



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Workshop

Thursday, June 28, 2018

4:00 PM

City Hall Council Chambers

1. Call meeting to order.
2. Executive Session will be held in the Administrative Conference Room.

Consultation with Attorney {Gov't Code Section 551.071};

Possible action. The City Council may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

Litigation

- a. Kathryn A. Stever-Harper as Executrix for the Estate of John Wesley Harper v. City of College Station and Judy Meeks; No. 15,977-PC in the County Court No. 1, Brazos County, Texas
- b. McCrory Investments II, LLC d/b/a Southwest Stor Mor v. City of College Station; Cause No. 17-000914-CV-361; In the 361st District Court, Brazos County, Texas
- c. City of College Station v. Gerry Saum, Individually, and as Independent Executrix of the Estate of Susan M. Wood, Deceased; Cause No. 17-002742-CV-361; In the 361st District Court, Brazos County, Texas
- d. Maura Juarez Garcia v. Andres Garcia and City of College Station; Cause No. 18-000419-CV-85; In the 85th District Court, Brazos County, Texas

Personnel {Gov't Code Section 551.074};

Possible action. The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer. After executive session discussion, any final action or vote taken will be in public. The following public officer(s) may be discussed:

- a. Council Self Evaluation
- b. City Manager

5:00 p.m.

3. Take action, if any, on Executive Session.

4. Presentation, possible action, and discussion on items listed on the consent agenda.

5. [18-0403](#) Presentation, possible action, and discussion regarding dockless bike share regulations.

Sponsors:

Nettles

6. [18-0409](#) Presentation, possible action, and discussion regarding possible changes to Section 6.5, Accessory Uses, and Section 7.3, Off-Street Parking Standards, of the Unified Development Ordinance.

Sponsors:

Paz

Attachments:

[Background Info - ALQs](#)

[Background Info - SF Parking](#)

[Survey Questions](#)

[Survey Results](#)

[Demographic Information](#)

[General Feedback](#)

7. [18-0410](#) Presentation, possible action, and discussion regarding possible changes to Section 7.2.H, Height, of the Unified Development Ordinance.

Sponsors:

Simms

Attachments:

[Background Information](#)

[Survey Questions](#)

[Survey Results - Height](#)

[Demographic Information](#)

[General Feedback](#)

8. Council Calendar - Council may discuss upcoming events.

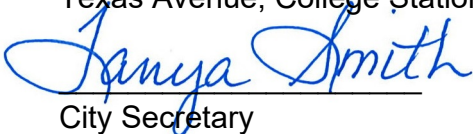
9. Discussion, review, and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, Arts Council of Brazos Valley, Architectural Advisory Committee, Arts Council Sub-committee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Brazos Valley Economic Development Corporation, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, Experience Bryan-College Station, Design Review Board, Economic Development Committee, FBT/Texas Aggies Go to War, Gulf Coast Strategic Highway Coalition, Historic Preservation Committee, Interfaith Dialogue

Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, Transportation and Mobility Committee, TAMU Economic Development, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Walk with the Mayor, YMCA, Youth Advisory Council, Zoning Board of Adjustments, (Notice of Agendas posted on City Hall bulletin board).

10. Adjourn.

The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on June 22, 2018 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #:	18-0403	Version:	1	Name:	Presentation, possible action and discussion regarding dockless bike share regulations
Type:	Report	Status:			Agenda Ready
File created:	6/13/2018	In control:			City Council Workshop
On agenda:	6/28/2018	Final action:			
Title:	Presentation, possible action, and discussion regarding dockless bike share regulations.				
Sponsors:	Aubrey Nettles				
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding dockless bike share regulations.

Presentation, possible action, and discussion regarding dockless bike share regulations.

Relationship to Strategic Goals:

Good governance
Improving Mobility
Neighborhood Integrity

Background & Summary: Texas A&M University entered into an exclusive contract with the bike share company OFO for a bike share program in February of 2018. OFO launched their program in March with the introduction of 850 OFO bikes in College Station. TAMU and OFO plan to expand their fleet to 3,000 to 4,000 bikes for the fall semester. Based on feedback received from City Council and citizens, staff has explored regulations for dockless bike share and have drafted an ordinance. We will be discussing the key components of the draft ordinance tonight.

Budget & Financial Summary: N/A

Attachments:

Legislation Details (With Text)

File #:	18-0409	Version:	1	Name:	Accessory Living Quarters and Single-Family Parking
Type:	Presentation	Status:			Agenda Ready
File created:	6/13/2018	In control:			City Council Workshop
On agenda:	6/28/2018	Final action:			
Title:	Presentation, possible action, and discussion regarding possible changes to Section 6.5, Accessory Uses, and Section 7.3, Off-Street Parking Standards, of the Unified Development Ordinance.				
Sponsors:	Jenifer Paz				
Indexes:					
Code sections:					
Attachments:	Background Info - ALQs Background Info - SF Parking Survey Questions Survey Results Demographic Information General Feedback				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding possible changes to Section 6.5, Accessory Uses, and Section 7.3, Off-Street Parking Standards, of the Unified Development Ordinance.

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

Recommendation(s): The Planning and Zoning Commission will consider this item at their June 21st meeting. Their recommendation will be provided at the City Council Workshop.

Summary: Two community engagement meetings were held on April 30th to gather input on various neighborhood protection proposals, including Section he UDO. Attendees were able to provide feedback via paper surveys at both community engagement meetings and an online survey was also open for a period of two weeks following the meetings.

At the City Council Workshop meeting, Staff will provide a summary of the survey results and seek direction regarding any possible changes to the aforementioned UDO sections.

Budget & Financial Summary: N/A

Attachments:

1. Background Information (Accessory Living Quarters)
2. Background Information (Single-Family Parking)
3. Survey Questions
4. Survey Responses
5. Demographic Information
6. General Feedback

Accessory Living Quarters

What is an Accessory Living Quarter?

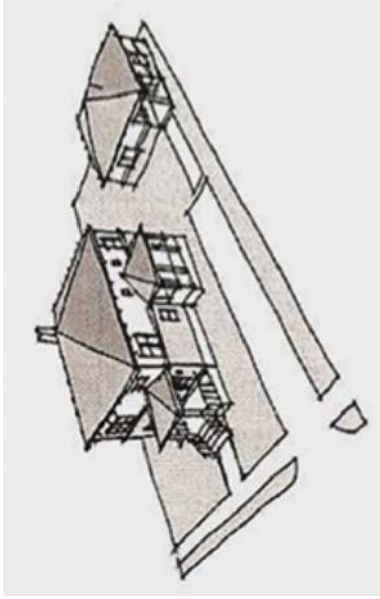
An accessory living quarter is a secondary apartment unit (also referred to as a “garage apartment” or “granny flat”) that can be allowed in single family neighborhoods. The size of these units can be no more than 25% of the area of the main house on the property. Currently, accessory living quarters can only be rented to members of the family or those employed by the occupants of the main house.

Objective

Seek community feedback on questions related to allowing accessory living quarters to be generally rented. The purpose of allowing this would be to:

- Provide an alternative for neighborhoods to relieve market pressure for additional housing that would not require the demolition and rebuilding of the main house.
- Allow homeowners the opportunity for rental income in keeping with the character of the neighborhood.
- Provide an affordable housing rental option in keeping with neighborhood character.

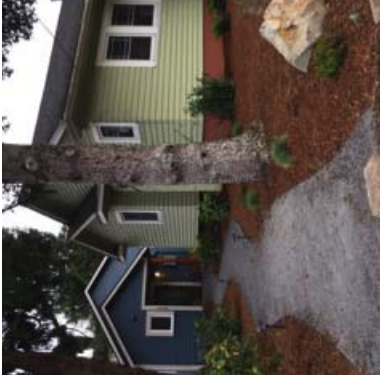
ACCESSORY LIVING QUARTERS EXAMPLES



SOURCE: CITY OF GOLDEN, CO



SOURCE: ACCESSORYDWELLINGS.ORG



SOURCE: ACCESSORYDWELLINGS.ORG



SOURCE: ACCESSORYDWELLINGS.ORG



SOURCE: ACCESSORYDWELLINGS.ORG



SOURCE: ACCESSORYDWELLINGS.ORG

Single Family On-Site Parking

What is Single Family On-Site Parking?

Single Family houses in College Station are currently required to provide one parking space per bedroom on property for the first four bedrooms. Additional on-site parking is not required if there are more than four bedrooms provided.

Objective

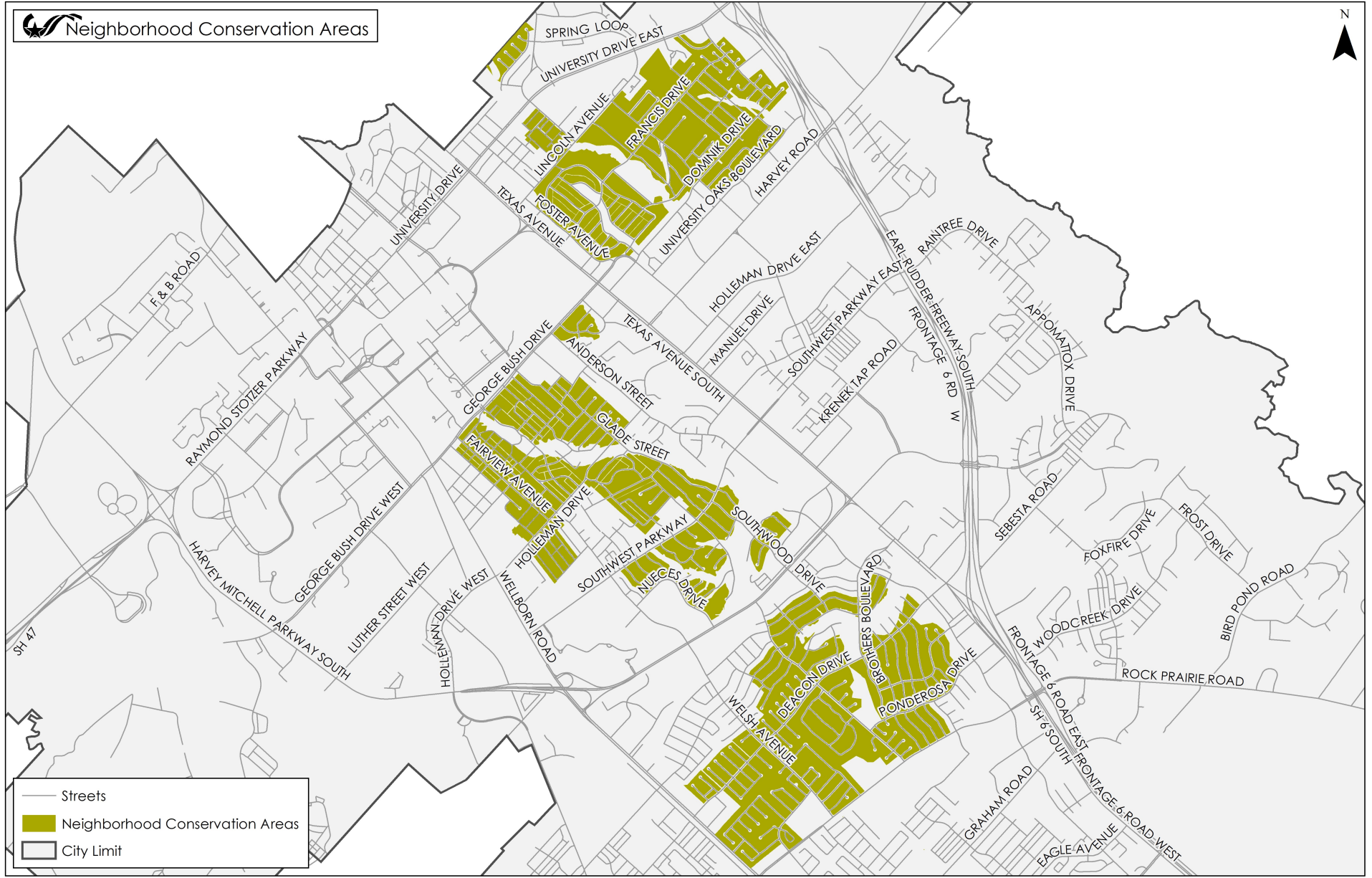
Feedback on requiring single family houses to provide one parking space per bedroom and no longer capping this at 4 spaces in older neighborhoods and/or citywide. The purpose of this would be to:

- Address concerns about on-street parking in older neighborhoods.
- As parking demand would go either on-site or at the curb, get a sense of whether the community preference is for status quo street parking or additional on-site parking (leading to more impervious cover).

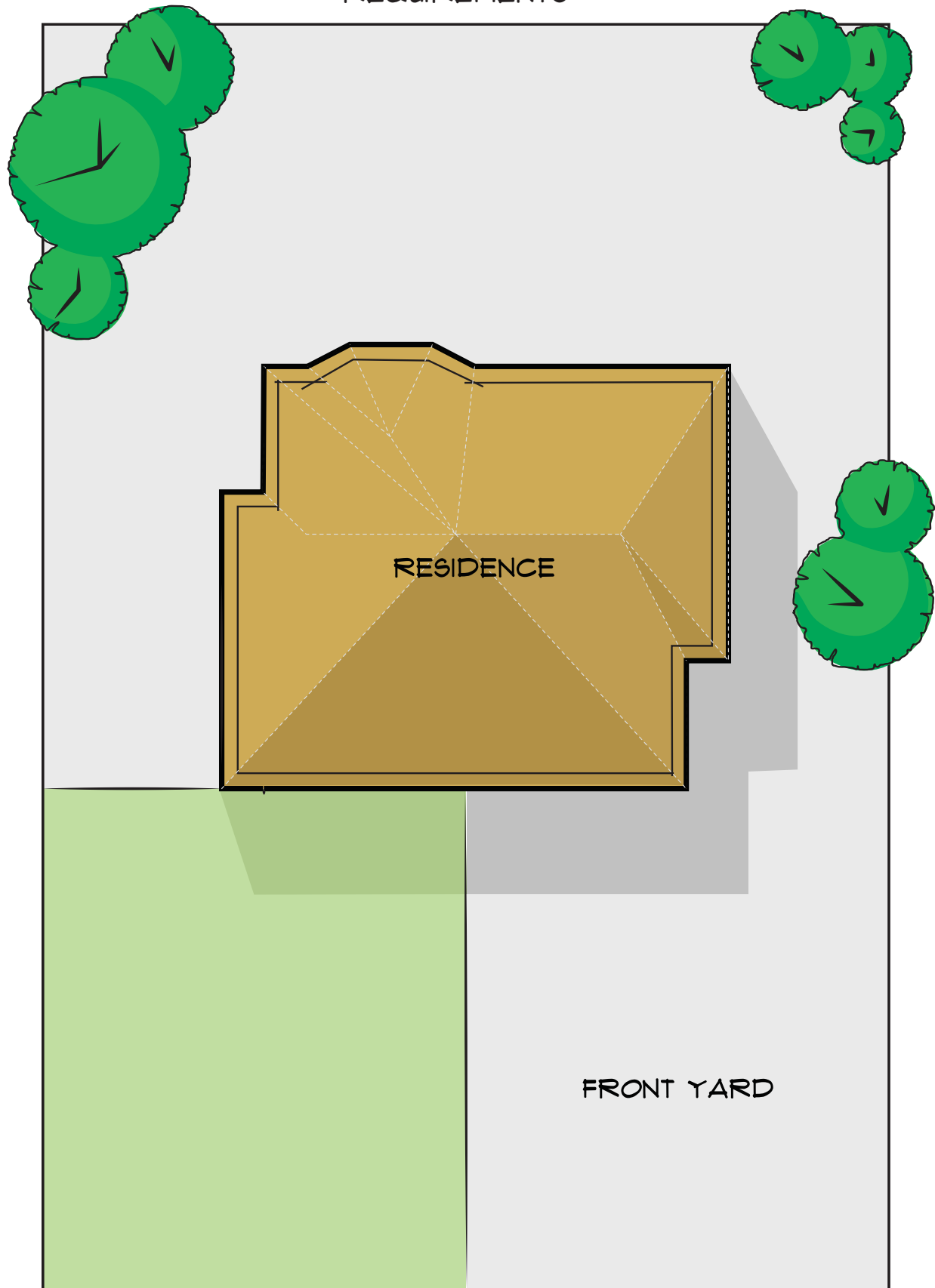
For College Station's older neighborhoods, designated Neighborhood Conservation in the Comprehensive Plan, concerns have been raised regarding the amount of on-street parking. This proposal seeks feedback on whether the community prefers further parking be required on-site by removing the cap of four required parking spaces and requiring one per bedroom in those areas. A further question is also asked for other areas of the City.



Neighborhood Conservation Areas



CURRENT ON-SITE PARKING REQUIREMENTS *



50% OF FRONT
YARD

- GREEN - PARKING IS NOT ALLOWED
- GREY - PARKING IS ALLOWED ON HARD SURFACES
- * - FOR MOST AREAS OF THE CITY

GENERAL REQUIREMENTS SURVEY QUESTIONS

ACCESSORY LIVING QUARTERS					
College Station should allow for the general rental of accessory living quarters.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should require the owner of a property renting the accessory living quarters to live on-site.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow no more than two unrelated persons to live in an accessory living quarters.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow only one accessory living quarters per property.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
In addition to the parking required for the main house, College Station should also require an additional on-site parking space per bedroom for accessory living quarters.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
SINGLE-FAMILY ON-SITE PARKING REQUIREMENTS					
In Neighborhood Conservation areas, College Station should require new single-family houses to provide one on-site parking space per bedroom and no longer cap this at 4 parking spaces per dwelling.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
In all other areas, College Station should maintain its requirements for new single-family houses to provide one on-site parking space per bedroom and require no more than 4 parking spaces per dwelling.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
SINGLE FAMILY HEIGHT PROTECTIONS					
College Station should retain both the 2:1 building setback and 2:1 building height slope requirements.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should remove the 2:1 building setback requirement but retain the 2:1 building height slope requirement.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
RESPONDER DEMOGRAPHICS QUESTIONS					
Are you a student who attends Blinn College or Texas A&M?	YES	NO			
Are you actively involved in real estate or developing property in College Station (architect, developer, engineer, real estate agent, etc.)?	YES	NO			
Are actively involved in your neighborhood or homeowners association?	YES	NO			
Do you own or rent where you are living?	OWN	RENT			
What is the zip code of where you live?					

(OVER)

OPEN ENDED QUESTIONS:

Do you have any general feedback, comments or concerns regarding accessory living quarters?

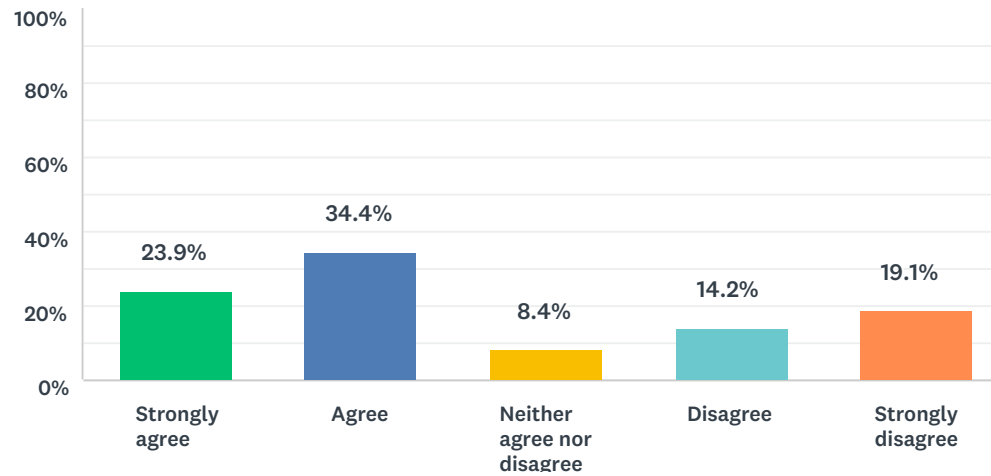
Do you have any general feedback, comments or concerns regarding single-family on-site parking?

Do you have any general feedback, comments or concerns regarding single-family height protections?

Do you have any other related feedback?

Q1 College Station should allow for the general rental of accessory living quarters.

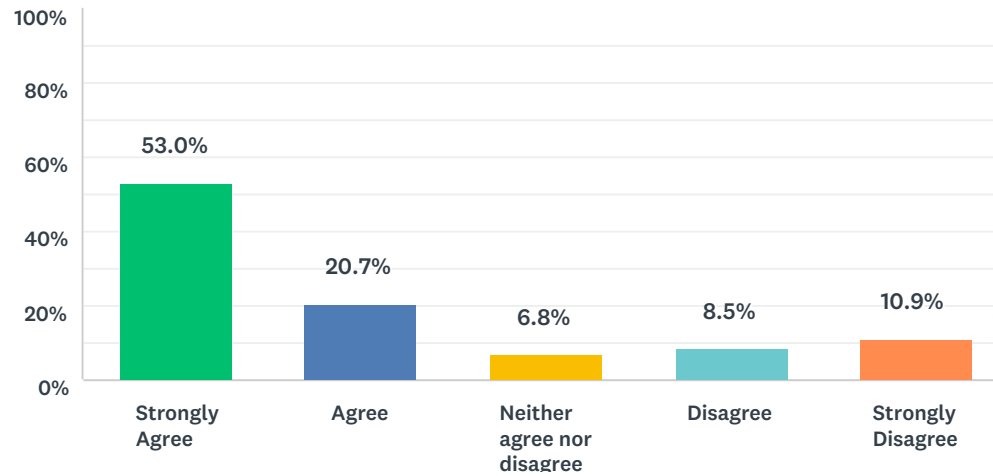
Answered: 837 Skipped: 7



ANSWER CHOICES	RESPONSES	
Strongly agree	23.9%	200
Agree	34.4%	288
Neither agree nor disagree	8.4%	70
Disagree	14.2%	119
Strongly disagree	19.1%	160
TOTAL		837

Q2 College Station should require the owner of a property renting the accessory living quarters to live on-site.

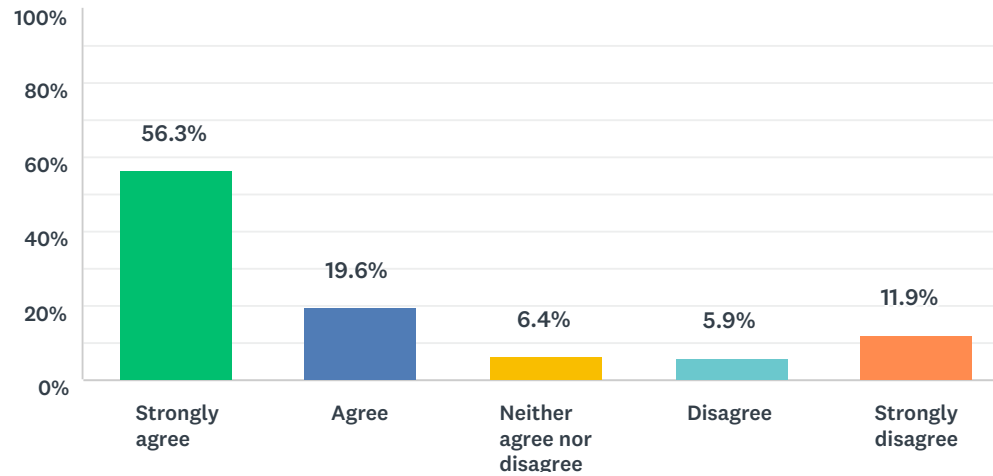
Answered: 834 Skipped: 10



ANSWER CHOICES	RESPONSES	
Strongly Agree	53.0%	442
Agree	20.7%	173
Neither agree nor disagree	6.8%	57
Disagree	8.5%	71
Strongly Disagree	10.9%	91
TOTAL		834

Q3 College Station should allow no more than two unrelated persons to live in an accessory living quarters.

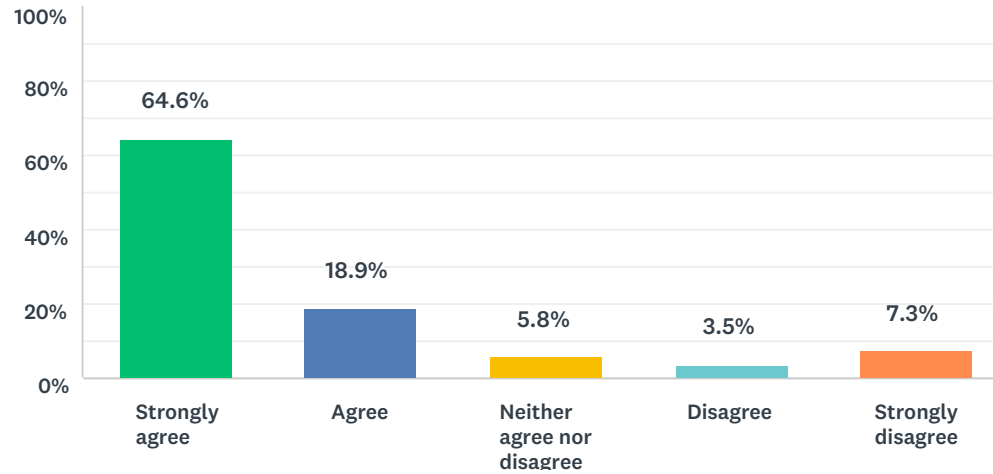
Answered: 833 Skipped: 11



ANSWER CHOICES	RESPONSES	
Strongly agree	56.3%	469
Agree	19.6%	163
Neither agree nor disagree	6.4%	53
Disagree	5.9%	49
Strongly disagree	11.9%	99
TOTAL		833

Q4 College Station should allow only one accessory living quarters per property.

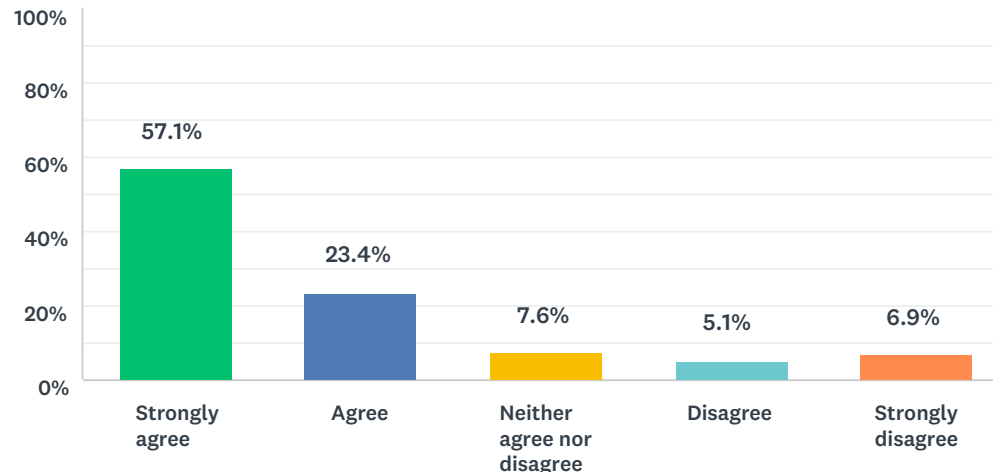
Answered: 827 Skipped: 17



ANSWER CHOICES	RESPONSES	
Strongly agree	64.6%	534
Agree	18.9%	156
Neither agree nor disagree	5.8%	48
Disagree	3.5%	29
Strongly disagree	7.3%	60
TOTAL		827

Q5 In addition to the parking required for the main house, College Station should also require an additional on-site parking space per bedroom for accessory living quarters.

Answered: 829 Skipped: 15



ANSWER CHOICES	RESPONSES	
Strongly agree	57.1%	473
Agree	23.4%	194
Neither agree nor disagree	7.6%	63
Disagree	5.1%	42
Strongly disagree	6.9%	57
TOTAL		829

Q6 Do you have any general feedback, comments or concerns regarding accessory living quarters?

