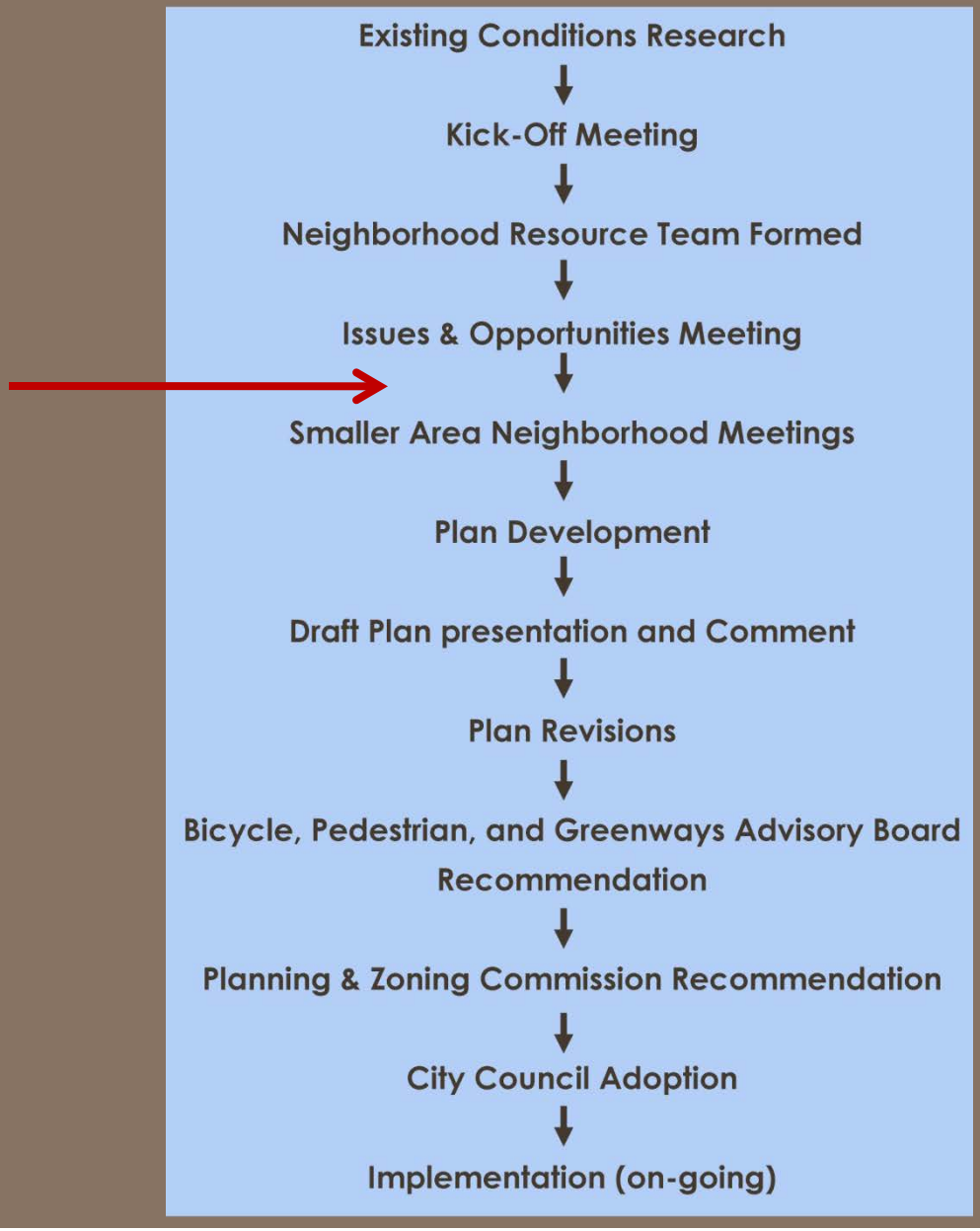
SOUTH KNOLL AREA NEIGHBORHOOD RESOURCE TEAM

January 14, 2013



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PLANNING PROCESS

Neighborhood Amenity – Bee Creek Park

Bee Creek Park
Close by park offers many family activities.

in Bee Creek Park
s offer biking & walking paths.
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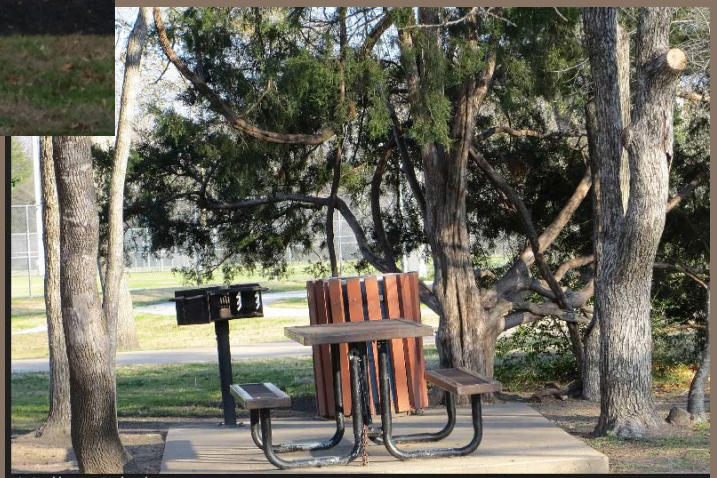
Play equipment at Bee Creek Park
Bee Creek Park offers a large swimming pool with huge water slides, a small pool for toddlers, play equipment, tennis courts, picnic tables, etc. which are greatly enjoyed by adults, children and grandchildren. This is a wonderful aspect of our neighborhood.


Picnic table at Bee Creek Park
One of several places in the park to share a family meal.
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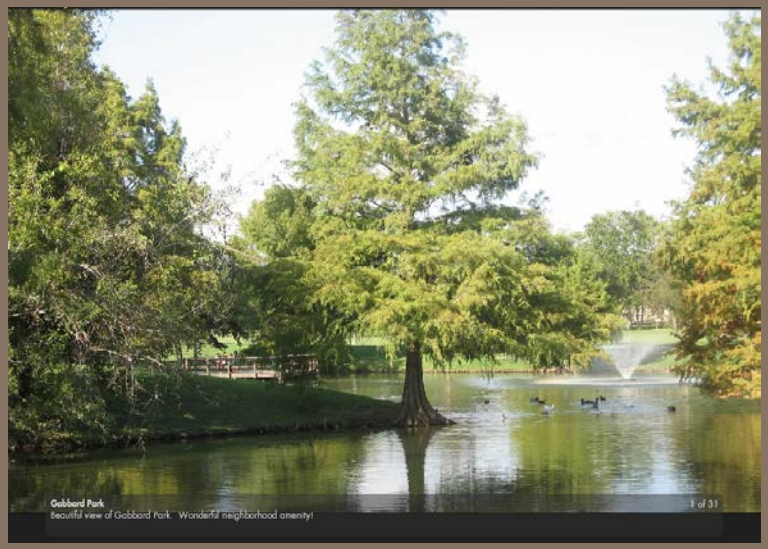
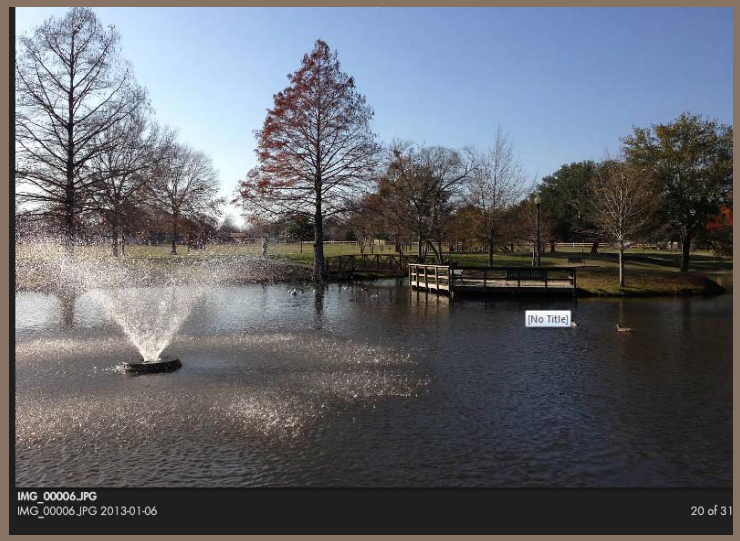
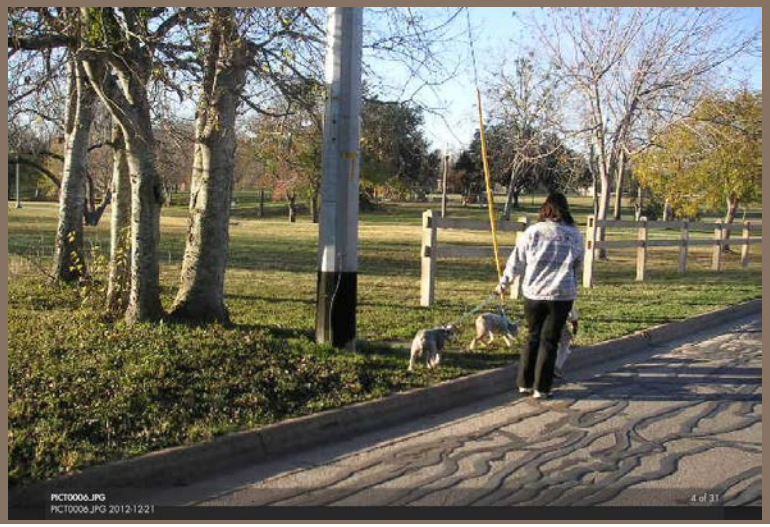
Neighborhood Amenity – Gabbard Park







Lemontree Park

Lemontree Park
Our neighborhood is lucky enough to have two nearby parks to enjoy.

