

South Knoll Area Neighborhood Plan

Neighborhood Resource Team Discussion Notes

Meeting # 3 – January 14, 2013

Introduction of those in attendance

Updates Since last meeting-

Final I&O meeting notes on-line, NRT #2 notes on-line, HOA digital packet on-line

Discussion related to the HOA digital packet –

- Discussion related to how to get the information out to people effectively
- Require landlord to provide information to renters?
- Marketing by City (ie: social media)?
- Newspaper URL? (needs to be digital)? Eagle
- Op Ed in the Battalion?
- Visitor's Bureau
- Give to realtors
- Packet should include info for all new residents (not just students) such as contact #s, locations of facilities (ie: libraries, pools, parks, DPS, City Hall, court, etc.), government structure, who to call if...,
- Block captains needed to organize and disseminate information?
- Need to identify a "trigger" to get the information out. Utility acct? Rental Registration?

Discussion of current utility construction projects in South Knoll Area-

- A map of the current areas that are being worked in was added to the South Knoll webpage. It will be kept up to date as construction timing/locations change.
- Concerns were voiced about the inattention by the flagman and that there is a flagman placed only at one end.

Listserv – some were not able to get it to work (meaning they didn't get a response email). Gene, can you resend the email with instructions?

Process & Schedule

- Next public meetings will likely be in February and will be issue specific. Proposed topics are as follows:
 - Biking & Walking Facilities in South Knoll - for instance, should there be a bike lane on Glade. Varied opinions expressed regarding these future facilities.
 - On-Street Parking in South Knoll – Findings of safety evaluations will be presented. Will have discussions on streets where parking has previously been removed, but no signage

exists. NRT will make recommendations in the Plan for which streets should or should not have parking removed. Discussion should also include the unintended results such as increased paving of yards, run-off, aesthetics, etc. Pros and cons of parking in rear yards also briefly discussed.

- HOAs & Neighborhood Associations – Our Neighborhood Services Coordinator will provide information on what these organizations can and cannot do, how to form a group, benefits of forming a group, etc.
- Those in attendance agreed with the topics to be discussed during the series of public meetings.
- Discussion followed regarding on-street parking, including the possibility that the A&M bus system is increasing on-street parking by having a route through the area (ie: people driving in to park and catch the bus). The group disagreed on whether the bus route through the neighborhood had positive or negative effects (does it attract college student renters to the area? Does it help relieve traffic? Does it create further parking issues?) Cross walks needed across Southwest Parkway to deal with the students dropped at bus stops jaywalking across the road.
- Discussion related to parking continued and became a discussion related to South Knoll Elementary School and the lack of parking and queuing space on site.

NRT Homework assignment – NRT members submitted pictures that they felt contributed positively to the image and character of the South Knoll Area. The intent of the assignment was to bring a more positive focus to the discussions and to remind ourselves that there are positive things about the neighborhood that the group should work to preserve and enhance and not just “issues.” The pictures will be used in the final Plan document and can be found in the NRT #3 presentation.

There was a positive focus on the open spaces and trails in the area – with some saying that this may be one of the neighborhood’s strongest attributes – unlike any other area of the City.

The life-cycle opportunities were also discussed, stating that within the South Knoll Area, you can walk to school from pre-school through College – again unlike other areas of the City.

Images of South Knoll Elementary spurred discussion on the aesthetics of the campus/structures and the potential negative impact that they may have on the neighborhood, property values, and attractiveness to young families (not all agreed on this point). Some stated that the appearance of the structures gave the perception of it being not as good as other elementary schools in College Station.

The NRT should be the starting point of forming some sort of neighborhood group after this process is over – share information and work together to get things done.

The Plan – a handout was distributed describing the chapters that will be included in the Plan – see handout on website for information.

- What chapters are generally included and what is covered in each. Brought example of previously adopted plans for folks to look through at the end of the meeting. Talked through the tentative schedule for working through chapters.

Tonight's Plan Element Discussion: Chapter 2: Community Character & Neighborhood Integrity

Define Community Character & Neighborhood Integrity

Potential Goals based on concerns heard through process

- Preserve existing neighborhood pattern of larger lot single-family lots (no change in land use designation needed for this).
- Reduce character impact of rental housing on the neighborhood (addressing the "symptoms").
- Protection of "historic" structures: a handout on the area's historic resources was distributed (see handout for information). It was generally agreed that the Plan should recommend that the City should attempt to work with property owners designated for further study in the Quimby McCoy Historic Resources Survey (2008), including a potential district in the Winding/Orr area and several specific "landmarks."