Answered: 345 Skipped: 499

#	RESPONSES	DATE
1	I am strongly opposed to general rental of accessory living quarters. I only answered the questions of owner living property and how many unrelated persons in accessory quarters, and allowing only one of these quarters per property because the city insists on passing allowing accessory living qts., then these other requirements would be preferable.	5/25/2018 2:23 PM
2	I only approve of the renting of an accessory building if a family lives in the house.	5/25/2018 12:03 PM
3	Only if a family lives in the main house, should an accessory building be allowed.	5/25/2018 12:00 PM
4	Other cities that have used this (Austin) it has become a nightmare! If a single owner has three unrelated roommates and builds an accessory dwelling to rent, it will end up being 6 unrelated or more on that property. Why not just give the multiplexes a fraternity house in a neighborhoods. Why put a mini frat house in one? This is not a good plan. Should require a large lot size to do this. 8,500 or larger! this will be nothing but pavement if it is on a smaller lot!	5/24/2018 12:54 PM
5	One size fits all does not work for all College Station neighborhoods.	5/24/2018 12:36 PM
6	Care must be taken to not allow stealth dorms to add second/accessory living quarters.	5/24/2018 12:28 PM
7	Any change in southside neighborhood should be a minimum of 75% approving it, not some 50/50 or minority numbers that do not represent the strong majority.	5/24/2018 12:26 PM
8	Any change in Southside neighborhood should be a minimum of 75% of owners approving it. Not some 50/50 or minority numbers that do not represent the strong majority.	5/23/2018 3:00 PM
9	Stay out of it. This is what HOAs are for.	5/23/2018 2:40 PM
10	The more you allow rentals in neighborhoods, the more it will degrade the neighborhood. Rental property is seldom maintained well. I believe there are plenty of apartments, duplexes, etc. and we don't need to infringe on neighborhoods. Ten years from now, on-line activity may leave apartments empty.	5/23/2018 2:34 PM
11	None! Should not be permitted at all!	5/23/2018 2:31 PM
12	Should be a limit on how many properties with accessory living quarters are permitted within, say, a block.	5/23/2018 2:19 PM
13	Should only allow 1 unrelated person. Quarters should only be used for one unrelated person other than homeowner to live. Optimally a graduate student, student of a friend, etc. Do agree it is good for especially retired persons to have a source of income, but keep the rest of restrictions as is.	5/23/2018 2:16 PM
14	Currently there is no code enforcement for this.	5/23/2018 2:11 PM
15	I don't understand how College Station benefits from allowing this kind of rental. It seems the only people who benefit are those who lease out their property and move to nicer neighborhoods. Too bad for those left behind.	5/23/2018 2:02 PM

Neighborhood Integrity UDO Proposals General Requirements

16	ALQ should be restricted to: a- No more than 2 individuals that are related to owner b- short term guests occupancy (2 weeks) c- NO rentals	5/23/2018 1:59 PM
17	ALQ should be restricted to: No more than 2 individuals related to owner, short term guest occupancy (2 weeks max) and no rentals.	5/18/2018 1:05 PM
18	Rental of these quarters should not be regulated by the city.	5/18/2018 12:59 PM
19	Rental of these quarters should not be regulated by the city.	5/18/2018 12:47 PM
20	rental of these quarters should not be regulated by the city!	5/18/2018 12:42 PM
21	None of the proposed changes ensure that any of the three objectives will be met. Historic houses already are being torn down and new structures of new accessory apt. buildings.	5/18/2018 12:38 PM
22	Planning & Zoning does not do a very good job of getting variances from surrounding homeowners. Needs improved communication and enforcement!	5/18/2018 10:24 AM
23	None at this time.	5/18/2018 9:52 AM
24	3.) How unrelated? 5.) unintended consequences	5/17/2018 3:10 PM
25	Accessory living quarters 1 & 2 need a third option which allows owner to rent their homes and accessory units to no more than two unrelated persons.	5/14/2018 5:03 PM
26	Question 4 on the front doesn't permit selecting NO accessory LC.	5/14/2018 4:59 PM
27	These should be allowed to help deter urban sprawl.	5/14/2018 4:49 PM
28	If owners aren't living on site, then it becomes just another high density area.	5/14/2018 4:23 PM
29	CS should not restrict the number of unrelated persons living in an accessory living quarter nor regulate the number of accessory living quarters allowed per property	5/14/2018 4:21 PM
30	Stop allowing old classic homes to be destroyed to build rental property as above	5/14/2018 4:14 PM
31	Rental of these quarters should NOT be regulated by the City	5/14/2018 4:12 PM
32	How will the city enforce the ordinance that accessory quarters may ONLY be rented to members of the family or employees of the family and not students?	5/14/2018 4:04 PM
33	accessory living quarters should be required to look like they belong to the house.	5/14/2018 3:53 PM
34	Rules should be set so that allowing rental of accessory living quarters does NOT encourage on-street parking by residents of such quarters. Also, any such rentals should NOT increase the percentage of impervious cover on any lots or properties used in this way. Also, the owner/primary resident of any such property should be held liable for any code violations committed by residents of such rentals, including noise, animal noise or other violations relating to animals, unsanitary conditions, improper disposal of trash, failure to use trash/recycling containers, etc.	5/14/2018 3:45 PM
35	This should only be as stated above to be used by family, not just rental income.	5/14/2018 3:22 PM
36	no	5/14/2018 3:20 PM

Neighborhood Integrity UDO Proposals General Requirements

37	Since I strongly disagree with #1 allowing general rental, there is no answer to questions 3, 4 or 5 that is consistent with my opinion. If I agree or disagree you can count my answers as outweighing my disapproval. If I don't answer, you have a heavier weight of answers that counter my strong disagreement in #1. As constructed, you can conclude that there is more support for general rental pretty much any way the voting goes.	5/14/2018 3:13 PM
38	I believe the City of College Station should let HOAs manage these rules so that citizens have options as to what type of living situation they would prefer to live in.	5/14/2018 3:10 PM
39	We have a garage apartment that my husband and I stay in when we visit our TAMU children that are living in the Main house. Works absolutely fantastic for us.	5/14/2018 3:02 PM
40	Don't let this issue become a nightmare	5/14/2018 2:56 PM
41	There should be nothing written in the ordinance regarding 2 unrelated people because we cant even regulate 4 unrelated now. Why would the City write something that is unenforceable.	5/14/2018 2:52 PM
42	Q5 is tendentious If you allow these rentals, even when restricting to max 1 per home, you create parking space issues that can quickly turn the neighborhood into a front yard parking lot. In general, accessory living space should only be allowed if the landlord lives onsite. The current situation slowly turns neighborhoods into parking lots ...	5/14/2018 2:38 PM
43	Should blend or match the décor of main house	5/14/2018 2:21 PM
44	Parking requirements should be based on the size of the lot and the original house. College Station should consider restricting street parking to limit the number of vehicles parked on the street. One of the biggest issues is the number of vehicles cluttering up streets and impeding traffic. There shouldn't be an issue renting a property to multiple tenants however they should be aware that their vehicle may not be allowed based on the available parking.	5/14/2018 2:20 PM
45	no	5/14/2018 2:19 PM
46	If the City allows these, it must be willing to enforce these rules because they will be broken and used as housing for many non-family college students.	5/14/2018 2:19 PM
47	I also only approve of the additional construction of accessory dwelling if, 1. The size is determined by a % of the lot, not the size of the house 2. An open green space minimum % or impervious coverage on the lot is also used in conjunction. 3. Homes are owner occupied 4. No more than 2-unrelated is enforced. If you take a short drive around some parts of town, this is how many development groups are putting 6+ unrelated renters on a property.	5/14/2018 1:54 PM
48	Loosening code for accessory living quarters is the absolute worst idea I've seen in a long time - and I've seen a lot of bad ideas come thru - that keep hurting neighborhoods. Current code for accessory living buildings is good. Increasing density in neighborhoods by allowing TWO residences on ONE LOT will hurt neighborhoods and strain infrastructure. It would also create confusion regarding numbers of unrelated renters on a property. BAD!	5/14/2018 1:42 PM
49	Would prefer as few of these accommodations as possible, and with highly restrictive provisions	5/14/2018 1:37 PM
50	I think accessory living quarters are a great idea and will significantly increase the property values and tax basis for College Station.	5/14/2018 1:25 PM
51	I am against putting garage apartments in existing neighborhoods.This is simply another way to overcrowd existing neighborhoods. I have answered the other questions in case the decision is to go ahead and let people build accessory housing on their property. I vote against the approval of any accessory building to be used as a rental unit.	5/14/2018 1:20 PM
52	Areas that are zoned for single family housing should abide to that spirit of the zoning. An additional quarters to a property should not impact on traffic or noise.	5/14/2018 1:12 PM

Neighborhood Integrity UDO Proposals General Requirements

53	Your questions are horrible. Each is assuming one would want accessory living at each house. So there is no answer for not wanting accessory living.	5/14/2018 1:09 PM
54	Should not become dorms in disguise with 4 or more students living there.	5/14/2018 11:49 AM
55	It is quite difficult to understand what the city is asking and what the ramifications of this change will be. In general only 2 unrelated renters should be allowed per lot, that includes ALL buildings - there is no way to express this opinion because of the biased way this question is phrased. Also, the two unrelated in an accessory living space should only be allowed if the owner lives on the property. Did you pretest these questions to get input on the questions from residents in College Station?	5/14/2018 11:26 AM
56	Do not allow!	5/14/2018 11:01 AM
57	How can you enforce no more than 2 unrelated for in this situation when the city can't even enforce the existing unrelated ordinance. The requirement for the owner to live on the main property is meaningless when students are listed as the owners of rent by the bedroom houses. It would just turn into a campus of rental houses on a single property. In this case wouldn't this just be a business in a single family neighborhood. Until the city can demonstrate that they can effectively enforce current ordinances they shouldn't be trying to make new ones predicated on those they can't enforce.	5/14/2018 10:25 AM
58	Only allow if those living in main residence are a family.	5/14/2018 9:34 AM
59	Actually do not want multiple separate living quarters constructed on one property, as is currently being done in Austin right up to the property line.	5/14/2018 9:26 AM
60	Additional parking space for rental must be included in the 25% of the main house measurement	5/14/2018 8:31 AM
61	There is no definition of what a bedroom is; a room could be called a "sewing room" and then would not be considered a bedroom. Owner on site is good but lots of houses are bought for their kids and then they are the ones living on site	5/14/2018 6:55 AM
62	This is another mechanism to erode family neighborhoods. Property owners and renters violate regulations all the time. Give an inch and they take a mile.	5/14/2018 6:43 AM
63	I feel there should be a minimum yard size or required set-backs from your neighbor.	5/14/2018 6:09 AM
64	Should not allow renting of accessory living quarters in family neighborhoods.	5/14/2018 4:36 AM
65	no	5/14/2018 3:54 AM
66	As long as there is only one allowed per property, I don't see a problem with this. If you allow more than one, the owner could basically turn their property into make shift townhomes or apartments. Again, one per property should be a non problem.	5/14/2018 12:01 AM
67	This is a horrible idea, and will lead to unlawful renting, and the ruin of neighborhoods.	5/13/2018 11:43 PM
68	the pictures are oddly framed. will many MIL houses spoil the sense of a neighborhood, especially if rented out to non-relatives or employees? what is the experience of other cities?	5/13/2018 11:21 PM
69	Only concern would be people wanting to add on to their house just to take advantage of renting space out to college kids.	5/13/2018 11:09 PM
70	The infrastructure of our city is predicated on the assumption that a single family house will have a single family, with a car to every 2 or 3 individuals. This proposal provides a further pathway towards packing our neighborhoods with student housing with 6-10 students on a single residential lot. This creates traffic roads are not equipped to deal with, increases the risk of flooding due to the large paved areas, and lowers property values. If the city wishes to relieve pressure on the housing market, it should properly zone and plan for actual high density housing projects.	5/13/2018 10:57 PM

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71	Having two unrelated people in an accessory living quarter, in addition to 4 unrelated people in a main house, would require 12 parking spots - since every student seems to have at least one friend over every night (i.e., two people/bedroom). This would overcrowd already overcrowded lots and streets.	5/13/2018 10:21 PM
72	No	5/13/2018 7:21 PM
73	I am completely opposed to this	5/13/2018 5:11 PM
74	I only want to see this as an avenue for family members to live close to a family - i.e. elderly family members	5/13/2018 3:43 PM
75	I like the idea of allowing these accessory living quarters, I think they will be taken advantage of.	5/13/2018 2:41 PM
76	Regulations should be crafted to allow accessory quarters that do not adversely impact the integrity of neighborhoods.	5/13/2018 2:02 PM
77	No	5/13/2018 1:56 PM
78	The city is really on the ball with this survey. I strongly agree with every question. Good common sense way to improve the housing market without hurting family neighborhoods.	5/13/2018 1:37 PM
79	Only family members or full families should be able to rent or live in accessory living quarters.	5/13/2018 1:14 PM
80	I think accessory living quarters for rent are a terrible idea & would greatly reduce our property values!	5/13/2018 12:53 PM
81	No	5/13/2018 11:44 AM
82	I believe it is extremely important that owners live in the main house if there is to be an accessory rental property, to avoid what has happened on our block with one rental property/2 accessory buildings for a total of 10 students living on one residential property. My concern with requiring off-street parking is that it increases the amount of pavement/impermeable surface which increases flooding and heat, in addition to creating paved front/side lots that are incompatible with a neighborhood.	5/13/2018 11:18 AM
83	suggest 3 parking spaces per bedroom	5/13/2018 10:36 AM
84	I checked strongly disagree to rental of accessory building because I think the only way it should EVER be allowed is if the owner of the property renting it lives on site, and I don't see how that can be easily monitored and verified on a consistent basis.	5/13/2018 10:19 AM
85	No	5/13/2018 6:29 AM
86	Maybe zoning areas for specific age requirements, as a parent with young children we miss the neighbor feel in college station that is not focused on college students	5/13/2018 1:47 AM
87	Do not agree with concept of "accessory" living quarters.	5/12/2018 11:26 PM
88	I think this is a good idea.	5/12/2018 10:11 PM
89	Additional living quarters should not be allowed. Take back our neighborhoods. They should be single family dwelling and not rented to students who lie and allow many to live in them and park on lawns and streets.	5/12/2018 8:50 PM
90	If legal to require, occupants should be 24 yrs old or older if not a family member.	5/12/2018 6:16 PM
91	Your description about accessory living quarters defines it as "Accessory living quarters can only be rented to members of the family or those employed by the occupants of the main house" so most of these questions are irrelevant. You are trying to re-define your own definition.	5/12/2018 5:49 PM
92	I don't think that accessory living quarters should be allowed to be rented. These should only be for extended family	5/12/2018 5:07 PM
93	None	5/12/2018 4:53 PM

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94	College Station should not allow accessory living quarters	5/12/2018 4:40 PM
95	Most common sense thing I have ever seen included in a residential building. So many options for the family to rent, to care for elderly parents or have the kids move back home during times they want to.	5/12/2018 3:50 PM
96	Two may live there, only if a family lives in the house.	5/12/2018 3:38 PM
97	no	5/12/2018 2:25 PM
98	I think this will degrade many neighborhoods, which usually have provisions to avoid renting out their propertie to students.	5/12/2018 2:23 PM
99	Making garages into rental units will make neighborhoods less family friendly and affect homeowner property values negatively. I am strongly against allowing renting accessory living quarters.	5/12/2018 1:19 PM
100	It is up to the owner of the property to make sure no more than 2 unrelated people are living there and that there is parking for the renters. If there are violations on the number of people living in the accessory living quarters the renter and the owner are subject to being fined.	5/12/2018 12:50 PM
101	Off street parking is a most. Don't need our streets crowded with additional vehicles.	5/12/2018 12:46 PM
102	No	5/12/2018 11:46 AM
103	They have been the tradition in the South Side Neighbor since the beginning.	5/12/2018 10:14 AM
104	Too many college kids are invading family neighborhoods	5/12/2018 10:11 AM
105	I think these are good ideas if the lot is big enough to accommodate one but parking in any neighborhood in this town is terrible as it is so they would almost create another issue. I also believe they should only be for family and not necessarily for renting.	5/12/2018 10:06 AM
106	Too much housing in BCS, no more apartments or addition units like this. Single family needed!	5/12/2018 9:15 AM
107	Landlord should most definitely live on site	5/12/2018 9:09 AM
108	None	5/12/2018 8:53 AM
109	I can see a homeowner "paying" students to take out the trash cans for \$5/mo and claim this status.... Need stronger language with the option for audit.	5/12/2018 8:49 AM
110	No	5/12/2018 7:16 AM
111	I don't agree with this.	5/12/2018 6:54 AM
112	All great ideas to relieve pressure and help residents make extra income.	5/11/2018 11:45 PM
113	No	5/11/2018 11:32 PM
114	The government has no right to tell homeowners what to do on their own property.	5/11/2018 11:17 PM
115	The only problem I see with this is the parking. There needs to be a bigger minimum lot size for a property to do this and have room for an additional parking	5/11/2018 10:49 PM
116	Should still have a max allowed number of unrelated residents per property. In regular neighborhoods should be limited to one accessory quarter. Dont turn neighborhood lots into tiny home communities!	5/11/2018 10:48 PM

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117	Please don't do this! Our neighborhood is packed with cars due to rentals. We can't absorb any more people. Drive down Austin Avenue at night. It's one lane due to street parking. More renters will make our home unsellable to anyone other than investors. Do we really need more rental space? The length of time houses are in the market suggests no.	5/11/2018 10:28 PM
118	I do not live this idea at all.	5/11/2018 9:34 PM
119	Hopefully accessory living quarters are not encouraged	5/11/2018 8:51 PM
120	NEG	5/11/2018 8:03 PM
121	No	5/11/2018 8:02 PM
122	Garage apartments are one thing as would've been built 20 years ago but the "" garage apartments and "that of been built on Dexter specifically the corner of Dexter and Thomas and several houses down from Thomas on Dexter or dormitories turn hot garage apartment so I think you have to be a little bit more specific about what you mean by a Garage apartment or accessory to the house because in the southside area they literally are building two houses and calling one of them apartments over the garage thank you	5/11/2018 7:15 PM
123	Parking is my number one concern about accessory living quarters. So many people already park on the streets. They are hard to get through. I wouldn't mind if renting accessory living quarters was allowed IF parking could be controlled.	5/11/2018 7:08 PM
124	Accessory living quarters should be finished in a style and with materials matching the home on the property.	5/11/2018 6:50 PM
125	No AG SHACKS!!!! You are pushing out homeowners.	5/11/2018 6:35 PM
126	The owner must live in the main house; no more than 2 unrelated individuals in the accessory living quarters.	5/11/2018 5:36 PM
127	Allowing general rental will only increase density of college students in neighborhood unless the owner is living on-side in the main home. The pressure this places on parking will be non-negligible.	5/11/2018 5:15 PM
128	no	5/11/2018 3:44 PM
129	No one should rent out a house to several different people	5/11/2018 1:52 PM
130	In my opinion, this is a slippery slope. The idea of allowing home owners to garner extra money from rent while allowing the rentee to pay a more affordable amount in rent is highly desirable in College Station. The trick is going to be how do you restrict ways for loopholes that allow this ordinance to be exploited. How will the City enforce making the owner live on-site??? In regards to the number of unrelated tenants, these units ideally should be small-probably efficiency type units that should only have one maybe two people living in them period. The number of unrelated tenants is an enforcement issue that is not maintained in the City currently.	5/11/2018 1:29 PM
131	Parking on our streets has gotten really bad recently. There needs to be the appropriate amount of parking per people living in a house, and the number of people needs to be limited.	5/11/2018 1:21 PM
132	we have no need for this-it eliminates the integrity of the neighborhoods	5/11/2018 8:44 AM
133	The number of unrelated persons on an address should be limited to 4, regardless of if there is an additional quarters or not.	5/11/2018 7:05 AM
134	Renters must be family members or caregivers.	5/11/2018 4:28 AM
135	The renting of an additional space next to main house is a reason to allow additional students housing in single family areas, which diminishes property value threatens integrity of family neighborhoods.	5/10/2018 11:00 PM

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136	the survey assumes we want this to go through. I can foresee this being a precursor to student owned houses with ag shacks in the back yard. Instead of eliminating density, it will just stack more high density rentals in neighborhoods.	5/10/2018 9:30 PM
137	These decisions should be left up to neighborhoods and not for the city using a one rule for all...	5/10/2018 9:19 PM
138	the survey is flawed. I do not want renters in separate quarters, but questions 2-5 assume I am fine with having renters. At the very most, the renters should be family not unrelated individuals.	5/10/2018 9:07 PM
139	Owner should live in home if accessory living quarters are rented out unless owner is granted a conditional use permit.	5/10/2018 3:00 PM
140	Accessory quarters should be only for a maximum of 2 people and the owners of the property should live on site in the main house	5/10/2018 2:04 PM
141	Accessory living quarters sound like a good idea but will contribute to increased density of both cars and people. Existing infrastructure will prove inadequate and the city will do nothing to improve it, for example in parks, walkways, road widths, parking (already a problem), and landscaping.	5/10/2018 11:48 AM
142	I have lived in areas such as these and they tend to bring the neighborhood down in quality. Single family should mean single family.	5/10/2018 11:15 AM
143	CANNOT POLICE CURRENT ORDINANCES ADEQUATELY SO DO NOT SEE MUCH CHANCE OR ENFORCING THIS ONE. WOULD DEGRADE SINGLE FAMILY NEIGHBORHOOD. IF ANY ARE LEFT.	5/10/2018 9:09 AM
144	I only agree to accessory housing if the owner lives on site.	5/10/2018 6:48 AM
145	A FAMILY should live in the main house if 2 renters are to share the accessory living quarters. Otherwise, you just have a bunch of renters on the property, which defeats the single family neighborhood concept.	5/9/2018 11:42 PM
146	I only approve of the renting of an accessory building if a family lives in the house.	5/9/2018 10:30 PM
147	Your ordinance doesn't allow for renting to anyone other than family and employees at the owners residence. The other questions assume the property owner will violate the ordinances thereby impacting the neighborhood even more. But by our answering your questions it gives you cover to say it's ok with the owners living in the neighborhoods because we just authorized new rules.	5/9/2018 4:49 PM
148	If more stringent 'laws' are not instituted placing home ownership as a privilege of hard work, then we all may as well be renters.	5/9/2018 4:48 PM
149	This represents a potential benefit but there must be strict enforcement of the property owner living in the main home on the property in order for this to go forward. If it is not possible to enforce this provision -- code enforcement is known to be weak -- then it should not be allowed.	5/9/2018 4:45 PM
150	I only approved if renting accessory buildings if a family or the owner lives on-site in the main house.	5/9/2018 3:24 PM
151	Owner of primary residence must live on site with the addition of an accessory building.	5/9/2018 1:53 PM
152	No accessory period.	5/9/2018 12:49 PM
153	Enforce parking. Enforce noise. Enforce lawn mowing. The rest is not government business.	5/9/2018 12:09 PM
154	Rentals should only be temporary and abide by the homeowners association rules. No exceptions.	5/9/2018 9:52 AM
155	Accessory living quarters should only be allowed if a family lives in the home.	5/9/2018 9:27 AM
156	The survey is incorrectly written to force me to answer strongly agree to things I strongly agreed should never be allowed. For example: If you don't allow accessory rental quarters you would not need to limit parking	5/9/2018 7:54 AM

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157	no	5/8/2018 10:43 PM
158	These are poorly worded survey questions. Very leading.	5/8/2018 10:25 PM
159	Keep cars in garages!	5/8/2018 9:17 PM
160	Only if provided for family members e.g. children, nieces/nephews, siblings, or parents.	5/8/2018 8:23 PM
161	Should only be one story or if an apartment only one floor	5/8/2018 7:28 PM
162	I think they are an ok idea, so long as there is one per property at most. One parking space per bedroom isn't necessary, but one parking space per accessory living quarters in addition to the main house would be a good idea. Often times parents might have a baby or make an office out of a second bedroom --- doesn't mean an extra parking space is needed.	5/8/2018 3:17 PM
163	I'm against these unless the person living there works for the family.	5/8/2018 3:15 PM
164	Can't emphasize how strongly I feel that CS needs to restrict number of unrelated parties!!!!	5/8/2018 1:57 PM
165	Who is going to check on this?	5/7/2018 5:16 PM
166	I strongly disagree that the accessory living quarters should have unrelated persons living in the quarters. Everyone has good intentions but in actual practice in our neighborhood, there have been major disruptive practices by the renters.	5/7/2018 3:54 PM
167	There could be an exception on the parking required based on whether tenant is a student and/or does not have a vehicle.	5/7/2018 3:03 PM
168	A good move if closely managed.	5/7/2018 2:04 PM
169	IF accessory living quarters are to be leased to non-family, the owner MUST live in the main house. While many students are responsible renters, many are not, with resulting noise, squalid upkeep, frequent turnover, which neighbors should not have to tolerate. At least if the owner is living in the main house, there is some accountability.	5/7/2018 11:56 AM
170	none	5/7/2018 9:24 AM
171	The option makes sense and would allow property owners flexibility in addition to allowing them the right to use their own property in a way that does not interfere with the character of the neighborhood. In addition, it will relieve some of the pressures of affordable housing our city is facing and give a great option to those needing parents to live near them as they age.	5/7/2018 9:17 AM
172	There is minimal enforcement on who the property gets rented to. It seems like an easy way to flood residential areas with more college students.	5/7/2018 9:13 AM
173	accessory living quarters are typically small units with only 1 or 2 residents and is a good use of property and the rental income would help homeowners struggling to pay taxes due to the high appraised value of their home.	5/7/2018 8:03 AM
174	Noise and nuisance ordinances should apply especially to accessory living quarters.	5/6/2018 7:49 PM
175	Only relatives be allowed.	5/6/2018 12:33 PM
176	Tough to balance neighborhood integrity with market place. There needs to be some balance. But first, how do we agree on "neighborhood integrity". I strongly agree that it can not be regulated by the government. We've seen it attempted and failed. Too soft or too hard. Both based on definition of neighborhood integrity. Let the market place continue to thrive in our community.	5/6/2018 12:16 PM
177	No	5/5/2018 11:18 PM
178	Allowing an accessory living quarter is just another way a developer/owner can cram in another rental space to A&M students. Require the owner to live on site.	5/5/2018 2:06 PM

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179	They should not be for temporary (weekend type) rentals through AirBnB but should be for long-term rentals to family members or others with yearly leases.	5/5/2018 7:53 AM
180	NO	5/5/2018 6:49 AM
181	I think the size of the lot should be considered also.	5/4/2018 7:52 PM
182	No	5/4/2018 7:45 PM
183	Should not be allowed period unless on adequate land.	5/4/2018 4:49 PM
184	Allowing this in established neighborhoods threatens the integrity of neighborhoods, turning family homes into profit making businesses. Bad idea.	5/4/2018 3:08 PM
185	Its private property, let the owners do with it as they see fit!! Unless you want to buy it a full market value!	5/4/2018 1:34 PM
186	Requiring the homeowner on the property would probably discourage some from taking advantage of this new offer--which is a good thing! Is it possible to use data from the Brazos County Appraisal district homestead exemption and/or address of owner to help enforce this? Also, please consider modifying the current requirement of the size of the accessory unit to be based on the size of the total lot vs. the size of the primary structure. Without considering this, people will still tear down the primary structure if it is "too small". A 1600 sq. ft house, would only allow a 400 sq ft apt. which is small for even one person to live in. Please do not require additional parking, as it will only lead to more impervious, concrete cover on a lot. Also consider allowing accessory units only if it is also tied to an overall impervious coverage limit or an open green space minimum.	5/4/2018 1:28 PM
187	no	5/4/2018 1:24 PM
188	I don't understand the reasoning behind the 25% number for the size of the accessory living quarters. Seems like an arbitrary number ... and the intended goal of the limit could be accomplished through other factors, such as no more than 2 unrelated people occupying the living quarters. The 25% is arbitrary and prevents those who are NOT wanting to rent out space, but only enlarge their existing property to accommodate their own family	5/4/2018 12:47 PM
189	limit the # of parking spaces onsite to no more than 4 to avoid unsightly pavement and lack of water retention	5/4/2018 12:14 PM
190	no	5/4/2018 11:54 AM
191	Do not allow!!!!	5/4/2018 10:59 AM
192	I prefer family of owner living in accessory living quarters.	5/4/2018 10:34 AM
193	I think the City should allow it and let the HOA's restrict it if they chose to.	5/4/2018 10:18 AM
194	Many homes had garage apartment built on their lots in the 1930,s until the 1950's . this help add extra income for families and gave young couples , singles, and students a less expensive place to live.	5/4/2018 10:12 AM
195	I've seen it work nicely in a historic neighborhood in Houston and think it can be done well, and is a good idea. It can help provide security on a property too.	5/4/2018 9:59 AM
196	Less government intrusion of private property rights is better government.	5/4/2018 9:45 AM
197	no	5/4/2018 9:12 AM
198	I think with rental of accessory structures, the owners of the property should live on site. Otherwise you can have 4 unrelated persons in the main house and 2 or more in the accessory structure. Our neighborhoods could face additional issues (parking, noise, etc) that were unintended for "single family" housing.	5/4/2018 9:05 AM

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199	Great idea if implemented correctly.	5/4/2018 9:00 AM
200	These read like "are you still beating your wife". If I answer that there should be parking, it means I agree with renting the unit in the first place. I think these should be allowed for general rental, but only if the owner lives in the house and there are no more than two. Your questions take this one part at a time so I can't tell what I'm agreeing to.	5/3/2018 10:27 PM
201	I do not agree with accessory living quarters, therefore, I do not support the questions 2 thru 5. Many houses in the College Hills subdivision already have two story attached additions to their homes which they rent. There are many homes with more than 4 renters and the College Station does not or is not able to enforce code violations. Allowing accessory living will have its own set of problems and violations in which the city will not be able to enforce.	5/3/2018 8:19 PM
202	Near campus, right? Not in our neighborhoods.	5/3/2018 7:37 PM
203	Allowable accessory building size should be determined as a percent of the remaining available lot size, instead of the main house size.	5/3/2018 7:01 PM
204	Parking should be provided but not by creating a concrete yard. If this is the only way adequate parking for accessory living can be provided, then do not allow the rental.	5/3/2018 7:00 PM
205	Oppose increasing neighborhood population density.	5/3/2018 6:06 PM
206	Importance of enforcing the number of unrelated persons living by in a house and/or accessory living quarter	5/3/2018 5:39 PM
207	Parking should be adequate, to reduce the number of vehicles parking on the street	5/3/2018 4:40 PM
208	College Station single-family neighborhoods are already overrun with college students. This will just increase the problem. Why would you even consider this? It is a very bad idea.	5/3/2018 4:27 PM
209	I think accessory living quarters are a bad idea. As a long term citizen and small business owner I think you (the city) could care less about neighborhood integrity, and only care about increasing the taxable property value. Stop wasting money, and you will not need as much.	5/3/2018 4:19 PM
210	My concern is that the City of CS doesn't effectively enforce rules pertaining to unrelated residents currently occupying properties and would be remiss in enforcing these requirements.	5/3/2018 2:55 PM
211	Individuals renting accessory living quarters do not have a vested interest in the property value and therefore maintenance and appearance will not be a major priority. Case in point, the outside appearance of single-family homes in Southside occupied by students is generally quite obvious.	5/3/2018 2:38 PM
212	I am against the continual restriction of personal property rights.	5/3/2018 2:04 PM
213	No	5/3/2018 1:46 PM
214	Should not be allowed...period. One dwelling building per platted lot.	5/3/2018 1:45 PM
215	More single-family homes for middle-income families should be built in BCS.	5/3/2018 1:07 PM
216	I don't think they should be allowed. Eventually they'll become all students as with houses. This happened in my neighborhood.	5/3/2018 12:05 PM
217	Private property rights are the cornerstone of our great country. We should be very reticent in limiting what a private citizen can do with his or her property.	5/3/2018 11:33 AM
218	They are not needed and will trash out our neighborhoods. That said one has already been built next door to me and the grass behind it is 3 foot high. Sad !	5/3/2018 11:04 AM

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219	Grandfather older residences, but please stop the ongoing addition of accessory living quarters for more than two individuals	5/3/2018 10:42 AM
220	If a garage apartment or additional guest house does not make the property look bad, but fits in with the property, I think it's fine.	5/3/2018 8:45 AM
221	love the idea but parking is a big concern and yes, the property owner should be a CS resident, not someone from out of town	5/3/2018 8:36 AM
222	No	5/3/2018 8:15 AM
223	With any of the developments, please add green space, walking trails, etc.	5/3/2018 8:10 AM
224	Accessory living quarters should only be rented to family members.	5/2/2018 10:49 PM
225	If CS politicians keep bowing to a handful of wealthy elites for more restrictions on what homeowners can do there will be no choice but to pursue state legislation to prohibit local control.	5/2/2018 10:35 PM
226	none	5/2/2018 10:23 PM
227	I agree that there should be additional parking for accessory living quarters but not per bedroom parking spaces.	5/2/2018 8:42 PM
228	I disagree with renting accessory living quarters, so all additional questions don't apply. The city will not enforce these suggestions.	5/2/2018 8:22 PM
229	This may just allow Ag-shacks to build a "garage" that has an accessory living quarter so they can have even more success with demolishing houses and building the Ag-shacks. Then they can have a garage apartment rented to one group and the main house rented to another.	5/2/2018 5:53 PM
230	This should be very specific in design and requirement so as to meet the purpose of accommodating family as the first slide in this survey indicated.	5/2/2018 5:30 PM
231	It's wonderful to have students in this town but they are ruining the integrity of single family neighborhoods and the city needs to take a more proactive stance towards this issue.	5/2/2018 5:20 PM
232	no	5/2/2018 5:14 PM
233	no	5/2/2018 5:07 PM
234	No	5/2/2018 4:53 PM
235	Our SpringBrook SHOA does not allow rental in our neighborhood at all. How could this potentially affect our neighborhood?	5/2/2018 4:42 PM
236	N/A	5/2/2018 4:42 PM
237	I believe that the neighborhood residence should have input whether it make sense for their specific neighborhood to allowing accessory living quarters. The biggest issues is parking and traffic. It will no doubt change the traffic impacts in neighborhoods where this is allowed.	5/2/2018 4:39 PM
238	I should be able to use my property as I've always used it. And adopting these more restrictive policies seems impossible to enforce.	5/2/2018 4:37 PM
239	These add-ons can increase traffic and endanger lives where the many of the residents are senior citizens. I live in that kind of an area.	5/2/2018 4:25 PM
240	If people want to build more space in their homes, let them build more space.	5/2/2018 4:19 PM
241	This should be for properties that had existing garages- gentrification. Not for new properties where developers are trying to game the rental market	5/2/2018 4:16 PM