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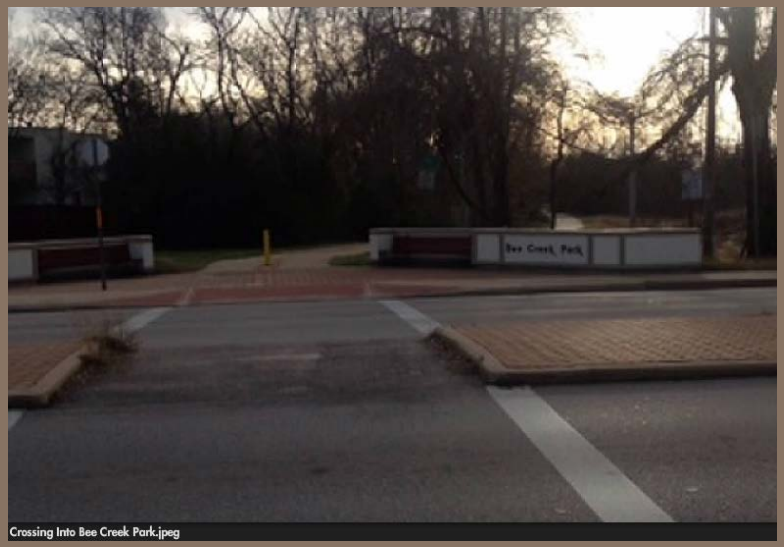
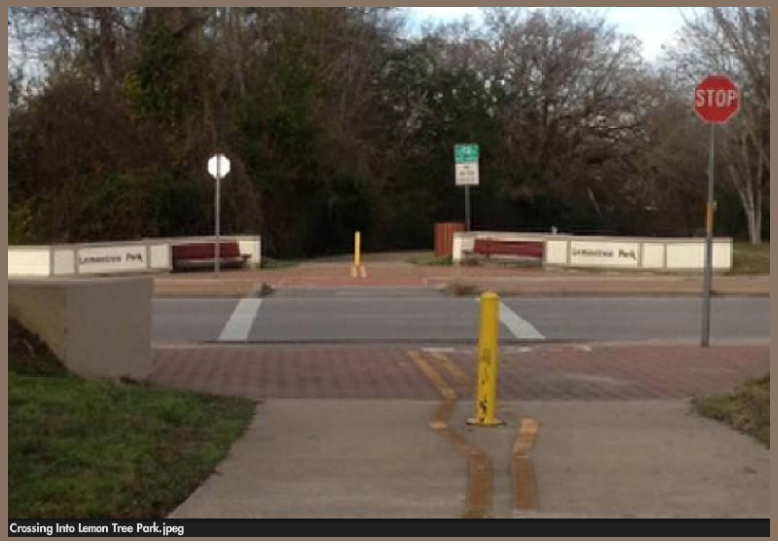
Trail System

