

South Knoll Area Neighborhood Plan

Issues & Opportunities Meeting, November 26, 2012

The City hosted a public meeting for the South Knoll Area Neighborhood Plan to focus on issues and opportunities that exist in the neighborhood. Residents were asked to comment on four aspects of their neighborhood during the Issues and Opportunities Meeting, including:

- Biking & Walking
- Code Enforcement & Character
- Infrastructure
- Public Safety

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 and Walking

1. Remove parking with bike lanes
2. If parking is removed on Glade, parking can be in driveways
3. Is biking allowed on sidewalks? Bike lane stripes do nothing. Potholes, sidewalks safer. Drivers ignore cyclist
4. If street is stripped, should upgrade road first (resurfacing)
5. Bikes are supposed to follow same rules as motorist, car are not allowed on sidewalks
6. Crosswalk button not easy to get to for cyclist (no ramp, mud...)
7. Caudill sidewalk good
8. Trigger Gunsmith and Dexter (sidewalks need for MF)
9. Improvements to sidewalks on Southwest Parkway (gaps, puddles) Langford to Texas Ave
10. Trim trees on Southwest Parkway (Biking and walking are dangerous)
11. Cars hanging into sidewalks from driveway. Safety issue when kids ride their bike out into the street
12. Sidewalks should be on every street
13. How are sidewalks funded
14. Re-do sidewalks before new ones. (Haines, Langford, Glade) Not stroller friendly
15. Put sidewalks in everywhere
16. Southwest Parkway @ Wellborn proposed sidewalk here? To get to Crompton Park

17. Campus Village / The Woodlands residents crossing to bus stop – across Southwest Parkway crosswalk
18. Safety on Dexter for Biking
19. Glade bike lane – where will everyone park? Residential street and need parking for residents, guests.
20. Game day parking on Glade
21. No bike lane on Glade (don't put it here)
22. Bikers in middle of road / intersection
23. Cyclists on Wellborn are not safe
24. Friendly campus communities have more bike/ped facilities. Glade could have a very nice bike lane.
25. Why can't CS have wide sidewalks w/ ramps instead of bike lanes
26. Laura Ln one-sided parking and bike lanes on Glade
27. How is parking determined? (what side of street)
28. Bike Lane – No Parking
29. Putting a bike lane on Glade means no parking, yet parking is identified as a speed reducer
30. Bike/Ped @ Comal and Arboles needs Lighting for high school students (Public easement ?)
31. Southwest Parkway to Lemon Tree Multi – use path has dead trees (Maintenance ?)
32. Council (years ago) put on an agenda a bike lane on Glade. Residents opposed because of parking
33. Glade is wide enough to have a bike lane
34. Push develop, of multi-use paths for those that are not comfortable on streets
35. Bike lanes on bike route to A&M (propose?)
36. Why can't cyclist just ride on sidewalks instead of putting in bike lanes
37. Visibility of cyclist @ intersections (Langford)
38. Southwest Parkway ever expands cycling would be much safer
39. Sidewalks around Angelina Ct (Rayburn) for safer walking (propose?)
40. Sidewalk on Caudill is needed. Elementary children need this for safety (cars parked in each side, visibility)
41. Bus stop @ CJ BBQ – Drop off on opposite of road and crosswalk, Apartment shuttles doing this (not A&M system)
42. 2818 multi-use path used to get to Consol (Good)
43. Construct Bee Creek Trail
44. Southwest Parkway and Welsh bicycle safety (drivers not watching cyclists and going too fast)
45. Bike lanes remove parking from both sides of street
46. Ride bike on Southwest Parkway – You will die
47. Get stats on bike / car accidents
48. Cut brush / limbs on or around sidewalks for visibility
49. Bike lane on Langford (propose?)
50. "Sharrow" in bike routes
51. Would City move sprinkler system if a sidewalk was put on their property?

52. Get A&M to work with the City to coordinate bus routes with sidewalks. Bike racks on A&M bus?
Bike racks at bus stops
53. Inventory where bike racks are
54. Bikes in lane or corner at an intersection? Safety issue
55. Encourage kids to ride to school
56. 1970's bike lane on Glade
57. Can we just put a bike lane on one side of the street?
58. Who proposed bike lane on Glade? Only put on one side for more orderly
59. Wouldn't one side mean 2-way traffic in same area
60. Don't want to lose parking in Glade
61. Narrow sidewalks – can they be wider? Will newer sidewalks be wider? (5' to 6'?)
62. How are sidewalks determined for their side of the street
63. Laura Lane sidewalk – propose
64. Educate Elementary students on bicycle safety

The following are BIKING & WALKING statements from participant comment cards:

65. White lines do not make a bike lane that is useful and safe. Continue to develop sidewalks.
Hand controlled signals need to be more accessible.
66. A bike lane should be put on Glade.
67. Do not want to lose parking along Glade Street.
68. Proposed bike lane on Glade needs control of parking on the street. There is excessive parking on the street currently.
69. Cars parked in driveways which block sidewalks on Langford are a problem. Children riding bikes (or walking) are going in the street to pass by. This is an ongoing problem with certain residences. There are many children in the area that must cross SW Pkwy to get to South Knoll.
70. Trim low limbs on SW Pkwy for bike safety. Make sidewalks wider than what's existing.
71. On streets too narrow for bike lanes – remove parking for heavily used bike routes. Example: Langford between SW Pkwy and Guadalupe – Guadalupe between Langford and Nueces.
72. Pedestrian crossing at Woodlands Apts. Across from C&J BBQ on SW Pkwy – the Apt. bus drops off students on one side of the street and they all stray into traffic on SW Pkwy.
73. Glade Street – 15 years ago, similar proposal to make it a bike lane. As a cyclist, this seems not needed and a major inconvenience to the home owners who lose parking.
74. We would like to add sidewalks to Rayburn Ct. and Angelina Circle. We have an 18 mon. and 2.5 year old and uncomfortable walking down middle of street. Would also increase appeal to families.
75. Greenways – 1. Work on redevelopment of D.A. “Andy” Anderson Arboretum; 2. Clean and maintain “Bee Creek” restoration area – Replant area according to original plan. Trees and shrubs, etc. Sidewalks – complete plan for neighborhood.
76. Sidewalk on Caudill to school very dangerous because of parking on the street.
77. I live on 1217 Haines and I just planted lots of roses and plants with the expectation that there were never going to be sidewalks on my street. Thus, I don't want sidewalks in front of my yard. Plus, my yard is sloped and I don't think it would be possible.