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242	Creating (or maintaining) ordinances barring this use of property should not be considered. I can understand placing restrictions where safety is concerned.	5/2/2018 4:13 PM
243	If you go by the definition at the top of the survey, it should only be allowed for a family member or someone employed by the family. How does the City of College Station propose to enforce this? We recently moved out of Southwood Valley due to the number of rental properties and the traffic of unrelated people in and out of the houses that that brings. Stone Forest has much tighter regulations on that, but are policed by the HOA, not the city.	5/2/2018 4:11 PM
244	Allowing unrelated or persons not working for the owner to rent accessory living quarters may offer valuable relationships between students and families.	5/2/2018 2:14 PM
245	This stipulation, "Accessory living quarters can only be rented to members of the family or those employed by the occupants of the main house," seems like it would be abused by many. It would turn into a gameday rental or college student rental.	5/2/2018 1:47 PM
246	College Station should not be regulating the building size or the rental of accessory living quarters. Owners should be allowed to rent accesory living quarters to any party of their choosing.	5/2/2018 1:41 PM
247	Not yet!	5/2/2018 1:11 PM
248	I think this is a great way to keep neighborhoods in tact while allowing for more rental income for property owners.	5/2/2018 12:22 PM
249	In addition to the percentage of area, will there be height limitations? I think there should be.	5/2/2018 12:09 PM
250	Stop intruding on private property rights	5/2/2018 11:36 AM
251	I think it is a good idea.	5/2/2018 11:34 AM
252	No more than 1000sq. feet	5/2/2018 11:32 AM
253	Property rights should prevail. Government should only regulate things that are a danger to others or way outside the boundaries of generally accepted.	5/2/2018 10:59 AM
254	The large driveways required for additional parking are ugly and reduce the green space in neighborhoods.	5/2/2018 10:52 AM
255	Allowing accessory living quarters will continue to erode our neighborhood integrity.	5/2/2018 10:42 AM
256	Personal property rights! Restrictions of some things are understandable, but at what point are we crossing a line infringing on the american dream (and everyone has a different interpretation of what that is)? Not all properties are the same. Why could I not put 3-4 accessory living quarters if I have 2+ acres? It is not the same as a 5000 sq/ft lot. Blanket rules/restrictions never work and are not created equally.	5/2/2018 10:37 AM
257	The examples in the pictures still look like "single family" neighborhoods. You almost can't even tell there is an accessory living quarter on site. How it should be!	5/2/2018 10:31 AM
258	I have agreed with this because I realize the need for housing for low income residents.	5/2/2018 10:20 AM
259	This is a bad idea. There is nothing wrong with the current rules allowing only employees or family members to occupy accessory quarters!!!!!!	5/2/2018 10:10 AM
260	These will become stealth dorms and rentals for students and ruin neighborhoods	5/2/2018 9:51 AM

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261	I believe that there should be only one bedroom allowed per accessory living quarters, and that the 2 unrelated not be allowed in addition to the no more than 4 unrelated. Instead the 4 is overarching for the property, but with no more than 2 in the individual accessory living quarters.	5/2/2018 9:48 AM
262	In areas where accessory living is allowed, there should be a restriction on roadside parking that prohibits an excessive number of vehicles being parked on the road. Homes should have the parking space in driveway's to accommodate the vehicles.	5/2/2018 9:27 AM
263	This could easily be abused! If done with neighborhood integrity in mind, OK. But I don't see much evidence that the city is helping our neighborhoods stay cohesive, non-student communities.	5/2/2018 9:13 AM
264	Terrible Survey - I am answering questions that sounds like this is a foregone conclusion. You get want you want through trick and survey. You can do better than this!	5/2/2018 8:57 AM
265	No	5/2/2018 8:29 AM
266	not at this time	5/2/2018 7:38 AM
267	This will end badly if adopted. Don't go there.	5/2/2018 6:22 AM
268	In general, people have the right to do with their property what they want, barring HOA restrictions. Let's leave it to the neighborhoods	5/2/2018 6:16 AM
269	This is a college town. All areas, but most importantly those close to the university, should accommodates students. If neighbors don't like living next to students, they should move further away from the university or maybe even to another city that is not centered around a university.	5/1/2018 11:28 PM
270	Keep students out of family housing. The streets get filled up and there is no respect for familes with little children.	5/1/2018 10:18 PM
271	It's not the same town when I married and moved here 29 years ago and CERTAINLY NOT the same town when my husband moved here 44 years ago...but I'm happy how much our house is worth NOW!	5/1/2018 10:01 PM
272	I do not want this in our residential neighborhoods. Please stop making changes that make our residential neighborhoods less desirable to families living here and more appealing to students. Student housing is not needed throughout the entire city of College Station. The way these questions are phrased it's like the city has already determined the decision. I feel asking the public for feedback is just to make it look like we have some input. My neighborhood fought to keep out development, but unfortunately money speaks in this town and the residential areas lost.	5/1/2018 9:40 PM
273	Strongly disagree with the total concept of accessory living quarters.	5/1/2018 9:38 PM
274	This is needed for the caring of our elders	5/1/2018 9:27 PM
275	Home ownership should include the authority to allow others to live in your home with you without government permissions	5/1/2018 8:57 PM
276	accessory housing can be an issue, must be monitored, if the property can handle it	5/1/2018 8:46 PM
277	Accessory should blend with home in particular, and neighborhood in general in terms of construction materials, parking, and landscaping; units must increase home assessment values, not lower; no slum lord conditions allowed	5/1/2018 8:39 PM
278	Tenants need not be related to or work for the property owner.	5/1/2018 7:54 PM
279	There should be a good-neighbor clause that allows neighbors recourse if the neighborhood is negatively affected by the tenants of the accessory living quarters by: excesssive noise, inconsiderate use of on-street parking, lewd behavior or public intoxication in view of the street, or unsafe driving practices in the neighborhood.	5/1/2018 6:34 PM

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280	Question 4 is misleading. By selecting "strongly agree" the respondent may mean that they strongly support one accessory living quarter OR the respondent may mean that if it is determined that accessory living quarters will be permitted, that this number should be limited to only one. For this respondent, the 2nd answer is intended.	5/1/2018 6:34 PM
281	The owner should be required to pay a bond that must be renewed each year. The bond could be forfeited for things such as parking violations, more than two persons occupying the place for more than two days (to prevent girl/boyfriends from "staying the night" permanently), arrests for felony, etc	5/1/2018 6:30 PM
282	Private Property rights should not be be threatened or eliminated as a way to control unruly behavior which is at the root of the debate. The unruly behavior should and can be controlled by strengthening existing laws for disturbing the peace.	5/1/2018 6:22 PM
283	I am concerned about college noise and trash being even closer when backyards can be used.	5/1/2018 6:19 PM
284	Against general rental for accessory living quarters	5/1/2018 6:05 PM
285	My question is, who is going to enforce this? The city already lets multiple non-related people live in rental houses and property and doesn't enforce city ordinances.	5/1/2018 6:04 PM
286	The answers to some of the questions (more than one accessory living quarters, parking spaces, etc.) should be evaluated on a neighborhood by neighborhood basis. The same answer will likely not be appropriate across the board throughout CS.	5/1/2018 5:59 PM
287	Adaquite parking for number of residents should be required	5/1/2018 5:39 PM
288	Quit believing the City of College Station has to pack a living quarter in every available space. No one wants to live stuffed into lots with accessory living quarters. Who came up with such a concept? It is sad. This does not look like a city. It looks like a jammed up mess	5/1/2018 5:23 PM
289	ADU's are a great way to let existing resident gain extra income and increase the density of their neighborhood with out displacing anyone	5/1/2018 5:22 PM
290	If the lot size is large enough and properly managed it might be acceptable. But I can see landlords just sticking more shacks on small lots to squeeze more students it NOT acceptable if so.	5/1/2018 4:39 PM
291	Yes, I have a very STRONG opinion on this. There is already a limit on how many unrelated people can live in a home and this is not enforced so how in the world would you enforce this. NO NO NO	5/1/2018 4:30 PM
292	No	5/1/2018 4:00 PM
293	Parking is a huge issue in many neighborhoods. Allowing accessory housing would make this problem worse. One of many issues I find with this housing option.	5/1/2018 3:40 PM
294	H	5/1/2018 3:19 PM
295	Does the staff have the resources (People and \$) to enforce these requirements?	5/1/2018 3:16 PM
296	Please not in Emerald Forest	5/1/2018 3:14 PM
297	I would agree with rental of the accessory living quarters if all the above stipulations are abided by.	5/1/2018 2:51 PM
298	Should be only where hoa allows	5/1/2018 2:43 PM
299	College Station should keep to running the city! And not bother property owners.	5/1/2018 2:25 PM

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300	Who's going to enforce the regulations? Will the city require permits and enforce the regulations? Does the city have an employee whose only job will be to regulate/enforce these regulations on a monthly basis? I don't want my property value to decline because of rental property in my neighborhood. I moved from my last house in Bryan due to these same problems.	5/1/2018 2:22 PM
301	the survey is mis-leading - if you are totally against accessory living quarters the remaining questions should have a button for I don't want accessory living quarters.	5/1/2018 1:49 PM
302	Should be restricted to relatives.	5/1/2018 1:48 PM
303	nope	5/1/2018 12:18 PM
304	Please please please create the option for garage apartments, cottages and the like for College Station property owners! Our house is on 1.3 acres and was annexed into the city several years ago.	5/1/2018 12:09 PM
305	There should be accessory living neighborhoods, just like neighborhoods with trailers.	5/1/2018 11:49 AM
306	We live in the College Hills area, and are upset with the way the neighborhood is changing, esp at the Tx Ave and George Bush Drive area.	5/1/2018 11:18 AM
307	All cars for any residence must fit in the driveway, regardless of the number of bedrooms.	5/1/2018 11:03 AM
308	I'm totally against it	5/1/2018 10:41 AM
309	Your survey questions are loaded. You need to keep student renters out of nice established neighborhoods, period. Dear council members: Quit selling out permanent CS residents. This is unethical.	5/1/2018 10:11 AM
310	Without these conditions, I am strongly opposed to accessory living quarters	5/1/2018 9:41 AM
311	These should not be allowed as college student rentals in neighborhoods. Families live here, too. I assume all of you on this board live here. Do you want your neighborhood overrun with college students? Do you not think there are enough apartments and things of that nature already? Stop allowing them to encroach into areas where non-students live.	5/1/2018 9:29 AM
312	You begin with a definition that said family or employee. Your questions are aimed at other groups outside of the definitions.	5/1/2018 9:25 AM
313	I believe they should be allowed, with limitations.	5/1/2018 9:11 AM
314	If allowed, need strict rules THAT ARE ENFORCABLE.	5/1/2018 8:45 AM
315	n/a	5/1/2018 8:33 AM
316	The accessory living quarter must already be in existence and not build on an older house for the purpose of renting.	5/1/2018 8:31 AM
317	It will lead to unsound structures being thrown up that will devalue neighborhoods and cause unsightly views to neighbors resulting lower property values.	5/1/2018 8:05 AM
318	Consider the feasibility of requiring additional paring for the accessory living quarters to be adjacent to the quarters, not in the front of the promary property house.	5/1/2018 7:55 AM
319	Again the issue is density of traffic not how many people can be housed! Our streets in older neighborhoods are not adequate for most mutifamily units!	5/1/2018 7:33 AM
320	Parking on the street is my primary concern. Streets in South Gate historical area already congested, seems like this would be a prime area for these rentals.	5/1/2018 7:22 AM
321	No more stealth dorms In single family neighborhoods end no more allowing developers create rent by room rentals	5/1/2018 7:00 AM

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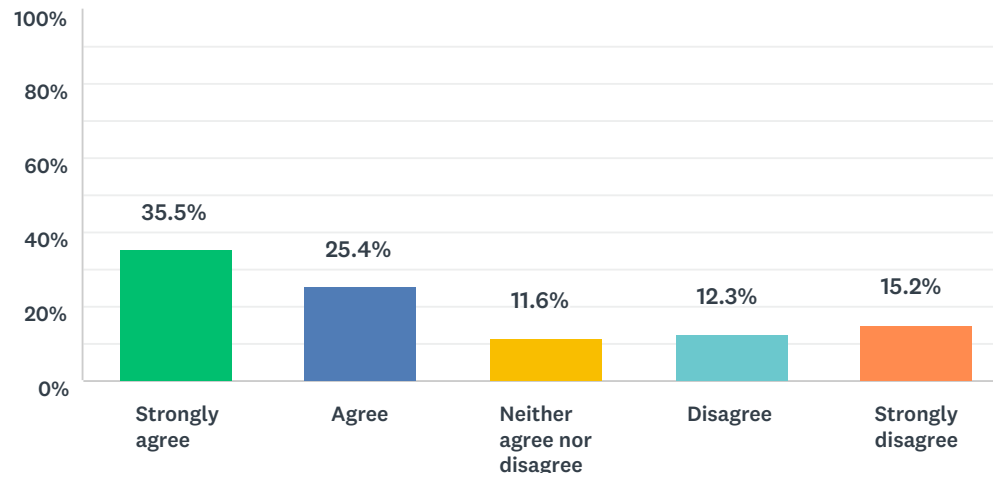
322	Please enforce existing codes and zoning regs... interests of permanent residents and actual property owners are consistently sacrificed for university-related development.	5/1/2018 6:48 AM
323	If accessory living quarters are built, they need to be built with a matching or similar facade as the main home. Utilities should be provided with a separate meter provided by the utilities company. They should also have a unique address, maybe the primary address with the letter "A" at the end.	5/1/2018 6:04 AM
324	This is fine, but it's also too little, too late. Go ahead with it, but your developer bed-partners have already blown up the best parts of this city. Too bad.	5/1/2018 5:44 AM
325	Be careful not to overly restrict a property owners rights to enjoy full use of their property.	5/1/2018 4:35 AM
326	Parking is a major concern. Street parking in residential neighborhoods needs to be curtailed. If you have two unrelated persons, there are often 2 additional overnight guests. (4 additional vehicles)	4/30/2018 10:39 PM
327	I did not answer questions 2 thru 5 because question No.1 excludes any of the following question to become fact. My wife and I are completely against this idea PERIOD !! To even consider the idea is against neighborhood integrity. Drop the idea !!!	4/30/2018 9:17 PM
328	We have too many houses occupied by unrelated people with cars parked on the street. Before you open up more single homes to additional rentals, police the ones you have now. There are more than 4 unrelated individuals in our current rentals.	4/30/2018 7:29 PM
329	On site owners are a must.	4/30/2018 7:15 PM
330	I really don't think they should be allowed.	4/30/2018 6:09 PM
331	The city of College Station should not interfere with a person's control of their own private property. Restrictions on renting secondary structures and non-related persons should be lifted immediately.	4/30/2018 6:05 PM
332	There is already a building excess in single family home development. The "granny" flat would exacerbate an already over developed community for the purpose of "rental".	4/30/2018 5:20 PM
333	My preference is for the living quarter to be used for the primary family.	4/30/2018 4:16 PM
334	Accessory living quarters should be used in the traditional sense, and not abused by student housing developers.	4/30/2018 3:26 PM
335	Because of little monitoring, I have lived and seen neighborhoods that allowed this sort of rental decline quickly.	4/30/2018 3:14 PM
336	The addition should match the over architectural style of the main house.	4/30/2018 3:09 PM
337	I am concerned that if accessory living quarters are generally rented, investors will cram more student housing in their developments.	4/30/2018 2:58 PM
338	It should be a solution for extended families rather than general rental	4/30/2018 2:39 PM
339	We should keep use of accessory living quarters to relatives of the primary house owner/resident.	4/30/2018 2:25 PM

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340	First, please have your surveys tested to ensure that respondents can give feedback on all questions related to the issue. For example: 1) I'm against accessory living quarters unless they currently exist on a property. Even for existing accessory living quarters, there needs to be parking for each occupant - a one bedroom accessory living quarter could house 2 people - thus you need parking per occupant, not parking per bedroom. 2) Current requirements concerning the amount of impervious area per lot need to be adhered to. No variances can be made regarding this. Thus, if the parking requirements of one space per occupant exceed the current impervious area allowances per lot, then no accessory living quarter rentals can be allowed. If the City allows for additional impervious area on an existing lot because a variance has been granted, is the City going to accept responsibility for potential future flooding/drainage issues on adjoining properties? 3) All existing setbacks must be adhered to - no variances allowed. The City must remember that they cannot continuously change the "rules". A person purchases a home with some confidence that development requirements won't suddenly change and they have renters all around them. Or, they now have the house next door with most of the property paved for parking. If you want to maintain neighborhood integrity, then don't propose changes that are opposite that goal.	4/30/2018 1:44 PM
341	The survey seems skewed to allowing such quarters. Not a single question after the first explores why someone would oppose having such quarters. If someone can afford to build separate quarters, that person can afford a modification to the main house.	4/30/2018 1:02 PM
342	Is it possible to restrict the tenant from having multiple guests? Thereby forbidding parties on site?	4/30/2018 12:30 PM
343	If there are problems with parking, they should be addressed by using permit controls on street parking, not mandating accessory dwellings to have extra parking. Many people who prefer these residences don't use a car, and shouldn't be forced to have space for storage.	4/30/2018 12:30 PM
344	Bad idea. Should not be allowed regardless of extra requirements for parking etc	4/30/2018 12:22 PM
345	How would this be enforced? At present there is a code regarding vacation rentals which are suppose to be registered bed and breakfast with the owner on site. There are five in my neighborhood which are rented reguarly and owners don't even live in CS much less are on site during the rental. Supposedly they are monitored by an out of town company, but these rentals continue despite being against existing code.	4/30/2018 12:10 PM

Q7 In Neighborhood Conservation areas, College Station should require new single-family houses to provide one on-site parking space per bedroom and no longer cap this at 4 parking spaces per dwelling.

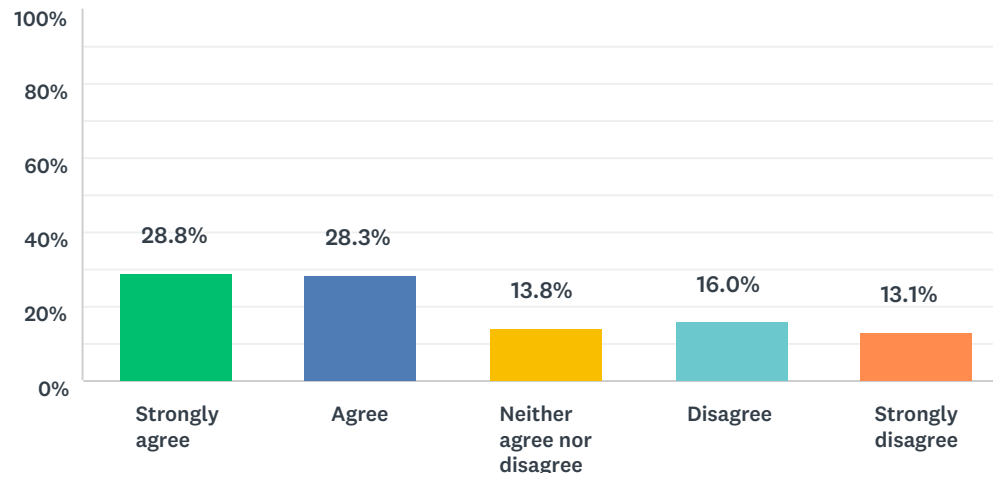
Answered: 775 Skipped: 69



ANSWER CHOICES	RESPONSES	
Strongly agree	35.5%	275
Agree	25.4%	197
Neither agree nor disagree	11.6%	90
Disagree	12.3%	95
Strongly disagree	15.2%	118
TOTAL		775

Q8 In all other areas, College Station should maintain its requirements for new single-family houses to provide one on-site parking space per bedroom and require no more than 4 parking spaces per dwelling.

Answered: 770 Skipped: 74



ANSWER CHOICES	RESPONSES	
Strongly agree	28.8%	222
Agree	28.3%	218
Neither agree nor disagree	13.8%	106
Disagree	16.0%	123
Strongly disagree	13.1%	101
TOTAL		770

Q9 Do you have any general feedback, comments or concerns regarding single-family on-site parking?

Answered: 324 Skipped: 520

#	RESPONSES	DATE
1	Single family parking should be limited to areas that do not cause too much additional runoff leading to more extensive flooding in the city during extraordinary rainfall or hurricanes as well as during periods of normal rainfall. Therefore, the city should not allow additional parking out front or permit parking backyard areas to provide additional parking.	5/25/2018 2:23 PM
2	Should be no more than 2 spots/dwellings. The same goes for question 8. Why cap parking all 4 for all areas other than conservation areas? Who designed this survey and questions? Front yard parking lots destroy neighborhood character.	5/25/2018 12:02 PM
3	Requiring more parking spaces makes the yards a parking lot! If that what happens, what are the subsequent impacts to drainage?? This could become much worse of a problem.	5/24/2018 12:55 PM
4	Same comment as before.	5/24/2018 12:37 PM
5	Current parking restrictions are NOT enforced, creating hazards for emergency vehicles.	5/24/2018 12:30 PM
6	Current parking rules are fine.	5/24/2018 12:26 PM
7	Parking rules are fine.	5/23/2018 3:01 PM
8	Stay out of it. This is what HOAs are for.	5/23/2018 2:41 PM
9	You should always have a parking space for each bedroom. On street parking should be more restrictive. It is often a safety issue. This is a huge problem in older neighborhoods.	5/23/2018 2:34 PM
10	In single family areas, the character of neighborhood with adjacent parking and 2-3 garage ls much preferred to having much or all of front yard covered with pavement and parking. I support front yard parking to garage access only and all parking should be in an on-site garage or rear yard parking.	5/23/2018 2:32 PM
11	Parking spaces with too much concrete instead of front yard grass or landscaping look tacky.	5/23/2018 2:28 PM
12	Follow, enforce, what is already in place. Made in good faith and nothing but profit making has since changed.	5/23/2018 2:26 PM
13	If you allow more parking beyond 4 spaces it allows for the big student developments to be build in neighborhoods that are meant to be single family home neighborhoods. This is not good for those neighborhoods! Please do not let big business destroy the integrity of peoples neighborhoods.	5/23/2018 2:17 PM
14	Should be no street parking on streets that are 23' wide or smaller. When this is allowed it becomes only a single lane street.	5/23/2018 2:13 PM
15	On-site parking not allowed for auxiliary vehicles: boats, trailers, RVs	5/23/2018 2:00 PM
16	Need no regulations other than existing regulations	5/18/2018 1:00 PM
17	city should not require more than 4 parking spaces and should not require concrete.	5/18/2018 12:47 PM

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18	City should NOT require more than 4 parking spaces and should NOT require concrete.	5/18/2018 12:43 PM
19	Give credit for permeable surface parking in the code - allow more parking surfaces.	5/18/2018 12:39 PM
20	Should be a driveway on the side and more parking higher up.	5/18/2018 10:25 AM
21	At Southgate, parking is at a premium and on-site parking, should the owner want it, conflicts with contemplated impervious cover restrictions.	5/18/2018 9:55 AM
22	If there are 5 bedrooms - 5 parking spaces	5/18/2018 9:48 AM
23	All areas should be treated in the same fair manner. there are unintended consequences when residents are forced to park on the streets and there is more traffic. Also, it is more common for families to own more than one car per driver. It should be easier for residents to provide more parking on their property and not harder.	5/17/2018 3:15 PM
24	Require one parking space per bedroom without a cap.	5/14/2018 5:00 PM
25	How would you enforce such regulations?	5/14/2018 4:51 PM
26	I would much rather see on street parking than solid concrete yards. However, I also think all the older narrower streets should have no parking on one side of each street - for safety issues.	5/14/2018 4:28 PM
27	You should consider the size of the pickups parking in our neighborhood.... two of the larger pickups will take up three car spaces.	5/14/2018 4:16 PM
28	City should NOT require more than 4 parking spaces and should NOT require concrete.	5/14/2018 4:15 PM
29	The proposals do NOT go far enough. The requirement should state that an onsite parking space must be required for either each bedroom OR each bathroom, whichever is GREATER. In addition, there should be NO allowance for greater impervious cover on any residential lot. In fact, there should be a requirement for LESS impervious cover, applying to ALL the lot, not just the front yard. I am sick and tired of hearing the whining about "private property rights" from people who have no interest in our community except how much money they can extract. What about taxpayers' rights?? What about the rights of long-time residents who cannot safely drive down the streets where they live?? What about the rights of long-time residents who are kept awake night after night by loud music, yapping, howling dogs, parties that go on until 3 in the morning, beer cans (and worse things) in their yards, etc.?? So-called "developers" -- more correctly, predators and parasites - are using public streets, paid for by residents' taxes, as de facto parking spaces for unlimited numbers of renters. Thus they are benefiting from our tax payments in order to minimize their costs and maximize their profits. This is, essentially, theft. We also need ordinances and laws stating that at least two-thirds of the membership of any Planning and Zoning Commission be made up of people who have NO connection, directly or indirectly, to real estate and/or land development (including sales, brokerage, construction labor and/or supplies, etc.). There should be a similar requirement for ALL employees of the City of College Station who have ANY input or connection to development rules, code enforcement, etc.	5/14/2018 4:05 PM
30	The real issue is the number of cars. The requirement really should deal with the issue of not having more cars than can park on the property.	5/14/2018 3:58 PM
31	The property owner should be allowed to accommodate the number of people living there with space for vehicles. Parking on the street may not be the best solution in some areas of College Station.	5/14/2018 3:41 PM
32	no	5/14/2018 3:24 PM
33	Once again you present a flawed premise. Families in single family houses evolve, with more cars when teenagers reach driving age, and fewer cars when kids leave for college, marriage or work. If it is truly a single FAMILY home, the parking demand cycles up temporarily. If it is a rental home, a large number of parking spaces are needed forever.	5/14/2018 3:22 PM

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34	These questions seem misleading. I would prefer to have less parking requirements in the areas around the campus and allow more street parking.	5/14/2018 3:15 PM
35	The problem with the way these questions are asked is the problem is NOT the number of parking spaces being provided. Rather it is the way they are arranged. Folks would rather park on the street if they are afraid of being blocked in by either another resident in the house or a guest. So by requiring this additional parking it does 2 things... provides for a sea of concrete AND parking on the street. Need to figure out a better way to solve this problem.	5/14/2018 3:00 PM
36	drive down the streets on Southside and see how much of a problem parking can be when not managed intelligently	5/14/2018 2:57 PM
37	I think the amount of green space in the front of the property should be maintained and therefore the amount of parking required should be limited by that available space.	5/14/2018 2:40 PM
38	I disagree with pouring more concrete on yards to accommodate higher density. Even with extra parking spaces - the occupants will park on the street anyway if it's available. Occupancy restrictions are needed!	5/14/2018 2:37 PM
39	The intent of my response is that I am concerned with the number of cars parked in the local neighborhood streets each day. They create unsafe driving conditions for both drivers and pedestrians.	5/14/2018 2:25 PM
40	temporary parkers (visitors) could not have to have a space/bedroom.	5/14/2018 2:25 PM
41	Parking is more important than green space. Wave green space requirements if more parking is regulated.	5/14/2018 2:22 PM
42	Parking areas and %s must have surface area maximums, should include or require tandem parking, so driveways don't have to be larger than necessary, and should be capped or entire front yards will be paved over all over the city.	5/14/2018 1:57 PM
43	provide for as few on-street residential parking opportunities as possible. Renters and residents should NOT be parking on the streets!	5/14/2018 1:44 PM
44	For some reason the program either sent a partial answer to your survey or didn't send the first part that I sent. The above two questions each assume that are going to be more 4 unrelated people in neighborhood conservation areas as well as all other single family areas. Answering the above two questions means that I approve of more than 4 unrelated people per dwelling. I vote against allowing the number of people to be greater and therefore against providing more on site parking.	5/14/2018 1:36 PM
45	If you enforce the no more than 4 unrelated adults per residence and if every vehicle has a parking place on sight, this should not be a problem	5/14/2018 1:14 PM
46	Yes, if College Station is going to state no more than 4 unrelated to a home, they should enforce it! Have you driven around the older neighborhoods?	5/14/2018 1:11 PM
47	These questions do not address capping the paved area on the lot as a percentage to prevent flooding and to maintain property values. They also do not address the problems of increased speed on streets with no cars - a TTI engineer and a flooding engineer should have provided needed comments and these questions are not phrased in a way to protect neighborhoods from flooding, or higher speeds. Cars on the street can be prevented by ENFORCEMENT of zoning and the no more than 4 unrelated per lot. How about increasing the number of code enforcement officers?	5/14/2018 11:37 AM
48	Limit parking and occupancy to preserve neighborhood for families. Do not allow students to overrun our neighborhoods.	5/14/2018 11:02 AM
49	True single family homes don't require one parking space per bedroom, dorm housing does. Dorm housing doesn't belong in single family neighborhoods. I prefer the term single family over residential.	5/14/2018 10:29 AM
50	No	5/14/2018 9:36 AM
51	If unlimited parking happens, then unlimited unregulated dwelling is encouraged.	5/14/2018 9:30 AM

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52	City wide standards need to be set for all single family areas.	5/14/2018 8:35 AM
53	There is no definition of a bedroom; a room on the plans could be listed as "game room" and then turned into bedroom and thus not required to meet parking conditions. Showed no more than 50% of front yard cannot be parking; there sure are a lot of these new structures with the entire front yard parking. Concerned about concreting all these area and creating problems when it rains as the system is not designed for all this excess runoff. Street parking is a serious safety concerns as it limits the right of way of emergency vehicles.	5/14/2018 7:02 AM
54	Restricting parking is extremely important. Even new neighborhoods in south College Station are congested due to on street parking.	5/14/2018 6:46 AM
55	There needs to be required lot size and/or set back from your neighbor's place.	5/14/2018 6:11 AM
56	If there are 5 or 6 bedrooms, there should be 5 or 6 parking spaces	5/14/2018 4:38 AM
57	no	5/14/2018 3:56 AM
58	If the city wishes to build high density housing, it should make the proper provisions for the zoning and construction of actual townhouses or apartment buildings. These proposals would increase developers' ability to pack students into theoretically single-family structures. This policy would pave over our cities lawns, creating new flooding dangers, and tear apart our neighborhoods.	5/14/2018 12:57 AM
59	This proposal has nothing concrete, so to speak, about how more cars on the street will affect driving, emergency vehicle access, and biking. Why not instead require the additional on-site parking to use permeable concrete (https://www.concretenetwork.com/pervious/)?	5/13/2018 11:27 PM
60	Most newer homes seem to have a driveway that can only handle one car then widens to two spots at the garage. Never is really enough room for two even.	5/13/2018 11:13 PM
61	These questions are a bit confusing. The reference is to single family dwellings, but the discussion relates to one parking space per bedroom. This is apparently not a reference to single family dwellings, but to houses with multiple unrelated individuals. Otherwise there would be no need for so much parking.	5/13/2018 10:57 PM
62	This is a terribly worded survey. Single family homes should never require more than 4 spaces. If single "family" homes are being used as dormitories - then a 4 bedroom home will have 8 people living in it. Of course there will not be enough parking. A single family home should never have anything but: A SINGLE FAMILY. On street parking is a terrible problem, but trying to fix it by pouring concrete over greenspace will result in flooding. Dominic is an excellent example of this. As the older homes were replaced with new multifamily (i.e., dorms) homes, and front yards became parking lots - Dominic started to flood, and work was needed to remediate the flooding. If we want to be another Houston - go ahead - then we should turn every lawn into a parking lot. The city, with OUR tax money, will be required to spends substantial funds in remediation and flood control. The way this survey is written - assumes that single family homes are dormitories and that that is OK. It is not ok. We need to keep family homes as family homes and build apartment complexes, in appropriate areas, for apartment style living - for multiple people per building. I am very angry at the assumption in this survey that single family homes can be used as dormitories.	5/13/2018 10:29 PM
63	No	5/13/2018 7:23 PM
64	All areas should have at least one onsite parking space per bedroom.	5/13/2018 4:02 PM
65	The wording of this is convoluted. No attention is paid to two people in one bedroom. How would any of this be enforced when the current rules aren't being enforced? The parking requirements should be a percentage of lot size to prevent over-abundance of impervious cover.	5/13/2018 3:50 PM