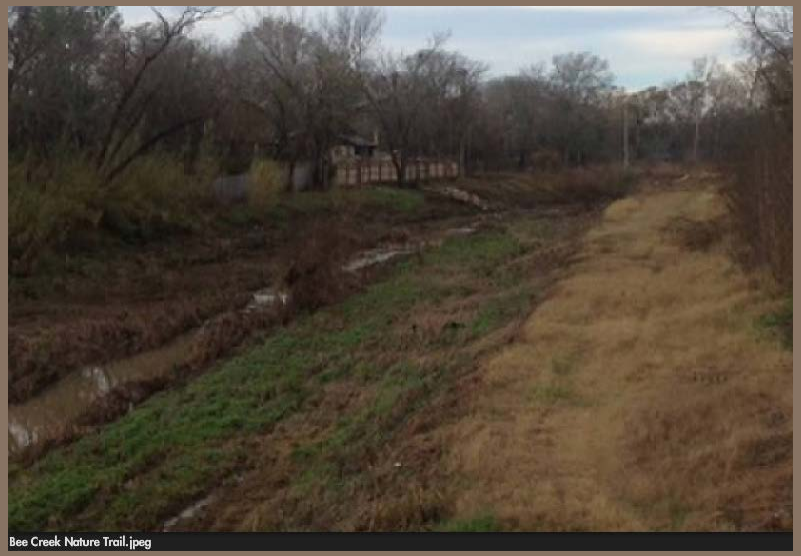

Crossing Into Bee Creek Park.jpeg

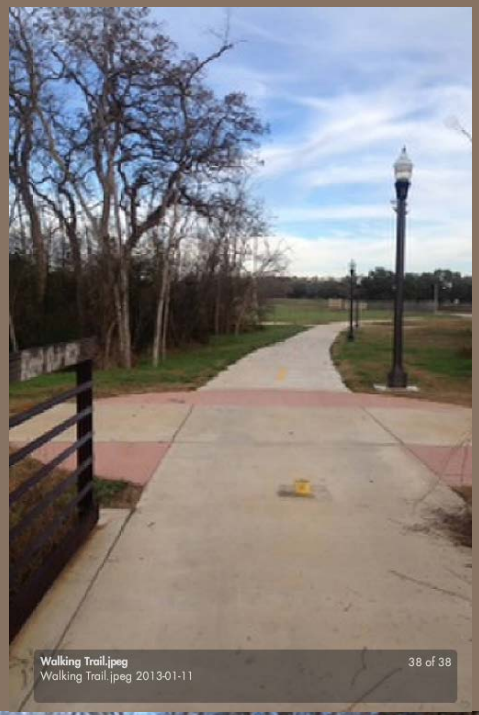


Crossing Into Lemon Tree Park.jpeg

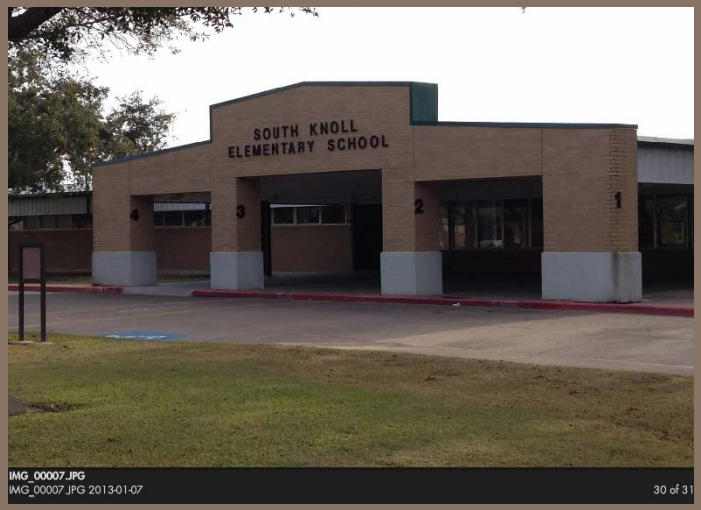
Bridge Over Bee Creek.jpeg

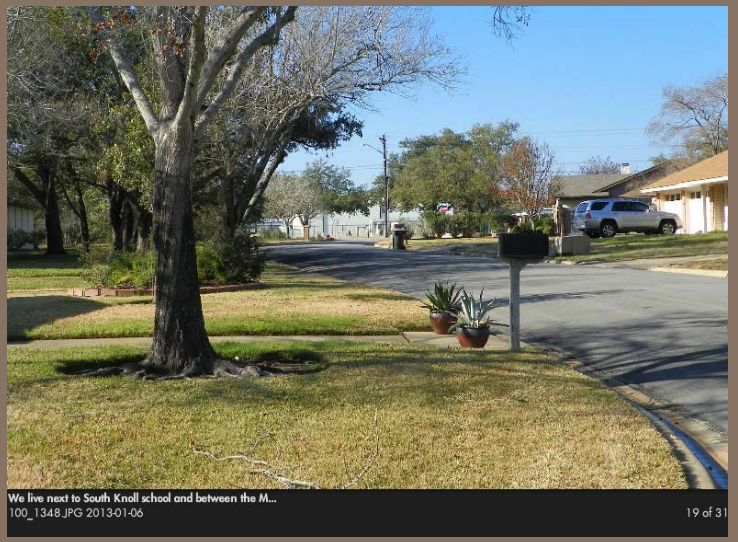
Trail System





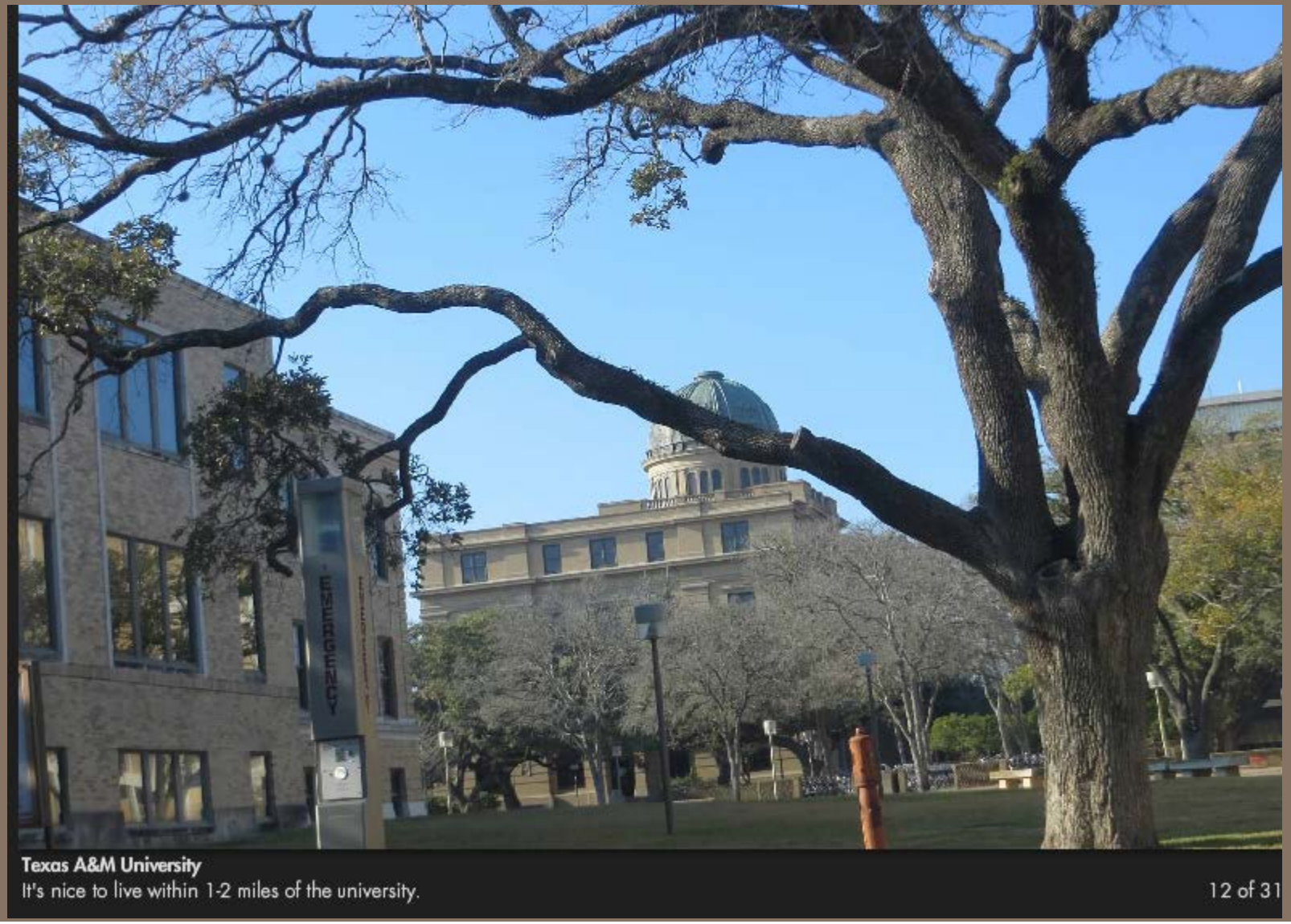
South Knoll Elementary





NEIGHBORHOOD CHARACTER

Proximity to Texas A&M



Texas A&M University
It's nice to live within 1-2 miles of the university.

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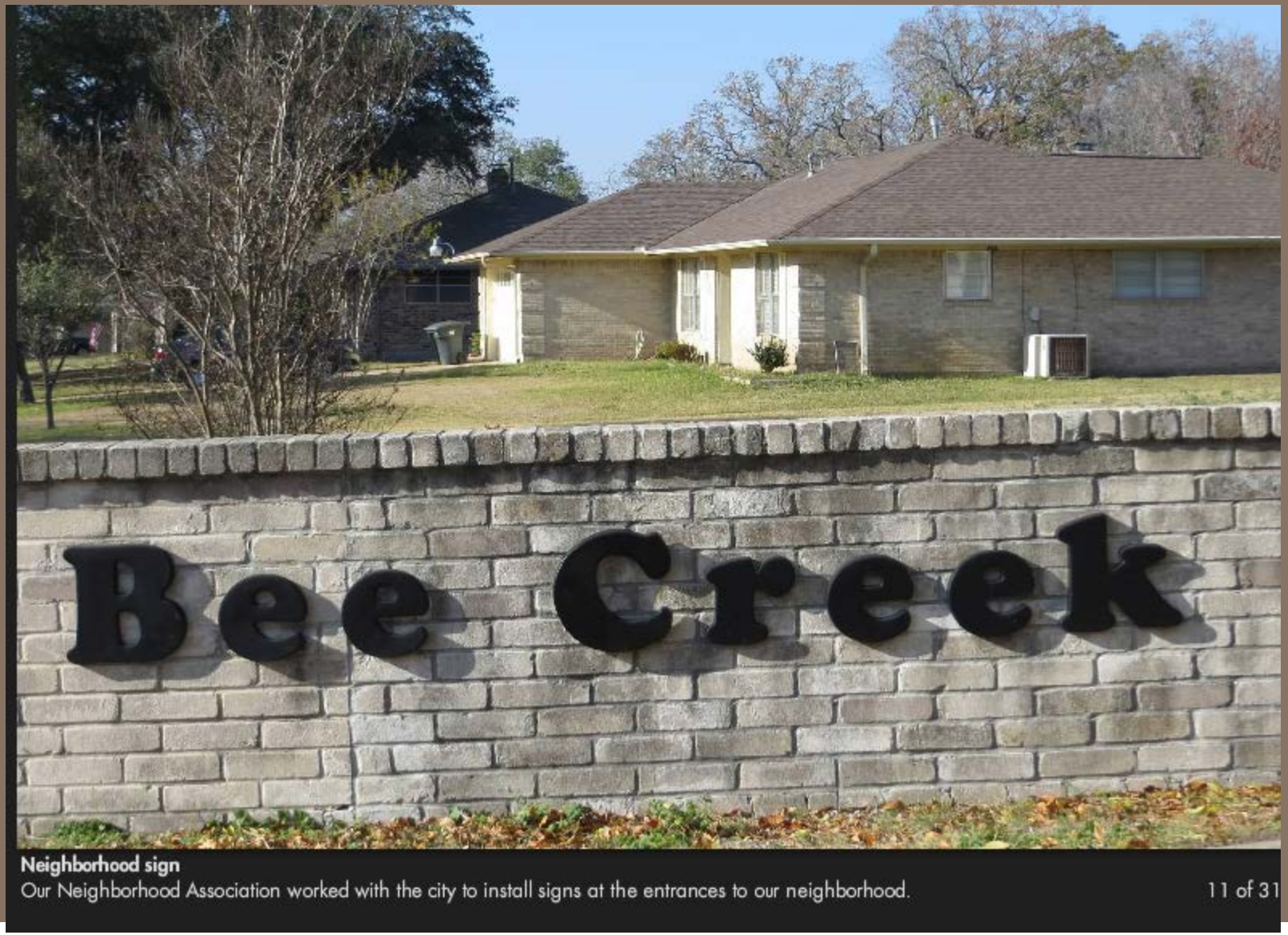
Represents the proactive way that the City strives to maintain its transportation infrastructure

While inconvenient, this photo shows that the City maintains its infrastructure and looks out for the welfare of the neighborhoods.

Neighborhood Sign



Neighborhood sign
Our Neighborhood Association worked with the city to install signs at the entrances to our neighborhood.

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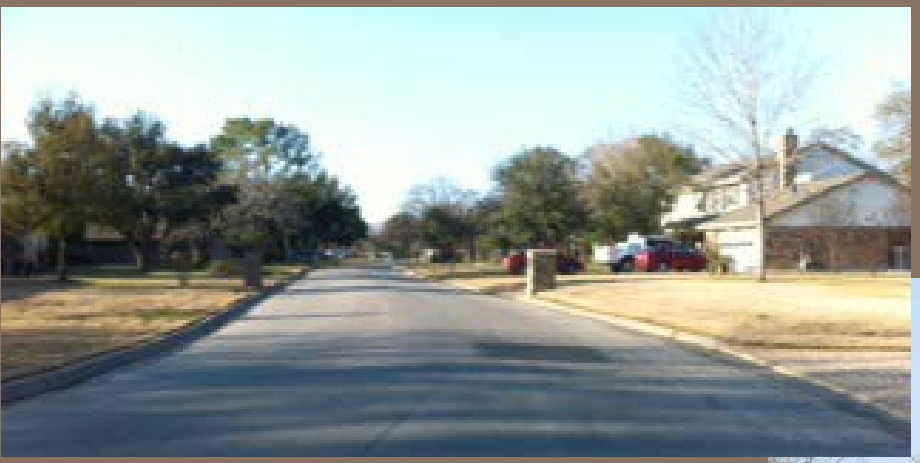
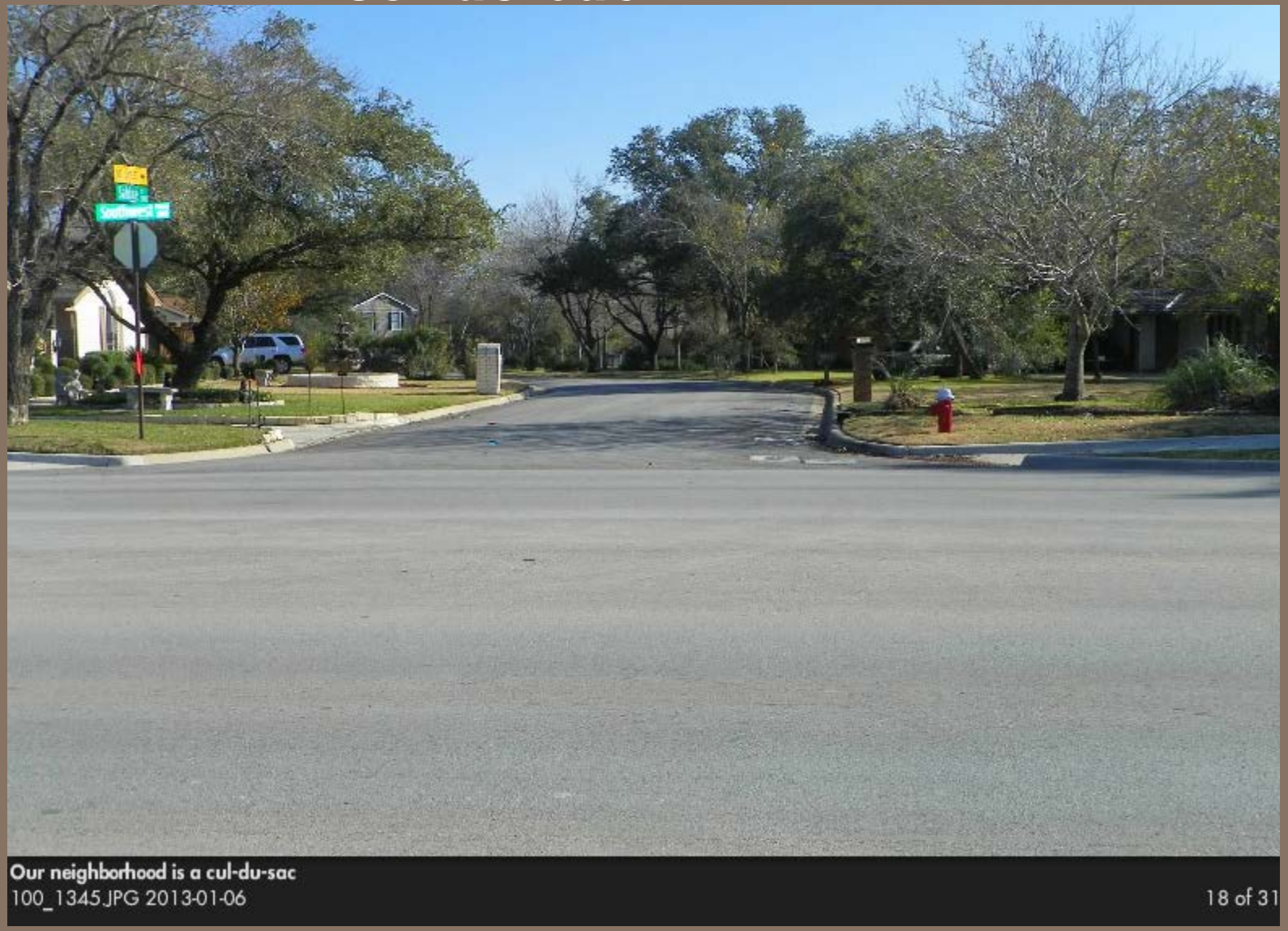
Bee Creek Drive

