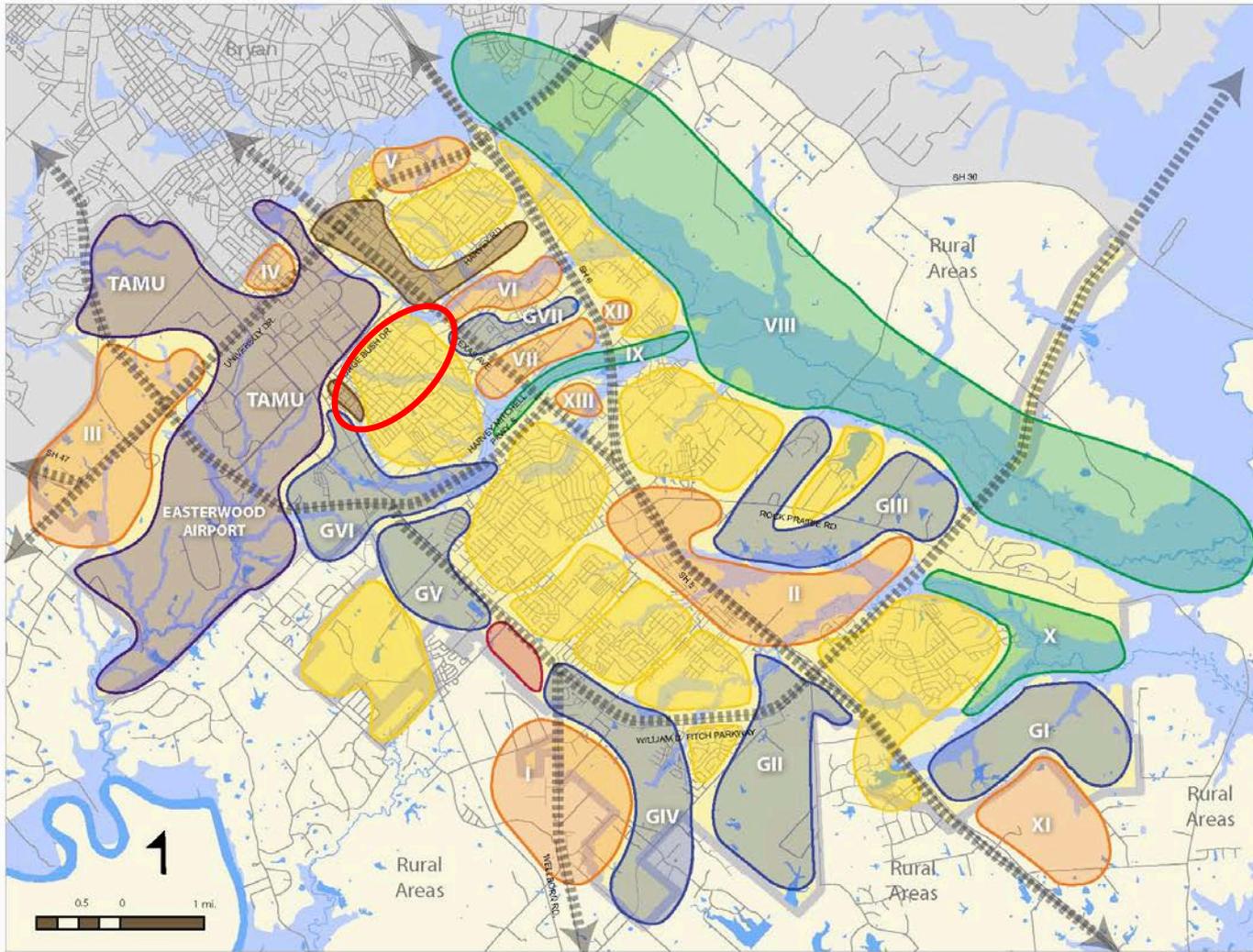




SOUTHSIDE AREA NEIGHBORHOOD PLAN

May 17, 2012



Map 2.1

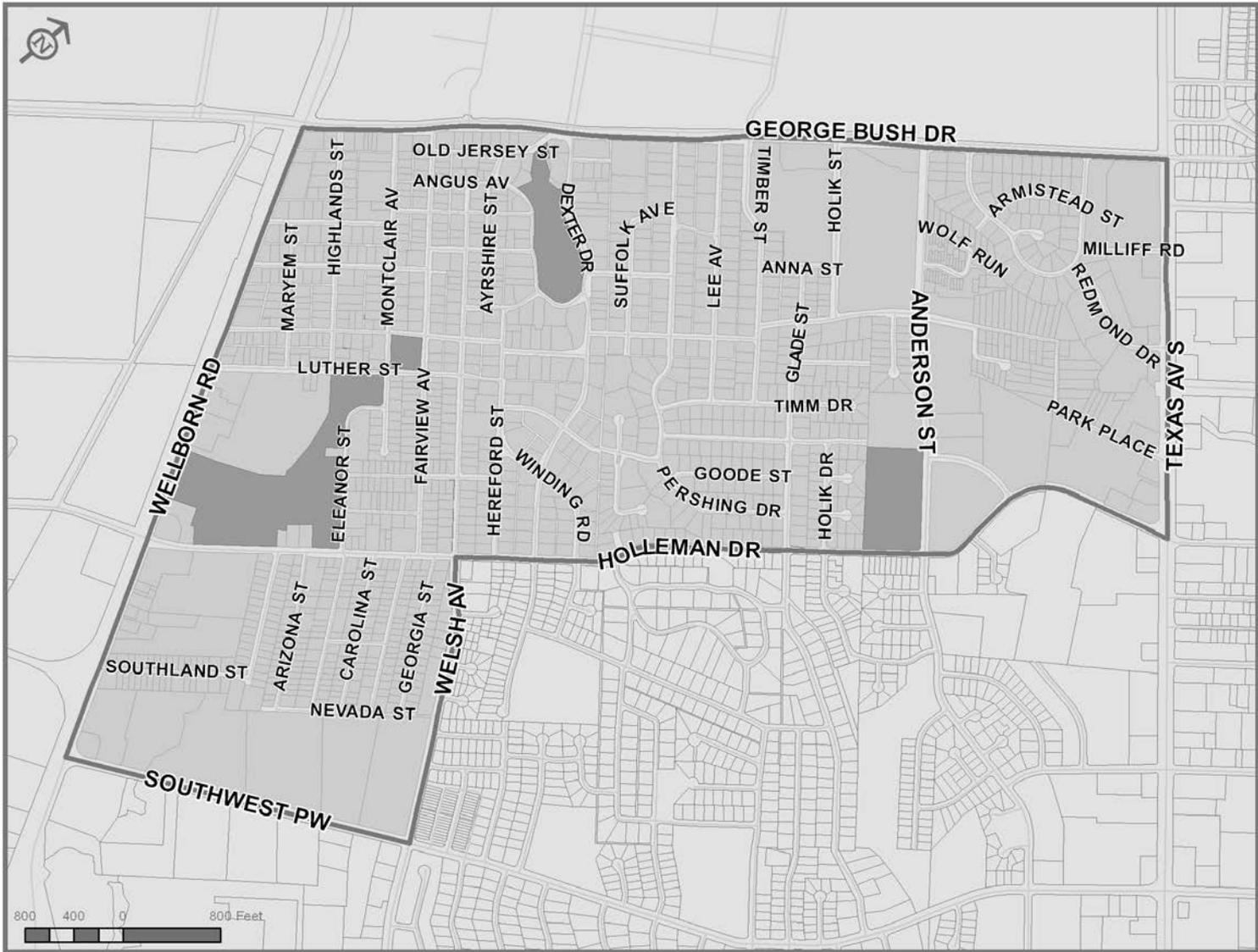
Concept Map

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

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

Adopted May 28, 2009





Neighborhood Planning Process

Existing Conditions Research



Kick-Off Meeting



Neighborhood Resource Team Formed



Issues & Opportunities Meeting



Smaller Area Neighborhood Meetings



Plan Development



Draft Plan presentation and Comment



Plan Revisions



Bicycle, Pedestrian, and Greenways Advisory Board
Recommendation



Planning & Zoning Commission Recommendation



City Council Adoption



Implementation (on-going)