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66	No	5/13/2018 2:00 PM
67	Designated parking per property is vital to keeping neighborhood streets safe and congestion free, but every effort to maintain and foster as much green space in the city is also vital.	5/13/2018 1:39 PM
68	Single-family dwellings do not need 3-4 parking spots. The only reason this is in question is because a group of students are living in that home. Single-family is limited to one non-family member. Too many students are renting single-family homes and renting out the rooms. When a family buys a home in a neighborhood, it is disappointing when the neighborhood meant for families is overrun by college students.	5/13/2018 12:00 PM
69	No	5/13/2018 11:45 AM
70	I wrote this in the previous section, but I believe limiting the amount of pavement/permeable surface is more important than providing off-street parking. If the number of bedrooms per property is properly limited, this question is moot anyway.	5/13/2018 11:20 AM
71	does not matter how many off street parking spaces are required a lot park in the street anyway	5/13/2018 10:38 AM
72	Having less cement in general and more landscaping is always preferable, for both flooding issues and aesthetics.	5/13/2018 10:19 AM
73	No	5/13/2018 6:31 AM
74	On street parking creates an unsafe scenario in an already congested space	5/13/2018 1:51 AM
75	Garages are for parking cars. If three cars affiliated with home. Two cars in garage and one in driveway. Street parking for short time visiting at residence only. It seems if code for street width has been narrowed. No room to safely park cars on streets with narrowed streets.	5/12/2018 11:35 PM
76	Don't allow many students to live in a dwelling.	5/12/2018 8:52 PM
77	The number of spaces is not the problem. Parking on the streets is a problem; ie when four students have 4 friends over that spend a few nights.	5/12/2018 6:21 PM
78	They shouldn't be allowed to throw gravel out and call it parking. They also shouldn't allow most of the front of the house yard to be covered in concrete	5/12/2018 5:11 PM
79	no	5/12/2018 2:31 PM
80	on-street parking in my neighborhood is so packed that sometimes I can barely fit. If there is an emergency, fire engines and ambulances could not pass. This is public safety issue!	5/12/2018 1:23 PM
81	No	5/12/2018 11:47 AM
82	We need to limit the use of on-street parking due to safety and integrity issues.	5/12/2018 11:02 AM
83	Does this include unrelated people in a rental?	5/12/2018 10:19 AM
84	Some of the bigger streets like Alexandria need to be no parking zones.	5/12/2018 10:18 AM
85	No	5/12/2018 10:13 AM
86	None	5/12/2018 8:54 AM
87	How about just enforcing "single-family". As it stands the meaning is totally lost. Kinda like "cable modem" or "Engineer".	5/12/2018 8:52 AM
88	No	5/12/2018 7:21 AM

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89	Rental house across street before the family moved in it was college students. For over a year there was no less than 8 sometimes up to 10 cars parked (4 in driveway) rest on street. Frustrating as it made it challenging to get in and out of our driveway on an already busy street.	5/12/2018 6:21 AM
90	Require less parking for student oriented housing as that demographic is driving less every year	5/12/2018 3:08 AM
91	Dont allow for more than four unrelated occupants or ban parking on one side of the street	5/11/2018 10:51 PM
92	College Station should require new single-family houses to provide one on-site parking space per bedroom and no longer cap this at 4 parking spaces per dwelling in all new developing areas of College Station.	5/11/2018 10:38 PM
93	Does this turn our front yards into parking lots? This section needs clarification.	5/11/2018 10:35 PM
94	No	5/11/2018 9:37 PM
95	This should be implemented	5/11/2018 8:53 PM
96	Too many cars in the streets of residential neighborhoods. It's getting ridiculous. We sold our house in Dove Crossing for this very reason.	5/11/2018 8:05 PM
97	All houses should have adequate parking	5/11/2018 8:04 PM
98	The one issue about all of this parking problem that is not addressed especially in the southside area is that flooding because the laws says that you must have it cemented that you cannot have the gravel it is creating a really big issue for those of us that live here the more cement that you put in and I understand that we want to have spaces for all the people and we know why you're saying should they put in more than four if there's more than four bedrooms because we know that more than four bedrooms means more than four people which is against the law so right there you enabling these people have spots and there's more than four and the ability to penalize homeowners doing this at 470 a pop is ludicrous but the real problem is the flooding and until you address this issue they're going to be repercussions no matter what you do there is a house at the corner of Herford and park place in which there are at least 10 bedrooms in more than five bathrooms they have had two driveways cemented and of course cars all over the street and as you must know the two driveways against the law but someone in the city made a mistake and allowed this to happen and of course there was no going back the water comes down from Herford and Parkplace down to Dexter this whole area floods all the way to Brison Park P in C members council members should be made to come and see this in the middle of one of these huge storms that we have the cars flash flooding then and only then will they understand the problems that are being created by the developers that have been allowed to continue to bill the action ask so my point is you have to address the issue of flooding in what you're doing by demanding cement being put in Before you do anything about how many places they have to have the cars per bedroom thank you	5/11/2018 7:30 PM
99	Street parking is an extremely important issue. Even if spots are available people like to park on the street so they don't block people in. More enforcement would be nice.	5/11/2018 7:11 PM
100	There should be no cap of 4 parking spaces. Parking along streets in neighborhoods by larger trucks and SUVs creates bottlenecks and limits neighborhood accessibility.	5/11/2018 5:18 PM
101	no	5/11/2018 3:47 PM

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102	Is the amount of required onsite parking really the problem here? I understand that the neighborhood residents do not want the public streets in the neighborhoods crowded with vehicles (from Ag Shacks) and in theory adding the extra parking sounds like it will help remove vehicles off the road. But will it really help?? What is the real issue? I would argue it's human nature. For example, let's say a 6-bedroom house is going to be built so six parking spaces will be required.... problem solved right? My first question is how will the parking be designed?? A long driveway that is two cars wide and long enough for three cars? Maybe the developer will decide to build the parking area behind the house because of the 50% front yard restriction?? Now I would ask you how many tenants you think will want to park on the street for ease of coming and going each day...so they can avoid maneuvering from the backyard or waking their roommate up that's parked behind them so they can go to school or work. Second, I would ask if there are 6 spaces for 6 tenants where is the parking for all the family, friends and/or boyfriends/ girlfriends that are inevitably going to spend the night frequently. The Barracks has stacked parking and communal parking that doesn't really work but it's not as big of an issue because its located in student mecca. Since human nature is a big factor wouldn't it be easier to restrict the number of bedrooms allowed in a house within the Neighborhood Conservation areas?? Less bedrooms=less tenants=less cars=less guests=happy residents (nah.....D)	5/11/2018 2:50 PM
103	No parking overnight on the street	5/11/2018 1:53 PM
104	Not at this time.	5/11/2018 1:23 PM
105	if it's single family then it should be single family. It doesn't matter how many spaces are provided, there will be parking on the street causing problems for traffic and other neighbors.	5/11/2018 8:44 AM
106	On-site parking for "Single family" homes built for obvious renting (mainly to students), e.g., four (or more) bedrooms - four (or more) baths, should be required to be in rear of house.	5/11/2018 8:43 AM
107	It should be the same for all areas	5/11/2018 8:40 AM
108	For the safety of pedestrians, there should be available parking on the premises, but limited to 4, which should be the maximum of unrelated adults residing per address.	5/11/2018 7:09 AM
109	One parking space per bedroom, at least. If Aggie Shack type housing should be more. Streets are too narrow for on curb parking and prevent emergency vehicles from passing down streets when cars are parked on both sides of street.	5/11/2018 4:37 AM
110	Limit single family houses to single families, not students.	5/10/2018 11:03 PM
111	They should be required to create parking for every tenant they house.	5/10/2018 9:53 PM
112	how can you let the entire city vote on what happens to neighborhoods that they don't reside in! I am astonished that you will do that. Why not ask the neighborhood conservation areas what they think and what they want?	5/10/2018 9:32 PM
113	I should think someone on your staff would have the ability to realize that additional concrete leads to increases in runoff. This is one of the "great" concerns of the water department as they currently can not handle the volume of water during storm events. Adding more parking spaces will only make the situation worse.	5/10/2018 9:09 PM
114	#8 is confusing. If you require one space per bedroom then a 5 bedroom home would require 5 spaces but it also states that no more than 4 parking spaces will be required.	5/10/2018 3:05 PM
115	Each dwelling should provide enough parking so they don't have to park on street - however they should not concrete the entire lot as we have drainage issues - they can park behind each other in the driveway instead of on the street	5/10/2018 2:09 PM
116	Requiring more than 4 on-site parking spaces will PERMANENTLY reduce the amount of green space. On-street parking is far preferable and slows traffic as well.	5/10/2018 11:56 AM

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117	In all areas of College Station, one parking space per bedroom should be required as the streets become impassible with extra vehicles.	5/10/2018 11:19 AM
118	PARKING GENERALLY NOT ENFORCED. MAKE IT 3 PER BEDROOM ACROSS THE BOARD	5/10/2018 9:13 AM
119	Question 7 is misleading. I don't want 4+ bedroom /bath rent by the room Ag Shacks. Those are the houses that need more parking spaces. However, actual single family houses being rented should accommodate the cars of those living there.	5/10/2018 6:53 AM
120	The City should do whatever it takes to keep parked cars off of all neighborhood streets!	5/9/2018 11:49 PM
121	Should require 1.5 parking spaces per bedroom to get guests parking off the streets.	5/9/2018 10:35 PM
122	Your parking requirements are for stealth dorms and not single family residence. A family of ten could build and move into a single family structure and would not be in violation of any current ordinance. What you want from us is permission to ignore the current mandates and allow rental owners to violate the codes. This would once again give give you cover for negatively impacting our neighborhoods.	5/9/2018 5:15 PM
123	These questions were very confusing. Why would you allow more than 4 bedrooms if there is already a limit on the number of residents. ENFORCE EXISTING CODES AND ADDRESS THE REAL PROBLEM -- TOO MANY PEOPLE LIVING IN THESE HOMES.	5/9/2018 4:49 PM
124	Why would a single-family need 1 parking space per bedroom??? This only way not having this parking requirement could cause a problem is if the house is not being used for a single family to live in. I strongly oppose owners who are renting single family homes to be allowed/required to pave most of the yards for parking. We are already experiencing a flooding problem, and we don't need to loose more of our green space.	5/9/2018 3:29 PM
125	Will street parking limitations be enforced?	5/9/2018 1:57 PM
126	Limit the amount of on-site parking to two spaces.	5/9/2018 12:50 PM
127	Half street parking should be for residents. Half should be for guests. Hang tags would identify residents.	5/9/2018 12:14 PM
128	The neighborhood association rules should always apply.	5/9/2018 9:54 AM
129	There should be a parking spot per bedroom for all houses.	5/9/2018 9:29 AM
130	no	5/8/2018 10:51 PM
131	The last question was contradictory and should have been two questions. Very poorly worded.	5/8/2018 10:44 PM
132	Impervious ground cover requirements would damage efforts to provide more on-site parking. I would favor on-site parking rather than on-street parking, meaning impervious cover requirements should be removed or severely limited.	5/8/2018 10:22 PM
133	If the goal is the decrease street parking, this is not the way. This only limits the rights of homeowners. My home has 4 bedrooms and 4 cars can fit in our driveway, but 2 of us always park in the street so we don't block each other in the driveway. Many college students have this problem because we all have different schedules. Although I despise street parking and would prefer everyone park in their driveway, this is not a solution	5/8/2018 8:58 PM
134	Should be consistent throughout the city as to residential neighborhoods.	5/8/2018 7:30 PM
135	On-street parking shouldn't be required for legal usage of a dwelling.	5/8/2018 4:37 PM
136	It would be awful to require more green areas, whether grass or trees, to be cut down and replaced with concrete, particularly in some of the conservation areas which have decades old oak trees.	5/8/2018 3:18 PM

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137	It is a shame how many neighborhoods in College Station have become rental neighborhoods to the detriment of the neighborhood. The problem is that it is spreading further out. Something really needs to be done.	5/8/2018 2:27 PM
138	Street parking is fine.	5/7/2018 5:40 PM
139	To many cars and trucks parking in the yards. No soft parking areas.	5/7/2018 5:18 PM
140	I live next to a leased house in CS that usually has 5-7 pickups barked in the driveway and on the street. The leased house across from them has 4-6 cars and pickups parked on the street. The postman and garbage trucks have difficulty delivering mail and getting refuge. It is such a hazard that the street traffic slows to nearly a stop to avoid accidents. When they have parties, the entire block is lined on both sides with cars. It has ruined the quality of life on the block.	5/7/2018 4:01 PM
141	The more parking on-site the better.	5/7/2018 3:05 PM
142	I think traffic safety and concerns should be considered in the other areas.	5/7/2018 11:59 AM
143	none	5/7/2018 9:28 AM
144	I would prefer to see owners to be allowed to have additional parking if needed. Again, I'd err on the side of property rights. Those that purchased in an HOA area will have this addressed by the HOA, but I don't like the City being in the HOA business.	5/7/2018 9:19 AM
145	a large percentage of parking in residential areas in many cities is on-street parking. This is very common. On street parking is not something that the city should be focused on when it has so many other problems.	5/7/2018 8:06 AM
146	Parking should be very limited and not allow a proliferation of extra vehicles per lot.	5/6/2018 7:50 PM
147	Allow the market place economy to drive the outcome. I live in a brand new community in South Brazos County (Creek Meadows). The on street parking is terrible from my perspective. But it is what it is. We all adapt. Few of my neighbors have ever parked a car in their garage (storage building). Again, it is what it is.	5/6/2018 12:20 PM
148	"Single family homes" don't accommodate "tenants" therefore very few have more than 4 bedrooms, so this, in theory, shouldn't be an issue--the real issue is that "single family homes" aren't really recognized in College Station...	5/6/2018 12:19 PM
149	I believe for all new construction one on-site parking space per bedroom should be required.	5/6/2018 9:17 AM
150	No	5/5/2018 11:34 PM
151	Why are you allowing new single family units in established neighbourhoods? The council is permitting the destruction of established neighbourhoods with the demolition of older houses to allow new Aggie Shack construction. Drive down Fairview Street to see this travesty!!!	5/5/2018 2:09 PM
152	This does nothing to help game days or parent weekends or couples spending the night at the other's place, it only helps rental housing and occupancy is capped anyways because fire code and brothel laws. Expanding mass transit and/or finding ways to encourage students to not drive would go a long way: bikes take up a lot less room.	5/5/2018 8:14 AM
153	The on-street parking is creating safety problems on streets that are already narrow. Every student rental comes with a car per person. Parking should be mandatory in provided parking, and on-street parking should be limited to occasional guests and subject to ticketing if the car is left on the street too long (indicating a permanent resident).	5/5/2018 7:56 AM
154	NO	5/5/2018 6:52 AM
155	Question is ambiguous and implies an either-or choice when there are other options.	5/4/2018 7:53 PM
156	No	5/4/2018 7:48 PM

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157	This is very confusing! If no more than two unrelated people can rent a house, why would you need more than 2 parking spaces?	5/4/2018 6:57 PM
158	Parking space per room should be required in all neighborhoods.	5/4/2018 4:52 PM
159	On-site parking is unsightly when it overwhelms the green space in single family neighborhoods. However, on-street parking is dangerous in most neighborhoods as the streets are frequently too narrow and too curvy for drivers to see pedestrians and bicycles among the parked vehicles.	5/4/2018 3:15 PM
160	College station should look at Waco as an example for parking spaces for multi person dwellings. Waco does not allow you to cement in your front yard for parking. You have to make a driveway to the back for multi parking spots. All of these pop up 4 and 5 bedroom houses make residential areas look like sloppy parking lots and not neighborhoods.	5/4/2018 2:15 PM
161	Please do not require any additional on-site parking! Even four is too much... it is leading to concrete jungles within our old neighborhoods and all over town for that matter (there is so much to be gained from lifting or reducing parking minimums in commercial and residential areas). This again should be revisited and tied to an overall impervious coverage maximum percentage for lots, which includes the house and concrete parking areas. Right now, six bedroom plus houses are encroaching on our neighborhoods and with no cap on impervious coverage, builders would simply add more concrete to a lot to add two additional spaces. There is plenty of on-street parking available for residents, as each street has at least one side of on-street parking available with the exception of two, narrower streets. Even newly development subdivisions should not have a parking space per bedroom requirement, as many of them have four bedrooms, but not four drivers.	5/4/2018 1:36 PM
162	cars parked in the street is a big problem even in the areas NOT marked on the map above. requiring all new single family homes to have a parking spot for each bedroom (even over 4) would help.	5/4/2018 1:29 PM
163	In Conservation areas I believe there should be enough parking spaces per bedroom; however I also believe the 50% green space should stay in affect. In other words - do not allow concrete to overtake the lot just for parking purposes	5/4/2018 12:29 PM
164	no more than 4 spaces; allow for rain/water retention via grass or unpaved areas	5/4/2018 12:17 PM
165	In areas which are primary rental, streets should be wide enough to allow for guests without blocking street traffic.	5/4/2018 11:20 AM
166	As lot size decreases and homes become larger parking maybe and issues. Should you be able to park in front of your nabor house, where do they park.	5/4/2018 10:18 AM
167	City government should manage the streets. If there is not enough room for on street parking and two way traffic, prohibit and "enforce" parking. Period; end of story. Also, require new development to build streets wide enough in residential areas for at parking on at least one side of street.	5/4/2018 9:54 AM
168	From what I have noticed, when there are more than 4/5 cars for a home in the older sections of College Station, the persons living there continue to park on the grass. Even when there is a driveway-the drivers do not want any other car behind them-and park on the grass. I notice this especially on George Bush drive between Redmond and Rosemary. However, those houses are in a tough place for to get out of their driveways safely. One house that was remodeled paved most of their front yard, and it looks very nice. I do feel that exceptions to the impervious surface could be made for houses such as those, that have driveways off major streets.	5/4/2018 9:24 AM
169	Could alternate parking onsite options be used like rear parking or use of previous parking areas if done correctly like a concrete curb with area back filled with gravel or stone.	5/4/2018 9:03 AM
170	This one is difficult, many of our streets just aren't wide enough to allow for parking down both sides. The streets become crowded, difficult to drive, and dangerous as you can't see people walking out. However, if we expand hard surfaces across large swaths of yards we loose green space and disrupt drainage leading to increased flooding risks.	5/4/2018 8:17 AM

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171	Four spaces should be plenty, as no more than four unrelated should live in the home. Half the time, the students put zero cars in the driveway and park all on the street.	5/3/2018 10:47 PM
172	You're missing the point. There should only be 4 students per house, not matter how many bedrooms are present. Most AgShacks are now 6 bedroom and would fill the lot full of cement. We don't need more cement to accommodate two illegal renters, which is essentially what this proposes. There should only be four spaces because there should only be four renters.	5/3/2018 10:31 PM
173	If there are only supposed to be 4 unrelated persons per house then 4 spaces is enough. Most families do not need more than 4 spaces. Enforcing the number of unrelated persons in a home would cut back on street parking.	5/3/2018 8:23 PM
174	No	5/3/2018 7:38 PM
175	On-site parking should be provided in the back of the lot, not the front.	5/3/2018 7:06 PM
176	If the home is rented, then adequate parking should be required, but not at the expense of removing the yard for a parking lot.	5/3/2018 7:02 PM
177	More concrete = More flooding	5/3/2018 6:07 PM
178	Concerned That the yard doesn't become solely a parking lot. The neighborhood will look like an apartment complex.	5/3/2018 5:39 PM
179	There should be at least one parking spot per bedroom. Less cars parked on the street is safer & more aesthetically pleasing. Also, it's not right for people to park in front of other peoples homes, taking space away from that homes possible guests.	5/3/2018 4:46 PM
180	I live in a single-family neighborhood and next door is a 3-bedroom rental home. Four people live there but no one parks in the garage because it's the pool table's home. Therefore, two park in the driveway and two on the street. Their boyfriends/girlsfriends park on the street, in front of everyone else's homes. On-street parking in middle-class neighborhoods in College Station is a big problem.	5/3/2018 4:32 PM
181	The problem is not parking. It is allowing permits to developers and builders to over-crowd single family residential neighborhoods.	5/3/2018 4:25 PM
182	1 space per bedroom should be required throughout the City.	5/3/2018 3:50 PM
183	In the older neighborhoods, our concern focuses more on emergency access. The older homes are situated on streets which are more narrow than newer thoroughfares and thus , in an emergency(fire, ambulance), these vehicles are unable to reach their destination due to blocked streets.	5/3/2018 2:59 PM
184	My general question is why the City continues to allow (i.e.) Ag Shacks and others to build 5 and 6 bedroom dwellings and only have to accommodate for 4 parking spaces. No matter the number of required spaces per dwelling, unfortunately you will always have street parking.	5/3/2018 2:49 PM
185	Question 7 is idiotic. You are actually asking 2 questions and ignoring the impermeable area question altogether. The fact is, is you have 4 unrelated occupants, that's the max and should be the onsite parking max. If the city would ENFORCE the law - this wouldn't be a problem.	5/3/2018 2:42 PM
186	Street parking should be enforced	5/3/2018 2:10 PM
187	Neighborhood conservation is a ludicrous endeavor. Create rules all can live by.	5/3/2018 2:06 PM
188	There should be one parking space per bedroom regardless of location within the City.	5/3/2018 1:58 PM
189	No	5/3/2018 1:47 PM
190	All rental property should require one off-street parking per bedroom and one additional space for one visitor.	5/3/2018 1:47 PM

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191	I think single family houses built to rent by the bedroom should no longer be allowed to be build in the overlay areas. This area should revert to single family occupied homes.	5/3/2018 12:09 PM
192	Do not allow more than four unrelated to live in a house; that will eliminate the need for five bedrooms and baths. Do not cover lots with concrete. Don't trash our neighborhoods.	5/3/2018 11:13 AM
193	The agshacks should be limited to 2 or 3 bedrooms only and decrease the amount of parking needed.	5/3/2018 10:35 AM
194	require At least one off-street parking spot per bedroom city-wide for all single-family dwellings. If middle-level zoning comes to fruition, make it 1.25 or 1.33 spots per bedroom	5/3/2018 8:45 AM
195	No	5/3/2018 8:16 AM
196	Depending on the width of the street, parking on both sides of the street can considerably narrow the street & cause obstruction of flowing traffic.	5/3/2018 8:12 AM
197	Stop the nonsense.	5/2/2018 10:38 PM
198	no	5/2/2018 10:26 PM
199	Homes should be allowed to have more than four parking spaces. There are several homes in the area with 5 or 6 bedrooms and need more parking.	5/2/2018 8:45 PM
200	There are no longer areas in College Station with "true" single-family homes outside HOA developments.	5/2/2018 8:24 PM
201	Other neighborhoods have "on street" parking issues also. All neighborhood streets should be protected.	5/2/2018 5:34 PM
202	Off street parking must be required safety for everyone driving & walking the street is at risk dodging cars parked in street. Homeowners park in street to keep from having to move cars so someone else can leave.	5/2/2018 5:32 PM
203	no	5/2/2018 5:15 PM
204	city should not make any requirements	5/2/2018 5:10 PM
205	no	5/2/2018 5:08 PM
206	No	5/2/2018 4:55 PM
207	N/A	5/2/2018 4:46 PM
208	It seems that people count garages as parking spaces when in fact they aren't used that way for many single-family homes. Thus those parking spots end up on the streets and causing unsafe conditions on some of the narrower streets. I think the parking needs to be padded else you will never get rid of the on-street parking issue.	5/2/2018 4:43 PM
209	Townhomes should have their owns designation and allow parking lots on site.	5/2/2018 4:40 PM
210	I didn't buy my house in an older neighborhood to live near a parking lot and I didn't buy so that my streets are crowded. Make a law that says no more than 4 unrelated people in a house and no more than 4 cars per property. I'm for neighborhood integrity. Some neighborhoods don't have the protection of a homeowner's association so they need to be protected by the city. Some of us choose not to buy the huge homes in the homeowner association neighborhoods, but we deserve not to live in a parking lot just because we want to live smaller.	5/2/2018 4:34 PM
211	Our neighborhood went to court over the "parking lot" that was built and maintained for renters who were also illegal. We were successful in that endeavor.	5/2/2018 4:29 PM

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212	Lifting the cap is excessive. 4 parking spaces per dwelling is working just fine right now.	5/2/2018 4:20 PM
213	New houses should have yards, not parking lots but they shouldn't be flipped and converted to rentals	5/2/2018 4:18 PM
214	It is a scary proposition for a homeowner in an older neighborhood when an investor decides to put 4 or more students into a property in what was once a family friendly neighborhood. As a Former Student, I respect that students have a right to live where they can afford to, but it seems like more students are getting packed into the same space as before, so where there may have been 3 cars at a house before, the normal average goes up to 4-5 and often doubles on the weekends. Limitations on unrelated persons in homes would go a long way IF it could reasonably be enforced.	5/2/2018 4:17 PM
215	No	5/2/2018 4:14 PM
216	QUESTION 8 IS POORLY WORDED AND AMBIGUOUS! As worded it is not clear whether I am agreeing to keep it at one space per br or am I agreeing to no more than 4? For this question, I think new single-family houses should provide one space per bedroom with no cap.	5/2/2018 3:41 PM
217	I think it would be best to require 1 spot per bedroom, regardless of the area.	5/2/2018 3:40 PM
218	Parking requirements are not a proper issue for government to be addressing.	5/2/2018 1:53 PM
219	Slow down with the hardscaping.... Leave somewhere for the rain to drain	5/2/2018 1:45 PM
220	City should not require more than 4 spaces. How will the city determine what is a bedroom? What if I have a room that I use as a workout room, with a closet and bathroom, but I don't use it as a bedroom. I should not be required to provide a parking space for that room.	5/2/2018 1:43 PM
221	Should allow homeowners to expand/ widen driveways without HOA approval to accommodate for this city ordinance.	5/2/2018 1:29 PM
222	Not yet.	5/2/2018 1:19 PM
223	On site parking is much smarter than street congestion.	5/2/2018 1:10 PM
224	new neighborhoods should built with streets wide enough such that neighbors parking on street do not impede ability of folks to get out of their own driveway. additionally, homes should be required to be built with taller garage doors to accomodate F150s and street parking should be strongly discouraged. it is a burden to neighbors when a home has multiple vehicles that are parked on the street because they don't fit it there garage. it is dangerous to drive narrow streets when they are lined with huge trucks.	5/2/2018 12:48 PM
225	second question worded weird. Each house should have as many parking spots as bedrooms and /or unrelated persons living in the house.	5/2/2018 12:47 PM
226	The more cars that park on property the safer the street is.	5/2/2018 12:26 PM
227	There should be a small garage or storage area requirement if the parking area is increased. (in new single family dwellings.) If the entire front yard is paved over or parked upon (as it often is in spite of the ordinance) then having a storage requirement might preserve the appearance of single family residential instead of the obvious 'this is a student neighborhood' look that takes over an area. I also have concerns regarding areas with sidewalks that currently have high numbers of renters. Four trucks in a driveway makes the sidewalk impassable, so off street parking is important, but ensure through the ordinance that it is long enough in size. While the city is not responsible for careless parking by residents, having school children walk in the street is dangerous (see Welsh north of Holleman for daily violators)	5/2/2018 12:19 PM
228	Pervious parking should be limited to a reasonable percentage of the site size.	5/2/2018 11:40 AM
229	I think all houses should have one parking space per bedroom with out the cap of 4	5/2/2018 11:36 AM

Neighborhood Integrity UDO Proposals General Requirements

230	This should be determined by the majority of the property owners in each community. Government should just assist them in creating their own rules. My opinion shouldnt matter for them since I dont own property that is impacted.	5/2/2018 11:02 AM
231	Regardless of the zone in CSTx, on-site parking spaces must be at least one space per bedroom.	5/2/2018 10:45 AM
232	I think all should be built with the capability to accommodate parking on a per/bedroom basis. Even in typical residential areas.	5/2/2018 10:41 AM
233	Why not cap the number of bedrooms in NCO areas at 4? Why not require a garage? The new "Ag Shacks" never seem to have a garage. An actual single-family home, where a family (not unrelated renters) will live will have a garage.	5/2/2018 10:34 AM
234	If they have the space to allow more spaces then let them	5/2/2018 10:13 AM
235	While I agree that more parking on site helps with street traffic, more parking spots usually means less green spaces and I do not like the idea of sacrificing yards/trees to accomplish this goal.	5/2/2018 9:59 AM
236	If we remove the cap for parking spaces, I think we should have a limitation on impervious cover.	5/2/2018 9:49 AM
237	I think there needs to be a change so that we don't need to pack the streets with cars and we don't need to ruin the neighborhoods by making every yard a parking lot!!!!!!!!!!!!!! Come on College Station, stand up for neighborhood integrity and keep our neighborhoods from being ruined by College Students. Make rules that will have to be followed or they can go live in dorms and apartments! Why are we allowing the students to rule the city, they are just passing through. With the growth College Station is seeing we need to keep these neighborhoods for families that want to live here. This will also help with getting students into all the schools and not just force the families to move south of town.	5/2/2018 9:31 AM
238	No, no, no houses with so many bedrooms! They are student houses without even pretending to be single family dwellings. How can you think having an entire parking lot in a yard OR having multiple cars per household parked on the street is a good thing for a neighborhood community? NEITHER option is appropriate for a family-oriented neighborhood.	5/2/2018 9:19 AM
239	The parking should be OFF-street, otherwise we are creating unsafe situations for people walking or riding bicycles, especially our children.	5/2/2018 8:59 AM
240	A parking space per bedroom everywhere.	5/2/2018 8:31 AM
241	no	5/2/2018 7:39 AM
242	This will help with emergency response on small streets	5/2/2018 7:27 AM
243	Requiring parking per bedroom will not only be an onerous compliance burden, but will make for bizarre lot layouts. More importantly, we should not make all kinds of requirements that assume this will remain a college town, or we should at least be careful that all areas of the city be subject to that assumption. Let's not burden everyone as if college students are the only tenants in the city.	5/2/2018 6:22 AM
244	How could the parking in these spots and not everyone on the street be enforced?	5/2/2018 5:44 AM
245	I do not want drunken students or anyone else in family neighbor hoods.	5/1/2018 10:21 PM
246	The same rule should be applied throughout the city.	5/1/2018 10:08 PM

Neighborhood Integrity UDO Proposals General Requirements

247	Having more than 4 roommates is difficult for ALL of the roommates to manage, we have 2 kids in college right now and that is exactly their experience; one of kids has 1 roommate and the other has 2 roommates. If landlords insist on having more than 4 students to a single family house than the landlord needs to provide another parking spot for however many bedrooms are in the house. However, the city of CS needs to limit to 4 all throughout the city. Landlords don't need to cram as many people into a house as possible for increased rent and students shouldn't get to do that either to reduce the rent. They are part of this community and they live in a neighborhood and they need to be respectful of that.	5/1/2018 9:50 PM
248	Too many single family homes are not used by families, but rather become rentals for unrelated students. These result in excessive on-street parking, and needs to change.	5/1/2018 9:48 PM
249	Parking spot or not, residential areas look trashy with 4 plus cars sitting out front. Please stop turning our family neighborhoods into student housing. No one wants to raise their family next to a house full of college students that party and come and go at all hours of the night.	5/1/2018 9:45 PM
250	I think consideration should also be made to ensure a yard is still present. I would not want to see concrete yards because the owner/builder had to meet the parking requirement. That leaves for all sorts of issues most importantly drainage concerns...because we know College Station would never lower an appraisal value. I think it's nonsense to have more than 4 unrelated people living in a single family house to begin with.	5/1/2018 9:36 PM
251	Parking should only be allowed on one side of the streets	5/1/2018 9:20 PM
252	if you are not a student and just an older couple that can't park near your house because of multiple vehicles on your street, not cool	5/1/2018 8:49 PM
253	If the home is indeed a single family dwelling, one space per bedroom is probably sufficient; if the dwelling is rental, more than likely every bedroom is a different family and needs a space per bedroom requirement	5/1/2018 8:43 PM
254	The city should require that this rule be followed. It is not now.	5/1/2018 6:53 PM
255	On street parking is unsafe in any neighborhood, particularly in designated bike routes or neighborhoods with children or regular foot traffic. All neighborhoods within town limits should be obligated to provide one space per bedroom, but more strict measures than these should be implemented to discourage on-street parking.	5/1/2018 6:39 PM
256	This question did not address the existence of garages but this respondent is assuming that a one-car parking garaged counts as one on-site parking spot. If not, then the survey should be clarified.	5/1/2018 6:37 PM
257	I do not like it because those 3-4 bedrooms have 3-4 boy/girlfriends during the week and especially weekends. They also have more trash than one garbage can can hold, but they do not get another can.	5/1/2018 6:34 PM
258	The current law is sufficient - cap of 4 is enough.	5/1/2018 6:27 PM
259	Landlords should be REQUIRED to provide parking PER renter!! You are assuming there will be one renter per bedroom. Not true. There are those who share rooms and have their own cars. A 4 bedroom house can actually have 8 non-related renters. I've seen it. Again, who enforces this?	5/1/2018 6:08 PM
260	None	5/1/2018 5:48 PM
261	All parking requirements should be eliminated. Parking requirements cause an over production of parking leading to wasted space and decreased walkability. Parking lots are not productive walkable streets are.	5/1/2018 5:26 PM
262	Upping the requirement in existing neighborhoods would still change the environment of the existing neighborhoods, reducing green space available.	5/1/2018 4:53 PM