78. Bicycling and Walking – Move faster on the proposed creek-side trails; focus more on multi-use paths and less on forcing bike lanes onto crowded residential streets.
79. As a Glade street resident adamantly opposed to putting bike lanes on it! Complete loss of on street parking on a residential street is not acceptable.
80. Bike Lane on Glade – 1. Subject visited several years ago by City Council – Glade Street residents were firmly opposed of the bike lane due to restriction on parking; 2. Your info states the least expensive way to reduce speeding is to allow on-street parking.
81. Continue to develop sidewalks and ensure maintenance of existing. Repair damaged curbs.
82. A sidewalk bridge over the creek between Rondo and Shadowood has great railing but narrow there. Please look to see if some additional railing needs to be provided for bikers and those with wheel chairs (a few feet on either side of the bridge)
83. Bikers should have use of Glade Street
84. No warning of torn up sidewalks for long term projects, used by my kids to get to school. Not enough sidewalks for kids trying safely to get to school – many sidewalks are in poor shape. Not being able to use school areas for parks specifically high school
85. Bus routes coordinate with bike route – Work with A&M. Trikes for the elderly – bike to store and home. Partner with old homes. Walk to preschool, elementary, Junior High, High, and A&M

Code Enforcement & Character

1. Need attention to address code – more officers
2. Tall grass in backyards
3. Need enforcement of number of occupants in rentals
4. Concern of boarding house
5. Collect information on occupants with rental registration
6. Concern for parents/kids living in house
7. Parking on both sides of the street/access Lawyer to Langford to corner. N and S Ridgefield/Glade
 - a. Haines @Langford, Caudill, Holleman @ Winding Guadalupe, Problem times are 11:30 – 3:00 am Weekend/football
 - b. Solution: Park one way, resident parking only. Remove parking on one side of street
8. Parking on curved streets – distance from curb
9. Prohibit paving – Restrict amount of paving front yard
10. Neighborhood Interaction with rental. Early contact with new tenants (Lawyer, Hondo, Shadowood) – good results
11. Change overlay for number of rental occupants
12. Clear space/trash can stored by sidewalks on Langford
13. Litter, grass, Rentals
14. Trash can left out –Holik
15. Parking on unimproved surfaces
16. Need more code enforcement (add more officers)
17. Medina fence not repaired
18. Shadowood fences down / leaning

19. Publicize complaint procedure / number
20. Parking too many cars at rentals – on street parking (Glade, Laura. Caudill, Langford after 5:00
21. Problem: Parking on both sides of the street Solution: Limit parking to one side (Laura entrance problem) for entire neighborhood. Convenience and safety issue.
22. Not enough parking at rental units
23. Do students realize they can request a second trash can
24. Listserv or App for students? To inform/ educate , use rental registration list
25. Emergency vehicle access on narrow street is an issue – Lawyer, Comal , Shadowood
26. Traffic on Southwest Parkway
27. Rental Registration should apply to family owned occupied by child/student occupied or roommate properties
28. Mowing, trash, property maintenance. Lawn maintenance @ rentals tall grass, dead grass, dead trees Caudill and Laura
29. Need HOA or Neighborhood Association
30. Rental houses with too many students
31. Need enforcement of number of occupants
32. Should reduce number of unrelated in a single family home
33. Lawyer – Comal changed deed restrictions to redefine single family
34. Rental property increase with student in changing character
35. Change definition of single family
36. Increase in crime, services, infrastructure
37. Caudill. Lawyer Pl, and Sabine Ct
38. City should be proactive in encouraging single family neighborhood atmosphere
39. Fair housing laws
40. Apartment maintenance, enforcement @ complexes off Southwest Parkway, Holleman, Glade to Welsh
41. Boarding house classification
42. Increase dialog with University regarding rental issues – more dorms
43. Dead trees, bare dirt yards
44. Apartment complexes built next to neighborhoods preservation by City – proactively
45. Demolition of old house, replacing with new single family rentals
46. Preserve older homes – owner occupied or family occupied
47. Address architectural requirements to preserve neighborhood character
48. Haines and Caudill – overgrowth causing visibility properties
49. Increase in number on Single family rentals with 4 or more occupants (not enforced)
 - a. Change limit to 3, safety issues to parking and traffic on street, opposite direction, too far from curb, block driveways
 - b. Langford, Rayburn Ct, Glade, N. Ridgefield. Emergency Access
50. Popery Maintenance – dead landscaping, yards, high incidence in rentals
51. Angelina Ct – broken window for 3 years
52. Backyard maintenance – Natural landscaping not maintained
53. Rental units – parking issues- don't use driveway park in streets

54. Limit impervious surface in front yard
55. Limit number of cars per house
56. Concerns of property values
57. Boarding house
58. Junk vehicles – Langford (gold firebird)
59. 2002 Rayburn Ct – dog house in front yard
60. Trash cans not moved – Lawyer , Trash cans not moved – Lawyer St, Trash cans not moved
61. Trash can not taken to curb trash piled
62. Bulky and Recycling placed at curb for days before scheduled

The following are CODE ENFORCEMENT/CHARACTER statements from participant comment cards:

63. Remember to protect investment interest, too. All owners invested, not just owner-occupied.
64. No architectural controls. Do not control inside architectural/ size of homes.
65. Historic district for Orr and Winding.
66. Removing the four unrelated renters will solve almost all problems.
67. Trash can being left out too long.
68. Dog house in front yard at 2002 Rayburn
69. Ultimately too many people in rental single family houses are creating on street parking problems. I suggest reducing down to 3 the number of unrelated people in a single family house. Also there seems to be no code enforcement of 4 people now.
70. Totally opposed to architectural standards
71. Virtually all code enforcement issues are symptoms. Until we address the problem – rental property stuffed with college boys- we are simply putting band aids on the symptoms. Every semester all over again forever. Enforce the 4 person limit.
72. Single family residences. Enforce issues of having a dorm and related problems.
73. It takes numerous calls to get rental units mowed. When it is enforced, the people only mow the front yard.
74. RE: Code Enforcement and Character – I have always had a great response from Code Enforcement. I would like to see the neighborhood west of Welsh to Wellborn cleaned up/HELPED. I would be more specific, but I am actually afraid to go into that neighborhood.
75. Poor Code Enforcement – 1. Number of persons in single family dwelling leads to parking issues (one side parking); 2. Code enforcement – lawns, trash, fence down. Suggested: code recommend – less than four unrelated.
76. A mechanism for enforcement of the no-more-than-four-unrelated occupants/home needs to be developed! At present, it is impossible to get this code enforced.
77. Garbage cans left at sidewalk at all times.
78. More than four renters in house (at least 5 vehicles before 8 every day).
79. Trash for Southwest Parkway (paper, cans, bottles) thrown into my yard.
80. Per Code Enforcement: Our concerns largely, I believe, are the code itself – dead grass OK. Grass needs mowing but not knee high. Garbage cans fine at front door entrance but illegal to leave cans at curb. “Broken metal lawn chairs lying in tall grass is OK because it is outdoor furniture.” Consider fewer than four occupants in most cluttered streets of this area.

81. Enforcement on more than four unrelated.
82. Amount of impervious cover (similar to area in Southside. Location of trash can when brought in clear space on sidewalk.
83. Proposed Gateway Grant project to Lawyer Place with names neighborhood "Southwood" with CCS and owners – 50/50 funding.

Infrastructure

1. Sewer – West of Glade – Southwood (just wanting information) where will there be gaps?
2. Drainage – Haines to Winding water pools at the intersection. Water drains from the property to the next across the road. Dip is also a problem driving across it.
3. Holleman & Glade – signal control box is a blind spot. Sight distance problem. NW Corner
4. Gabbard Park – Maintenance issue garbage needs to be picked up if not it is going down the drainage system.
5. Caudill & Haines – intersection sight distance issues.
6. Holleman & Glade – Signal timing camera detection could be malfunctioning.
7. Glade & SW Pkwy - Signal timing camera detection could be malfunctioning.
8. George Bush & Timber - Signal timing camera detection could be malfunctioning.
9. Red Light Running – want cameras back
10. Glade St – Game day parking is an issue. Parking restricts mobility. SW Pkwy to campus
11. Lawyer St- Parking issues during pick-up and drop-off school hours.
12. Sidewalk Gaps – Around High School south side of FM 2818
13. Glade St – Repair sidewalks uneven pavement
14. Crossing FM 2818 - At High School is an issue
15. Intersection Improvements – Langford & SW Pkwy signals needed. High speed. Stop sign not easily seen.
16. Drainage – 1801 Bee Creek SW Pkwy & Bee Creek Erosion at recent drainage pipe improvement Erosion also happens with major rain event
17. Construction – Traffic Control Problematic not too much (?) On tractor getting away from standard. Occurring at all projects City maintenance crews.
18. Traffic Calming – Boswell, Lawyer and Caudill Guadalupe & Langford. Speeding & cut through traffic
19. Construction – advance notice on construction sequence (public notice), press release should be accurate.
20. Holleman Dr – Traffic problem long term, widen to accommodate existing and future traffic function as a major collector or minor arterial.
21. Intersection Lights – Southwood & Laura dark, needs more lighting
22. Maintenance – Bee Creek between SW Pkwy and Angelina mowing and drainage pipe obstructions
23. Sewer Project – 1804 Bee Creek where is line being moved. Need to make sure everybody is connected
24. SW Pkwy – By Baptist Church water stands on that property during/after rain event. Scour at culvert/bridge

25. West Nile Virus – At Bee Creek?
26. (CSU) Electrical Maintenance – 1819 Shadowood, Standing water by transformer, and Oil sheen on top of water
27. Lawyer St. – Construction overlay after sewer/water project, uneven pavement. Parts of lawyer needs complete rehab. 1400 block
28. Lawyer St. – san sewer if not includes current project. Must be rehab soon or part of current project
29. 1208 Glade St. – Not included in current water line project. 3 times a year the line breaks. 30 years (overdue)?
30. Intersection – Langford & Southwest pkwy. Turning movement issues Traffic queuing on to or past Laura Lane and Warning or advance notice for intersection
31. Construction – Advance notice to neighborhood on construction sequencing. Example waterline/sewer, current project. (Website press release)
32. Intersection – SW Pkwy & Langford advance warning for intersection flashing beacon.
33. Pothole – Bush Dr & Bizzell
34. Construction – Recent improvement for sidewalks & ADA ramps are being damaged with water and sewer projects that are underway. SW Pkwy & Langford
35. Water Line – Water pressure is high. Indoor Plumbing leaks. Water hose breaks
36. Angelina Cir – Pot holes continually being done. Asphalt does not stay. Aggregate goes everywhere.
37. Glade St. – sidewalk is uneven. Maintenance is required. By school Haines Dr. to Glade

The following are INFRASTRUCTURE statements from participant comment cards:

38. Pedestrian and bicycle walkway from Comal Street to Arboles Court needs lighting for early morning/evening traffic going back and forth from neighborhood to activities at A&M Consolidated H.S. (Could be timed switch or motion-activated if constant light caused problems for adjacent residents.)
39. Visibility problem with traffic control box at Holleman and Glade (NW corner)
40. Intersection pavement and repair – Repair paving at road bed at intersection of Southwest Parkway and Wellborn Road – Gutter , paving and road bed
41. Improvement of exceedingly high water pressure on Rayburn Ct
42. Drainage – Focus on maintenance of Bee Creek “restoration” area – Replant trees and shrubs as originally planned, Trash cleaning
43. Parking problems, new lights on dark streets, street lights on Southwood, Laura. Floods from Southwest Parkway to 1800 and 1802 Southwoods back yard
44. Bad pot holes on corner of George Bush and Bizzell both sides of George Bush. Bee Creek grass is not being cut on the house side of the creek – leads to rodents, and unsightly
45. 1412 Caudill drainage of water problem, the house floods, needs to be ditched. The owner Mr. Miller is in Mexico. The company that rents it does nothing. Pine trees removed on Caudill corner near South Knoll School they are dead trees. Students live there.
46. Drainage – restrictive water flow of drainage on east creek of lawyer Place. Traffic Stop signs – Southwest Parkway and Langford – add flashing stop sign solar powered.