Land Use/Zoning components that influence character:

- Future land use assumptions (Future Land Use & Character Map in the City's Comprehensive Plan) within neighborhood – all look ok to me.
 - Maybe changes with MapMod & LOMR that captured the channel improvements (physical map revision) – better engineering data & flood data
 - Only discussion item that staff identified (undeveloped, doesn't match zoning, etc.) is FM2818 piece – "Mc Crory" property. The property has frontage on FM2818, is undeveloped, and is zoned A-O, R-3, and C-3. The group agreed to designate the property as it is currently zoned and to be sure that the neighboring area (Angelina Cir. and Augustine Ct.) are consulted for any changes.
- Existing Zoning and land use regulations –entitlements. Several properties were identified in the neighborhood as being currently developed in a way that is different than it is zoned – meaning that if the property re-developed, the area could look and feel very different than it does today. The intent of this discussion was to see if the group was interested in recommending that the City approach the property owners in these cases to see if they were interested in rezoning their property to the existing use.
 - Southeast corner of Welsh Avenue & Holleman Drive
 - Zoned GC General Commercial
 - Developed as low intensity commercial and office, and some vacant property.
 - Comp plan: Suburban Commercial
 - Several property owners

- Group agreed that the threat of a large scale redevelopment to an intense GC use was minimal due to multiple owners and its location (market).
 - No change will be recommended in the Plan.
- Northeast corner of Welsh Avenue & Southwest Parkway
 - Zoned R-6 High-Density Multi-Family
 - Developed as townhomes on individually platted lots
 - Comp Plan: Urban
 - Many property owners (although an NRT member mentioned that there is someone trying to consolidate the property currently).
 - NRT recommended that the City approach land owners to rezone to R-3 based on the current use of the property.
- Medina/Dexter duplexes
 - Zoned R-6 High-Density Multi-Family
 - Comp Plan: Urban (appropriate for both duplexes and apartments)
 - Developed as duplexes on individually platted lots
 - Single property owner for all of the lots
 - Abuts existing single-family homes
 - NRT recommended that the City approach land owner to rezone to R-2 based on the current use of the property.
- Anderson Place apts. – on Anderson between Brentwood and SWP
 - Zoned GC General Commercial
 - Comp Plan: primarily shows Urban (apartment) with a small amount of General Commercial at the corner of Anderson and Brentwood.
 - The NRT did not have concerns about the possibility of the property redeveloping under its existing zoning (General Commercial) – stating that any redevelopment on the site would be welcomed and commercial would be preferred.
 - Staff will explore the potential issues and/or benefits of changing the future land use and character of this property to reflect this desire.
- Cedar Run and Arctic area
 - Zoned R-3 Townhomes
 - Developed as single-family homes (permitted in the R-3 zoning district)
 - Comp plan: General Suburban (appropriate for both the existing zoning and existing land use)
 - Many property owners (no consolidation currently)
 - Very few owner-occupied homes (maybe as few as 1)
 - NRT felt that potential redevelopment of some or all of the homes in that area to townhomes would be appropriate given the adjacencies to duplexes and apartments. It was stated that any redevelopment of this area would be welcomed.
- Vacant land behind Angelina/Augustine Cts and with frontage on FM2818
 - Zoned A-O along the drainage area, R-3 Townhomes in the middle and adjacent to the single-family cul-de-sacs & C-3 Light Commercial along 2818

- Comp Plan: Suburban Commercial along the FM2818 frontage and Natural Areas on the back half of the lot.
- Recent floodplain studies in the area have determined that this property is not within the 100-year floodplain. A future land use other than Natural Areas needs to be recommended for the property.
- The NRT was comfortable amending the Future Land Use and Character Map to reflect the existing zoning on the property in those general areas. Any change to the area should be vetted with the HOA in that area – it should be that HOA group that makes the recommendation.
- Redevelopment opportunities –Information about the aging apartment complexes in the area should be collected, including:
 - Vacancy rates
 - Rent rates

**There was a brief discussion about the parking and traffic on Anderson on Sundays related to Grace Bible Church. I drove through on Sunday and confirmed that someone from the Sherriff's office is still there on Sundays to direct traffic. I talked to a representative of the church and found out that he is paid by the Church.