Neighborhood Integrity UDO Proposals General Requirements

263	If these are single family neighborhoods, parking should be sufficient to keep curbside parking to a minimum.	5/1/2018 4:43 PM
264	On street parking is a big problem on Bahia Drive. Children play behind the cars constantly parked on the street. Cars park facing all directions. Street cleaners cannot work properly. Creates a danger to pedestrians. Looks trashy.	5/1/2018 4:42 PM
265	So now you have parking lots in the front yard...here is a suggestion: ENFORCE the no more than 4 unrelated people living in a home.....This will look like the ghettos soon.....well, it already is going that way	5/1/2018 4:34 PM
266	In residential areas, street parking should only be available for visitors and residents/tenants should have to park on property.	5/1/2018 4:32 PM
267	This is only a challenge in those areas largely occupied by students. Let's not fix problems in areas where they don't exist.	5/1/2018 3:18 PM
268	no	5/1/2018 3:15 PM
269	Leave the Neighborhood Conservation areas as they are. Even if you add parking in those areas, people will still park in the street and you will end up with a sea of concrete.	5/1/2018 3:13 PM
270	The city has already sold out the old neighborhoods to student housing and chased away residents who are tired of the noise and not having enough parking as well as endangering the safety of residents with the inability of fire trucks to access neighborhoods	5/1/2018 2:46 PM
271	The parking areas should be hidden in the back of the property. The large concrete parking blocks are an eye sore to the neighborhood. Also, folks don't always park their vehicles on the concrete . . . especially if they are from areas where regulations are not enforced. The next thing you know CS will see indoor pieces of furniture on the front porch/lawn with the degrading to old cars and pieces of appliances.	5/1/2018 2:41 PM
272	Parking issues cannot be addressed appropriately in general,but for specific neighborhood. The City should limit the rules placed upon property owners.	5/1/2018 2:30 PM
273	curb side parking is in need of monitoring - for example cars parked the wrong way on the street; on dangerous curves, etc.	5/1/2018 1:55 PM
274	I'm concerned with covering green space with concrete, therefore, any way to mitigate that is preferable.	5/1/2018 12:52 PM
275	no parking on my street Suffolk. Should all be able to park off the street.	5/1/2018 12:21 PM
276	One per bedroom no matter of homes location.	5/1/2018 11:55 AM
277	It's ridiculous when 10 cars are parked on the street. The driveway should be able to accommodate the parking and residents should use it	5/1/2018 11:50 AM
278	Keep the number of unrelated occupants per single family housing to four.	5/1/2018 11:20 AM
279	All cars associated with a residence must fit on the driveway, regardless of the number of bedrooms. Streets need to be clear for emergency vehicles, etc.	5/1/2018 11:08 AM
280	Quit selling us out to satisfy people who want to make extra money renting to students. There are more than enough apartments here. You are selling out neighborhood integrity, and it's being recognized more and more.	5/1/2018 10:17 AM
281	This problem should be solved by limiting the number of unrelated parties in a single-family home so you don't have so many properties with 1-2 cars per bedroom.	5/1/2018 9:45 AM
282	The first question is poorly written. If this is not city wide developer will just move to other neighborhoods to build more Ag Shacks.	5/1/2018 9:34 AM

Neighborhood Integrity UDO Proposals General Requirements

283	If it is a single family house, it should not be rented to college students. A family should live there. Also, the garages need to be big enough to actually hold two cars (and other things families need in there). Most are too small to accommodate normal vehicles. This would help with street parking.	5/1/2018 9:33 AM
284	Why don't you insist that developers build roads that more than 2 vehicles wide. On-street parking should not be impossible, but College Station keeps following the money and is more concerned about more houses and less about quality of life. The more parking spaces means more concrete. Make the roads wider.	5/1/2018 9:24 AM
285	There is no reason to allow homes to be built in neighborhoods with more than 4 bedrooms period. These are no longer homes, but mini apartments. It is asinine to allow these monster "homes" into any neighborhood.	5/1/2018 9:15 AM
286	Front area should have lawn with driveway. No parking in lawn areas. No concrete	5/1/2018 8:57 AM
287	Current ordinance states that no more than four unrelated individuals can live in a single-family house. STOP ALLOWING 5-BED, 5-BATH HOUSES AND DUPLEXES!!! Make occupancy ordinances that Code Officers can ENFORCE!!!	5/1/2018 8:49 AM
288	Homes in neighborhoods should be for FAMILIES or no more than two unrelated people. The neighborhoods appeal will go down with more concrete being added to make room for all onsite parking.	5/1/2018 8:45 AM
289	Mandating more on-site parking areas will significantly increase the amount of concrete over grass and shrubs, decreasing the natural environment. Streets are already covered in concrete and can be used for parking.	5/1/2018 8:42 AM
290	n/a	5/1/2018 8:35 AM
291	Consider in the conservation district to allow parking on only one side of the street. For example Glade St. This makes it much safer for vehicles sharing the road and for joggers and bicyclists.	5/1/2018 8:08 AM
292	parking in my neighborhood is ridiculous . The neighbors have at times 8 vehicles--I can't get out of my own driveway. The city needs to crack down on this and then enforce it!	5/1/2018 7:58 AM
293	The text above mentions the issue of runoff. An additional aspect of the ordinance could be that any residence providing more than 4 on-site parking spaces shall also incorporate a stormwater control -- e.g., routing runoff to a vegetated infiltration area.	5/1/2018 7:47 AM
294	Because this is a college town, homes that are occupied by young families today wind up being rented by college students 20 years from now. One space per bedroom should be everywhere.	5/1/2018 7:46 AM
295	Question #7 is confusing!	5/1/2018 7:36 AM
296	Make City wide rule for one space per bedroom	5/1/2018 7:07 AM
297	Residential streets off Geo. Bush are consistently rendered one-way streets by staggering on-street parking. Enforcement is needed. Perhaps additional site spaces should be required with further review of specific neighborhood impact.	5/1/2018 6:52 AM
298	Parking is one major problem with rental properties in older neighborhoods where the streets are often narrower and the garages smaller in existing properties.	5/1/2018 6:21 AM
299	A family of two adults and two children will not need that much parking. One parking spot per bedroom. Would be okay with a minimum of two spots but require one spot less than the total bedrooms. Four bedroom home needs three parking spots.	5/1/2018 6:10 AM
300	This is treating a symptom, not the underlying critical issue. If you stop the building of stealth dorms with 4-6 college students each (who inevitably bring girl/boy friends over to play) parking in single-family neighborhoods will not be an issue. This is a band-aid to distract from the actual problem. Please quit it.	5/1/2018 5:54 AM
301	Do more to limit parking on streets!	5/1/2018 4:07 AM

Neighborhood Integrity UDO Proposals General Requirements

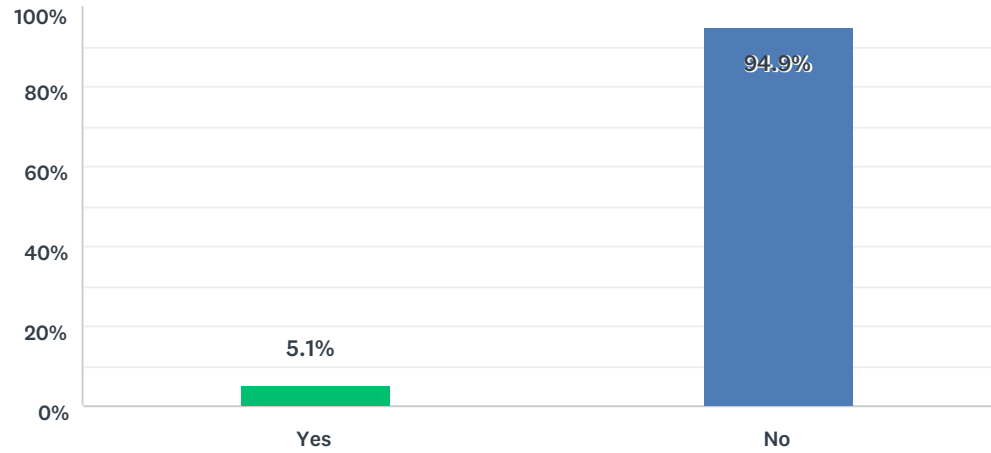
302	If the city code says no more than 4 unrelated people can live in a single-family dwelling, why in the world would there need to be more than 4 parking spaces on a single piece of property?? I am very concerned with the amount of impervious coverage this would create on a single lot, not allowing water to soak into the ground, and causing even worse flooding than we are already experiencing in my neighborhood.	5/1/2018 12:38 AM
303	There should only be one side of the street parking on all streets in College Station. The side of the street with fire hydrants should be the "no parking" side. This will allow fire trucks and emergency vehicles to travel the residential streets unencumbered.	4/30/2018 9:24 PM
304	The parking restrictions shouldn't diminish outside of conservation areas b/c today's single family, starter areas with homes on 0.2 acres are tomorrow's rental/investment areas.	4/30/2018 7:36 PM
305	Whatever will keep our streets becoming parking lots -- making it impossible for emergency vehicles to get through.	4/30/2018 7:35 PM
306	Requirement should be one off street parking space per bedroom, period. Developers should also be required to make streets wide enough that a fire truck can get through if pickups are parked across from each other on the street. Also, on street parking in residential areas by large vehicles such as commercial trucks and boats should be prohibited.	4/30/2018 6:16 PM
307	"Neighborhood conservation" efforts and zoning have done more to make traffic & parking problems worse than they have to help "neighborhoods." Artificial low density through zoning means that high-capacity housing is not allowed to develop where it's needed. The character of a neighborhood should be determined by the people who live there, not by the government.	4/30/2018 6:10 PM
308	Do not want to see majority of yard paved.	4/30/2018 5:28 PM
309	Traffic issues with glut of on street parking	4/30/2018 5:21 PM
310	make the requirement city wide	4/30/2018 4:42 PM
311	consider permeable parking surfaces; avoid so much concrete or other hard surfaces	4/30/2018 4:20 PM
312	I wish the new developed areas had wider streets so that cars, if parked in the street, will not be hit by other cars trying to drive through that area because of limited parking during holiday parties.	4/30/2018 3:36 PM
313	A combination of wider streets with on-street parking, and on-site parking should be utilized to remedy this problem. It will take a long time to work this out. In the meantime, only allowing parking on one side of the street may help (like Southside).	4/30/2018 3:28 PM
314	Streets begin looking like parking lots. At least some control is maintained when required to be able to park in driveway.	4/30/2018 3:17 PM
315	It would be more advantageous if the number of rented bedrooms would be reduced, or if student rentals would be confined to multi-family designated areas.	4/30/2018 3:13 PM
316	The front area of the lot should support parking and general lawn. If more than four parking spots are desired, then a bigger lot should be used. But with the limit of unrelated people staying, street parking is coming from existing houses with limited parking. New houses that build with four parking spaces should already be providing desired parking.	4/30/2018 2:49 PM
317	No stealth dorms with more than 4 bedrooms should ever be built since the limit is no more than 4 unrelated people. We should not facilitate more people than legal in them by allowing for more parking and 5 or 6 bedrooms in single family residences should not be allowed unless is a true "mansion".	4/30/2018 2:39 PM
318	Families with several older children who have cars, families with boats, trailers, RVs could easily overrun their 4 parking spaces. More spaces need to be allowed as needed.	4/30/2018 2:33 PM

Neighborhood Integrity UDO Proposals General Requirements

319	This question misses the issue entirely. As long as the City allows for single family homes to be rented to multiple persons that are not related there will be parking issues even if there is sufficient space for parked vehicles. Why? Because often the parking space requires some vehicles to park behind others. If the vehicle in front of another needs to move before the one behind then you will have parking on the street.....because it is easier than having to do the vehicle "shuffle" multiple times per day. Again, no changes to the amount of impervious area should be allowed to accommodate parking. And, very important, that overnight on-street parking be prohibited and enforced.	4/30/2018 2:16 PM
320	Requiring one parking spot per bedroom, in all zones, with no max, would mitigate the growing traffic and congestion issues in CS.	4/30/2018 1:12 PM
321	Vehicles parked on the street in any residential area potentially block emergency vehicles from getting to fires, medical emergencies, etc. If more on-site parking is undesirable, then ticket vehicles parked in the street that could cause blockages.	4/30/2018 1:07 PM
322	The major problems this city is facing are caused by oversupply of parking and insufficient concern for non-automotive travel.	4/30/2018 12:31 PM
323	Street parking should be for visitors. Residents should have adequate parking on site, regardless of bedrooms. X resident cars = X resident parking spots	4/30/2018 12:29 PM
324	A parking space for each bedroom seems to address somewhat the issue of on street parking and having more than the allowed number of people residing in a house. They get around it by having mopeds or motorcyles parked along with the cars in the same space allowed for cars. One "stealth" dorm in my neighborhood regularly has five vehicles and two mopeds parked in a drive intended for four vehicles (the additional vehicles in partially parked on the grass). Permanent one side of the street parking in older neighborhoods with narrow streets would help also.	4/30/2018 12:25 PM

Q13 Are you a student who attends Blinn College or Texas A&M?

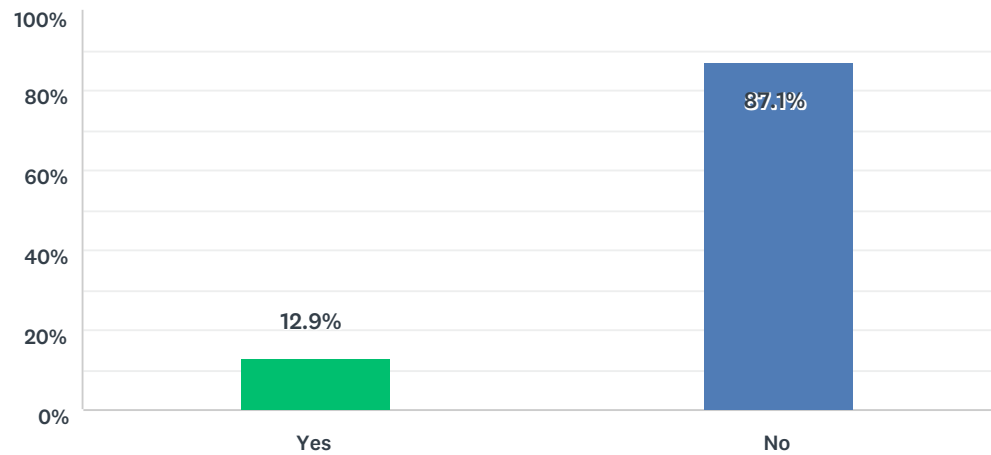
Answered: 729 Skipped: 115



ANSWER CHOICES	RESPONSES	
Yes	5.1%	37
No	94.9%	692
TOTAL		729

Q14 Are you actively involved in real estate or developing property in College Station (architect, developer, engineer, real estate agent, etc.)?

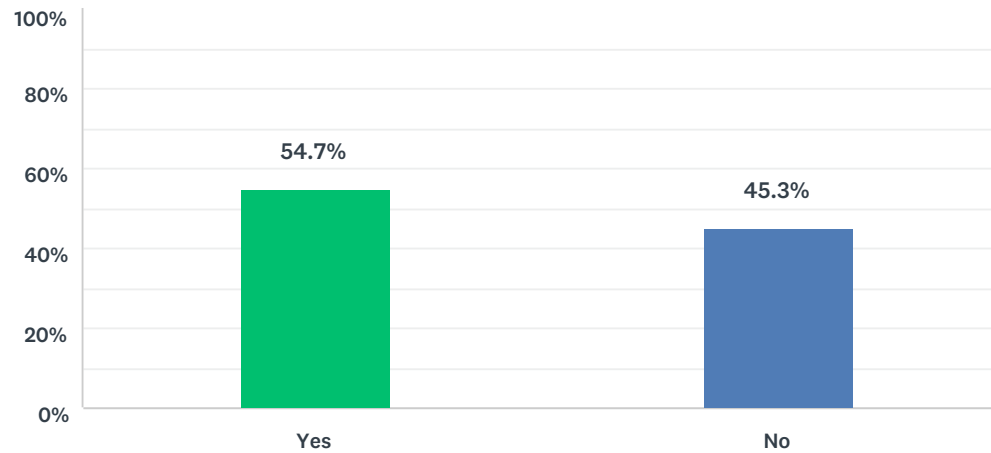
Answered: 727 Skipped: 117



ANSWER CHOICES	RESPONSES	
Yes	12.9%	94
No	87.1%	633
TOTAL		727

Q15 Are actively involved in your neighborhood or homeowners association?

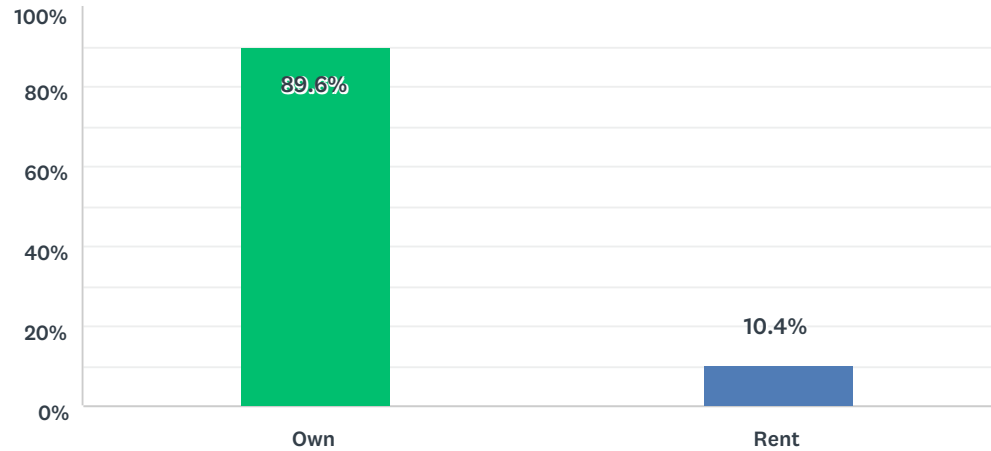
Answered: 728 Skipped: 116



ANSWER CHOICES	RESPONSES	
Yes	54.7%	398
No	45.3%	330
TOTAL		728

Q16 Do you own or rent where you are living?

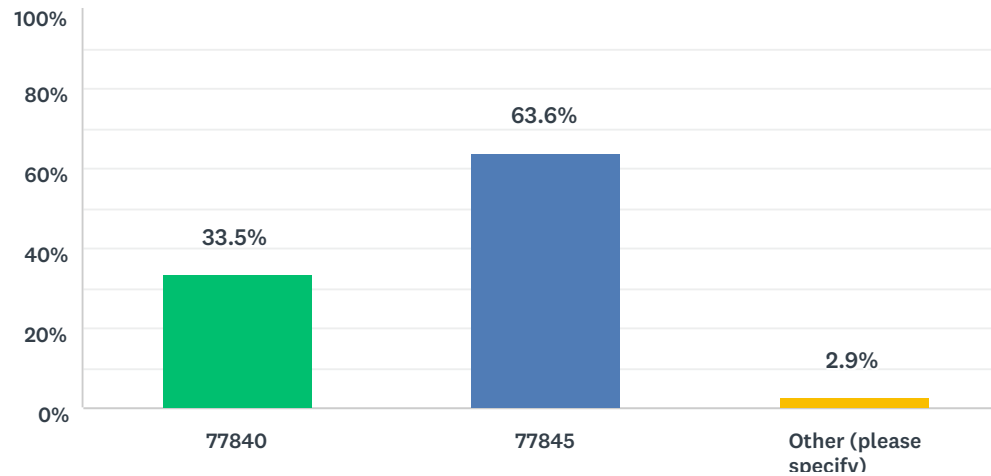
Answered: 728 Skipped: 116



ANSWER CHOICES	RESPONSES	
Own	89.6%	652
Rent	10.4%	76
TOTAL		728

Q17 What is the zip code where you live?

Answered: 728 Skipped: 116



ANSWER CHOICES	RESPONSES	
77840	33.5%	244
77845	63.6%	463
Other (please specify)	2.9%	21
TOTAL		728

#	OTHER (PLEASE SPECIFY)	DATE
1	77024	5/17/2018 3:17 PM
2	77840	5/14/2018 4:27 PM
3	77801	5/12/2018 1:52 PM
4	77845	5/12/2018 1:09 PM
5	77801	5/12/2018 8:17 AM
6	75150	5/12/2018 7:51 AM
7	77802	5/12/2018 7:24 AM
8	77801	5/11/2018 10:54 PM

Neighborhood Integrity UDO Proposals General Requirements

9	We own a 2nd home in the 77840 area - we do not rent it out	5/4/2018 1:09 PM
10	77802	5/4/2018 12:11 PM
11	Build in College Station and own land in the city limits	5/4/2018 10:22 AM
12	77802	5/4/2018 8:19 AM
13	78212	5/3/2018 1:49 PM
14	77881	5/3/2018 8:34 AM
15	77803	5/2/2018 8:46 PM
16	77872	5/2/2018 5:09 PM
17	77845	5/2/2018 4:52 PM
18	77807	5/2/2018 4:48 PM
19	77840	5/2/2018 6:27 AM
20	77807	5/1/2018 8:40 AM
21	77803	4/30/2018 12:35 PM

Q18 Do you have any other related feedback?

Answered: 232 Skipped: 612

#	RESPONSES	DATE
1	This survey was filled out for 2 residents living in one home together. One resident has macular degeneration.	5/25/2018 12:06 PM
2	Front yard should not be a parking lot.	5/25/2018 12:02 PM
3	What happens to all the people in these ares who bought in when the rules were other than this? How does this help them? This could really be unfair to long time property owners.	5/24/2018 1:01 PM
4	Overcrowded streets create hazards in neighborhoods, especially by speeding vehicles. Police cannot enforce speed limits adequately, so speed bumps are necessary.	5/24/2018 12:34 PM
5	Minority of loud residents should not decide rules for neighborhoods. Changes should come from the majority.	5/24/2018 12:28 PM
6	Neighborhood integrity is about maintaining the neighborhood and on-street parking. City ordinances could probably control this if they wanted to.	5/23/2018 2:35 PM
7	I do not plan to sit back and watch. Appreciate thoughtful planning.	5/23/2018 2:27 PM
8	The height protection for multi-form developments adjacent to SF residences should be revisited (strengthened- as should buffer distance). Sloped roofs make no differences.	5/23/2018 2:20 PM
9	Where is the code-enforcement? With change, need enforcement. Today there is none and some Aggie Shacks have 4 bedrooms but 6-8 living in there. Count the cars at night.	5/23/2018 2:14 PM
10	WHY? who is going to benefit from allowing entire neighborhoods to be trashed?	5/23/2018 2:04 PM
11	Permit gravel (pervious) driveways in residential areas, if homeowners do not like concrete or asphalt.	5/18/2018 1:03 PM
12	Stop getting involved in restricting my property rights.	5/18/2018 12:58 PM
13	DO NOT restrict my property rights!!	5/18/2018 12:44 PM
14	It is all a waste of time without serious enfrcement. The city lacks this. A house in our neighborhood holds 8 unrelated students. This was reported during constructuion and after occupancy. No change. Even a \$500/month fine is economical for the landlord to pay at \$900/month per student.	5/18/2018 12:41 PM
15	How will you get this information disseminated??? Stop hiding your decisions. College Station has become increasingly unattractive as you approach from HWY 6. More Planning & Zoning is needed!	5/18/2018 10:28 AM
16	Any overlay restrictions should be appointed to EVERYONE. Existing homeowners should not be grandfathered in and given favoritism. Also, maximum input should be sought by ALL property owners, not just a vocal minority.	5/18/2018 10:20 AM
17	Our neighborhood does not have an HOA.	5/18/2018 9:50 AM
18	I plan on tearing down existing home for a new home in retirement.	5/17/2018 3:17 PM

Neighborhood Integrity UDO Proposals General Requirements

19	Why are you asking about owning or renting and if I am a student? what difference does that make?	5/14/2018 4:54 PM
20	I also own a townhome in the same zipcode where 3 college students live.	5/14/2018 4:46 PM
21	I believe that amending or further restricting the individual property owner's rights to build, develop, construct, remodel etc their property will negatively impact College Station's real estate market. The attempts of a small percentage of residents to amend the UDO to prevent other individual property owners from utilizing their property as they see fit are wrong. The city should encourage growth and development, recognize that the growth and development that has occurred recently in our city is increasing property values and therefore tax revenue, and to restrict or inhibit growth and development will restrict/inhibit property values and tax revenues which will weaken our local economy. If neighbors want to have more restrictions on their specific neighborhood, the appropriate avenue for such is through a home owners association. If they don't have one, and are not able to get a majority to support the formation of one, that is evidence that the neighborhood does not agree with them—they should not manipulate the city ordinances which impact everyone, even residents outside of their neighborhood, to serve their purposes and push their agenda.	5/14/2018 4:45 PM
22	Rather than bending over backward to please every predatory person who wants to destroy College Station to enhance their own private financial gain (which is what most of the current City staff seems to be doing), we should devise and enact rules and ordinances that provide better stormwater protection and green infrastructure, more walkable residential areas (both older, long-established neighborhoods AND new development), guiding of growth and possibly even greater density along already-established major thoroughfares in such a way as to increase density of commercial development WITHOUT such development spilling into existing residential areas, to minimize displacement of long-time residents and lower-income citizens, maximize traffic-minimizing and calming options, such as pedestrian-cycle-mass transit hubs and connectors, etc. In short, we should be taking steps to see that College Station, 25-40 years from now, is a city where people WANT to live throughout their lives, rather than a temporary camping space where people come and go on a rapid-turnover schedule, never putting down roots, never enjoying a sense of community, and interested only in quick personal financial gain.	5/14/2018 4:27 PM
23	Please respect private property rights.	5/14/2018 4:21 PM
24	rental is ok but it must be controlled and managed	5/14/2018 4:17 PM
25	This questionnaire is poorly constructed and a disservice to all of us who have tried to deal with the city and developers positively and forthrightly.	5/14/2018 3:35 PM
26	need to omit the 2 person on the lease exemption. I am a homeowner in Southside and was never included in any of the meetings- simply not invited. My property has not been able to sell or be rented due to this issue.	5/14/2018 3:26 PM
27	The tax rate is way to high. I believe that College Station needs to waste less money and find other ways to raise revenue. More businesses would help with that by increased sales tax revenue and property tax revenue. But the city makes it way too difficult for people to build a business.	5/14/2018 3:22 PM
28	I dont think this survey or the open house really delved into the real problem. In conversations with homeowners in the crowd they too felt like this was a bandaid and not really what needs to be done to fix the problem. My opinion - this survey needs to be put aside and a roundtable discussion held with folks from both sides of the argument present to talk about the real issues and how to deal with them.	5/14/2018 3:07 PM
29	thank you for this opportunity to provide input to this very important issue	5/14/2018 2:59 PM
30	City should also increase the number of "no parking to corner" signs so that sight lines and turn areas from street to street are not impeded. Example -- Hereford at Park Place SE corner.	5/14/2018 2:51 PM
31	Do MUCH MORE to prevent stealth dorms in family neighborhoods.	5/14/2018 2:51 PM

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32	Protect the integrity of the Southside neighborhood!	5/14/2018 2:46 PM
33	Very tired of real estate developers ruining our neighborhoods.	5/14/2018 2:40 PM
34	No	5/14/2018 2:32 PM
35	no	5/14/2018 2:23 PM
36	Please do research on other city codes such as West University Place inside Houston. This is an area adjacent to a college campus, which has lots of market pressure to redevelopment. Thanks to a several specific measures in their UDO, they have been able to retain much of the general character of the neighborhood. They have driveway requirements/limits, impervious coverage/open green space percentages, etc. Specifically, I would like P&D to look at more ways to preserve neighborhood character outside of the NCO tool, such as through UDO to all of the 1970 and older neighborhoods. Please consider researching other cities and bringing forth ideas for general changes to these older neighborhoods that address residential infill. Generally speaking, stronger enforcement of the 4 unrelated and a fee/tax on rental property and/or city homestead exemption would also go a long way in preserving neighborhood integrity.	5/14/2018 2:07 PM
37	Yes. Stop the developers from constantly changing the rules at the expense of the quality of existing neighborhoods!!!!	5/14/2018 1:53 PM
38	no	5/14/2018 1:16 PM
39	It is shameful what you are doing to the older neighborhoods, you are ruining them!! Quit comparing CS to Colorado, New York, etc.	5/14/2018 1:15 PM
40	There is plenty of land those stealth buildings can be placed but residential should be off the table. Should never have been on the table from the start.	5/14/2018 12:22 PM
41	You did not ask if I am a person who owns property in single family neighborhoods for the purpose of making money by renting out the home - you failed to gather a key demographic.	5/14/2018 11:54 AM
42	I love CS and know that we would not be here without the students. The proposed height & setback issue is more detrimental to housing than the current Aggie shacks. A 2-3 story house intended for rental placed up to property line next door to a one existing story home is not desirable. Drainage is also a problem for surrounding homes if most of the lot is impervious material.	5/14/2018 9:44 AM
43	Strongly object to apartment/townhome developments adjacent to single family residential developments without adequate accommodations made for increased traffic.	5/14/2018 9:42 AM
44	Disruption of our single family areas of town will ultimately lead to a flight to outlying areas and a decline of the character of the community. Also code enforcement needs to be reviewed so that some of the blight we are seeing could be addressed.	5/14/2018 8:47 AM
45	Once you over build bu changing the laws it is very hard to take it back. Keep CS green it will help with property values and keep the quality of life and schools. We are paying paradise just to put up a parking lot...we can do better...	5/14/2018 6:16 AM
46	no	5/14/2018 3:58 AM
47	This survey did a poor job of presenting the policies behind its questions.	5/14/2018 12:59 AM
48	These proposals are not well written: I am not certain what the effects of them will be. Very little explanatory material. I applaud the outreach effort but it is not done to the usual high standards of the City of College Station.	5/13/2018 11:33 PM
49	This survey is a tool for builders. Nothing in it supports family neighborhoods. All questions assume that family neighborhoods are just spaces for builders and realtors to make more money off of students.	5/13/2018 10:33 PM
50	No	5/13/2018 7:25 PM