47. Need a “Not at through street” or “Dead End” sign on Lawyer Place from Southwest Parkway. Many cars go to the end of the cul-de-sac and then must turn around to exit. Traffic safety issue.
48. Could we examine the intersection of Haines and Langford. Must be difficult for school buses, much less fire trucks to get through – especially in the morning.
49. Street lights needed on Southwood – dark, strange people walk there.
50. 1412 Caudill has a problem with rain water flooding. The owner is in Mexico, the rental company does nothing. The students moved out and said they would tell everyone they knew.

Public Safety

1. Caudill on-street parking is a problem. How do you remove parking?
2. Rayburn Court parking is also a problem
3. School times on-street parking is a problem
4. Safety getting to schools (Elem. & High) because there aren’t any sidewalks – SW Pkwy and Langford four-way stop is a problem during school hours/all the time
5. Speeding on SW Parkway
6. Glade turning into SW Pkwy needs a longer delay at red light. Also bad visibility because of wall
7. Loud parties? If you can hear it in your home it is too loud (between 11PM – 6AM)
8. Are students given more leniencies because A&M is a big employer?
9. Are city education programs for students?
10. Is there some kind of graduated code enforcement policy?
11. Who put in lights along 2818? TxDOT? Causing light pollution to residents
12. Increased noise from 2818 fly-over
13. Rayburn and Angelina are too dark
14. “No Parking” on Guadalupe is not enforced – signs, citizen complaint
15. Trash Service and mail can’t provide service
16. School taxes and insurance (based on facilities) – Can we get fire ratings improved? Can someone talk to underwriters? Added waterlines with fire hydrants should help
17. How common are noise complaints? What are the stats? **It makes a difference to call and complain**
18. What about loud cars on SW Parkway? **More difficult to cite.**
19. What are the fines that are imposed?
20. Can one person be dedicated to noise complaints so these calls aren’t distracting from crimes?
21. How many calls are received on Animal Control?
22. Do you have to register a rental if you buy a home for your child and their friends? **Yes**
23. Animal Control is excellent
24. Police
25. No burn ban in city is dangerous because of older homes and trees. Need a burn ban policy
26. Who pays for all of the city street lighting? **City**
27. Laura Lane needs better lighting
28. Is there someone we can call if we will be out of town for a couple of weeks? “Darkhouse”
29. Crime has gotten worse off SW Pkwy in past six years

30. Laura Lane – would like to consider removing parking on one side of street
31. CSISD bus route goes down Laura Lane instead of Glade. Why? **Contact Hector Garcia – route coordinators (CSISD) – Buses are speeding**
32. Speeding at Haines and Langford
33. Would like flashing sign at SW Parkway and Langford or street signal
34. N. Bardell and SW Pkwy dangerous turning movements
35. How does the city determine when properties should register as rentals? **Owners apply, citations**
36. Rental percentage map is incorrect
37. Parking restrictions only partial on Orr and Glade
38. Police were superb when I had a break in
39. How do burglaries compare to other areas of the city?
40. Are there any Gateway Grants available for neighborhood signs? **Yes, for signs (\$500), contact Barbara Moore**
41. Who owns brick fences? **Private properties**
42. Is there anything that can be done to preserve character? Older homes – demos replaced by character fitting homes. Can this be encouraged? Would like to see continuous character through neighborhoods to preserve the look and property values.
43. What does it take to declare a school zone? Parkway Baptist School (private)
44. What defines a loud party? If you can hear it in your home 11pm – 6pm time frame
45. Looking at statistics, what is the change/increase from past years in crimes?
46. Want map with crime locations, where are crimes occurring? Is there a correlation to rental properties?
 - a. **Can be found on Police website “Daily significant activity”**
47. Who are loud party citations issued too? Is there any way to find out if a citation was issued in my neighborhood?
48. Is the “dark house” program still alive? Felt it was a good/effective program
49. King Arthur (cul-de-sac) on street parking problem (citizen request to remove parking)
50. What are options for limiting parking? If removed on one side where do the cars go?
51. Langford @ Guadalupe speeding issues
52. “No Parking” on Langford @ Guadalupe not being enforced
53. No one stopping at Southwest Parkway @ Langford
54. Southwood is dark needs street lighting

The following are PUBLIC SAFETY statements from participant comment cards:

55. Enforce parking on one side of Guadalupe and Langford where designated on map.
56. Community meeting with police for many years until 2012. We had the meeting in 2012 but no police came and fire trucks did not participate as before. We want Police and Fire trucks to participate next year.
57. We have parking on both sides of Rayburn Ct. which often results in an impass for vehicles traveling in opposite directions. Need 100W street lamp at Rayburn and Angelina Circle and Southwood Dr. and Angelina Circle.