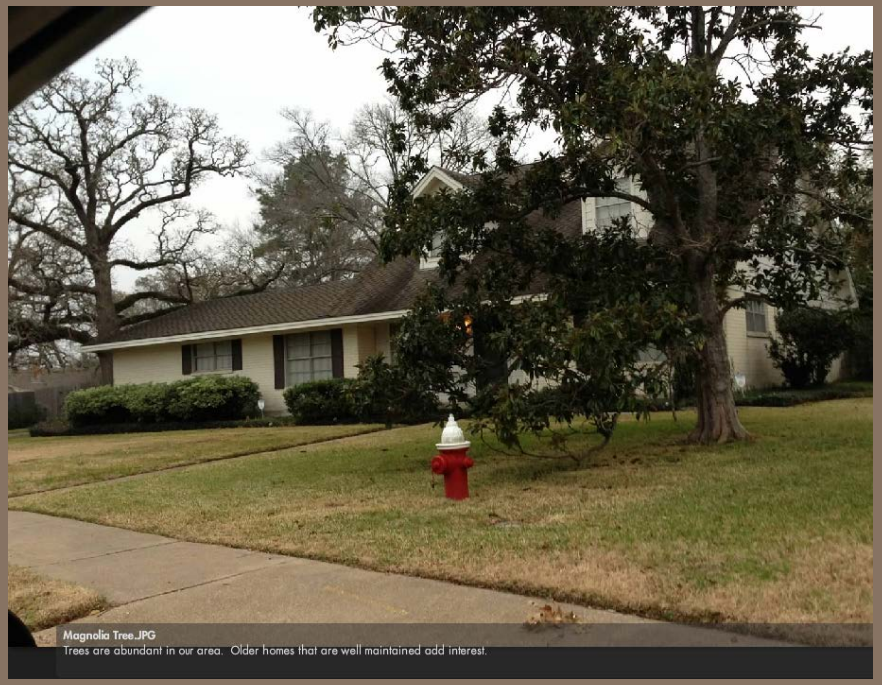


Bee Creek Drive
A tree lined, quiet street with mostly single family homes. There is a wide variety of architectural styles in the homes.

Cul-de-sac

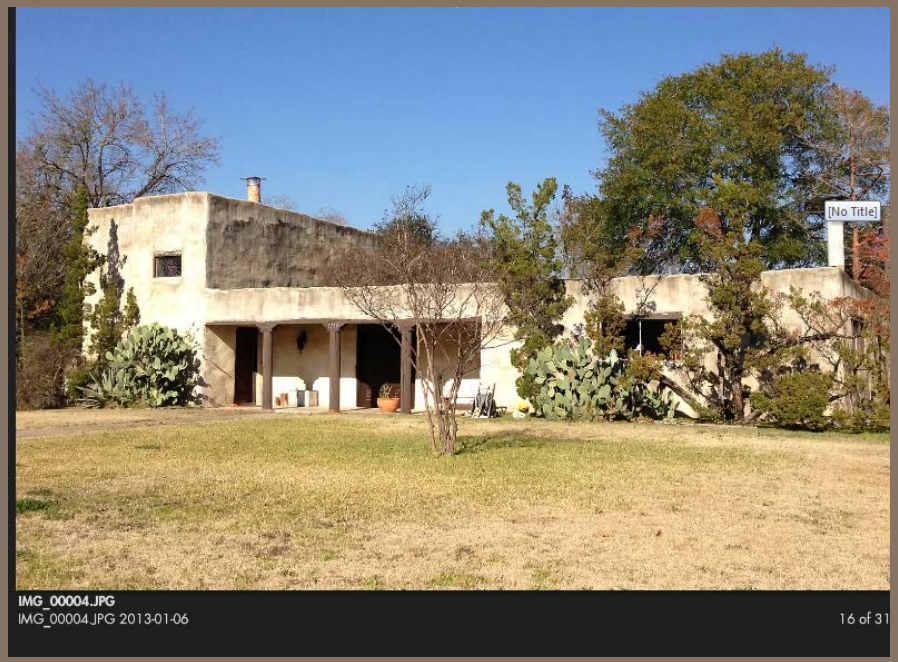

Our neighborhood is a cul-du-sac
100_1345.JPG 2013-01-06
18 of 31

Well maintained older homes & mature trees



Neighborhood Improvements

Housing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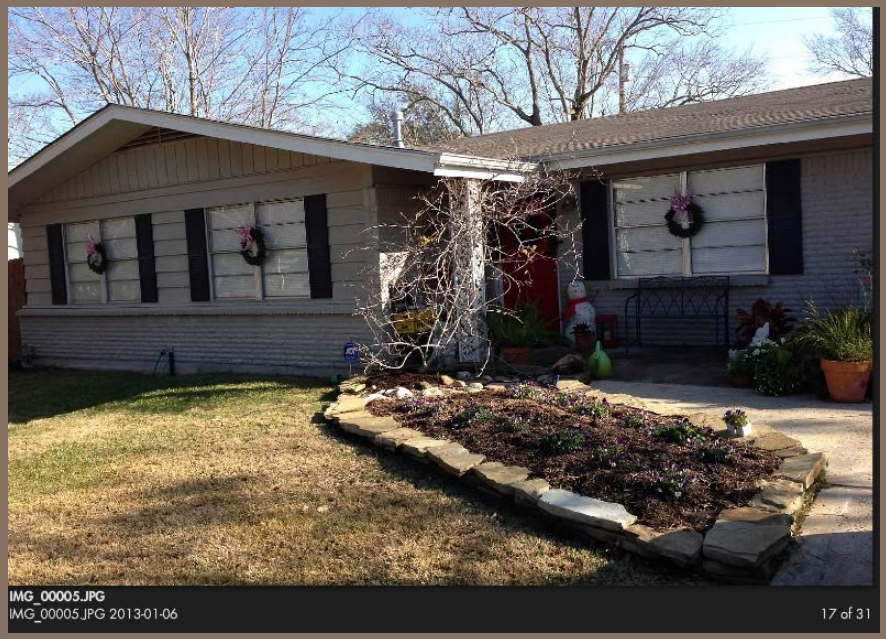
16 of 31