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51	Good job City for reaching out to the people.	5/13/2018 1:43 PM
52	No	5/13/2018 11:46 AM
53	We have lived in College Station for 20 years, in Southside. We are so dismayed by the direction of the city's development that we plan to move away from the city as soon as our kids finish high school (in three years), unless some change in leadership occurs. If there WERE any other comparable neighborhoods in the city to move to, we would do so, but the only one (College Hills) is facing the same challenges. For those of us who want to walk/bike to work and to live in a neighborhood with some historic character and demographic variety, there are no other options. Please do something to discourage the tear-downs.	5/13/2018 11:28 AM
54	No	5/13/2018 6:36 AM
55	People buy homes in certain neighborhoods based on a variety factors: safety, schools, no multi-family buildings in their neighborhood, minimum home square foot requirements, controlled/limited driveway and street parking for cars, boats, rv's, trailers.	5/12/2018 11:51 PM
56	Yard care is the biggest problem. Parking on the streets is second.	5/12/2018 6:24 PM
57	Keep restrictions in older neighborhoods- enforce code restrictions and ordinances	5/12/2018 5:14 PM
58	no	5/12/2018 2:32 PM
59	The city is relatively young so i believe there is a good chance of orderly and planned growth. Currently there is a lot of construction but of many redundant businesses and a lot of apartments and condos. Growth seems to not follow a pattern or any apparent logic or arrangement. Let's not lose the opportunity to have a beautiful functional city!	5/12/2018 2:29 PM
60	I value the university and the growth that comes with it, but I believe we can do a better job of respecting the residents quality of life and accommodating students. We need smart growth, not growth at all costs.	5/12/2018 1:26 PM
61	No	5/12/2018 12:42 PM
62	Have no homeowner's association in my area	5/12/2018 10:43 AM
63	No	5/12/2018 10:24 AM
64	None	5/12/2018 8:55 AM
65	I hope this isn't an exercise in appearances, and you actually weigh this collective input.	5/12/2018 8:55 AM
66	No	5/12/2018 7:24 AM
67	We don't have a homeowners association so there should be an n/a option for those who don't have one since we can't be involved if there isn't one	5/12/2018 6:24 AM
68	Consider using Polco for surveys in the future so you can tie participants to registered voters	5/12/2018 3:10 AM
69	*My neighborhood doesn't have an HOA.	5/12/2018 12:57 AM
70	No	5/11/2018 10:54 PM
71	Please explain these issues better. Show us what this really means.	5/11/2018 10:41 PM
72	No	5/11/2018 8:05 PM

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73	I realize my forthcoming comments have been said over and over again with the visceration of The historic area also known as the southside community area it's a part of what's happening across the country if it didn't happen today it's not important and the people that have been on the planning and zoning and the council or I should say the majority of the people must Take the blame for this. History our history the city of college station is of vital importance to all of us and the fact that they have allowed this to happen is really an abomination the underlying factor here is money and I often wonder how much money the city is really gaining from all of this development in our area and the fact that what I have heard is that they are built to last only 7 to 10 years what is going To become of this area have we no pride have we no respect for the past for the people that made it possible For this community to thrive the future could not exist without having been built upon the past foundation I would respectfully request that all those involved in this really big mess and boondoggle rethink where we are going thank you for the opportunity to let you know what I think	5/11/2018 7:45 PM
74	Although I am currently renting a house in a neighborhood with an HOA, I have lived in this community for most of my life. I am in the process of purchasing a house in a neighborhood with a strict HOA. I chose my neighborhood because of the HOA. I wanted to live somewhere where my neighborhood has the ability and actively enforces code issues.	5/11/2018 5:24 PM
75	No.	5/11/2018 1:26 PM
76	Thank you for soliciting our views. I hope clearer surveys will be forthcoming in the future.	5/11/2018 11:02 AM
77	Homes in areas zoned for single family dwellings should not be allowed to have more than 2 unrelated people residing therein. Otherwise the city should just drop the "single family" designation since it is meaningless. Continuing to permit non-single-family homes in single family zones has greatly diluted the character, integrity, and value of various neighborhoods. If it's not already beyond fixing, it's getting very close.	5/11/2018 9:14 AM
78	Thank you for taking the time to get input.	5/11/2018 7:21 AM
79	Width of streets for new neighborhoods should be wide enough so that when cars are parked on both sides of the street a fire truck or ambulance can safely pass down the street. Also, on some of the narrow high density neighborhood streets, when cars are parked on both sides of the street it is very difficult to back out of the driveway, if not impossible!	5/11/2018 4:51 AM
80	Answer to year round resident homeowners Not developers and students. Otherwise the integrity of the neighborhoods will decline and people will leave.	5/10/2018 11:08 PM
81	You need to seriously consider helping some of the neighborhoods who want to be zoned beyond general suburban 1 to work on that. Those are small lot sizes.	5/10/2018 9:36 PM
82	College Station should require wider streets so that parking for guests on streets does not have to be removed for fire and police access	5/10/2018 3:08 PM
83	I found these questions somewhat confusing. I believe the goal of neighborhood conservation is to keep the uniqueness of the neighborhood and not make it a cookie cutter development. Students are fine- it is just when developers tear down houses and build Aggie Shacks which were never meant to be residential houses. You are allowing a neighborhood which many visitors comment on the appeal of it, become a student slum area, as the shacks being built are not quality work and are all the same. Soon College Station will be no different than Houston, only a bit smaller.	5/10/2018 2:20 PM
84	NEIGHBORHOODS ARE DETERIORATING BY THE DAY BECAUSE GOVERNMENT LETS THAT HAPPEN.	5/10/2018 9:17 AM
85	Please protect neighborhood integrity in every way possible!	5/9/2018 11:55 PM

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86	I am concerned about the inability /unwillingness of the current City Administration to enforce occupancy limits in existing neighborhoods. Developers, home owners and students all benefit from having consistent application of zoning requirements without the constant arm wrestling over variances and the failure to enforce the willingness to put more residents on lots and in neighborhoods not designed to handle this concentration of residents.	5/9/2018 2:07 PM
87	Keep residential neighborhoods active in terms of compliance with covenants.	5/9/2018 12:51 PM
88	Please protect our family neighborhoods!	5/9/2018 11:50 AM
89	We must avoid commercial encroachment near neighborhoods.	5/9/2018 9:57 AM
90	WE MUST protect our neighborhoods from becoming college housing projects as A&M continues its insane growth for moneys sake	5/9/2018 7:58 AM
91	no	5/8/2018 10:55 PM
92	This survey will not accurately reflect what you are trying to ask.	5/8/2018 10:50 PM
93	None at this time.	5/8/2018 10:23 PM
94	I've sat on P&Z previously and an fairly familiar with developer and neighborhood concerns. Neighbors should be heard with respect to matted impacting a neighborhood.	5/8/2018 7:34 PM
95	Thank you for addressing neighborhood integrity	5/8/2018 3:18 PM
96	Nope	5/7/2018 5:42 PM
97	My children grew up in CS and attended CSISD schools and graduated from TAMU. They do not plan to live in CS due to housing problems, traffic, cost of living, and students living in neighborhoods. My children are concerned about the rowdiness in my neighborhood and my safety. Sometimes the street is so crowded with pickups and cars that I am unable to safely get out of my driveway. Talking to these renters is like talking to rowdy teenagers without parents!!	5/7/2018 4:10 PM
98	Better compliance enforcement is necessary.	5/7/2018 3:07 PM
99	The height and set back question needs to be carefully considered. Not sure it is easily understood by the respondents.	5/7/2018 2:10 PM
100	No	5/7/2018 12:03 PM
101	Having moved here from Houston, I am also concerned that the city is not properly monitoring or requiring adequate flood control around new construction.	5/7/2018 10:44 AM
102	no	5/7/2018 8:09 AM
103	In spite of the pressure to develop "stealth dorms" close to campus, the single family nature of the College Hills neighborhood should be protected.	5/6/2018 7:53 PM
104	We moved here 20 years ago planning to make College Station our retirement home. Given the direction and amount of uncontrolled development, those plans have changed and we will be retiring elsewhere.	5/6/2018 12:28 PM
105	While I am a remodeling contractor, please don't allow the weight of that question to influence the input from this homeowner. There are no questions asking about the "preserve the neighborhood" group.	5/6/2018 12:25 PM
106	I think college students should live in college apartments and not allowed to rent in established neighborhoods. They travel down the streets to fast. They are loud and they park all down the street. They usual are a pain and don't abide by the rules already set by the city	5/5/2018 11:40 PM

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107	As noted in my comments I am a long time CS resident who is dismayed at how the council is prostituting itself to the local developers. Old neighbourhoods are being destroyed as developers demolish older, established houses to raise Ag Shacks. Stop this uncontrolled destruction of neighbourhoods! Stop issuing building permits that give developers carte blanche to ruin established parts of CS. Thanks to those responsible for issuing the permit to build yet another apartment block on East Harvey Road. How are you going to handle the extra traffic?!! I want to live away from the stupidity of students who do not know to conduct themselves in established neighborhoods, drive courteously or realize that there are others who live permanently in CS! Respectfully, One fed up (with City Council and out of control developers) CS citizen.	5/5/2018 2:18 PM
108	Unrelated, but I think those who collect trash, etc., each week should be cross-trained to look for and report those addresses where the code-enforcement officer should visit. These are the people who drive every street in the city every week, but the code-enforcement officer cannot possibly cover the same amount of ground. In addition, something must be written into the code about flower beds. If a person cuts the weeds that made up his yard to avoid a ticket but the same weeds are growing in the flower beds thick enough and tall enough to reach 1/3 of the way above the windows, that affects the integrity of the homes surrounding it.	5/5/2018 8:03 AM
109	NO	5/5/2018 6:56 AM
110	Any rule CS puts on development lasts exactly as long as the next developer's request to amend it to the detriment of neighborhood integrity.	5/4/2018 7:58 PM
111	No	5/4/2018 7:50 PM
112	To see 15-20 two- story identical "residences", setting side by side on small narrow streets , with each having 4 bedrooms and huge parking areas makes our city unsafe and unattractive! Isn't there a requirement that College Station rentals have no more than 2 unrelated people in each unit? With 4 bedrooms per unit, I know that 4-8 people will be living in these secret dorms! That means 4-8 autos! I keep reading that we need more affordable housing for young families or older people on fixed income...College Hills area is just such a neighborhood, and right in the middle block of Westover Street sets a brand new two story "dorm" that is totally out of character with this neighborhood. The small quiet street that leads to the parking lot to St. Thomas Episcopal AND the Jewish Hillel Center was, until last year, a small street of affordable houses built in the 1940s, walking distance to A & M. Now we have one of the two story look-alike "dorms" towering over these quant little houses. The character of our neighborhoods is being blighted with the hap-hazard way the planning and zoning committee and city council are allowing such development. All of the near identical "residential dorms" will need to be maintained and painted to look decent. Is that a requirement for the owner and will it be enforced? I fail to see why these "dorms" are a good idea when there are thousands of empty apartment buildings all over both Bryan and College Station. What a mess has been created, all over both cities!	5/4/2018 7:30 PM
113	I am concerned with the Aggie Shacks that are popping up all over the BCS area. They are poorly constructed and the students pack into them and don't take care of them.. College Station is our home where we raise our children. We pay taxes and expect our town to remain OURS, not the students. They are only invested for a couple of years.	5/4/2018 6:05 PM
114	College Station has a small window of opportunity to establish the character of the city as it realizes tremendous growth. We need to protect neighborhoods from profit seeking development that can turn desirable areas into abandoned ghettos.	5/4/2018 3:21 PM
115	Stop cutting down all the trees. Leave us green spaces in and among all the buildings or we will soon be a concrete city. Research road coverings to minimize sound. There is almost no place for a medium salaried family to get away from the noise when purchasing a home.	5/4/2018 2:25 PM
116	I care more about the integrity of single family neighborhoods than the development of housing for students. Please allow our neighborhoods to remain neighborhoods!	5/4/2018 2:18 PM
117	no	5/4/2018 1:32 PM

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118	I sense that much of this effort is misguided and is likely to decrease property values in our neighborhoods. The "Ag Shacks" are actually nicer than the duplexes of the past.	5/4/2018 1:18 PM
119	Thank you for developing these surveys.	5/4/2018 12:19 PM
120	CS government should focus on more planning for growth (and regeneration) and less reaction. Think about where the city will be 25 years from now when all the shiny new high density housing has ripened and become attractive to those people who choose to consume more from society than they contribute.	5/4/2018 10:14 AM
121	I live in an older section of College Station and have many neighbors that are student renters and they are wonderful. There are several nearby houses however that have student renters that continue to have loud parties in their backyards, or park right next to a "no parking" sign, and that concerns me. A single family residential neighborhood was never intended to be an apartment complex. I know students need to relax and have fun (loud parties included) but right next door to an 80 year old couple is not the place.	5/4/2018 9:40 AM
122	Thanks for going through this process.	5/4/2018 9:06 AM
123	No homeowners association to be involved in.	5/3/2018 10:49 PM
124	The setback bothers me. It literally allows businesses to be built closer to houses. It's as if the city isn't listening at all. Plan where businesses will go in the future and put them there. Don't put them in or next to houses. Pretty simple.	5/3/2018 10:38 PM
125	I own and live in one home in College Hills and own but rent two others. We rent to no more than 4 unrelated people. There are many homes that rent to more than 4 unrelated people. Students and families can live in the neighborhood without compromising the integrity of the neighborhood.	5/3/2018 8:31 PM
126	Please enforce the codes already in place. Too often, variances are granted for developers. Our historical neighborhoods have degraded over the past 5 years. If we want to place 4+ students in one dwelling, then build townhomes or condos for them in properly zoned areas.	5/3/2018 7:08 PM
127	Single family homes, lawns and trees good. Stealth dorms, weeds and concrete bad.	5/3/2018 6:11 PM
128	I'm concerned at the lack of enforcement of the number of unrelated people renting houses around me. The house across the street has 9-10 people living in it. This is against the city code.	5/3/2018 5:57 PM
129	I'm strongly against multifamily housing (apartments) on Arrington Rd in South CS. There are too many existing homes, paying outrageous property taxes, to have to have more traffic cutting through our neighborhoods, which also brings more crime, light pollution, roadside trash, & noise. Please don't force us to take our money out of town or to Bryan.	5/3/2018 4:55 PM
130	The landlord next door has NOT registered the property as a rental. The city needs a better system to get these properties registered.	5/3/2018 4:36 PM
131	You are allowing developers to run over you and spread lies about neighborhood advocacy issues. Grow a pair.	5/3/2018 2:44 PM
132	No	5/3/2018 1:49 PM
133	The UDO should be enforced. I could not find a noise section related to trash compactors, but it seems apartment complexes are installing them. There also should be some way to enforce promises made by developers at the P&Z and City Council meetings. Seems like they are able to say anything they want to get something approved and then they do what they want. Traffic impact analysis studies also seem to be the end with the result of whom pays for the study. The studies don't take into account all neighborhood streets that could be affected. The studies seem to be accepted without any critical review of them - just accepted. I really thought the TIA was going to help solve traffic issues, but it seems that issues are not address and covered up or ignored. Sad, because this could have been an ideal way to improve on traffic issues before they become critical and/or lethal.	5/3/2018 1:08 PM

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134	Please stop letting investors tear down perfectly good older homes to build large student oriented places which don't fit in the single family home areas.	5/3/2018 12:18 PM
135	I have lived in my home since 1972. I have learned that developers make the decisions in our City. Code enforcement could be better and there could be more balance between the needs of commercial developers and us citizens that own and live in our own homes. The city too often engages in pseudo-participation when it comes to dealing with the community. As an example, Ag-Shacks should not have 5 bedrooms and 5 baths. Everyone knows what is going on with this arrangement. Why even discuss it with sane homeowners. Developers will do whatever they can get by with to make money. Landlords will do what ever they can get by with to make money. The present city counsel cares more about commercial development than they care about neighborhood integrity. They get more election funds from developers than does the average citizen concerned about the status of his neighborhood. And now the University and its governing body is placing more and more demands on our neighborhoods and infrastructure. Sad!	5/3/2018 11:56 AM
136	The developers of property should be forced to consider the Long-Term consequences of neighborhood integrity. The quality of the current buildings in older neighborhoods like East Gate is planned obsolesce-The older homes will be there long after the newer homes decay because of the maintenance and vested interests of the owners.	5/3/2018 10:48 AM
137	Too many neighborhoods are being lost to poorly constructed two story monstrosities that lead to streets full of solo cups (Park Place is an unfortunately great example). Encourage remodeling existing homes, enforce strict new construction requirements that will prevent more "cookie-cutter" residences to be built in neighborhoods full of classic individual residences. Developers want to build here, why are we scared of asking more of them in these areas?	5/3/2018 9:50 AM
138	Those of us who live in single-family home neighborhoods want them to stay beautiful and not be messed up by apartments, duplexes, fourplexes or the like to decrease our property values.	5/3/2018 8:49 AM
139	Protecting current neighborhood integrity should be College Stations primary goal.	5/3/2018 8:05 AM
140	We should be able to build tiny homes in certain areas outside of developments or allow for tiny homes in trailer park areas	5/3/2018 7:54 AM
141	You had better hope students dont figure out the city is methodically restricting their ability to live in certain areas. They could easily register enough voters to change an election.	5/2/2018 10:51 PM
142	Common sense please.	5/2/2018 6:16 PM
143	The questions presented were not worded in a way for the general public to easily understand.	5/2/2018 6:02 PM
144	no	5/2/2018 5:49 PM
145	no	5/2/2018 5:17 PM
146	no	5/2/2018 5:09 PM
147	I would like to see all survey comments published.	5/2/2018 4:59 PM
148	I think the board and P&Z committee should ask themselves if they would like these apartments to be built near their personal homes when considering placement of these developments. There is still a lot of land and room to expand in B/CS. It's not necessary to disrupt existing neighborhoods with additional traffic when the schools scattered throughout the neighborhoods already do this and make commuting during school start times somewhat trying.	5/2/2018 4:52 PM
149	I own numerous rental properties around town but as a resident I think maintaining neighborhood integrity is more important than redevelopment opportunities.	5/2/2018 4:49 PM
150	none	5/2/2018 4:48 PM

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151	thanks for the information	5/2/2018 4:46 PM
152	Protect the neighborhoods, not the developer.	5/2/2018 4:38 PM
153	I recently moved from Southwood Valley to Stone Forest due to the traffic and housing trends in our area. It is no longer safe to have your kids on bicycles in neighborhoods full of traffic with students paying more attention to their phones than driving.	5/2/2018 4:25 PM
154	I am very concerned about the overbuilding of rental property and commercial property zoning being changed	5/2/2018 4:21 PM
155	My concern is that many of these "Aggie Shacks" are thrown together with all wood construction, and in many cases are crammed closely together (such as on Wellborn Rd.). They are a fire hazard spaced so closely. Also, in 20 years, they are going to be run down and make Aggieland appear as a Ghetto.	5/2/2018 3:48 PM
156	Stop trying to impose additional city regulations on my property	5/2/2018 1:45 PM
157	i hope the city does not give into folks in castlegate and castlegate II complaining about developments near them, particularly apartments. they live in neighborhoods that were built when neighbors had similar complaints. additionally, as a single person without children who is not a student, i am deeply worried that the city will only listen to vocal concerns of students and families, without consideration for the fact that there is a type of person who would like to live in south college station but is not a student, and options such as apartments/condos/townhomes should be available to those who do not want a \$300k+ 4+ bedroom home but also don't want to live in student apartment complexes. this is already a difficult place to be a single young (not a student) professional. please don't make it worse by letting families bully the city into not allowing this type of housing in south college station.	5/2/2018 12:54 PM
158	Want to preserve the historic quality of Southside neighborhood. On-street parking should be better regulated with safety in mind.	5/2/2018 11:49 AM
159	People should be accountable for their decisions. If they purchased property within certain rules, or lack thereof, they shouldn't be able to stop their neighbor from operating within those rules. Neither side should not have those rules changed on them. It needs to go both ways, and people should be allowed to operate within the rules of the system, without penalty just because a few people get upset. Ultimately they are upset because they purchased property within an area that allows for something they consider inappropriate, but it was allowed when they purchased. It is a person on the other side who purchased based on the same rules. No matter which side you are on. Let the true majority rule, not the few who yell the loudest.	5/2/2018 11:10 AM
160	I live outside city limits on purpose so this oppression on personal property rights is harder to effect me. As a Realtor and property manager, I think the city is violating rights of property owners by trying to control every aspect of owning inside the city limits. This town was built on ole' A.M.C. and is the reason for our economy. We want the university to continue to expand and to continue pushing commerce, research, growth into our healthy community. We need to be able to house these incoming students, it is one of the biggest means of business in this city. Are we just going to surrender that industry to TAMU and just allow them to continue to build Park West type projects. No private (only) developer would have been allowed to build something like that in the middle of town. By enacting some of these proposals I believe we are stepping over the boundary, hurting more people's property rights than protecting others perceived rights. You have the right to live at your house as you see fit as do I. If I choose to rent it out to 5 college kids and we can be respectable to our community and our environment, then it shouldn't be anyone in this world's concern or business. If I am paying my taxes and maintaining a nice looking place, who cares if 5 unrelated people with 5 different cars are parked there and on the street. What if I had 4 kids and 6 cars at my personal home without parking capability? Why would parking be restricted in front of the home I own and pay taxes for? It is the same. Who gave the city the right to choose who's rights are more important? That person was wrong.	5/2/2018 11:07 AM
161	College Station should also look at what other university communities are doing to preserve neighborhood integrity. We can't be the only community having this problem.	5/2/2018 10:36 AM

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162	All of these proposed changes favor higher density and work against the preservation of neighborhoods.	5/2/2018 10:15 AM
163	College Station needs to look at how they can encourage students to live in their dorms, apartments and student housing and help encourage families to live in the homes around town.	5/2/2018 9:34 AM
164	I live for the day when the city government truly appreciates the bountiful hidden assets of having strong, healthy neighborhood communities supported by walkable shops and services. We're a long way away from that. Loud money talks too much.	5/2/2018 9:31 AM
165	Thanks for seeking my feedback!	5/2/2018 8:41 AM
166	More housing is always better, even if a small vocal minority of homeowners complain about it.	5/2/2018 8:34 AM
167	no	5/2/2018 7:41 AM
168	Anyone moving here knows this is a college town and the nature of the town. We should never get in the business of obliging the city (actually meaning the other citizens) to help protect our own investments (anyone buying property knows the risks and must live with the outcome) or the supposed integrity of our neighborhoods (a highly tenuously defined standard that is a means for owners to use the city to carry out their preferences at best, and wreaks of gentrification against students and low income people at worst). I speak as a homeowner myself, with multiple rent homes in my neighborhood that are not well taken care of and threaten my home value (including the house next door and right across).	5/2/2018 6:35 AM
169	need more clarification and enforcement of codes on what types of businesses can operate in a single family residential home.	5/2/2018 6:30 AM
170	I've lived in College Station since 1979. It doesn't have a lot going for it as a charming or attractive town. Letting out of state developers bull doze the big trees and tear down the older homes at Southgate and Eastgate is nothing less than criminal. Just like the apartments from the 80s and 90s are rundown now, these student houses will be the same in the years to come. Our previous city council's conflict of interest with builders is responsible for letting this happen. They've destroyed any charm that was left in College Station. (Yes - this gets me worked up!)	5/1/2018 10:20 PM
171	Please keep College Station the unique, beautiful city that attracted all of us to it.	5/1/2018 10:01 PM
172	Please maintain neighborhood integrity. Too much growth and student housing encroaching established family neighborhoods is not desirable. There must be a balance between growth and maintaining residential areas. I'm afraid this town is becoming to focused on money and growth. So sad!	5/1/2018 10:01 PM
173	Please think about the residents a little more than fill the city's pocket book.	5/1/2018 9:41 PM
174	You are allowing so much density and building of property without any aesthetic attributes. So sad to see one ugly development after another going up with no consideration given to the beauty of the town. Sadly, the neighborhoods with yards are the beauty left in the city. Please, don't ruin this, too.	5/1/2018 9:39 PM
175	I guess the times are changing, what made College Station once a nice college town and a great place to raise kids will become a large college town with little or no identity, be thoughtful	5/1/2018 8:58 PM
176	More police on the streets	5/1/2018 7:46 PM
177	I worry about my neighborhood all the time, because student housing is creeping closer and closer, with unsafe driving, unkempt yards, and cluttered street parking. Please safeguard our family neighborhoods from developers who exploit the housing market in college station!	5/1/2018 6:47 PM

Neighborhood Integrity UDO Proposals General Requirements

178	If students rent anything in a residential area, THEY should conform to subdivision character. If a home is rented, to anyone, there should be a required posting of who owns the property and contact information. This is needed to discuss shared fences, parking and other concerns. It should also be available to allow residents to notify the owners of the rental property of any abuse, damages or disturbances that are conflicting with neighbors.	5/1/2018 6:43 PM
179	I appreciate the opportunity to comment.	5/1/2018 6:41 PM
180	Private property rights are paramount and should be protected at all costs. Owners should be allowed to rent to who they want as long as the tenants are well behaved. There are other laws to insure peace and quiet.	5/1/2018 6:31 PM
181	Will this survey be read? Will it even be considered?	5/1/2018 6:10 PM
182	No	5/1/2018 5:52 PM
183	Start scoring developments on value per arch and look at how much revenue they generate for the city(taxes) vs how much the city will spend maintaining the infrastructure / services for it.	5/1/2018 5:30 PM
184	Please place the preservation of the integrity of single family neighborhoods far above the desire for economic growth.	5/1/2018 4:59 PM
185	The city needs to be more considerate of singly family neighborhoods and find ways to accomodate the huge rental population without sacrificing those neighborhoods. Several neighbors and myself are considering relocating outside city limits or to better regulated neighborhoods in Bryan. The city officials need to consider what rules/regulations they would allow on their own streets where they live.	5/1/2018 4:48 PM
186	We need restrictions on fences and home maintenance. Many landlords let their homes decay to the point of trash. Drive down Bahia Drive to look at the shape of some of the homes. Drive around Southwood Terrace to see the shape of the fences. Horrible.	5/1/2018 4:44 PM
187	We can not keep using every square inch of land in College Station for growth and development. All areas are over crowded and it looks like no planning was involved at all. We need our green space and historic areas.	5/1/2018 3:26 PM
188	Development Services staff want to do the right thing, but are terrified to step outside the box. There is no benefit for innovation when they are castigated by the Council for attempting to innovate.	5/1/2018 3:23 PM
189	I don't want to leave this area, and I don't want to move further out into the undeveloped areas surrounding CS, but if this rapid changing of our town continues, we'll just abandon everything that we have held true about CS and TAMU and relocate. Gig 'em!	5/1/2018 3:03 PM
190	I think the city should have put more planning into the growth and now its too late to go back. Also with the continued raising of property taxes we are going to be out priced out of our home due to rising taxes. We recently moved to escape the students. Where is neighborhood integrity, its hard to live the American dream in College Station due to those padding their pockets and not worrying about quality of life in CS.	5/1/2018 2:50 PM
191	Keep the residential areas for families.	5/1/2018 2:00 PM
192	My side of Suffolk (east side) is now all students except for two houses. In 1970 not a student in sight. No problems yet except the lack of families here about.	5/1/2018 12:25 PM
193	Do the right thing for the community. Crime needs to be reviewed in relationship to the type of housing and the residents it attracts. CS crime has increased significantly and is becoming unacceptable	5/1/2018 11:52 AM
194	Some of the streets in the College Hills area need work on.	5/1/2018 11:23 AM

Neighborhood Integrity UDO Proposals General Requirements

195	The city MUST keep the older established neighborhoods (the old "single family home") to just that... due to overall growth but more so due to the student population our infrastructure's pathetic , traffic is horrible, and although A &M's the engine driving this machine and they contribute to the overall economy but the full time residents pick up the municipal tab. Unless the city stands firm on the older neighborhoods they will eventually go away.	5/1/2018 10:50 AM
196	FIX THE TRAFFIC BEFORE YOU START LETTING MORE STUDENT HOUSING COME IN!	5/1/2018 10:37 AM
197	I've lived in 7 other cities in 6 states through my career and have never witnessed a P&Z or city council so sold out to developers.	5/1/2018 10:27 AM
198	Seriously, you know what you need to do. Stop being money hungry and building crap for students.	5/1/2018 9:38 AM
199	There are enough apartments going in, without the need or greed for these stealth apartments. They totally degrade the city, create more traffic on small residential streets, and should not be allowed.	5/1/2018 9:20 AM
200	College Station property is too expensive to buy for a middle-low income single person. Almost all new constructions are built with premium price meant for investor not for normal working living person. Even older homes prices are sky-rocking. Cost of housing is over 50% of my income.	5/1/2018 9:05 AM
201	We need to protect the integrity of existing neighborhoods and the property value.	5/1/2018 9:02 AM
202	We are a family of five who due to circumstances out of our control (health issues), have needed to rent a home for the past 5 years. We will continue to need to rent a home for the foreseeable future. It is very discouraging to try to find a rental home in established neighborhoods, close to schools. Most rental properties are asking \$400-\$500+ per room for each home. When looking for a four bedroom home to accommodate our family, we are met with \$1600-\$2000 rental options. Both my husband and I work full time and make a decent wage but cannot afford \$2000/rent PLUS house bills. There are very limited options for affordable housing for families in CS. We do not qualify for any rent assistance programs. There are also many developments recently added for students in this community. There is no reason so many students need to live in neighborhoods. Many complaints have been made with regards to their LACK of being neighborly, taking care of their homes and yards and being respectful of those around them. Limits should be put in place to not rent homes in neighborhoods to more than two unrelated people.	5/1/2018 8:59 AM
203	Why bother asking? Planning and Zoning is populated by developers whose only interest is to make big bucks. No one listens to homeowners. I participated in my homeowners' association and spoke to both P&Z and to City Council, each time in favor of neighborhood preservation. Both groups approved what they wanted anyway. No one listens to citizens who want peaceful, family-oriented neighborhoods with native plants are restful gardens. I can't wait until my time here is done and I can leave before College Station becomes another Houston.	5/1/2018 8:58 AM
204	The sprawling development of new apartments around College Station has significantly decreased the quality of life. Developers have been allowed to take over the city and have ruined the look and feel of the city.	5/1/2018 8:50 AM
205	n/a	5/1/2018 8:40 AM
206	I have lived in the conservation district for 14 years and in Aggieland for for 38 years. I'm here to stay. Ag Shacks are creeping closer and closer to my neighborhood. I don't want to move because my street cannot be safely navigated on foot or by bicycle due to increased vehicular traffic on narrow streets.	5/1/2018 8:21 AM
207	Me neighborhood used to be peaceful and well kept. As rental property's have started moving in it is becoming unkept, parking is making it difficukt at times to even get to my house, junk vehicles leaking oil on the street, unsupervised kids causing damage, etc. We need to better control the integrity out of our "quiet" neighborhoods. We stay out of the "college" areas for a reason.	5/1/2018 8:17 AM

Neighborhood Integrity UDO Proposals General Requirements

208	I was surprised at the volume of conservation areas. Seems like this isn't about historical areas, but more about residents saying "no" to Ag Shacks.	5/1/2018 8:02 AM
209	I am concerned that this survey as written will keep ordinary homeowners from responding due to confusion! Get help from your PR folks in wording these surveys! An 8th grader should be able to understand it if you want true responses!	5/1/2018 7:40 AM
210	Please don't ignore the older non upscale neighborhoods like you usually do and stop letting developers and real estate people get away with everything they want	5/1/2018 7:13 AM
211	We need neighborhood code and zoning enforcement of property standards, etc. and planned development rather than piecemeal conversion of residential areas to multifamily housing.	5/1/2018 6:58 AM
212	I believe it is shortsighted for CS to allow the character of historic neighborhoods to continue to change as drastically as they have been doing. In the future, the city will lose desirable home owners near the TAMU campus if the suburban feel of these neighborhoods gives way to current pressures. When apartments are at 50% occupancy (Park), then the issue is not really rental pressure.	5/1/2018 6:29 AM
213	Don't mix student housing in neighborhoods.	5/1/2018 6:16 AM
214	I am resigned to the fact that y'all have already destroyed neighborhood integrity where I live. Congratulations. I am growing to hate this city and everything about it. Navasota is looking like a more pleasant place to live. I can't believe that's true, but it is. This whole process and the duplicity of the people involved in it make me sick. Have you not noticed that there is NOTHING in these proposals to curb the explosion of stealth dorms? Zero. This is useless fluff.	5/1/2018 6:03 AM
215	Excessive regulation will strangle future growth in College Station so be careful in micromanaging current and future residents.	5/1/2018 4:39 AM
216	No more rezoning land next to established neighborhood for apartment complexes	4/30/2018 7:39 PM
217	Shouldn't TAMU start bearing more of the burden of this rapid expansion, rather than homeowners?	4/30/2018 7:25 PM
218	The city of College Station looks completely overrun with apartments and Aggie Shacks. Single family neighborhoods must be protected.	4/30/2018 6:29 PM
219	Allow Hoas to restrict number of unrelated people living in a house to no more than 3.	4/30/2018 6:20 PM
220	College Station desperately needs more density near A&M. Artificial zoning restrictions feel good to existing homeowners but cause problems for everyone else. The government should get out of the zoning and restrictions business.	4/30/2018 6:14 PM
221	Don't overbuild CS and don't change UDO in order to "overbuild" CS. Once down that path, there is no turning back. We don't need urban high density sprawl	4/30/2018 5:26 PM
222	The City must stop adding fees and costs to development. I am personally stopping all development work in the City due to the new impact fees, cumbersome approval processes, and general sense that developers are not wanted here.	4/30/2018 3:33 PM
223	Look into yearly permits and yearly un-announced inspections to make sure you only have 4 unrelated people renting a house in a single family residential area.	4/30/2018 3:20 PM

Neighborhood Integrity UDO Proposals General Requirements

224	Please, please stop messing with ordinances. Particularly, when it is obvious you want to favor new development versus existing. Growth comes at a cost and often that growth means that older areas are ignored. We have too many older areas that are beginning to look like they belong in a third world country - thus, people start looking to move out rather than watch their property value deteriorate because the City allows for "junk" development to occur. If you want to zone certain areas for stealth dorm housing, then do so. Similar to the area behind the old Academy store. But, don't allow them in existing residential areas. Single family zoning needs to mean single family - not 6 unrelated individuals in a 3 bedroom house. Please start using one adopted transportation modeling program to assess the impact of new development and assess fees to cover the cost of that new development on transportation - cost of new roadways plus impact on existing roadways. Failure to do that results in issues such as that at Holleman and Harvey Mitchell Parkway.....just to name one. When you rely on such a model you need to account for the fact that 5 separate, non-family individuals living in one unit travel much more than a "single family". A single family operates as a whole unit with regard to many trips. A rental unit with the same number of individuals does not - thus, the number of trips made each day from one unit increases significantly - as does traffic. Each and every zoning change and variance has an impact. Not just on traffic, but on quality of life and neighborhood integrity. Instead of being a City that gives up it's value and integrity just to accommodate college students, let's be a City that tries to be welcoming, but welcoming within limits.	4/30/2018 3:08 PM
225	Single Family Height protection in my opinion is fine as it is. However, I believe that houses should be protected. Not barn residences where commercial property might back up to a large lot rural tract.	4/30/2018 2:53 PM
226	Single Family Height protection should not be required adjacent common areas.	4/30/2018 2:51 PM
227	With the rapid growth in CS and at TAMU, it is important to set rules which protect home owners (who live in their homes) and neighborhoods and force the growth to make adjustments rather than impose on those owners and neighborhoods any more than they already have.	4/30/2018 1:18 PM
228	Planning needs to be comprehensive. Knowing that the population will increase means planning should include more schools, improved roads, appropriate number of hospitals, infrastructure, etc. -- all that comes first, or simultaneously, with the increase in housing units. Our amenities are tied to the kinds of properties in BCS. We're never going to get a Central Market or Whole Foods here, for example, if the city simply increases constantly the number of rental properties. Improving the diversity of commercial offerings (restaurants, hotels, grocery stores) means encouraging some high-end developments to attract high-end businesses. We certainly have more than our share of chicken joints, steak houses, and Quickie Marts.	4/30/2018 1:16 PM
229	Yes	4/30/2018 12:59 PM
230	Several years ago when developers wanted to build apartment complex on the land that currently has several new "stealth dorms", neighbors signed petitions to prevent it because of increased traffic and noise. We were told the city would restrict access to our neighborhood by curbing and making our neighborhood essentially a cul-de-sac but that has never been done. This would decrease much of the increased traffic, noise, and trash on our street if the section of Redmond Dr that accesses Texas Ave were closed to through traffic and Milliff was made a one way street going towards Texas.	4/30/2018 12:40 PM
231	Neighborhood integrity should start with the perspective of current residents. Current 1-2 acre homesites should not have duplexes built next door.	4/30/2018 12:40 PM
232	Rezoning should be done in connection with transit planning. The city has long past reached the point where it would benefit from a frequent and convenient transit line along Texas Ave (either in addition to or as a rearrangement of the existing hourly meandering city routes and the university-run routes serving specific neighborhoods). Adding effective transit along Texas Ave would benefit existing residents and businesses, and would also allow for development of multifamily housing without requiring parking in this commercial strip.	4/30/2018 12:35 PM

Legislation Details (With Text)

File #:	18-0410	Version:	1	Name:	Single Family Height Protection
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	6/13/2018	In control:		In control:	City Council Workshop
On agenda:	6/28/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding possible changes to Section 7.2.H, Height, of the Unified Development Ordinance.				
Sponsors:	Lance Simms				
Indexes:					
Code sections:					
Attachments:	Background Information Survey Questions Survey Results - Height Demographic Information General Feedback				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding possible changes to Section 7.2.H, Height, of the Unified Development Ordinance.