58. Parking by numerous pickups on my busy street make turning going forward left out of my driveway dangerous as the trucks block being able to see oncoming traffic in a compact car. It is made even more dangerous with frequent speeding on this street.
59. Parking on Caudill is just plain ridiculous. Drive down it at 7:45 AM.
60. On Caudill Street – Parking on street should be one way parking. A fire truck couldn't get down it. People park in the curve of the street and it's impossible to see. If you meet another car you have to back up a long way to pass.
61. Public Safety – On street parking at rentals causes undue congestion – various locales.
62. Parking on “special” times on streets. Dog barking/dog not taken care of on Caudill (I think). Fire and Police being able to get down Lawyer (by school).
63. GIS map of crimes mentioned. Speed control on SW Parkway. Parking close to intersections. Safe walking and biking need.
64. Parking on the street – fire access. Parking enforcement – Caudill – parking on one side of the road, residents parking only. 11:00 PM – 3:00 AM monitor parking – drive with fire truck on Glade, Caudill, Haynes, Langford, South and North Edgefield. Enforce distance parking from the curb more than 18”.
65. The parking on Lawyer by the duplexes at the intersection of Boswell/ Caudill and Lawyer should on one side of the street only. In the morning there is a flow of traffic off of Southwest Parkway in the direction of the school. Parked cars block other cars going in the opposite direction to get onto Southwest Parkway.
66. Parking on one side of the street of Lawyer Place for emergency vehicles passage.
67. Glade Street is a major concern: Parking is disorderly on both sides. There seems to be no control of it and instructs on the curbs or streets. Parking is excessive in view of the traffic on the street. I favor clear markings on the curb to keep it open especially on days when a ball game is in progress.
68. Speeding is an issue on Glade, but the bike lane would prohibit parking on both sides of street. Will this not exacerbate the speeding problem on Glade?
69. Emergency vehicle access issues on Lawyer Place and Comal when cars parked on both sides of the narrow roads.
70. Lawyer Street has one way drive due to student parking on street. Very dangerous for fire safety. A fire truck could not get down during early morning or night.
71. Safe neighborhood, more public light on streets by South Knoll, Southwood area strange people walking on dark streets.
72. Safety: Disregard for four-way stops. Massive parking restricts access. High speed traffic on Langford after school. Lack of sidewalks, especially Guadalupe.
73. Public Safety – Many of these problems are symptoms – the problem is rental houses stuffed with college students. Traffic flow on Lawyer and Caudill near South Knoll Elem. Is terrible and dangerous.
74. First concern is the increase in crime. The number and more serious nature is increasing. Seems more in higher density areas. Second, is a constant problem is speeding or reckless driving.
75. Barking dogs. Noise – mainly traveling from Wolf Peen Creek Amphitheater. Traffic on SW Parkway.

76. Concern – Parking on our street, both sides up and down street. Ambulance/fire trucks/concerns. Can't hardly get through with cars. King Arthur – 1207

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. Bike facilities to connect to medical center (Rock Prairie) back roads?** Rock Prairie Road east of SH6 will have bike lanes. The bridge will have wider sidewalks and a wide outside lane. Bike facilities will exist on new roads in the Medical District.
- 2. Is biking allowed on sidewalks?** Yes, but unless you're a small child, biking on the street is safer. Motorists aren't looking for bicyclists on the sidewalk, especially those riding against traffic. At driveways and intersections, you are at much greater risk of being hit by a motorist than if you were riding on the road with traffic. If you are going to ride on the sidewalk, please remember that pedestrians have the right-of-way on a sidewalk. Also, ride slowly; approach driveways and intersections carefully, look both ways and watch for turning cars; and always assume that pedestrians and cars do not see you.
Please note: If you have school-aged children and are wondering when they should start riding on the street, the National Highway Traffic Safety Administration (NHTSA) suggests: "Children nine years of age and younger, are not able to identify and adjust to many dangerous traffic situations, and therefore, should not be allowed to ride in the street unsupervised. Children who are permitted to ride in the street without supervision should have the necessary skills to safely follow the "rules of the road."
- 3. Why can't cyclists just ride on sidewalks instead of putting in bike lanes?** Studies show that riding on the sidewalk puts a bicyclist at a greater risk as described above.
- 4. Why can't CS have wide sidewalks w/ ramps instead of bike lanes?** See response above. College Station does have some wider sidewalks along roadways (8-10 feet in width for use by pedestrians and bicyclists) but they typically are in locations with minimal driveway conflicts and have a buffer between the road and the sidewalk where possible.
- 5. Southwest Parkway @ Wellborn proposed sidewalk here? To get to Crompton Park.** Noted. A sidewalk is proposed where they do not exist on Southwest Parkway in the Bicycle, Pedestrian and Greenways Master Plan and a sidewalk is funded and under design along the east side of Wellborn.
- 6. Glade bike lane – where will everyone park?** When bike lanes are introduced along a roadway parking is then removed on both sides. Residents will be asked to park in their driveway and visitors would need to park on side streets. Discussions can continue on whether or not this is feasible or desired along this section of Glade and how best to accommodate and encourage those who would like to bike for transportation and recreation.

7. **How is parking (removal?) determined? (what side of street)** Some of the factors used to the side include the location of the fire hydrants and existing sidewalks.
8. **Bike/Ped @ Comal and Arboles needs Lighting for high school students (Public easement?)** Staff will explore this further. The property in question is privately owned.
9. **Southwest Parkway to Lemon Tree Multi – use path has dead trees (Maintenance ?)** We will forward comments on to the Parks and Recreation Department.
10. **Bike lanes on bike route to A&M (propose?)** Existing bike lanes that go to campus include Welsh Avenue, Anderson Street/Longmire Drive. They are proposed on Glade Street in this area.
11. **Sidewalks around Angelina Ct (Rayburn) for safer walking (propose?)** Will consider.
12. **Get stats on bike / car accidents** Staff is working on pulling this information together.
13. **Bike lane on Langford (propose?)** Langford is currently a bike route with signage. The road isn't wide enough to have bike lanes. It is currently 28 feet in width – travel lanes range from wide from 10-12 feet and bike lanes 5-7 feet. With a travel lane in each direction and a bike lane on each side, the absolute minimum would be 30 feet, an ideal width would be at least 34 feet and an optimal width 38 feet.
14. **Would City move sprinkler system if a sidewalk was put on their property?** If a sprinkler system has to be relocated due to sidewalk construction, the City would work with the property owner to move it.
15. **Bikes in lane or corner at an intersection? Safety issue** We will propose bike classes and other education tools to help those who bike to know how to navigate through an intersection.
16. **Can we just put a bike lane on one side of the street?** Those who bicycle have the same rights and responsibilities as a motorist. As such they are required to ride in the same direction as a car does in a travel lane. When bike lanes are added to a roadway, they are placed on both sides to provide someone biking a safe place to bike in both directions. A bike lane provides a separate area of the roadway for someone biking to then go at a slower speed than traffic. If a bicyclist takes the lane, there is an expectation that they can keep up with the speed of traffic/motor vehicles.
17. **Who proposed bike lanes on Glade?** The bike lane was proposed in 2009 during the planning process for the Bicycle, Pedestrian, and Greenways Master Plan. This involved input from the general public, a Technical Task Force and was adopted by City Council on January 28, 2010.
18. **Wouldn't one side mean 2-way traffic in same area.** Two-way bicycle lanes on one side of the road are not recommended because they promote riding against the flow of motor vehicle traffic. Wrong-way riding is a significant cause of car/bike crashes.
19. **Narrow sidewalks – can they be wider? Will newer sidewalks be wider? (5' to 6'?)** Sure – please provide street locations where this it is desired and they can be considered. Priority, however, will be given to constructing in locations where sidewalks don't exist at all. When new sidewalks are constructed, they are required to be a minimum of five feet and wider (depending on the road type).
20. **How are sidewalks determined for their side of the street** When a sidewalk is proposed on one side of a street, several factors are considered in making that determination. These include existing right-of-way, location of utilities, and existing mature trees. Staff will work with homeowners to choose the side with the least amount of conflicts.