www.cstx.gov/ndcplanning

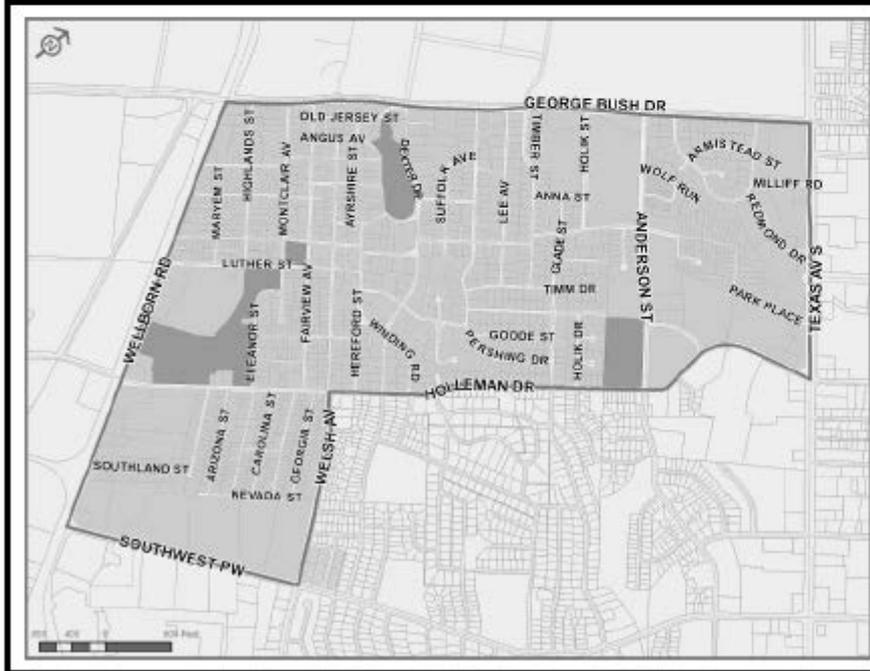


Tuesday, September 27th

6:30 pm

College Station Conference Center

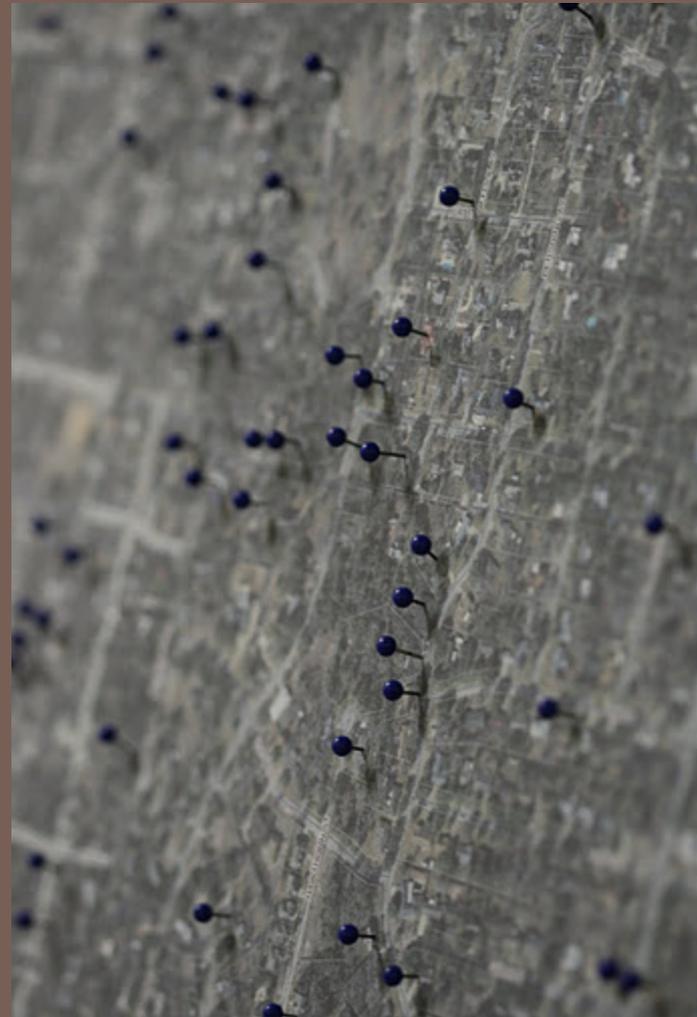
Neighborhood Plan Kick-off Meeting



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

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

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



KICK-OFF MEETING SURVEY

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

Name of Subdivision / Neighborhood (if known): _____

Street: _____

1. Please place a next to all that apply:

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

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

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

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

[This is a TWO sided survey]

