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## MEMORANDUM

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**Date:** August 6, 2013

**To:** Planning and Zoning Commission

**From:** Jennifer Prochazka, AICP, Principal Planner  
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**Subject: South Knoll Area Neighborhood Plan**

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**Item:** Public hearing, presentation, possible action, and discussion regarding an ordinance amending the College Station Comprehensive Plan by adopting the South Knoll Area Neighborhood Plan for the area generally located within the boundaries of Texas Avenue, Holleman Drive, Welsh Avenue, Southwest Parkway, Wellborn Road, and Harvey Mitchell Parkway. **Case #13-00900151**

**Background:** As part of the on-going implementation of College Station's Comprehensive Plan, the City created its Neighborhood, District, and Corridor Planning program to provide focused action plans for smaller areas of the City. Under this program, the City has adopted the Central College Station Neighborhood Plan and the Eastgate Neighborhood Plan. These plans focus on the particular needs and opportunities of the areas.

The Southside Area Neighborhood Plan process began in August 2011 with background field work and creation of the volunteer Neighborhood Resource Team. Over the past year, Staff has worked with the neighborhood to develop a plan to address neighborhood integrity, community character, mobility, and public facilities and services. Over the course of the planning process, seven public neighborhood meetings and nine Neighborhood Resource Team meetings were held.

**Summary:** The Southside Area Neighborhood Plan includes five chapters, described below. Within the chapters, information related to citizen discussions that formed the Plan recommendations is included. Each chapter has a goal that is supported by a series of strategies and action items that reflect the work of the Neighborhood Resource Team.

The Plan includes approximately 60 action items to be implemented over the next five to seven years, including actions such as parking removal, options to further limit the number of unrelated residents, new sidewalks, amendments to the Future Land Use and Character Map, and park improvements. Through the implementation of these strategies, the neighborhood aims to help stabilize and protect

the South Knoll Area neighborhood while encouraging appropriate redevelopment opportunities around the perimeter of the neighborhood.

### **Chapter 1: Introduction**

This chapter describes the South Knoll Area and outlines the neighborhood planning process.

### **Chapter 2: Neighborhood Integrity and Community Character**

Neighborhood integrity can be described as a measure of the quality of life in a neighborhood. It includes resident involvement, preservation of neighborhood resources, neighborhood identity and investment, property maintenance, and adherence to adopted codes. Neighborhood integrity builds relationships among various groups so that proactive and positive interaction can occur. The objective is to address issues and work toward common goals of retaining the strength and vitality of the neighborhood.

Community character relates to the stability, sustainability, and vitality of an area through the appropriate placement and interaction of land uses. The Community Character section of this chapter identifies the location of future land uses in order to create, protect, and enhance places of distinction throughout the community.

This chapter focuses on land use, character preservation, and neighborhood organizations, with an established **Neighborhood Integrity & Community Character Goal** for the South Knoll Area **to be a neighborhood that is desired and valued for its single-family-friendly character with:**

- **Reduced character impact of high-density housing in the neighborhood;**
- **Continued investment in and maintenance of area schools, parks, and trails;**
- **Preservation of the existing larger-lot development pattern and eclectic architecture; and**
- **Effective neighborhood organizations.**

The strategies in this chapter focus on increased code compliance and property maintenance standards, additional parking standards, and the preservation of historic resources.

### **Chapter 3: Mobility**

Mobility addresses vehicular, bicycle, and pedestrian movements within and through an area. Whether for transportation or recreation, good connectivity improves the quality of life for neighborhood residents. The purpose of mobility in neighborhood planning is to ensure that all modes and routes of transportation are safe and reliable, and minimize congestion on the road system including an adequate and efficient street network, designated bike routes, a sufficient sidewalk network, and local transit services.

This chapter focuses on pedestrian and bicycle safety, accessibility, and the function of streets, with an established **Mobility Goal** for the South Knoll Area **to maintain a safe and efficient transportation network and improve multi-modal transportation options by increasing the continuity of bicycle and pedestrian routes to key destinations, while protecting the single-family character and integrity of the neighborhood.**

The strategies in this chapter focus on additional parking restrictions to increase safety, additional sidewalks and intersection improvements, and amend the Bicycle Master Plan.

#### **Chapter 4: Public Facilities and Services**

Neighborhood identity is made up of a variety of elements including public and private landscaping, community gathering places, park development and maintenance, fencing, drainage, sidewalk and public facility maintenance, and signage that serves to enhance an area's aesthetic quality. Together these elements can provide a distinct image for an area. Maintaining or improving that identity is important to promoting the long-term viability and attractiveness of a neighborhood. Public investments such as utility and street rehabilitation, drainage improvements, and streetlight programs can support neighborhood investment. Building on these elements throughout the neighborhood can strengthen its overall image and identity.

This chapter focuses on strategies relating to community services, infrastructure, capital investments, and public safety with an established **Public Facilities and Services** Goal for the South Knoll Area is **to provide and maintain public facilities and services that meet the needs of the residents and positively contribute to the integrity of the neighborhood and an enhanced single-family friendly character.**

The strategies in this chapter focus on increased code compliance and property maintenance, increased public safety, and park improvements.

#### **Chapter 5: Implementation**

The final chapter includes all of the strategies and actions that are proposed in the Plan. The plan implementation period is five to seven years. Specifically, this chapter assigns the estimated cost of implementing a particular strategy, a timeframe for when the strategy will be implemented, and the entity that is responsible for implementing the strategy.

Staff provided a final draft copy of the Plan as well as an overview of the document to the Commission at the August 1<sup>st</sup> workshop meeting. The draft Plan is also available on the City's website at [www.cstx.gov/ndcplanning](http://www.cstx.gov/ndcplanning). The Bicycle, Pedestrian, and Greenways Advisory Board considered the bicycle and pedestrian mobility components of the Plan at their August 6<sup>th</sup> meeting and recommended approval. The City Council will hold a public hearing and consider adoption of the Plan at their August 22<sup>nd</sup> meeting.