The following are BIKING & WALKING questions from participant comment cards:

21. **Sidewalks – good in theory, but what trees will be lost? Will SW Pkwy designation as a bike route change anything? It is uncomfortably narrow for a bike lane.** The removal of some trees will depend on the location of the sidewalk. Most sidewalks proposed in the Bicycle, Pedestrian, and Greenways Master Plan are for one side of the street unless it's a major road. The City will work with an arborist to protect and save as many trees as possible if a sidewalk is determined to be necessary for the safety of adults and children to reach schools, parks, etc. The current designation of Southwest Parkway as a bike route will be reviewed through this process. There isn't any room to add bike lanes so the question will be: Do we remove the designation of the bike route due to traffic volumes or do we provide additional signs and markings so motorists know that bicyclists are allowed along this corridor?
22. **How do we go about adding additional streets to proposed sidewalk?** Please provide comments at any point during the planning process. There will be opportunities at meetings, feel free to email a staff member at any point or go to our website at www.cstx.gov/ndcplanning

Code Enforcement & Character

1. **Do students realize they can request a second trash can?** No, this is not something that I think students realize. But we do distribute sanitation and recycling information in walk & talk packets and it is available at the student life and housing departments at A&M.
2. **Listserv or App for students? To inform/educate, use rental registration list?** There are opportunities for us to use the parent and off-campus student listserv. The Student Life Department at A&M has allowed the City to put articles and other information in their newsletters and other correspondence we send out to these groups. We do plan to use this list more, when possible to help get the word out about important issues. There is an opportunity to use rental registration contacts in this way, although those contacts are the owners / landlords.

The following are CODE ENFORCEMENT/CHARACTER questions from participant comment cards:

3. **I am interested in finding out if zoning affects rental registration. Can rezoning stop the great amount of rental to students? Is there a requirement that the people living in a rented house be all related to each other?** Rental Registration is required for single-family and duplex properties that are rented out, regardless of the zoning district that the properties are in. In this way, zoning does not affect rental registration. Zoning does not and cannot stop rentals to students. It does not discriminate based on education/employment and does not limit the "type" of person that can occupy a home. The City defines a "family" as "one or more persons occupying a single dwelling unit, provided that unless all members are related by (1)blood, (2)adoption, (3)guardianship, (4)marriage, or (5) are part of a group home for disabled persons,

no such family shall contain more than four persons.” This definition permits up to four unrelated individuals to live together as a family unit.

4. **How can we educate residents about code? Maybe a quick Top 10 list of things. Yard upkeep, residence regulations, etc. Also is there a welcome kit that we as neighbors could pass out with code points, recycling info, etc.?** This is an ongoing issue. Through the walk & talks we give out hundreds of bags with City information on codes, partying, parking, animal control, utilities and so much more. Our Neighborhood Services Division puts together welcome packets for HOAs & NAs to give out to new residents with City information & educational materials on what to expect when living in a neighborhood setting. The packets are very popular and very well used by the associations.
5. **As more houses become rentals, what is the acceptable parking slab size for a single family home? Some have a very large, unattractive slab out front.** The City does not currently regulate the amount of paving that is permitted for a single-family property. Parking is required to be on an approved surface (meaning concrete, gravel, etc. and not on grass). Currently, each single-family home is required 2 parking spaces – generally this is on the driveway. The City has recently begun discussions of updated parking standards for single-family homes.
6. **How is four non-related persons in rental property enforced? Seems easy for tenants and landlords to violate ordinance.** Code Enforcement is responsible for enforcing the number of unrelated in a household. Generally, an investigation is initiated by citizen complaint. Code Enforcement Officers generally begin by making contact with the residents and simply asking how many people live in the dwelling. Additional information can be acquired by looking through garbage (City property once in the can) and other items placed at the curb (City property). Evaluation of the number of vehicles present for extended periods of time can also be done. Proving that more than four individuals live in a home can be difficult because of overnight guests and other visitors to the home.
7. **On the south side of Gabbard Park a fence is falling as a result of the last flash flood. Does the City fix it or the private property owner?** The answer to this question will vary depending on whether the fence is on the park property (meaning belonging to the City) or whether it is the fence along the property line of a single-family or duplex property. If the fence is on City property, it should be removed or repaired by the City. If the fence is on the property line, it is the responsibility of the single-family or duplex property owner. Falling fences should be reported to Code Enforcement so that they may make contact with the owner to make the necessary repairs. The easiest way to report a suspected code violation is www.seeclickfix.org/college-station.

Infrastructure

1. **Sewer – West of Glade – Southwood (just wanting information) where will there be gaps?** In general, the current project area is south of Haines on Glade St, Laura Ln, Langford St, and Ridgefield Cr N and S, and Southwood Dr. Please contact Ed McDonald, Project Manager, at 764-3528 for additional specific questions.

2. **West Nile Virus – At Bee Creek?** Not specifically aware if this area has been tested, but citizens can contact Mark Johnson at Brazos County Health Dept Office at 361-5757 for more information about West Nile Virus, testing, etc.
3. **1208 Glade St. – Not included in current water line project. 3 times a year the line breaks. 30 years (overdue)?** Unfortunately, there is nothing on 5-year planning horizon for utility improvements north of Haines. The Water Dept is looking at rehab projects in East gate to begin design and construction in the next few years. To submit further comments or for further inquiry on the process of future plans or current planned utility improvements please contact the City's Utility Engineer, Stephen A. Maldonado, Jr. at 764-3660.