4. What do you LIKE about your neighborhood? _____

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

6. What does Community Character mean to you? _____

7. What does Neighborhood Integrity mean to you? _____

8. What does Sustainability mean to you? _____

9. What does Mobility mean to you? _____

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

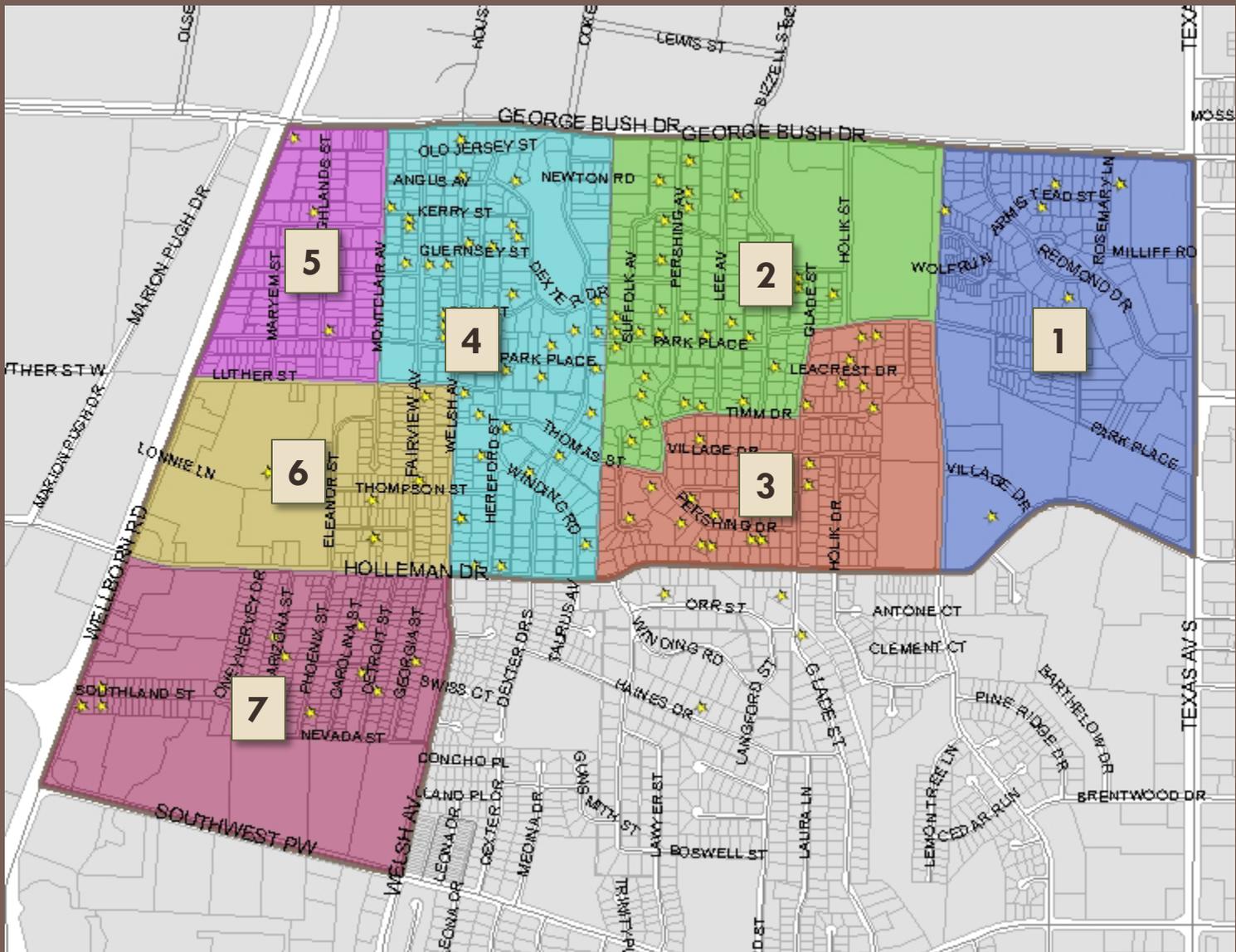
11. What else do you want us to know? _____

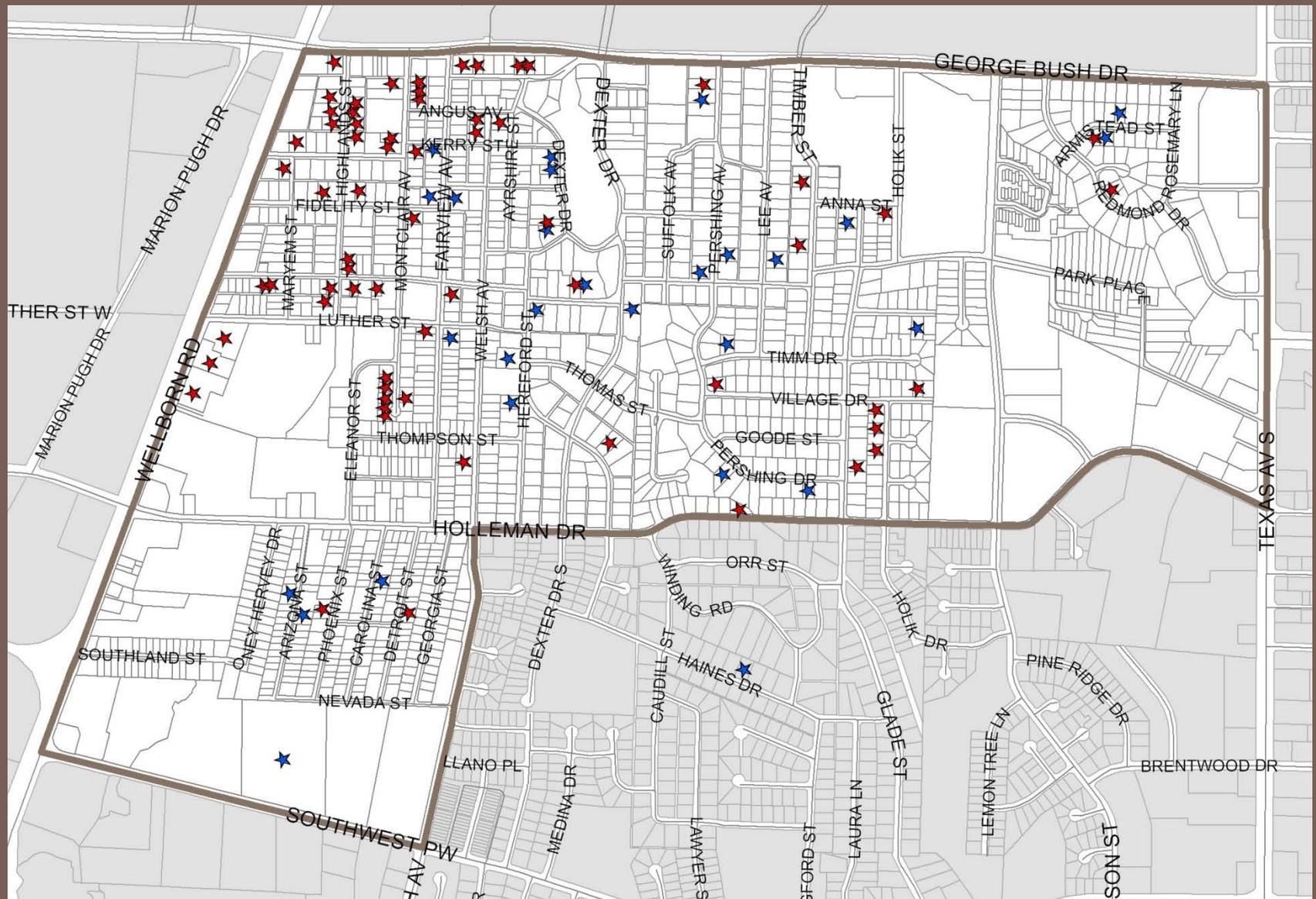
12. How did you hear about tonight's meeting? _____