IMG_00005.JPG
IMG_00005.JPG 2013-01-06
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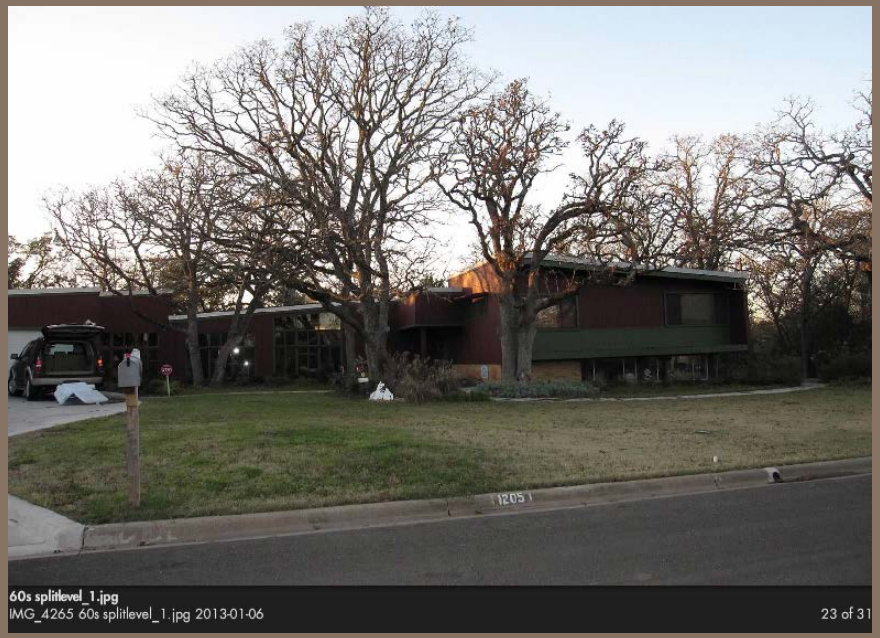
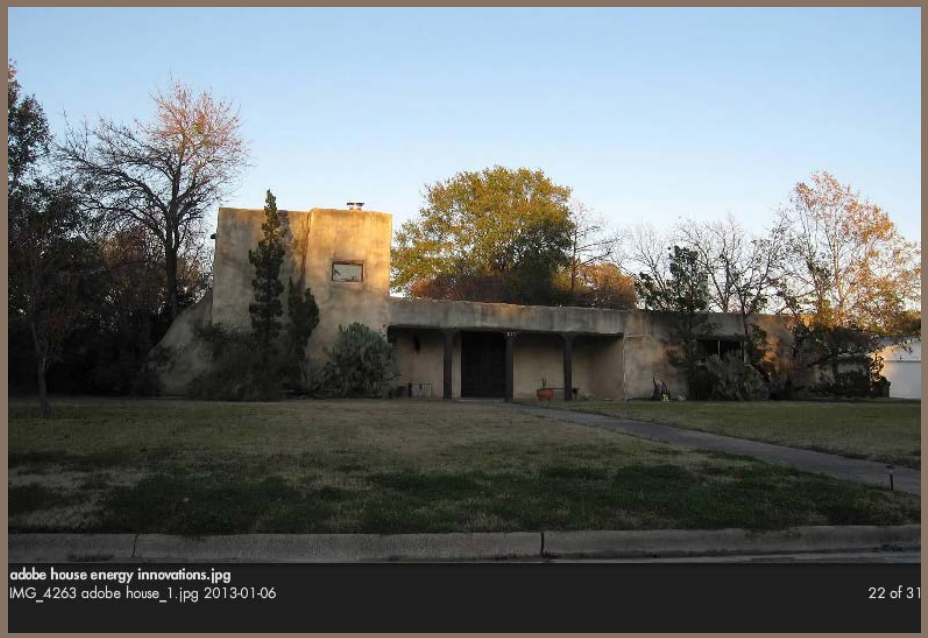
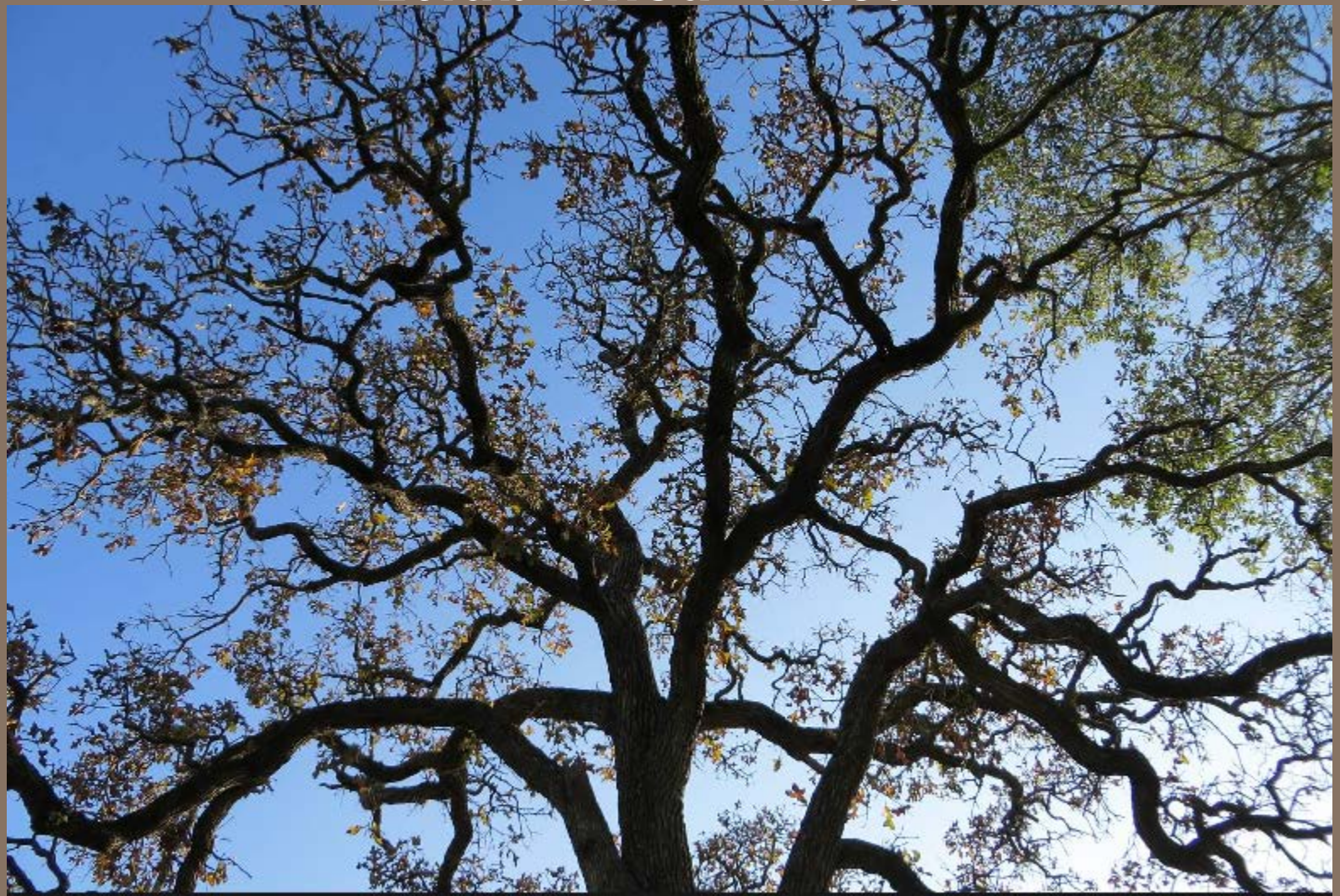
Housing & Energy Innovations





Housing & Energy Innovations

Established Trees



Large Oak tree
One of my favorite things about our neighborhood is the abundance of large established trees.