The following are INFRASTRUCTURE questions from participant comment cards:

4. **Lawyer St – Are they going to replace sewer?** Lawyer Street does not have sewer improvements planned.
5. **Drainage pipe for Southwest Parkway goes under my front yard and back yard to empty into the creek. I have had an overnight sink hole which the City repaired and fixed leak in the pipe. Now I have smaller sink holes and erosion of my land. What can be done? (1801 Bee Creek)** It is our understanding that Public Works Dept (764-3690) has inspected this specific issue previously. The Public Works Dept is the correct contact if this condition continues. If this is confirmed to not be a problem with the public infrastructure, private inspection and remedies must be sought.
6. **What are the plans and time zone for re-paving streets after construction? What plans are in place for better temporary coverage of streets immediately after construction?** There will often be several months and between utility completion before the street can be repaired, but the city is working with the contractor to expedite. The contractor is required to give advance notice for street and yard work, usually 48-72 hours in advance. Paving will not be performed until the entire system is installed, tested, and accepted to avoid having to dig up and fix/repair/redo lines not meeting specifications and code requirements.
7. **House at corner of Caudill and Lawyer near South Knoll school has five dead pine trees. Can the City help them remove them?** Capital Projects Division in Public Works Dept is aware of this issue and will look into it. For direct contact, please contact Ed McDonald, Project Manager, at 764-3528 for feedback. In general, any trees located on private property are the responsibility of the owner to maintain.

Public Safety

1. **Caudill on-street parking is a problem. How do you remove parking?** A citizen can request a parking / safety evaluation of their street. Fire/EMS drive the street and video record conditions. Parking removal is done through the City's Traffic Management Team and a recommendation to City Council.
2. **Are students given more leniencies because A&M is a big employer?** No, but this is the perception of many residents.

3. **Are there any City education programs for students?** Yes, in 2010 and 2011, students attended Citizen’s University. The City also participates in Walk & Talks where information is given out to student on a variety of issues. Also, many associations get welcome bags from Neighborhood Services that contain information on City ordinances, programs and more. These bags can be given to new neighbors.
4. **Is there some kind of graduated code enforcement policy?** There is a fee schedule for repeat code offenses. The code citations do increase if repeated violations are found.
5. **Who put in lights along 2818? Causing light pollution to residents.** TXDOT is responsible. However some residents complained of not having enough light in their areas.
6. **School taxes and insurance (based on facilities) – Can we get fire ratings improved? Can someone talk to underwriters?** Added waterlines with fire hydrants should help ratings. Station 6 was recently added to improve the City’s ISO rating.
7. **How common are noise complaints? What are the stats?** It makes a difference to call and complain – PD will respond when able. The noise calls are included in the significant activity map on the South Knoll Plan website www.cstx.gov/ndcplanning. The primary area seen by Neighborhood Services is around Lawyer St./Caudill.
8. **What about loud cars on SW Parkway?** More difficult to cite.
9. **What are the fines that are imposed? Loud party tickets start at \$480 and increase if residents get more. The next amount is then \$520.**
10. **Can one person be dedicated to noise complaints so these calls aren’t distracting from crimes?** This is an idea that we can discuss with the Police Department– but at the present time that is not possible. The system of having beat officers is supposed to help with this as each beat officer is responsible for what happens in their beat - including noise & party activity.
11. **How many calls are received on Animal Control?** According to our officers, this area does not generate a large number of Animal Control calls.
12. **Do you have to register a rental if you buy a home for your child and their friends?** Yes
13. **Who pays for all of the city street lighting?** When street lighting is initially installed with the development of a subdivision, it is a shared cost between the developer and the City. Once the infrastructure is dedicated to the City, new street lights and maintenance of existing lights is the responsibility of the City.
14. **Is there someone we can call if we will be out of town for a couple of weeks?** The City’s “Darkhouse” Program is no longer in operation.
15. **CSISD bus route goes down Laura Lane instead of Glade. Why? Buses are speeding.** We will contact Hector Garcia – route coordinator with CSISD.
16. **How does the City determine when properties should register as rentals?** Owners apply.
17. **How do burglaries compare to other areas of the City?** We are working with PD Crime Analyst to get this information.
18. **Are there any Gateway Grants available for neighborhood signs?** Yes, for signs (\$500), contact Barbara Moore, Neighborhood Services, at bmoore@cstx.gov for more information.
19. **Who owns brick fences?** Adjacent private property owners.
20. **Is there anything that can be done to preserve character? Older homes – demos replaced by character fitting homes. Can this be encouraged? Would like to see continuous character**

through neighborhoods to preserve the look and property values. Yes, architectural restrictions and guidelines can be created and enforced by cities or privately through deed restrictions. This type of residential architectural control is not always popular among property owners as it can sometimes limit creativity and create monotony, particularly in neighborhoods where housing styles and sizes vary, adding to the established character in the neighborhood.

21. **What does it take to declare a school zone? i.e.: Parkway Baptist School (private).** The Police Department & the City's Traffic Engineer work on this. They have a National standard they use for determining this and private schools are not signed.
22. **What defines a loud party?** If you can hear it in your home during the 11pm – 6pm time frame.
23. **Looking at statistics, what is the change/increase from past years in crimes?** We are working with the PD Crime Analyst on this.
24. **Want map with crime locations, where are crimes occurring? Is there a correlation to rental properties?**
 - a. Can be found on Police website “Daily significant activity”
 - b. Both the rental registration map and the map of significant activity (for past several years) can be found on the South Knoll Neighborhood Plan page by going to www.cstx.gov/ndcplanning.
25. **Who are loud party citations issued too? Is there any way to find out if a citation was issued in my neighborhood?** The citations are issued to those who live in the property. If there is underage drinking or other such activities then the party-goers also get a citation. Owners are notified by the Police Department when a loud party citation has been issued to their tenants.
26. **Is the “dark house” program still alive? Felt it was a good/effective program.** “Darkhouse” Program is no longer in operation by the Police Department.
27. **What are options for limiting parking? If removed on one side where do the cars go?** One side, both sides, or sections of a street. Because parking removal makes it difficult for residents to park their guests (ie: for a birthday party, Bible study, family gathering, etc.), it is generally only removed for emergency access. Additional parking is not provided elsewhere to “make up” for the loss of on-street parking.