[This is a TWO sided survey]

Most Important Issues Facing Your Neighborhood

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









General Issue Identification – Common Themes

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

What Are We Doing With The Information?

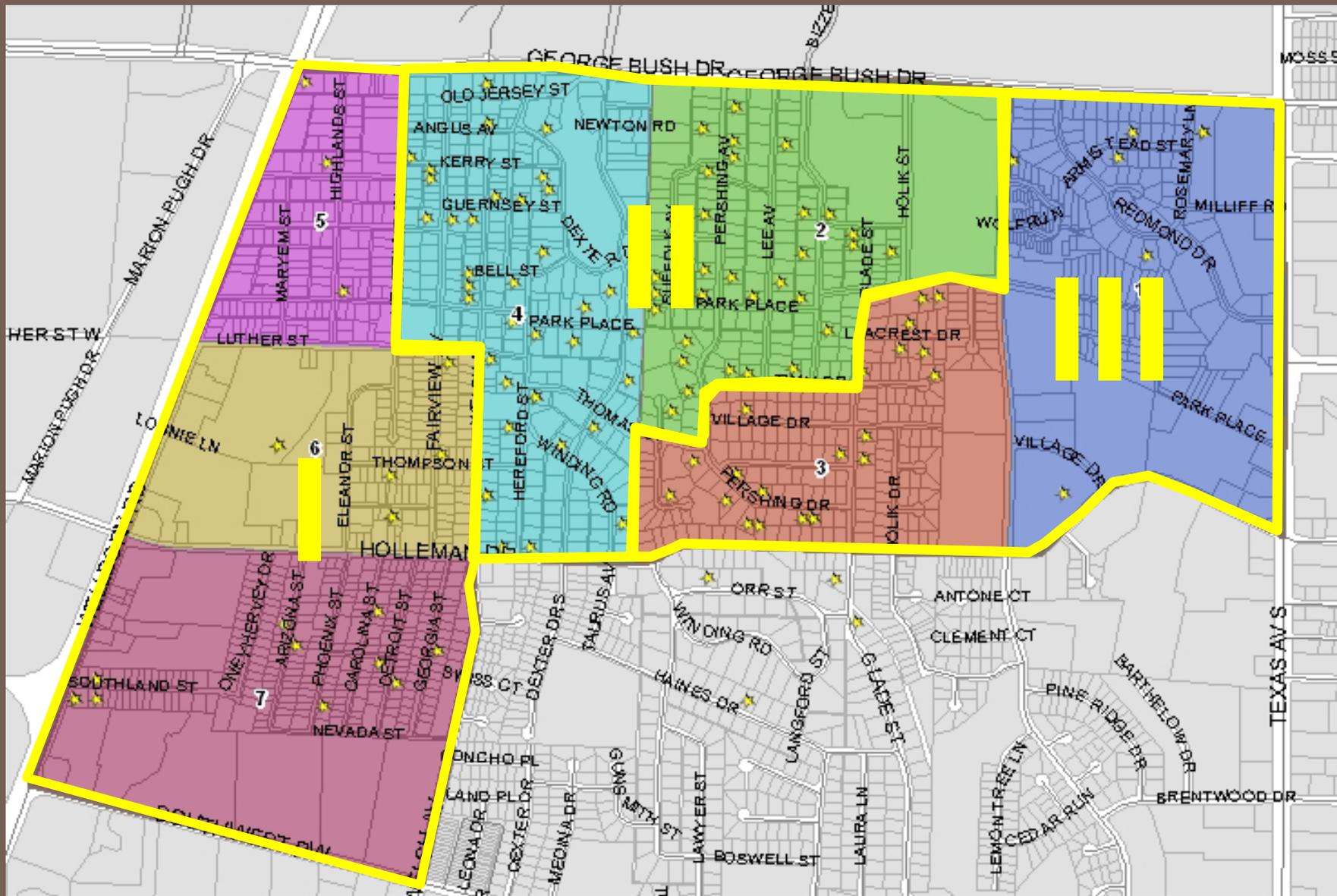
1. Questions
2. Existing problems (work orders or “to do” list)
3. General Issues Identified
4. Approaches / Solutions Identified
5. Website/Email
 - a) Q&A
 - b) Action taken