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Trees

forest in my back yard.jpg
IMG_4277 forest in my back yard_1.jpg 2013-01-06
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forest among houses_1.jpg
IMG_4271 forest among houses_1.jpg 2013-01-06
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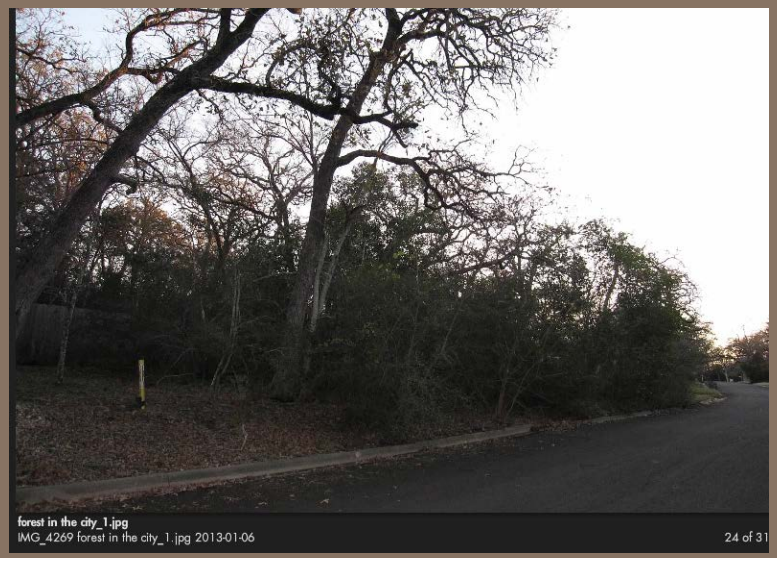
forest in the city_1.jpg
IMG_4269 forest in the city_1.jpg 2013-01-06
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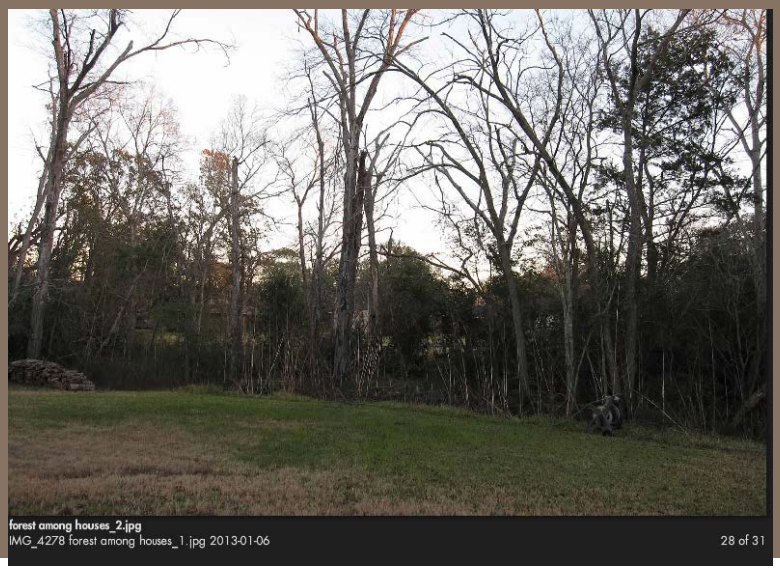
forest among houses_2.jpg
IMG_4278 forest among houses_1.jpg 2013-01-06
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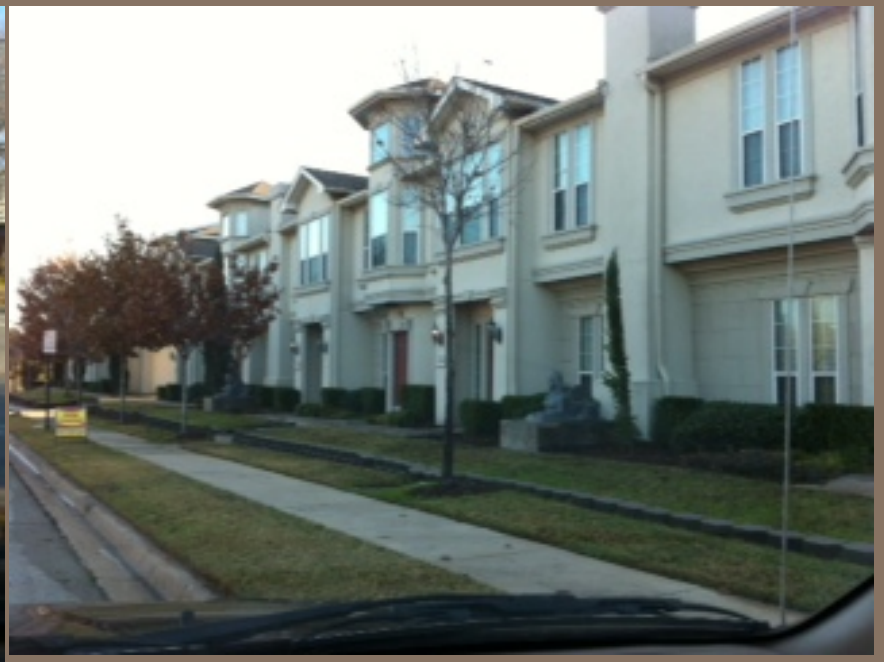
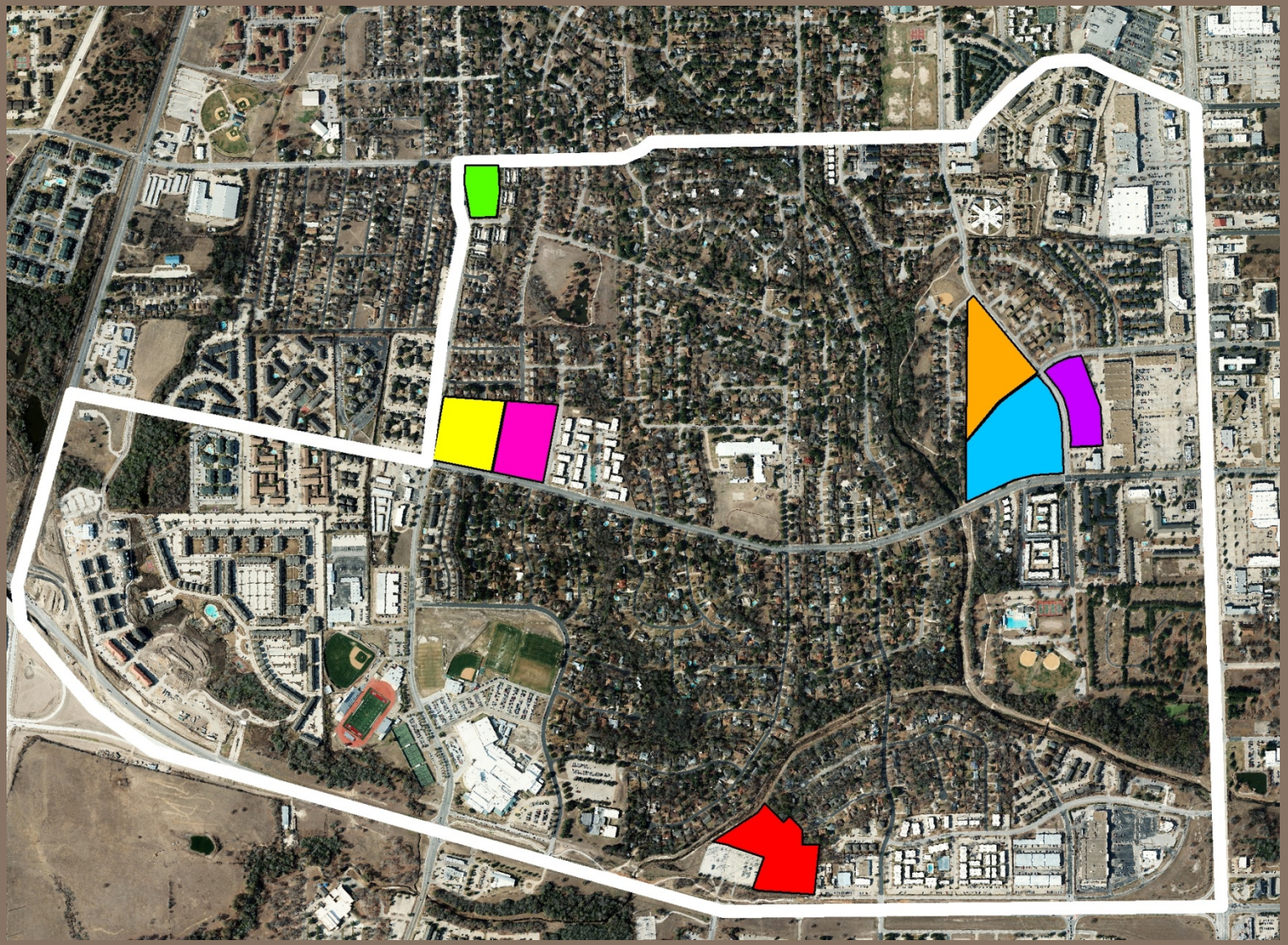
New Housing on Edge of Neighborhood



North Bardell – while a student area, is maintained very well



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ZONING ISSUES

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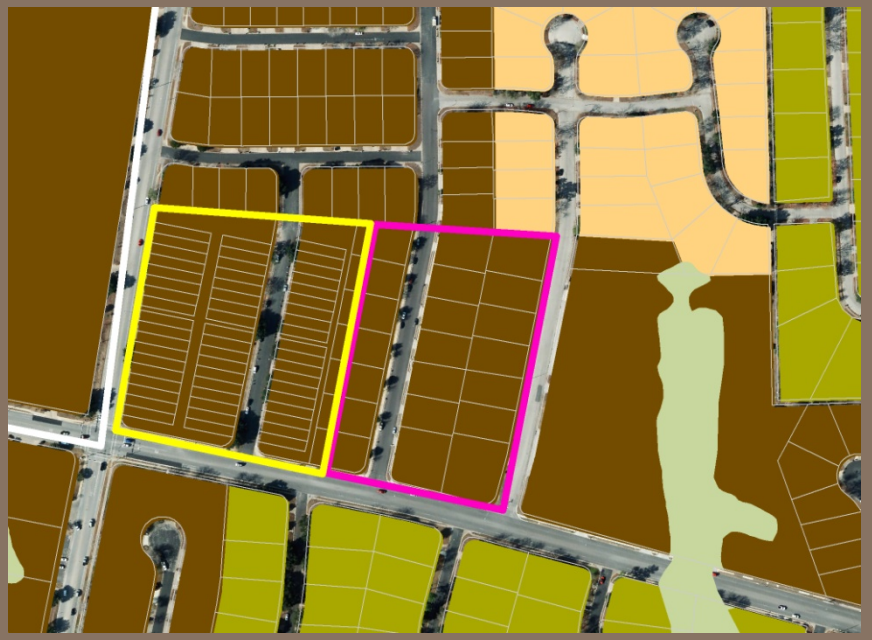

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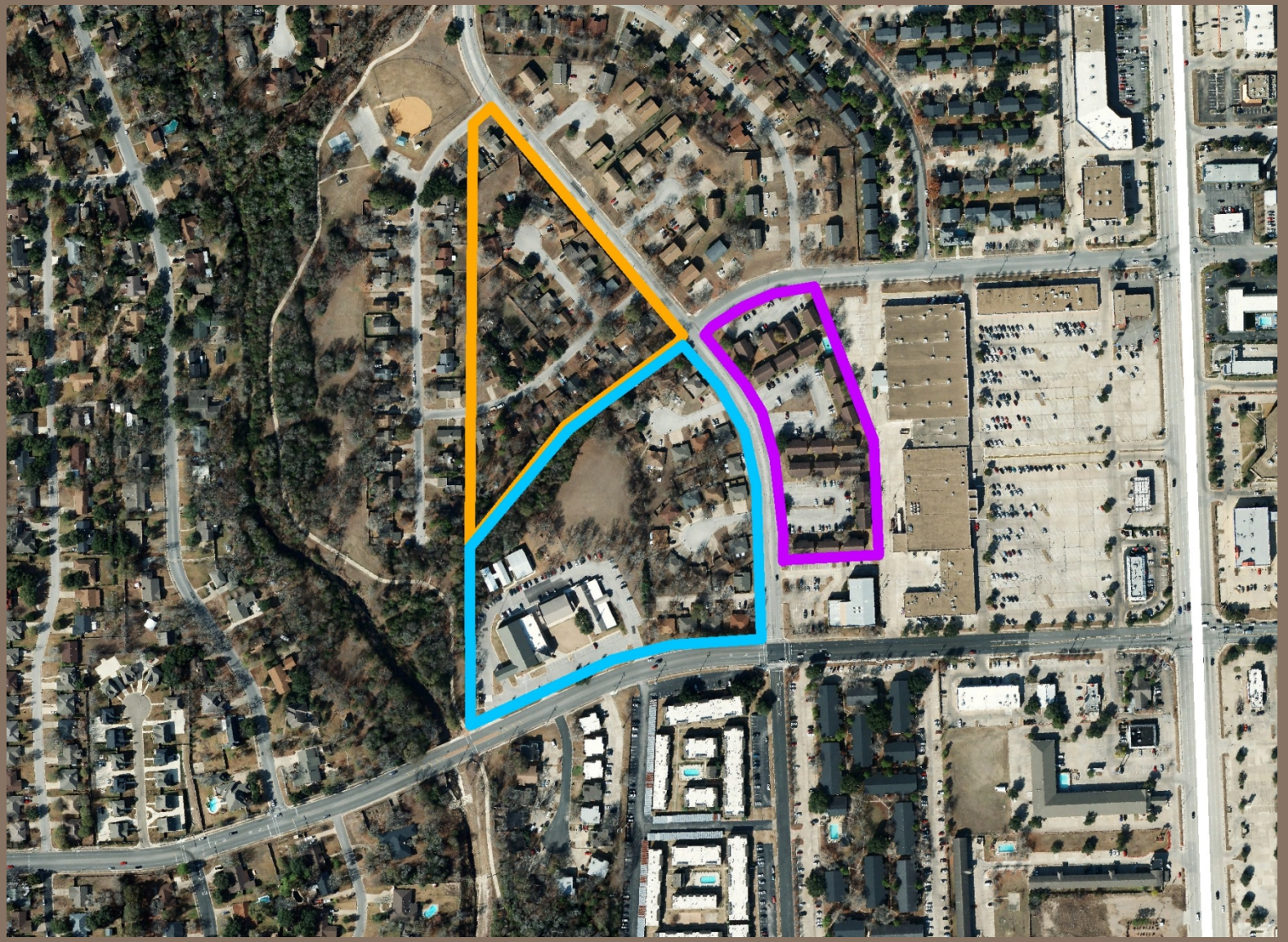