The following are PUBLIC SAFETY questions from participant comment cards:

28. **How can parking on streets be reduced or eliminated?** The City has a Traffic Management Team that evaluates the removal of parking based on results of a fire/safety evaluation. The TMT then makes a recommendation to the City Council on the removal of parking in that area.
29. **Parked cars block other cars going in the opposite direction to get onto Southwest Parkway. Can there be a requirement that residents on that street park only on one side?** This section of the street can be evaluated by the Fire Department for emergency access.
30. **Speeding is an issue on Glade, but the bike lane would prohibit parking on both sides of street. Will this not exacerbate the speeding problem on Glade?** On-street parking can “calm” traffic along a roadway because it narrows the driving lanes, so theoretically, eliminating parking could cause an increase in speed. This will need to be considered along with the safety of cyclists along Glade Street with or without a bike lane.

31. **How much has crime increased in the past 2-3 years?** We are working with the PD Analyst on this.
32. **Define a “loud party.”** If you can hear the party from your home between the hours of 11:00 p.m. and 6:00 a.m., it is considered a “loud party.”

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

Sidewalk Repair / maintenance:

1. Glade St. – sidewalk is uneven. Maintenance is required. By school Haines Dr. to Glade
2. Construction – Recent improvement for sidewalks & ADA ramps are being damaged with water and sewer projects that are underway. SW Pkwy & Langford
3. Improvements to sidewalks on Southwest Parkway (gaps, puddles) Langford to Texas Ave
4. Repair Sidewalks on Haines, Langford, Glade Not stroller friendly
5. Glade St – Repair sidewalks uneven pavement

Code Enforcement & Character

1. On the south side of Gabbard Park a fence is falling as a result of the last flash flood.
2. Gabbard Park – Maintenance issue garbage needs to be picked up if not it is going down the drainage system.
3. Clear space/trash can stored by sidewalks on Langford
4. Trash can left out –Holik
5. Parking on unimproved surfaces
6. Medina fence not repaired
7. Shadowood fences down / leaning
8. Mowing, trash, property maintenance. Lawn maintenance @ rentals tall grass, dead grass, dead trees Caudill and Laura
9. Dead trees, bare dirt yards
10. Haines and Caudell – overgrowth causing visibility properties
11. Angelina Ct – broken window for 3 years
12. Junk vehicles – Langford (gold firebird)
13. 2002 Rayburn Ct – dog house in front yard
14. Trash cans not moved – Lawyer
15. Bulky and Recycling placed at curb for days before scheduled

Infrastructure

Signage

1. Need a “Not at through street” or “Dead End” sign on Lawyer Place from Southwest Parkway. Many cars go to the end of the cul-de-sac and then must turn around to exit. Traffic safety issue.

2. Traffic Stop signs – Southwest Parkway and Langford – add flashing stop sign solar powered.

Pot holes:

1. Angelina Cir – Pot holes continually being done. Asphalt does not stay. Aggregate goes everywhere.
2. Pothole – Bush Dr & Bizzell

Drainage:

1. SW Pkwy – By Baptist Church water stands on that property during/after rain event. Scour at culvert/bridge
2. Electrical Maintenance – 1819 Shadowood, Standing water by transformer, and Oil sheen on top of water
3. Maintenance – Bee Creek between SW Pkwy and Angelina mowing and drainage pipe obstructions
4. Drainage – 1801 Bee Creek SW Pkwy & Bee Creek Erosion at recent drainage pipe improvement Erosion also happens with major rain event
5. Drainage – Haines to Winding water pools at the intersection. Water drains from the property to the next across the road. Dip is also a problem driving across it.

Water / Sewer:

1. Water Line – Water pressure is high. Indoor Plumbing leaks. Water hose breaks

Street surfacing:

1. Lawyer St. – Construction overlay after sewer/water project, uneven pavement. Parts of lawyer needs complete rehab. 1400 block

Sight distances:

1. Holleman & Glade – signal control box is a blind spot. Sight distance problem. NW Corner
2. Caudil & Haines – intersection sight distance issues.
3. Visibility of cyclist @ intersections (Langford)

Signal timing:

1. Holleman & Glade – Signal timing camera detection could be malfunctioning.
2. Glade & SW Pkwy - Signal timing camera detection could be malfunctioning.
3. George Bush & Timber - Signal timing camera detection could be malfunctioning.

Trees:

1. Trim trees on Southwest Parkway (Biking and walking are dangerous)
2. Southwest Parkway to Lemon Tree Multi – use path has dead trees
3. Cut brush / limbs on or around sidewalks for visibility

Public Safety

Police:

1. N. Bardell and SW Pkwy dangerous turning movements
2. "No Parking" on Guadalupe is not enforced – signs, citizen complaint
3. "No Parking" on Langford @ Guadalupe not being enforced
4. No one stopping at Southwest Parkway @ Langford
5. SW Pkwy and Langford four-way stop is a problem during school hours/all the time
6. Cars hanging into sidewalks from driveway. Safety issue when kids ride their bike out into the street
7. Campus Village / The Woodlands residents crossing to bus stop – across Southwest Parkway crosswalk
8. Speeding - Langford @ Guadalupe
9. Speeding - Haines and Langford
10. Speeding - SW Parkway
11. Speeding - Boswell, Lawyer and Caudill Guadalupe & Langford Speeding

Ask Fire Dept to check for emergency access issues:

1. **King Arthur** (cul-de-sac) on street parking problem (citizen request to remove parking)
2. **Laura Lane** – would like to consider removing parking on one side of street
1. **Caudill** on-street parking is a problem. How do you remove parking?
2. **Rayburn Court** parking is also a problem
 - a. **Langford, Rayburn Ct, Glade, N. Ridgefield.** Emergency Access
3. Emergency vehicle access on narrow street is an issue – **Lawyer, Comal, Shadowood**
4. Problem: Parking on both sides of the street Solution: Limit parking to one side (**Laura** entrance problem) for **entire neighborhood**. Convenience and safety issue.
5. Parking too many cars at rentals – on street parking (**Glade, Laura, Caudill, Langford** after 5:00)
6. Parking on both sides of the street/access **Lawyer to Langford to corner. N and S Ridgefield /Glade**
7. **Haines @Langford, Caudill, Holleman @ Winding Guadalupe**, Problem times are 11:30 – 3:00 am Weekend/football. Solution: Park one way, resident parking only. Remove parking on one side of street