WHAT WE LOVE ABOUT THE SOUTHSIDE AREA

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







Geographic Area Meetings

- ★ On-Street Parking
- ★ Streets/Drainage/Sidewalks
- ★ Street Lights
- ★ Neighborhood Conservation/Student Rental Impacts
- ★ Code Enforcement

- ★ Historic / Character Preservation
- ★ Area 5 Redevelopment
- ★ Streets, Alleys, & Drainage
- ★ Sidewalks
- ★ Student Rental Impacts
- ★ Code Enforcement
- ★ Street Lights

- ★ Sidewalks
- ★ Holleman Drive Crossing
- ★ Street Lights
- ★ Drainage
- ★ Land Use / Neighborhood Conservation
- ★ Affordable Housing
- ★ Code Enforcement & Property Maintenance Code
- ★ Area 5 Redevelopment
- ★ Student Rental Impacts

Plan Elements (Chapters)

Introduction

Community Character & Neighborhood Integrity

Mobility

Public Facilities & Services

Implementation

Appendices

Existing Conditions Report

Public Input Summary

GOAL – A Chapter – level, broad statement that generally addresses the desired result in 5-7 years.

Example: preserve the existing character of the neighborhood.

STRATEGY – Statements addressing possible approaches to accomplishing the stated goal.

Example: Amend the Future Land Use & Character Map in the City's Comprehensive Plan to further protect areas not currently designated as Neighborhood Conservation.

ACTION – A specific action that should be taken by residents, neighborhood organizations, City staff, or the City Council.

Example: The City should initiate an amendment to the Comprehensive Plan for the Redmond Terrace Subdivision and the McCullough Subdivision from General Suburban to Neighborhood Conservation.