Relationship to Strategic Goals:

- Good Governance
- Neighborhood Integrity

Recommendation(s): The Planning and Zoning Commission will consider this item at their June 21st meeting. Their recommendation will be provided at the City Council Workshop.

Summary: Two community engagement meetings were held on April 30th to gather input on various neighborhood protection proposals, including Section 7.2.H, Height, of the UDO. Attendees were able to provide feedback via paper surveys at both community engagement meetings and an online survey was also open for a period of two weeks following the meetings.

At the City Council Workshop meeting, Staff will provide a summary of the survey results and seek direction regarding any possible changes to the requirements contained in Section 7.2.H of the UDO.

Budget & Financial Summary: N/A

Attachments:

1. Background Information
2. Survey Questions

- 3. Survey Responses
- 4. Demographic Information
- 5. General Feedback

Single Family Height Protection

What is Single Family Height Protection?

Single Family Height Protection refers to height and distance restrictions placed on higher-density residential and commercial uses that develop adjacent to single family homes. The two components of this restriction are as follows:

- 1) Distance: For every foot in height, the higher density residential or commercial structure has to be setback 2 feet from the single family property line. This is illustrated in the diagram as the 2:1 distance between points B and C.
- 2) Height: The higher density residential or commercial building height cannot penetrate the 2:1 slope illustrated by the imaginary line connecting points A and C.

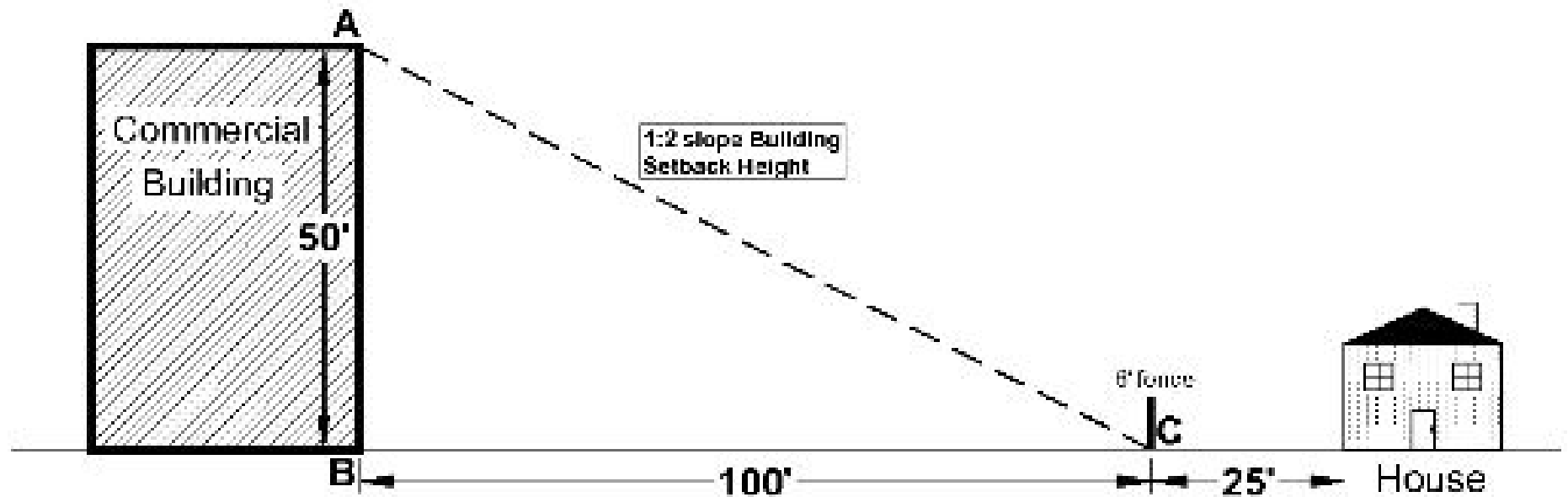
Objective

Seek feedback on questions related to the necessity and desire to retain the 2:1 building setback restrictions if the 2:1 slope requirement for the height is retained. This change would:

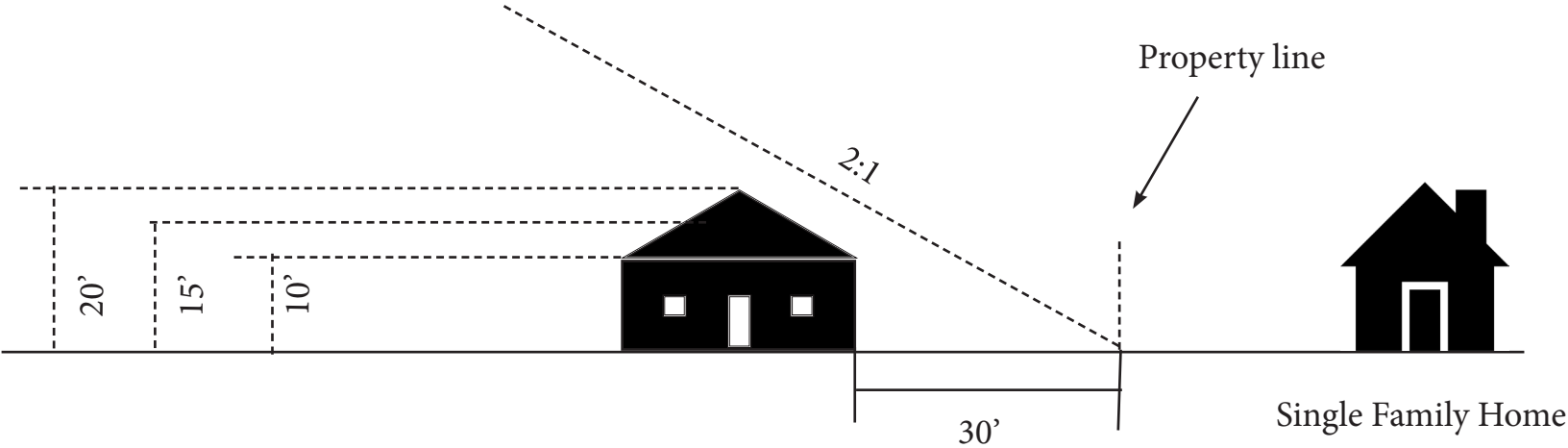
- Provide increased flexibility for buildings with a sloped roof to be able to be closer to the single family property line
- Better enable multi-family and commercial properties on small lots to develop adjacent to single family uses

Current Single Family Height Protection Requirements

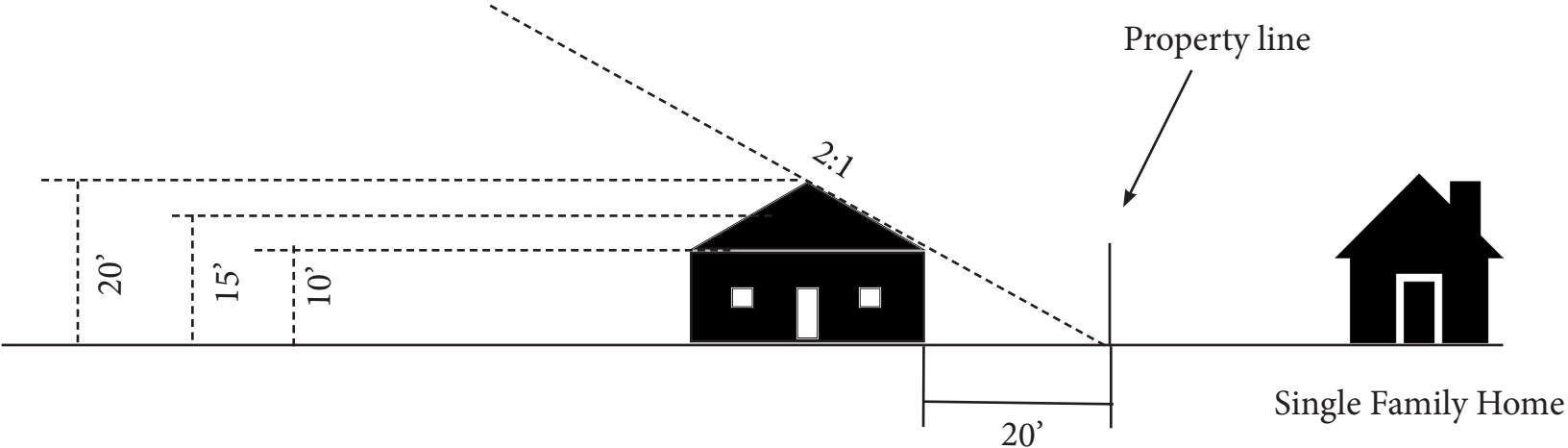
As Shown in Unified Development Ordinance



Current Single Family Height Requirements
WITH 2:1 Building Setback



Proposed Single Family Height Requirements
WITHOUT the 2:1 Building Setback



GENERAL REQUIREMENTS SURVEY QUESTIONS

ACCESSORY LIVING QUARTERS					
College Station should allow for the general rental of accessory living quarters.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should require the owner of a property renting the accessory living quarters to live on-site.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow no more than two unrelated persons to live in an accessory living quarters.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow only one accessory living quarters per property.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
In addition to the parking required for the main house, College Station should also require an additional on-site parking space per bedroom for accessory living quarters.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
SINGLE-FAMILY ON-SITE PARKING REQUIREMENTS					
In Neighborhood Conservation areas, College Station should require new single-family houses to provide one on-site parking space per bedroom and no longer cap this at 4 parking spaces per dwelling.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
In all other areas, College Station should maintain its requirements for new single-family houses to provide one on-site parking space per bedroom and require no more than 4 parking spaces per dwelling.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
SINGLE FAMILY HEIGHT PROTECTIONS					
College Station should retain both the 2:1 building setback and 2:1 building height slope requirements.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should remove the 2:1 building setback requirement but retain the 2:1 building height slope requirement.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
RESPONDER DEMOGRAPHICS QUESTIONS					
Are you a student who attends Blinn College or Texas A&M?	YES	NO			
Are you actively involved in real estate or developing property in College Station (architect, developer, engineer, real estate agent, etc.)?	YES	NO			
Are actively involved in your neighborhood or homeowners association?	YES	NO			
Do you own or rent where you are living?	OWN	RENT			
What is the zip code of where you live?					

(OVER)

OPEN ENDED QUESTIONS:

Do you have any general feedback, comments or concerns regarding accessory living quarters?

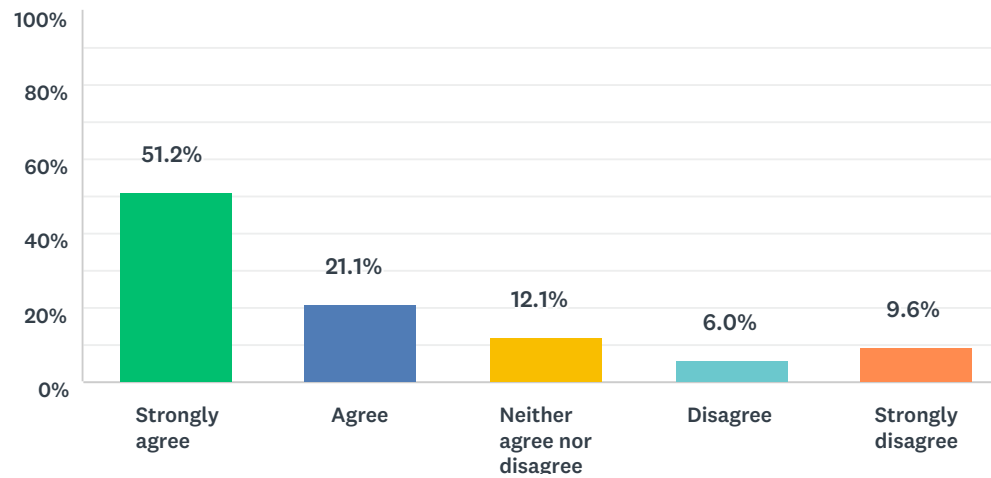
Do you have any general feedback, comments or concerns regarding single-family on-site parking?

Do you have any general feedback, comments or concerns regarding single-family height protections?

Do you have any other related feedback?

Q10 College Station should retain both the 2:1 building setback and 2:1 building height slope requirements.

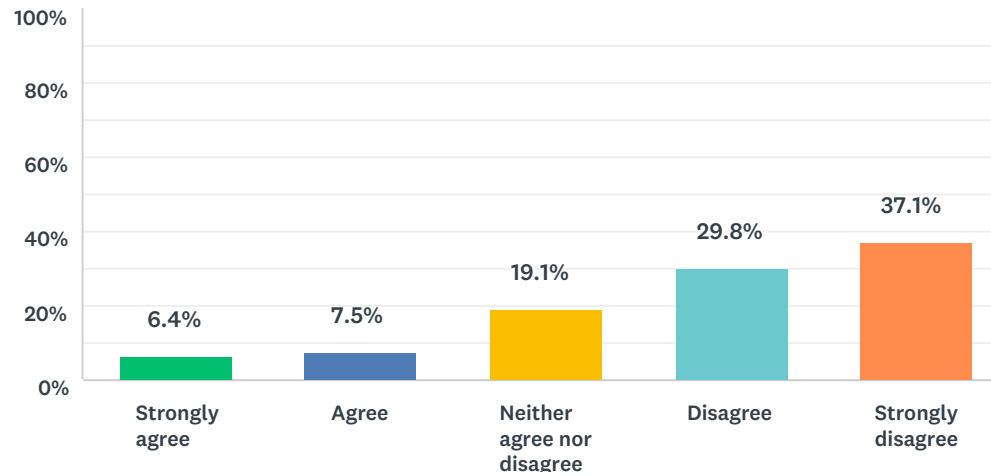
Answered: 720 Skipped: 124



ANSWER CHOICES	RESPONSES	
Strongly agree	51.2%	369
Agree	21.1%	152
Neither agree nor disagree	12.1%	87
Disagree	6.0%	43
Strongly disagree	9.6%	69
TOTAL		720

Q11 College Station should remove the 2:1 building setback requirement but retain the 2:1 building height slope requirement.

Answered: 717 Skipped: 127



ANSWER CHOICES	RESPONSES	
Strongly agree	6.4%	46
Agree	7.5%	54
Neither agree nor disagree	19.1%	137
Disagree	29.8%	214
Strongly disagree	37.1%	266
TOTAL		717

Q12 Do you have any general feedback, comments or concerns regarding single-family height protections?

Answered: 229 Skipped: 615

#	RESPONSES	DATE
1	The city should be more helpful in cooperating with neighborhoods to prevent single-family housing being occupied by more than 4 unrelated persons in one residence. This would greatly help to ameliorate parking problems in neighborhoods that tend to get out of control when more than 4 unrelated persons live in a single-family residence, even though they are not on the lease.	5/25/2018 2:23 PM
2	should retain both 2:1 building set back and 2:1 height slope requirements.	5/25/2018 12:05 PM
3	It is hard to think about scooting buildings closer to yards of family hoes. If you do it, which I expect will happen, you should require the builders of commercial lots to be unable to waive any barriers and beef them up. Also, I would be less concerned if this was only a change for suburban commercial, not general commercial.	5/24/2018 12:57 PM
4	I indicated that I disagree with the 2:1 ratio. It is way too lax. What person do you know that would want to live in the shadow of a tall building?? We need a larger buffer next to single family neighborhoods.	5/24/2018 12:38 PM
5	Too many current building ordinances are ignored by builders who have learned that they will not be severely penalized if they violate these codes. Law abiding homeowners are rarely granted variances- by comparrison.	5/24/2018 12:32 PM
6	35 feet is fine - no need to change. it is a good height.	5/24/2018 12:27 PM
7	35 ft. is fine. there is no need to change. Good height.	5/23/2018 5:30 PM
8	Please do not move the commercial buildings closer to residences. This will degrade neighborhoods.	5/23/2018 2:35 PM
9	Permanently sloped roof change to 2:1 slope is "?" or proximity of high buildings to single family house.	5/23/2018 2:32 PM
10	Sounds like the city needs more code enforces hired before they spend our money on grand plans.	5/23/2018 2:27 PM
11	Keep "as is" - commercial property should not impede on single family homes.	5/23/2018 2:13 PM
12	I don't want a Stop & Go looming over my backyard.	5/23/2018 2:03 PM
13	City should not require more than 4 parking spaces and should not require concrete.	5/18/2018 1:00 PM
14	Do the new structures fit in with the neighbors houses or does it look like an overseers house. :) Just because you can build higher doesn't mean you should.	5/18/2018 10:26 AM
15	I'm neutral on this.	5/18/2018 9:55 AM
16	Building height changes will not affect the size of the property built, it will just be different roof styles. Owners will find a way around the new restrictions ans the new "look" may not be as appealing as what is allowed by the existing restrictions. Again, there are always unintended consequences.	5/17/2018 3:17 PM
17	Less regulation the closer you get to TAMU.	5/14/2018 4:53 PM

Neighborhood Integrity UDO Proposals General Requirements

18	In established single-family neighborhoods residents do not want others peering into their backyards.	5/14/2018 4:32 PM
19	Commercial buildings exceeding 25 feet in height at ANY point on the structure should NOT be allowed on ANY block that is otherwise more than 45% occupied by single-family residences.	5/14/2018 4:10 PM
20	There is no option to retain the 2:1 setback illustrated in the first drawing, and accept the proposed change illustrated in the 3rd drawing. These questions are confusing and misleading.	5/14/2018 3:33 PM
21	no	5/14/2018 3:25 PM
22	There are way too many rules.	5/14/2018 3:17 PM
23	This question was worded so poorly that it took me a while to understand. IT is so confusing that I wonder how the responses will really turn out???	5/14/2018 3:05 PM
24	house should look like homes and maintain the integrity of the neighborhood	5/14/2018 2:58 PM
25	Need more limitations to commercial/stealth dorm development, not less.	5/14/2018 2:50 PM
26	Higher density development should be encouraged in areas where demand for housing is increasing.	5/14/2018 2:43 PM
27	Question 11 is tricky - current code for both of these setbacks should remain intact. Quit trying to scootch commercial properties closer to residential properties!	5/14/2018 2:39 PM
28	The intent of my answer is to allow for the second condition shown where the house can be placed closer to the property line. It makes sense since there is no reason for the extra required space from the current restrictions.	5/14/2018 2:31 PM
29	there are many valuable lots in CS that are long and narrow, restrictions would keep these areas from being developed for either commercial or residential use.	5/14/2018 2:30 PM
30	Waive both.	5/14/2018 2:23 PM
31	Not sure I understand the ramifications of each provision. But I would like to provide for the very greatest distance possible between commercial develop and single family homes. The least encroachment possible!	5/14/2018 1:52 PM
32	The current height requirements were put in place for a good reason that help maintain the neighborhood character and privacy in backyards. This should be left as is.	5/14/2018 1:16 PM
33	Commercial and single family should not be in the same neighborhood. Is Pebble Creek, Miramont, Traditions going to have the same standards?	5/14/2018 1:13 PM
34	those tall establishments do not belong in residential areas period; such an ugly eye sore all for the sake of a dollar; terrible	5/14/2018 12:21 PM
35	You failed to ask if we would like a stronger position that would keep buildings lower and further away from single family neighborhoods. Why are all the questions the city is asking only about WEAKENING protections to single family neighborhoods and about making established neighborhoods denser?	5/14/2018 11:52 AM
36	Do not allow increased commercial development near our homes!	5/14/2018 11:03 AM
37	Privacy for single family residences is a primary component of value.	5/14/2018 9:40 AM
38	The wording of most of these survey questions is not always clear. In Austin, entire neighborhoods have existing homes with 2-3 story homes right up to property line. Unattractive, noise, light, water runoff & flooding problems with too much impervious surface area.	5/14/2018 9:38 AM

Neighborhood Integrity UDO Proposals General Requirements

39	Spacing is critical in protecting neighbors	5/14/2018 8:42 AM
40	Changing building height is an infringement of the rights of the property owner adjacent to these areas as the property owner were aware of adjacent zoning requirements and choose to live with whatever was built in the adjacent space as per the zoning requirements. The City should not be catering to commercial development that infringing on the rights of adjacent property owners; there is plenty of available commercial property in the area that the City should not have to ruining the property of the people they are sworn to protect	5/14/2018 7:08 AM
41	Protect single family housing and preserve neighborhoods!!	5/14/2018 6:50 AM
42	If you keep exploiting College Station we will look like a cement city. Let's keep College Station green and beautiful for the next generation. There are enough beds for the students.	5/14/2018 6:13 AM
43	How about not building a commercial property in a neighborhood	5/14/2018 4:40 AM
44	no	5/14/2018 3:58 AM
45	The only purpose of removing such protections would be to allow the construction of larger, more bedroom houses on single family lots. Once again, if the city wishes to see high density housing built, it should plan for and zone for it rather than allow it to be built inside existing single family neighborhoods.	5/14/2018 12:59 AM
46	Quality of life is important and this includes neighborhood integrity	5/14/2018 12:13 AM
47	privacy of the single-family house being adversely affected should be preserved by requiring the impinging property owner to pay for a privacy barrier of trees or bushes	5/13/2018 11:31 PM
48	Don't know where this is being followed in all the new subdivisions since the houses are on top of each other.	5/13/2018 11:17 PM
49	Is this something else that builders have convinced the city that they should do for them? Why are the desires of builders more important than keeping a strong community that families want to live in? Stop building homes that are really dormitories.	5/13/2018 10:33 PM
50	No	5/13/2018 7:25 PM
51	The buffers between single family homes and multi-occupant homes need more clarification.	5/13/2018 4:26 PM
52	N/a	5/13/2018 2:03 PM
53	I think that if commercial or non residential property is directing next to a residential property some kind of barrier (fence, wall, shrubs) could allow the non residential property to be closer to the residential property without infringing on it.	5/13/2018 1:42 PM
54	Keep current 2:1 height protections and building setback requirements	5/13/2018 1:16 PM
55	No	5/13/2018 11:45 AM
56	Question 12 should be in two parts; after #11, it is confusing. If I say I strongly disagree, does it mean I disagree that the 2:1 building setback should be removed, or that I disagree that the 2:1 building height slope should be retained?	5/13/2018 10:19 AM
57	Residents do not want these large apartments or other buildings in their neighborhood	5/13/2018 6:36 AM
58	Don't agree that commercial property should be built adjacent to single family homes. This should already be in city zoning code to restrict this.	5/12/2018 11:41 PM
59	Keep the property across from Forest Ridge non-commercial.	5/12/2018 8:10 PM

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60	Building set backs should be kept - we don't want the houses any closer than the current required set back. Otherwise developers will use as much of the property as they can to build on	5/12/2018 5:13 PM
61	no	5/12/2018 2:31 PM
62	This protections should be kept in place to avoid overcrowding and a more pleasant appearance.	5/12/2018 2:27 PM
63	City should retain the 2:1 building setback and height protections	5/12/2018 1:24 PM
64	No	5/12/2018 10:23 AM
65	Needs to be more spacing between houses.	5/12/2018 10:21 AM
66	None	5/12/2018 8:55 AM
67	Keep it as it is	5/12/2018 7:50 AM
68	No	5/12/2018 7:23 AM
69	I wouldn't want a tall building with our houses on our street to block sun and create more runoff.	5/12/2018 6:22 AM
70	In traditional single family neighborhoods make sure setbacks are kept intact. If it's a mixed use development or a pdd then allow smaller setbacks	5/11/2018 10:54 PM
71	Again, I don't understand what this means for my specific neighborhood	5/11/2018 10:40 PM
72	No	5/11/2018 8:05 PM
73	Stop building new dwellings 3-8 feet higher than homes, you are flooding us out and making our yards unusable space and a drainage nightmare	5/11/2018 6:38 PM
74	The setback should not be reduced. This will lead to high density housing on postage stamp lots, especially if the cap on parking spaces is lifted.	5/11/2018 5:22 PM
75	This section is very confusing and convoluted. Does it have to be so complicated or is there a better way to streamline the height protection that is desired?	5/11/2018 5:15 PM
76	one of the beautiful sights in CS is all the green belt and I would hate to see more of it lost	5/11/2018 3:50 PM
77	No.	5/11/2018 1:25 PM
78	I'm not quite sure what this question is asking but I would like the proposed restriction in the pictures above. It is ridiculous that a commercial building which looks more like a house (a gabled roof) has to be further away from a single-family home than a flat top roofed building. Wouldn't we encourage gabled roofs in an area close to single-family residential areas?	5/11/2018 11:33 AM
79	The diagrams are incredibly confusing and the terms "commercial" and "single family" are so vague as to be meaningless. I understand that a sloped roof on a commercial building would bring it closer to existing homes but I don't understand why the second diagram positions the sloping line above the roofline. This needs more explanation before I can take a position.	5/11/2018 11:01 AM
80	Difficult to reply to these issues since the definition of "higher-density residential or commercial uses" is not given. Are there no other separation restrictions (buffer zone) between a single family home and a commercial entity?	5/11/2018 8:57 AM
81	Someone should not have the ability to directly look in someone's backyard from a second story window. The area behind Fuegos on Texas with large "Ag Shacks" is very disrespectful to those longtime residence. residents. That is not how to do it. On the other hand, there are many "Ag Shacks" that have done well to fit in neighborhoods.	5/11/2018 7:20 AM

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82	Do not believe two or three story homes should be allowed to be built in older neighborhoods where all other homes are single story! If older neighborhoods have two story homes already, no three story homes should be allowed.	5/11/2018 4:46 AM
83	As someone who owns a single family dwelling, I would extremely upset if a commercial building were installed any closer than current requirements.	5/10/2018 9:56 PM
84	Won't this move commercial properties close to residential? Why is that a good idea? Consider whether this should only be available as an option for suburban commercial zoning if you have to do it. And, require that there be no waiving of the measures to buffer the commercial property from the residential properties that abut it.	5/10/2018 9:34 PM
85	Residential houses should be protected from businesses encroaching on them!	5/10/2018 2:15 PM
86	IT IS GOING TO BE CONTROLLED BY A DEVELOPER WHO IS WELL CONNECTED TO MAKE A CHANGE	5/10/2018 9:16 AM
87	I do not want to live next to a commercial business. This change seems to suggest that I would be ok with living next to commercial with the "right" height or setback.	5/10/2018 6:55 AM
88	Again, the questions are poorly written. The two questions are basically asking the same thing. Any responses that are inconsistent should be discarded.	5/9/2018 4:50 PM
89	I think they should increase it to 1:3 (for every 1 foot the distance should be 3 feet) instead.	5/9/2018 1:36 PM
90	Keep residential appearance strong.	5/9/2018 12:50 PM
91	If you buy a house next to commercial property, you don't get to whine about what the commercial property owner builds.	5/9/2018 12:17 PM
92	The horizontal to height ratio should be much higher, at least 5:1.	5/9/2018 9:56 AM
93	no	5/8/2018 10:54 PM
94	Again poorly worded questions that should have been broken into two questions.	5/8/2018 10:48 PM
95	None at this time.	5/8/2018 10:23 PM
96	Location of residential structure should not impact this ordinance. The residential property owner should be able to retain that built-in buffer.	5/8/2018 7:32 PM
97	This all assumes level land -- what if the land drops off as you back away from the property line?	5/8/2018 3:21 PM
98	Not sure I understand it but in general I think that tall buildings should be as far away as possible from single family homes	5/8/2018 3:17 PM
99	There needs to be sufficient space around buildings, this aids in privacy, drainage, and keeping more green space.	5/8/2018 2:32 PM
100	The houses leased by the TAMU/Blinn students in my neighborhood have no problem with heights. They place their lawn chairs on the roofs and party.	5/7/2018 4:03 PM
101	Setback restrictions for single-family residences regarding distance of the garage from the curb and offset on the features of the home should be reviewed as well.	5/7/2018 3:09 PM
102	More space is better	5/7/2018 3:06 PM
103	It is very concerning that multistory commercial buildings could have direct visual views of single family back or side yards, where children may be playing.	5/7/2018 12:03 PM
104	Living next to an undeveloped area I am extremely concerned about ANY relaxation of rules allowing closer or higher commercial buildings to our residential neighborhood. You continue to try to find ways to degrade our quality of life.	5/7/2018 10:42 AM