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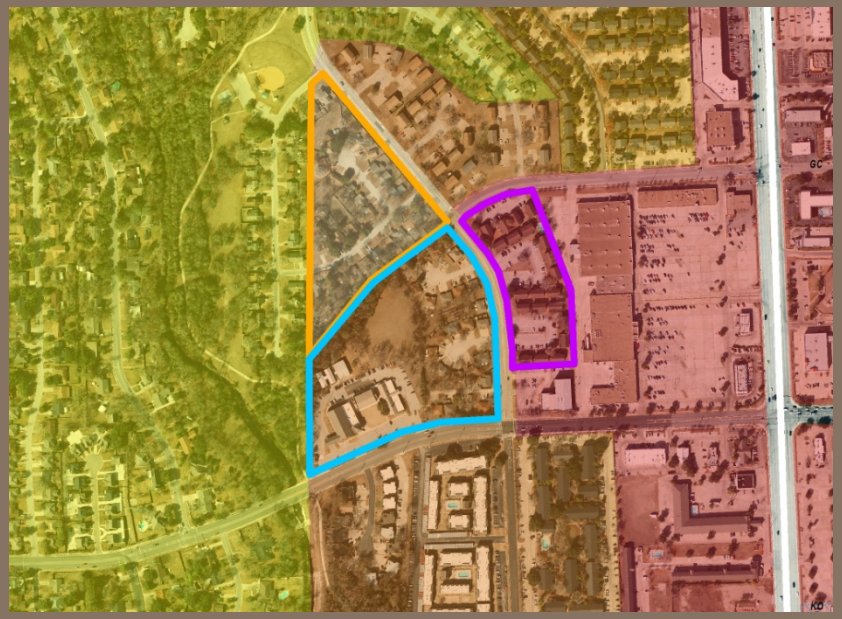

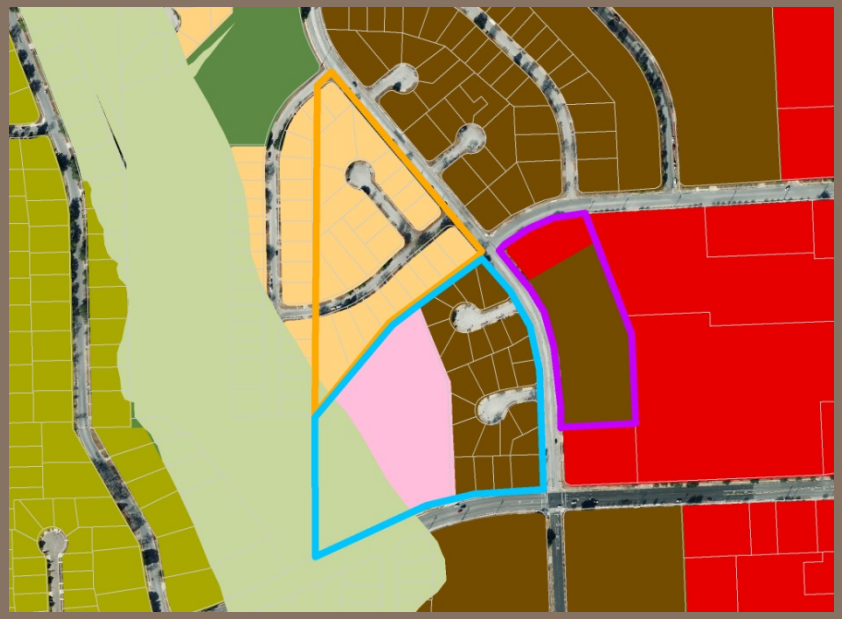

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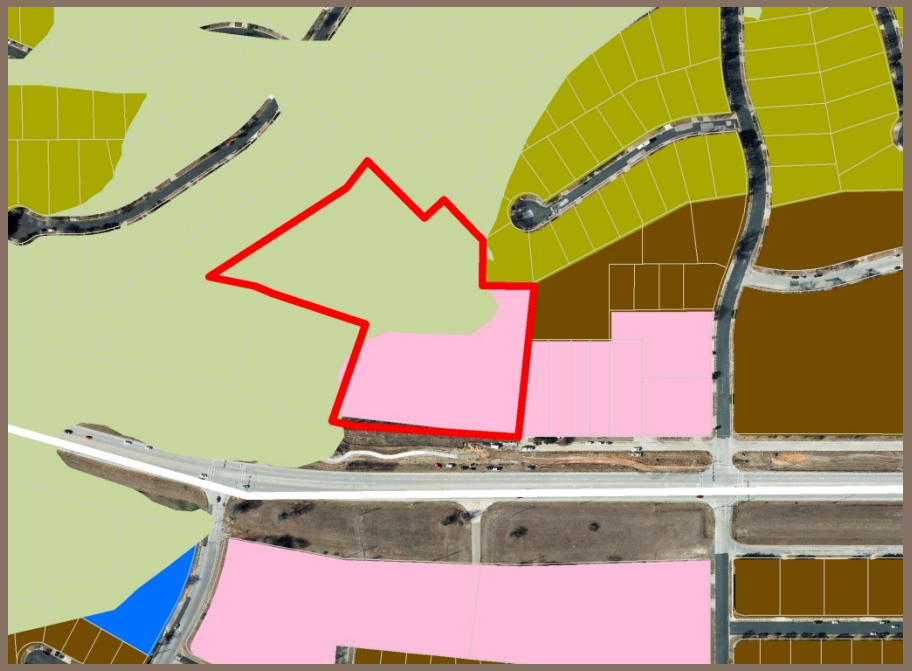

ZONING ISSUES

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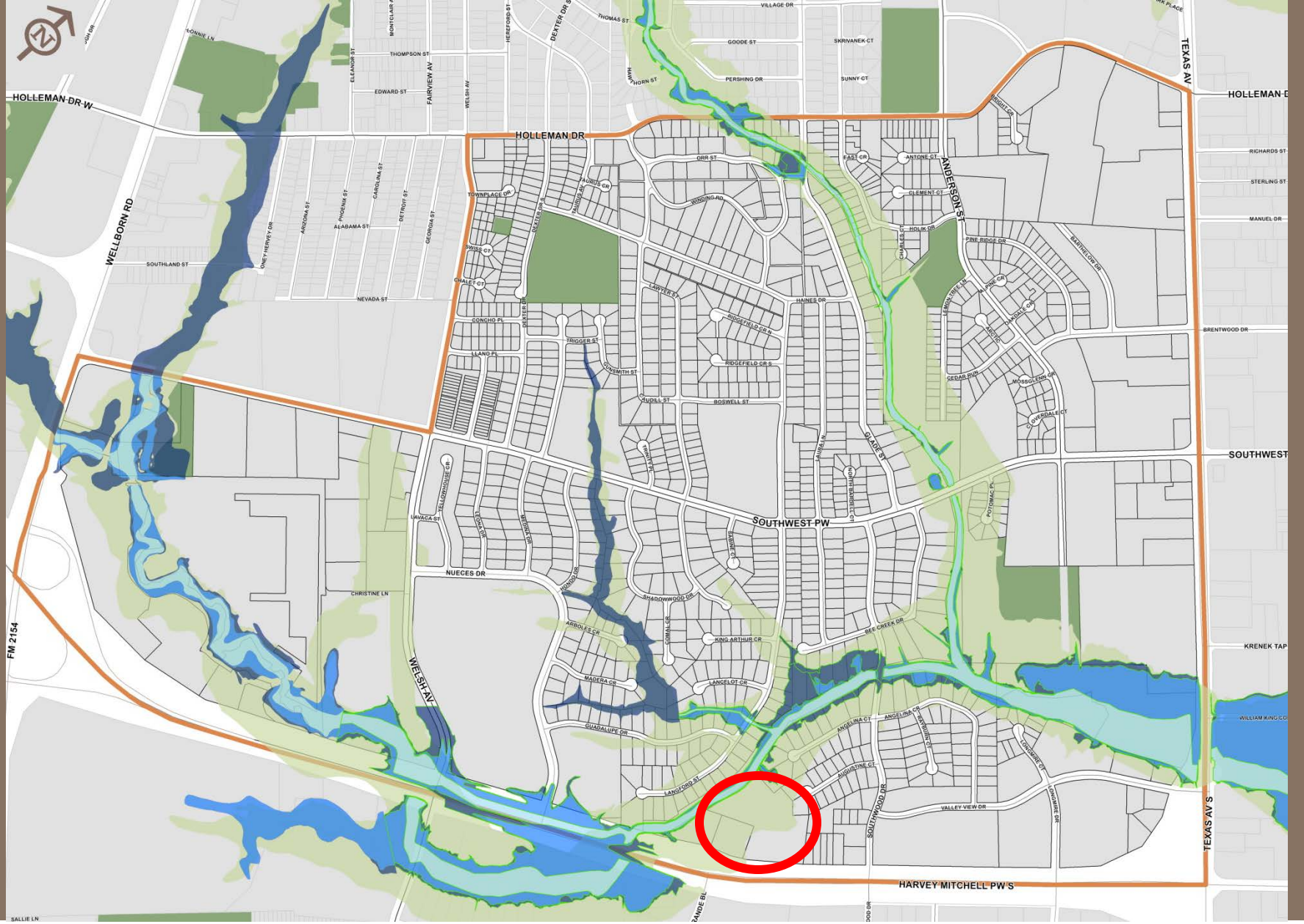
Floodplain / Land Use