★ Land Use

★ Sidewalks

★ Bike Lanes

★ Thoroughfares

★ Holleman Drive Crossings

★ Street Lights

★ Area 5 Redevelopment

★ Student Rental Impacts

★ Alleys

★ Parking

★ HOAs

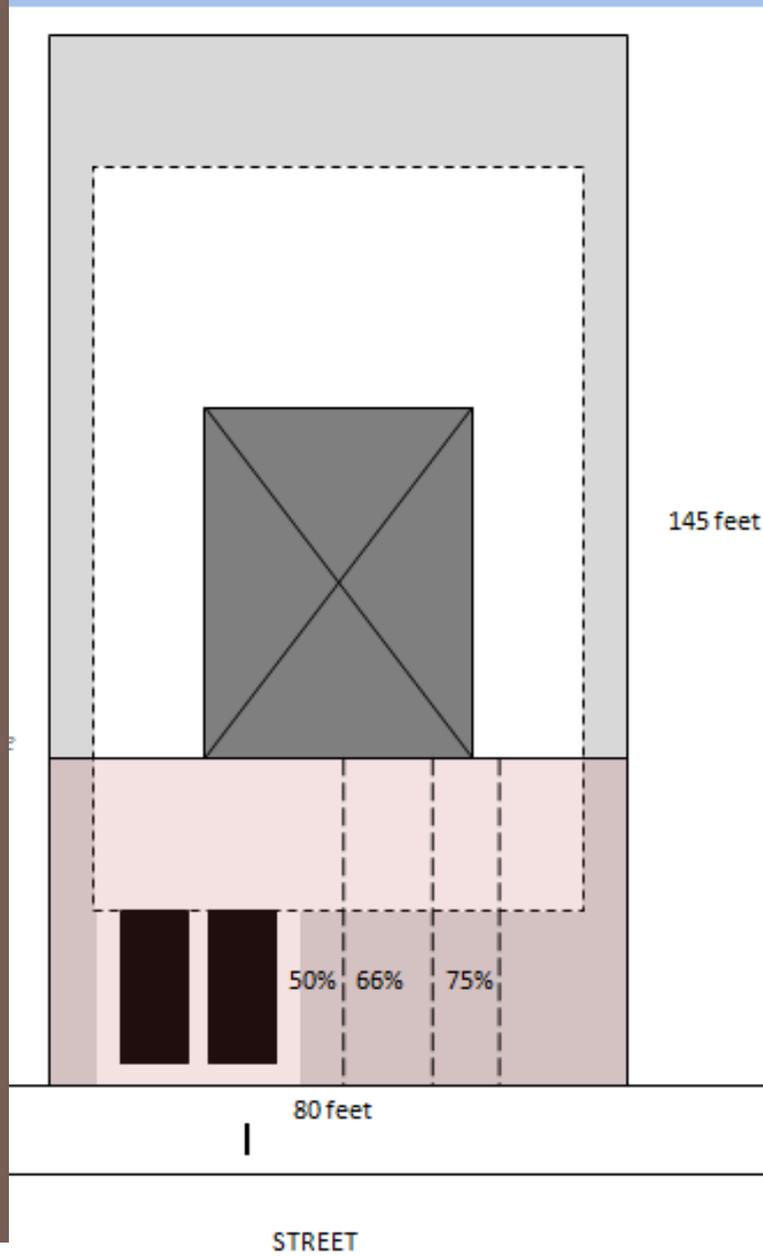
★ Education

★ Character Elements



STREETS AROUND SCHOOLS





PARKING & LOT COVERAGE

Southside Area
Neighborhood Plan

Wellborn/George Bush
Grade Separation



Source: Planning & Development Services

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

Southside Area Neighborhood Plan

SPECIAL MEETING

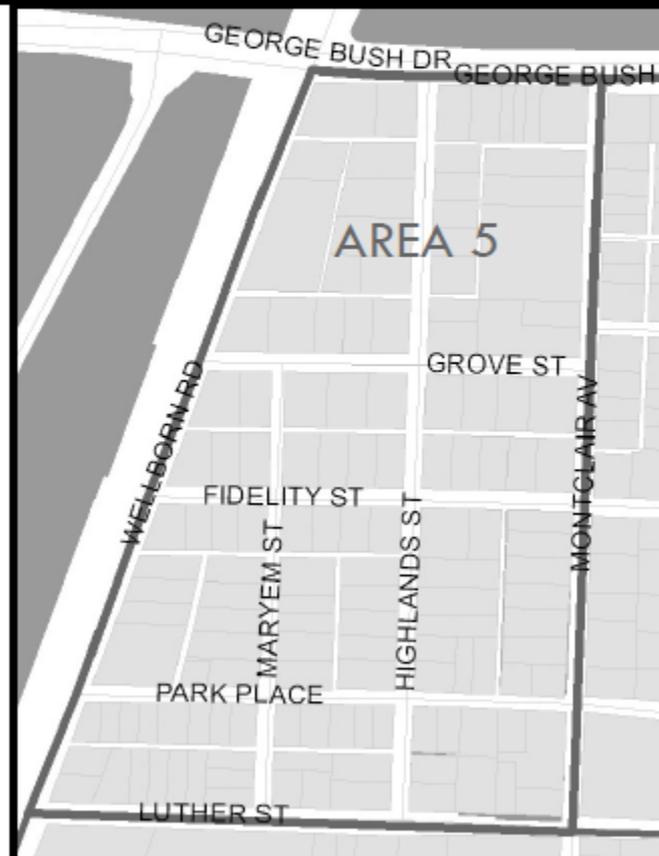
Southside Area Neighborhood Plan

A **SPECIAL MEETING** is being held to discuss the future of "AREA 5" in the Southside Area Neighborhood Plan. Southside residents, property owners, investors, and others interested in the future of Southside will come together to discuss opportunities that recognize and balance the need to protect the integrity of the surrounding neighborhoods, the future development potential close to campus, and the protection of historic resources in the Area.