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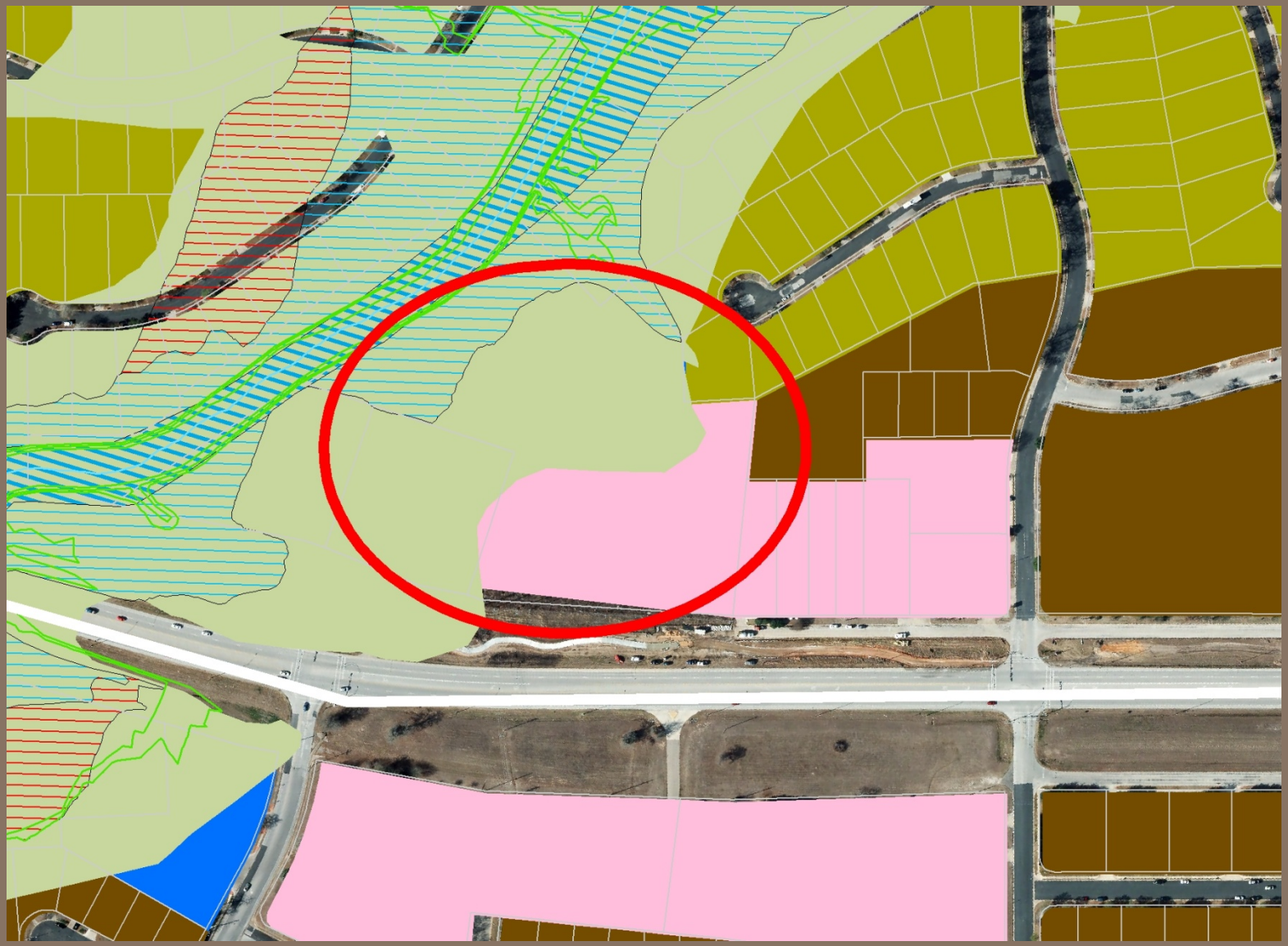
Floodplain / Land Use



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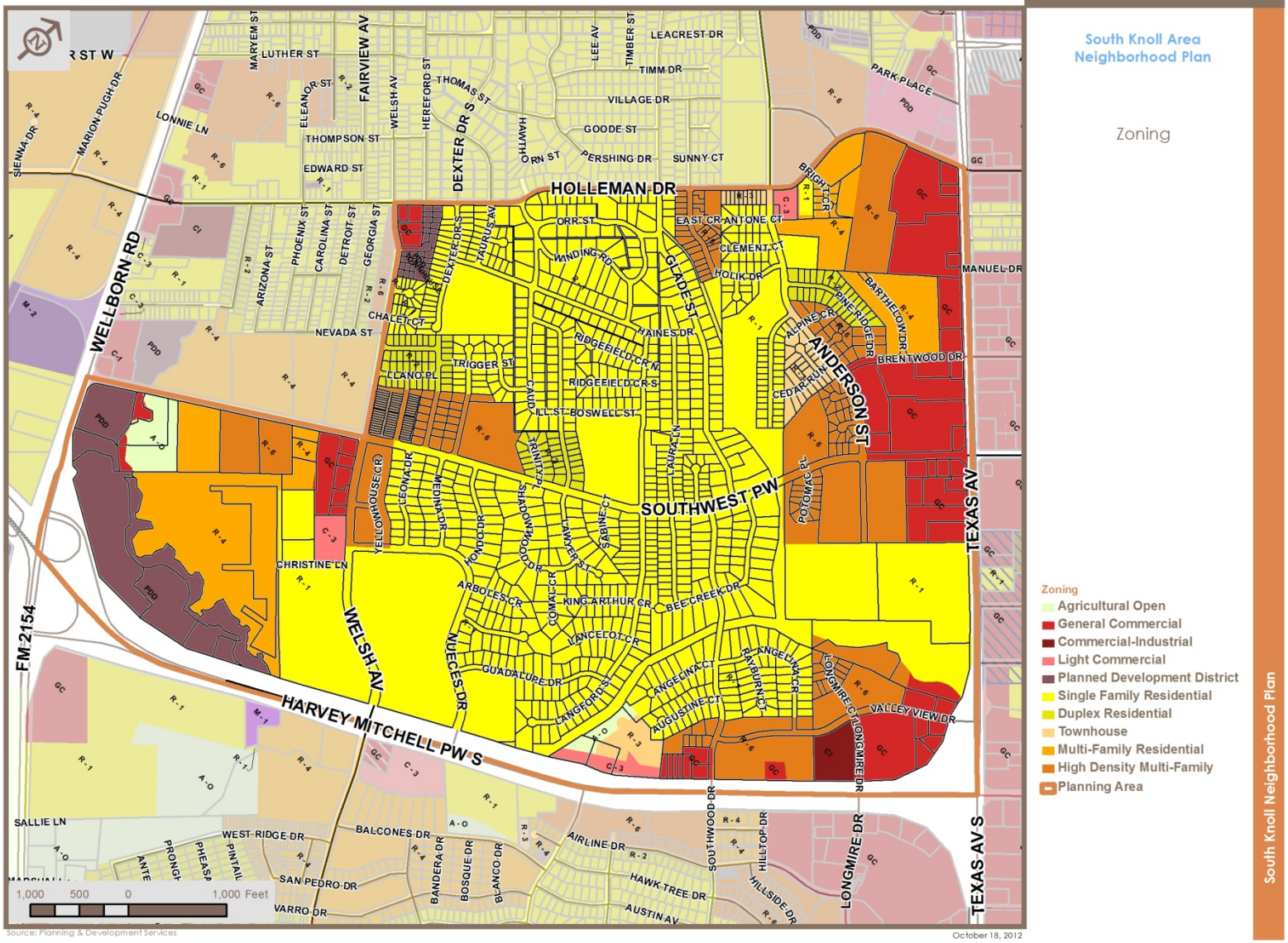
Floodplain / Land Use


South Knoll Area Neighborhood Plan
Zoning
HOLLEMAN DR
WELLBORN RD
FAIRVIEW AV
DEXTER DR S
ANDERSON ST
SOUTHWEST PW
TEXAS AV
WELSH AV
HARVEY MITCHELL PW S
FM 2154
TEXAS AV S
LONGMIRE DR
LUTHER ST
LEACREST DR
TIMM DR
VILLAGE DR
GOODE ST
THOMPSON ST
EDWARD ST
PERSHING DR
SUNNY CT
PARK PLACE
MANUEL DR
BRENTWOOD DR
NEVADA ST
TRIGGER ST
HAINES DR
RIDGEFIELD DR N
RIDGEFIELD DR S
BOSWELL ST
CHRISTINE LN
ARBOLES CR
KING ARTHUR CR
BEE CREEK DR
LANCELOT CR
GUADALUPE DR
LANGFORD ST
VALLEY VIEW DR
SALLIE LN
WEST RIDGE DR
BALCONES DR
AIRLINE DR
HAWK TREE DR
AUSTIN AV
SAN PEDRO DR
VARRO DR
1,000 500 0 1,000 Feet
Source: Planning & Development Services
October 18, 2012
Zoning
Agricultural Open
General Commercial
Commercial-Industrial
Light Commercial
Planned Development District
Single Family Residential
Duplex Residential
Townhouse
Multi-Family Residential
High Density Multi-Family
Planning Area
South Knoll Neighborhood Plan

SKA Zoning