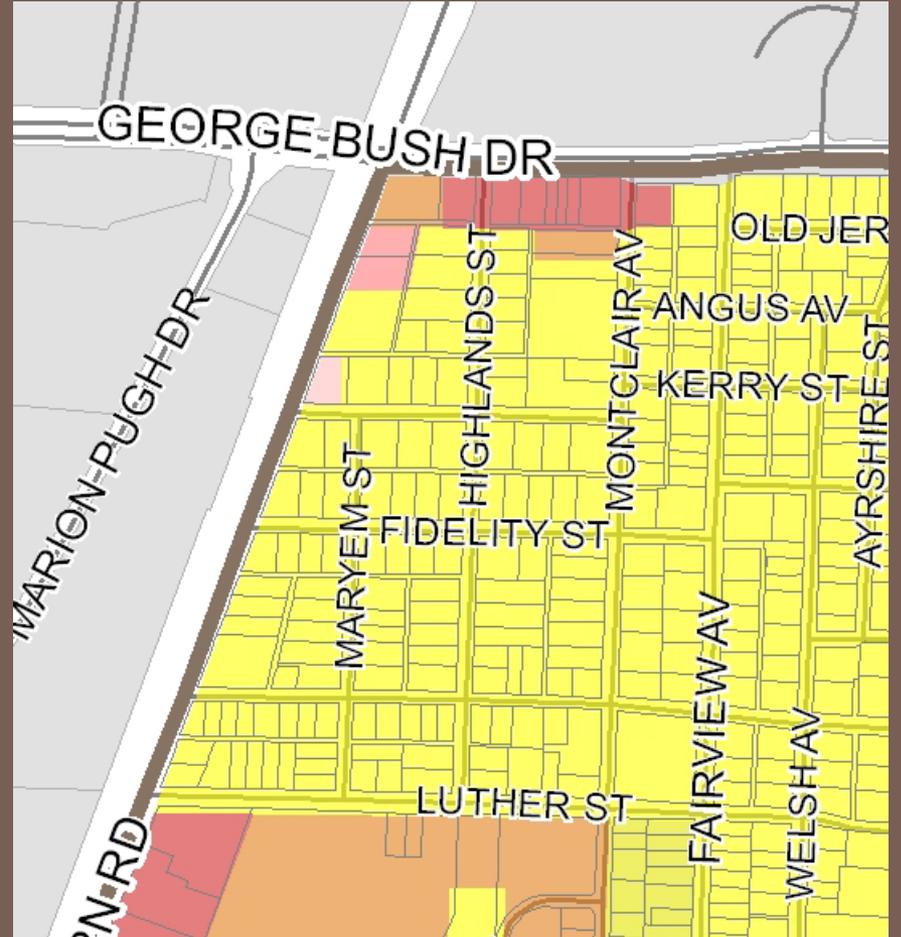
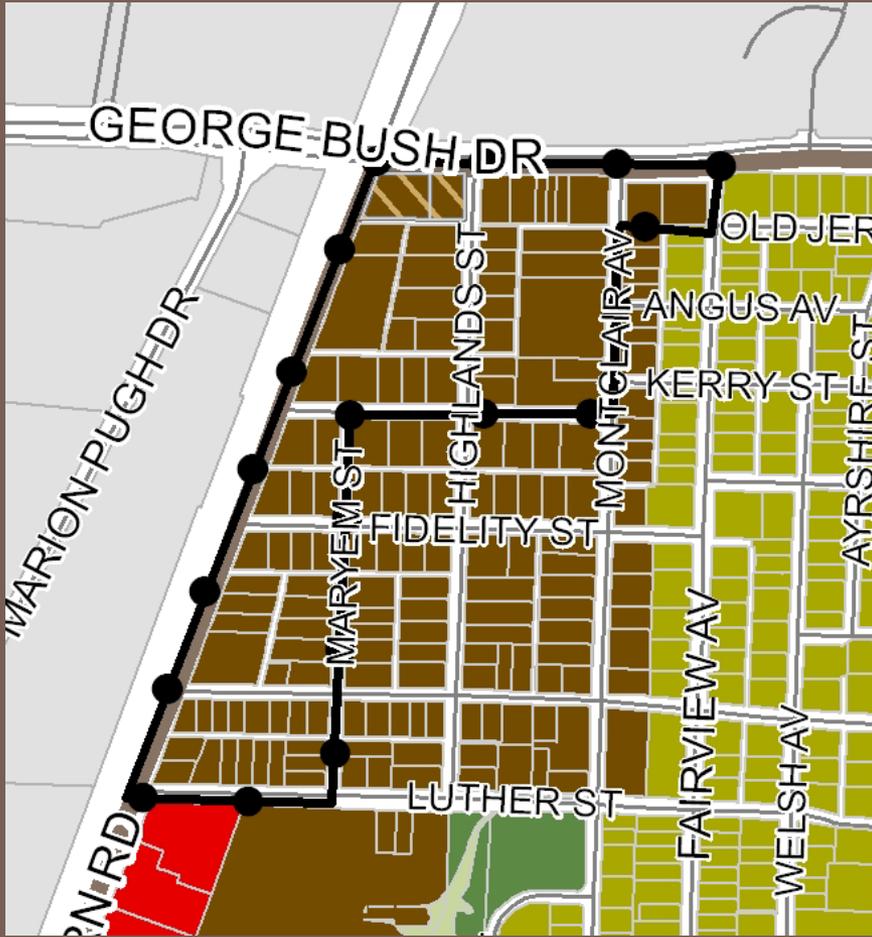
Tuesday, May 1, 2012
6:00 p.m.

College Station City Hall Council Chambers
1101 Texas Avenue

Contact: Jennifer Prochazka
CompPlan@cstx.gov
979-764-3570



- Current comp plan and expectations
- Existing zoning entitlements
- TxDOT interchange
- Future cul-de-sac'd streets
- Platting limitations
- Water infrastructure
- Sewer infrastructure
- Transportation infrastructure
- Campus homes
- Proximity to campus
- Property values
- Large number of rental properties
- New SF construction & Remodels



Comprehensive Plan & Zoning

Trait	Discussion Groups				
	1	2	3	4	5
Allow Demolition of Campus Homes	X	X	X	X	X
Comercial @ Luther/Wellborn			X	X	X
Commercial @ Perimeter	X		X	X	
"Core" remain Single-Family		X	X		X
Extended Urban Area	X				
Height Limit Transition		X		X	X
Hotels Acceptable	X		X	X	
Multi-Use Path			X		X
Neighborhood Conservation for most			X		
No Apartments			X		
One-way Streets	X			X	X
Parking as a Primary Use				X	X
Parking Removal	X				
Perimeter High-Density	X	X	X	X	X
Regulate Building Materials		X			
Structured Parking o.k.	X			X	
Traffic Management (ie: speed hump)	X				
Transition Area		X		X	X
Tree Preservation		X			

NEXT STEP: Draft chapters to NRT for feedback

June 4th: BPG Board – Mobility Concepts

★ July 10th: PUBLIC Open House

July 17th: NRT Meeting - Finalize

August 2nd: Proposed plan provided to P&Z

★ August 6th: BPG Advisory Board recommendation

August 9th: Proposed plan provided to Council

★ August 16th: P&Z recommendation

★ August 23rd: Council consideration for adoption