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105	none	5/7/2018 9:29 AM
106	consistent interpretation of this ordinance is very important as it can cost landowners significant money to re-design due to the staff not interpreting the Ordinance in the same way	5/7/2018 8:08 AM
107	Again, why permit proliferation of multi-occupancy dwellings in a residential area?	5/6/2018 7:52 PM
108	This confusing You seem to be offer more lax restrictions with also offer an option to better protection for neighborhoods.	5/6/2018 1:06 PM
109	The setbacks and distance from single-family residential need to be much greater--we are suffocating our residential areas!	5/6/2018 12:27 PM
110	I think commercial buildings should not be next to residential areas, period!	5/5/2018 11:37 PM
111	Leave the current houses as are. City council: STOP pimping yourselves out to the developers that disregard established neighbourhoods and are only interested in demolishing older homes to construct new Ag Shacks to maximize their profits. Disgusting!	5/5/2018 2:11 PM
112	Density is going to have to increase regardless. Preserving family neighborhoods and spaces will be important, as will increasing density for college kids. Again, mass transit. It's becoming more critical. ASU has bike racks on the front of every bus and at each stop and a year long bus pass was part of the student fees.	5/5/2018 8:17 AM
113	Ethically, no building should be built high enough to see into the yard/home of an existing structure.	5/5/2018 7:58 AM
114	NO	5/5/2018 6:55 AM
115	There is no option for increasing the slope or setback.	5/4/2018 7:55 PM
116	No	5/4/2018 7:49 PM
117	Having a tall commercial building even 100' from a residential fence to back yard still removes the privacy residents have !	5/4/2018 7:02 PM
118	People do not move into a single-family home to have a huge apartment complex right next door. Keep our neighborhoods protected!	5/4/2018 4:57 PM
119	College Station needs to protect existing single family homes from intrusions that would deteriorate neighborhood integrity.	5/4/2018 3:17 PM
120	Given that our density is increasing, both of these provisions need to be significantly changed and reduced	5/4/2018 2:49 PM
121	it is private property. Unless the city is going to buy the property at full market value, let the owner do what they think is best for their property.	5/4/2018 1:37 PM
122	no	5/4/2018 1:31 PM
123	Do not allow multi family or commercial property close to residential. you are all about neighborhood integrity and this is a complete 180 from that	5/4/2018 11:01 AM
124	Single and multi family buildings can work in the same neighborhood as long as there is no looming encroachment or "sticking out like a sore thumb". Developers must be required to "fit" the neighborhood.	5/4/2018 10:09 AM
125	I think aesthetically that the structures currently being built (especially those commonly known as Ag-Shacks) are being built without enough distance between houses. Those owners that only plan on "building to rent", are trying to get the biggest/tallest house built, on often times a very small lot, in order to maximize their profits.	5/4/2018 9:35 AM

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126	No one wants an apartment complex next to their home.	5/3/2018 7:40 PM
127	It is more important to protect the single family residence in my opinion. A business should not be close to and towering over a home.	5/3/2018 5:54 PM
128	College Station was named #1 town for rental properties with 60% of the town being a rental market. If the city continues to jeopardize single-family neighborhoods with inappropriate neighbors, the property values will decrease.	5/3/2018 4:35 PM
129	Your residents do not live in Houston for a reason. We do not want our neighbors on top of us.	5/3/2018 4:28 PM
130	The distance between commercial and residential is currently too close and ought to be increased.	5/3/2018 3:50 PM
131	The existing 2:1 building setback requirement is already too lenient. It should be at least 3:1 or, preferably, 4:1, in order to maintain the integrity of low-area residential lots.	5/3/2018 3:11 PM
132	Removal of these protections only benefits the commercial and multi-family developments, and will have a direct result of decreased values for single family property owners.	5/3/2018 2:58 PM
133	Leave as is for crying out loud - why is this even open for discussion?	5/3/2018 2:43 PM
134	Keep the height requirements	5/3/2018 2:27 PM
135	No	5/3/2018 1:48 PM
136	It appears that the UDO has good requirements, but then both the P&Z and City Council gives out exceptions or variances to allow developers, builders, owners to make alterations that hurt the neighbors. Just look at the 3 story building on the corner of Wellborn on a 1/2 lot. I understand that they were given a variance, because TXDOT only needed 1/2 the lot. Well, the other 1/2 lot probably should also have been purchased by TXDOT. Or how about a mini park.	5/3/2018 12:58 PM
137	The new buildings all seem to be two or greater stories tall while all the old buildings in an area are generally single story. This just makes it a greater density when the infrastructure wasn't designed for more density. Emergency vehicles and service vehicles can't get in during an emergency. Parking and traffic becomes an even bigger problem.	5/3/2018 12:15 PM
138	I do not understand what is being discussed. However, the city should encourage builders to provide more land for bigger lots and do not build large buildings close to our homes. Use common sense and follow the suggestions of more homeowners. What works in Pebble Creek or Emerald Forest will also work in Southside or College Hills.	5/3/2018 11:31 AM
139	There is no NEED for current homeowners to have their property values compromised to bring additional commercial building	5/3/2018 10:45 AM
140	Allow for green space & adequate parking.	5/3/2018 10:04 AM
141	Simplify This	5/3/2018 9:03 AM
142	no need for height protections nor setback protections.	5/3/2018 8:48 AM
143	Guess it depends on how much money developers are willing to contribute to a politician ... right?	5/2/2018 10:42 PM
144	Why would any single-family home prefer to have a commercial property closer??	5/2/2018 8:26 PM
145	Confusing. Single family should be allowed more flexibility. Commercial and HD keep the same.	5/2/2018 6:15 PM
146	We need both protections.	5/2/2018 5:48 PM
147	no	5/2/2018 5:16 PM
148	city should remove the height requirements	5/2/2018 5:12 PM

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149	no	5/2/2018 5:09 PM
150	No	5/2/2018 4:57 PM
151	Please do not change this. We do not need apartment buildings and 3-story Ag-shacks overshadowing our single family neighborhoods.	5/2/2018 4:47 PM
152	N/A	5/2/2018 4:47 PM
153	This regulation should be reduced in all neighborhoods surrounding the campus to allow for more density.	5/2/2018 4:42 PM
154	There are many apartment complexes for rental. Those students who want to rent a house in a residential area so take the full experience of a house and not live in the eye sore of the neighborhood. I'm not hostile to students living in houses, I'm hostile to Aggie Shacks pretending to be houses when they are apartment buildings ruining neighborhoods.	5/2/2018 4:37 PM
155	Don't you understand that "protections" mean essentially what they say? Why do folks want to remove those except to appease developers? They have already had their way with the present city council!	5/2/2018 4:33 PM
156	The trend seems to be to scrap older homes and start building "Stealth Dorms" in older neighborhoods. There is already an oversupply of apartments and other student housing all over town. Granted much of it has trended towards "luxury student living" opening up a market for more affordable housing which I suspect is where investors are getting on the stealth dorm bandwagon. This is a terrible trend that is doing our wonderful city a disservice.	5/2/2018 4:22 PM
157	If anything, both restrictions could be loosened.	5/2/2018 4:22 PM
158	We need yards and green space. We're getting too urbanized and ultimately will lose the value of houses because the whole area will be devalued	5/2/2018 4:20 PM
159	People tend to purchase single-family homes for the privacy. Reducing the set-back makes things less private.	5/2/2018 4:17 PM
160	If the roof is under the slope, then there is no need for the two to one setback. That in and of itself means the building height is low enough not to impose invasion of privacy issues on neighbors.	5/2/2018 1:44 PM
161	As long as it looks nice, clean and well kept on the commercial side and the resident side. I like the current requirement. Buildings too close together doesn't look good.	5/2/2018 1:34 PM
162	The City has to skate to where the puck is going, and provide infrastructure for the growth associated with the major economic driver, TAMU.	5/2/2018 1:11 PM
163	I actually have a larger problem with the setback requirement. Many slip in multi family residences I have had experience with place their driveway adjacent to the property line. Having the building and the vehicles too close to single family dwellings will drive out long time residents and create more sprawl south of town instead of reducing it. Having a small established residential neighborhood with a teardown that results in a five bedroom student lodging house butted up near the property line is insane.	5/2/2018 12:28 PM
164	no	5/2/2018 11:45 AM
165	People have purchased property based on the rules in place at the time of purchase. If you change the rules now, it is not right for the property owners who have purchased already and would be negatively impacted. Their opinion is the only one that should be taken into consideration. I am not one.	5/2/2018 11:05 AM
166	Quality of life is impacted when the density of structures & occupants encroaches on normal family unit space.	5/2/2018 10:49 AM

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167	Have you even looked at population projections beyond 50 years? SUSTAINABILITY!!! Yes it doesn't matter to us right now or in 5 years, but we are looking at the housing landscape of the future and there isn't any more land available on earth that hasn't been accounted for (Sans the amazon and artic). The only way to account for the population on this planet is to go up or down. We can only go out for so long until that is non-sustainable. Why are we thinking archaic opposed to long term sustainable growth?	5/2/2018 10:47 AM
168	I know town is expanding but don't let developers stack in big mulit family buildings inside established residential areas	5/2/2018 10:00 AM
169	The requirement was to protect looming windows and distance to the property line, so I think the requirement should stay as-is. If you remove the setback, then you are allowing buildings to push closer.	5/2/2018 9:51 AM
170	Again, College Station needs to stay strong and enforce the current guidelines, no need to give in and create areas that are completely on-top of each other!	5/2/2018 9:33 AM
171	College Station needs MORE restrictions to help keep neighborhood integrity, not less.	5/2/2018 9:24 AM
172	We should remove all restrictions on where they can be built, unless we want a housing price crisis like in California.	5/2/2018 8:33 AM
173	no	5/2/2018 7:40 AM
174	A very bad idea to allow these buildings to move closer to single family homes.	5/2/2018 6:27 AM
175	I think more information could be provided on the implications of this change. I don't it is an issue most of us know how to evaluate.	5/2/2018 6:26 AM
176	Not in family houses	5/1/2018 10:22 PM
177	The Aggie shacks continue to be built as 2 or 3 level houses...way too much.	5/1/2018 10:07 PM
178	You need to keep the protections in place that you currently have.	5/1/2018 9:59 PM
179	Once again, please stop compromising our neighborhoods. Residents do not want structures right on top of their homes. Put yourselves in these situations and ask yourself if you'd still want to live there. The decisions made for College Station need to stop being driven by real estate and businesses. Our neighborhoods are being compromised!!!! Listen to the residents.	5/1/2018 9:55 PM
180	Last thing we need is to cram more student houses on a small lot and have them smashed up against the next door neighbor	5/1/2018 9:40 PM
181	The developments being allowed in College Station are so horrible looking, they are turning this lovely town into a very ugly town. Please, don't make it ugly and undesirable place to have a home.	5/1/2018 9:36 PM
182	if you allow large multi-family units to build near single family homes, you'll have issues	5/1/2018 8:52 PM
183	No multi family units should be built higher than the highest single family dwelling historically built in any neighborhood of conservation. People buy houses in established neighborhoods because of things like privacy and to allow higher buildings is a violation to current homeowner RESIDENTS.	5/1/2018 6:44 PM
184	This proposed change adversely impacts the single family residence property value. It is not appropriate for the city to make a change that will do this since the original structures in the neighborhood presumably conformed to this criteria.	5/1/2018 6:41 PM
185	Should not allow multi-family rental in a residential area. Let them develop tracts of land at two acres or more in business areas. You buy a home in a subdivision, you do not want a motel built next to you.	5/1/2018 6:38 PM
186	No	5/1/2018 5:52 PM

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187	The entire point of taller buildings is they make more efficient use of the land. requiring these set back totally negates this fact and makes the development less productive. meaning the city now has to maintain more infrastructure for a smaller building because to push the buildings farther apart. the city CANNOT afford this.	5/1/2018 5:28 PM
188	Apartments of any kind should be in separate neighborhoods from single family homes. This would help preserve the integrity and atmosphere of the single family neighborhoods.	5/1/2018 4:52 PM
189	Stop developing multi family units so close to single family residential	5/1/2018 4:44 PM
190	We need to maintain the visual integrity of our neighborhoods.	5/1/2018 4:43 PM
191	This fine for suburban areas but foolish for those areas that are waiting to be redeveloped. Apply common sense. Properties a block or two from University or Texas are going to be redeveloped. Stop protecting them and delaying redevelopment our tax base desperately needs!	5/1/2018 3:21 PM
192	Single-family homeowners deserve to have as large of setback as possible from commercial businesses.	5/1/2018 3:20 PM
193	It appears the "almighty dollar" is taking over our town. The developers are constructing "cookie cutter" rentals in what was once stable family neighborhoods. The skyline of the are around the university is turning into a high rise of rental property which is removing the character of our once beloved community. It's time to reign in the developers who do not care about the university and it's history/traditions/etc. Quaint is quickly leaving our town.	5/1/2018 3:00 PM
194	Residents do not want taller story buildings peering into their homes and backyards	5/1/2018 2:48 PM
195	stop trying to stuff "student housing" in and next to residential areas. Keep the students next to the College.- When did the students start running the town	5/1/2018 1:58 PM
196	no. but house across from me at 207 Suffolk is getting really high.	5/1/2018 12:22 PM
197	Need more details	5/1/2018 11:51 AM
198	Keep commercial property out of residential areas.	5/1/2018 11:22 AM
199	No multi-story buildings should be permitted next to single-story ones without the permission of *all* of the neighbors.	5/1/2018 11:11 AM
200	What kind of corruption has caused you to even consider making it easier to bombard nice neighborhoods with rental units?	5/1/2018 10:23 AM
201	The P and Z, in the pocket of developers will roll over and approve this, why would they care what the people that pay taxes have to say.	5/1/2018 9:47 AM
202	How about not build multi family housing in neighborhoods? Novel concept, I know. Families keep moving further and further south to get away from students, and you keep building apartments in our neighborhoods. There will eventually be no one but students in College Station. You will have pushed us all out beyond the city limits.	5/1/2018 9:36 AM
203	How do you explain the 3 story "house" getting built along Wellborn road and Fidelity? Again, this is not a house, but an apartment. The city needs to wake up.	5/1/2018 9:19 AM
204	Housing is already too crowded. Lot sizes are not large enough and houses are crammed together. Please keep commercial properties OUT OF residential neighborhoods.	5/1/2018 8:52 AM
205	n/a	5/1/2018 8:39 AM
206	Older neighborhoods that are being transformed into commercial / rental neighborhoods do not have the infrastructure, for example mainly street width, to accomodate the magnitude of increased traffic	5/1/2018 8:17 AM

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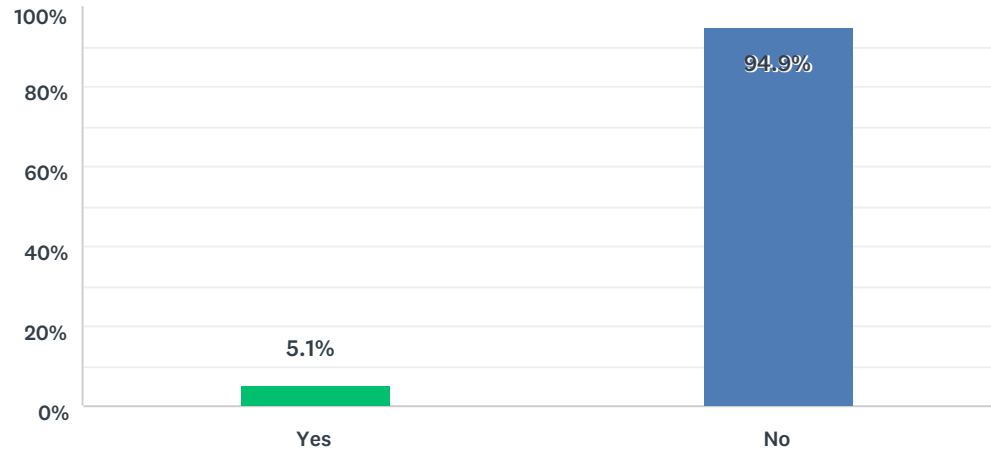
207	I would differentiate requirements for the proposed development adjacent to SFH. Smaller commercial uses with less traffic with a sloped roof or duplexes or four please would make sense for reduced setback as they would fit in, but larger commercial use or MFH above 4 units would necessitate the increased setback	5/1/2018 8:00 AM
208	For the most part you have worded these so only developers and builders can understand. Questions and responses should be carefully written for the layman!	5/1/2018 7:38 AM
209	Keep multi family housing and commercial at least one half mile away from single family neighborhoods	5/1/2018 7:10 AM
210	Environmental, drainage assessments etc. are necessary to make this determination.	5/1/2018 6:55 AM
211	I do not agree that the space between buildings should be reduced. I do not agree that the character of the buildings in historic areas should be changed dramatically.	5/1/2018 6:26 AM
212	Proposal would create cramped neighborhoods with no lawns but plenty of parking.	5/1/2018 6:15 AM
213	You people. You're going to do whatever the developers want you to do anyway. Why are you asking me this?	5/1/2018 5:56 AM
214	Avoid regulation that will restrict a property owner's rights to enjoy full use of their property.	5/1/2018 4:38 AM
215	The farther away a tall commercial or high density building is the better.	4/30/2018 9:29 PM
216	College Station should remove all restrictions on building height, shape, size, and location.	4/30/2018 6:12 PM
217	changing the UDO would place College Station as a High Density Urban Living similar to New York City. Let's not go there please.	4/30/2018 5:24 PM
218	keep 2:1 height and distance setback	4/30/2018 4:45 PM
219	Sloped roofs that fall within the 2:1 slope requirements should be permitted. The buildings height used to determine the setback from the property line should be measured from top of the eave or parapet cap.	4/30/2018 3:32 PM
220	The more stringent the buffer and set back requirements between a single family house and a multifamily or commercial use the better.	4/30/2018 3:17 PM
221	The two new stealth dorms on the northwest end of Glade Street are clearly too close to the house next door as two stories and less than 10 feet from the residence next door.	4/30/2018 2:46 PM
222	Single Family Height Protections should be removed in designated redevelopment areas adjacent to other redevelopment areas. Single Family Height Protections should be removed for Suburban Commercial.	4/30/2018 2:46 PM
223	Again, the City states they want to maintain single family home integrity but doesn't seem to actually follow that goal. No zoning, setback, height limitations should be changed (except when it lessens the allowed height and/or increases the setback) on property adjoining an existing single family residence. Owners buy into the single family lifestyle to have some privacy. Any multi-story building built next to an existing single family home destroys privacy. If you want to change the requirements for all future new development - fine. But, don't go changing regulations that impact existing homes.	4/30/2018 2:29 PM
224	The initial concern for building height was to protect neighborhoods from line of sight from windows. Not to be protected from the pitch of a roof.	4/30/2018 2:15 PM
225	Passing either part of this proposal sounds like a win for those in the development and real estate business and a loss for home owners. I prefer that home owners be protected.	4/30/2018 1:16 PM

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226	Like The Rise building across from A&M's campus, unusually tall buildings cause all sorts of problems, from light accessibility, to scale. The aesthetics of keeping buildings relatively the same dimensions in an area is an important concern for a neighborhood.	4/30/2018 1:11 PM
227	Protect single family neighborhoods. Otherwise, they are no different than apartment living.	4/30/2018 12:35 PM
228	There is in general too much concern with building height and not enough concern with provision of walkable housing and businesses in central neighborhoods.	4/30/2018 12:33 PM
229	reducing height protection also reduces privacy in a single-family neighborhood.	4/30/2018 12:28 PM

Q13 Are you a student who attends Blinn College or Texas A&M?

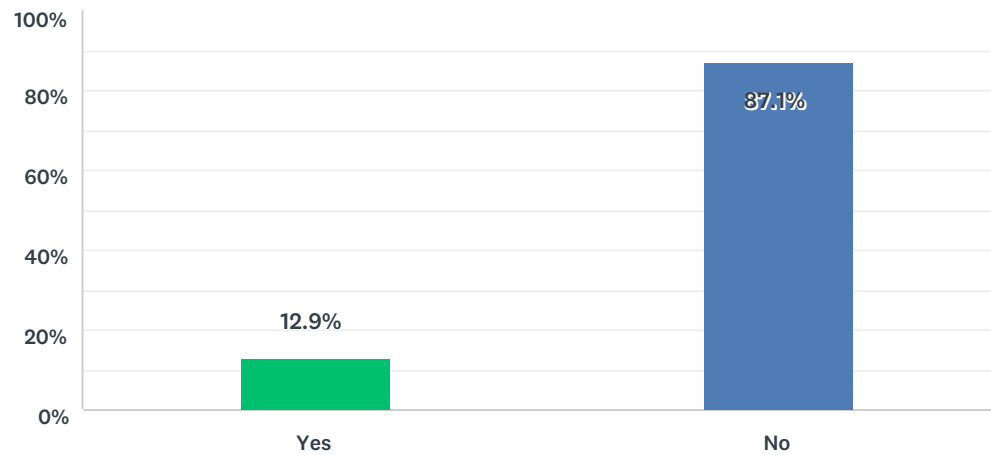
Answered: 729 Skipped: 115



ANSWER CHOICES	RESPONSES	
Yes	5.1%	37
No	94.9%	692
TOTAL		729

Q14 Are you actively involved in real estate or developing property in College Station (architect, developer, engineer, real estate agent, etc.)?

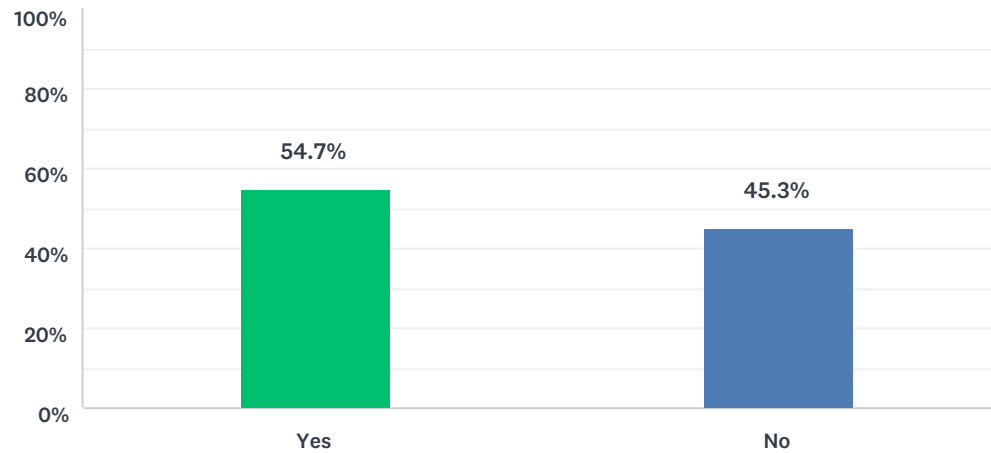
Answered: 727 Skipped: 117



ANSWER CHOICES	RESPONSES	
Yes	12.9%	94
No	87.1%	633
TOTAL		727

Q15 Are actively involved in your neighborhood or homeowners association?

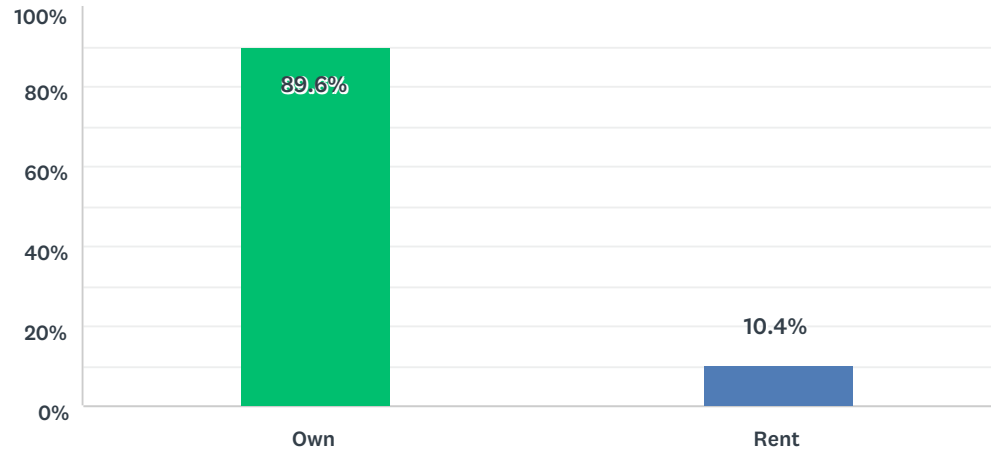
Answered: 728 Skipped: 116



ANSWER CHOICES	RESPONSES	
Yes	54.7%	398
No	45.3%	330
TOTAL		728

Q16 Do you own or rent where you are living?

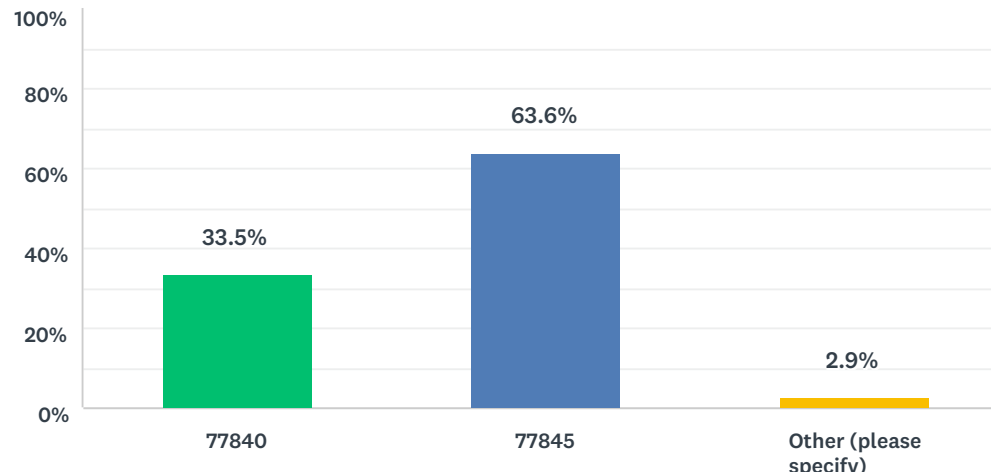
Answered: 728 Skipped: 116



ANSWER CHOICES	RESPONSES	
Own	89.6%	652
Rent	10.4%	76
TOTAL		728

Q17 What is the zip code where you live?

Answered: 728 Skipped: 116



ANSWER CHOICES	RESPONSES	
77840	33.5%	244
77845	63.6%	463
Other (please specify)	2.9%	21
TOTAL		728

#	OTHER (PLEASE SPECIFY)	DATE
1	77024	5/17/2018 3:17 PM
2	77840	5/14/2018 4:27 PM
3	77801	5/12/2018 1:52 PM
4	77845	5/12/2018 1:09 PM
5	77801	5/12/2018 8:17 AM
6	75150	5/12/2018 7:51 AM
7	77802	5/12/2018 7:24 AM
8	77801	5/11/2018 10:54 PM

Neighborhood Integrity UDO Proposals General Requirements

9	We own a 2nd home in the 77840 area - we do not rent it out	5/4/2018 1:09 PM
10	77802	5/4/2018 12:11 PM
11	Build in College Station and own land in the city limits	5/4/2018 10:22 AM
12	77802	5/4/2018 8:19 AM
13	78212	5/3/2018 1:49 PM
14	77881	5/3/2018 8:34 AM
15	77803	5/2/2018 8:46 PM
16	77872	5/2/2018 5:09 PM
17	77845	5/2/2018 4:52 PM
18	77807	5/2/2018 4:48 PM
19	77840	5/2/2018 6:27 AM
20	77807	5/1/2018 8:40 AM
21	77803	4/30/2018 12:35 PM

Q18 Do you have any other related feedback?

Answered: 232 Skipped: 612

#	RESPONSES	DATE
1	This survey was filled out for 2 residents living in one home together. One resident has macular degeneration.	5/25/2018 12:06 PM
2	Front yard should not be a parking lot.	5/25/2018 12:02 PM
3	What happens to all the people in these ares who bought in when the rules were other than this? How does this help them? This could really be unfair to long time property owners.	5/24/2018 1:01 PM
4	Overcrowded streets create hazards in neighborhoods, especially by speeding vehicles. Police cannot enforce speed limits adequately, so speed bumps are necessary.	5/24/2018 12:34 PM
5	Minority of loud residents should not decide rules for neighborhoods. Changes should come from the majority.	5/24/2018 12:28 PM
6	Neighborhood integrity is about maintaining the neighborhood and on-street parking. City ordinances could probably control this if they wanted to.	5/23/2018 2:35 PM
7	I do not plan to sit back and watch. Appreciate thoughtful planning.	5/23/2018 2:27 PM
8	The height protection for multi-form developments adjacent to SF residences should be revisited (strengthened- as should buffer distance). Sloped roofs make no differences.	5/23/2018 2:20 PM
9	Where is the code-enforcement? With change, need enforcement. Today there is none and some Aggie Shacks have 4 bedrooms but 6-8 living in there. Count the cars at night.	5/23/2018 2:14 PM
10	WHY? who is going to benefit from allowing entire neighborhoods to be trashed?	5/23/2018 2:04 PM
11	Permit gravel (pervious) driveways in residential areas, if homeowners do not like concrete or asphalt.	5/18/2018 1:03 PM
12	Stop getting involved in restricting my property rights.	5/18/2018 12:58 PM
13	DO NOT restrict my property rights!!	5/18/2018 12:44 PM
14	It is all a waste of time without serious enfrcement. The city lacks this. A house in our neighborhood holds 8 unrelated students. This was reported during constructuion and after occupancy. No change. Even a \$500/month fine is economical for the landlord to pay at \$900/month per student.	5/18/2018 12:41 PM
15	How will you get this information disseminated??? Stop hiding your decisions. College Station has become increasingly unattractive as you approach from HWY 6. More Planning & Zoning is needed!	5/18/2018 10:28 AM
16	Any overlay restrictions should be appointed to EVERYONE. Existing homeowners should not be grandfathered in and given favoritism. Also, maximum input should be sought by ALL property owners, not just a vocal minority.	5/18/2018 10:20 AM
17	Our neighborhood does not have an HOA.	5/18/2018 9:50 AM
18	I plan on tearing down existing home for a new home in retirement.	5/17/2018 3:17 PM

Neighborhood Integrity UDO Proposals General Requirements

19	Why are you asking about owning or renting and if I am a student? what difference does that make?	5/14/2018 4:54 PM
20	I also own a townhome in the same zipcode where 3 college students live.	5/14/2018 4:46 PM
21	I believe that amending or further restricting the individual property owner's rights to build, develop, construct, remodel etc their property will negatively impact College Station's real estate market. The attempts of a small percentage of residents to amend the UDO to prevent other individual property owners from utilizing their property as they see fit are wrong. The city should encourage growth and development, recognize that the growth and development that has occurred recently in our city is increasing property values and therefore tax revenue, and to restrict or inhibit growth and development will restrict/inhibit property values and tax revenues which will weaken our local economy. If neighbors want to have more restrictions on their specific neighborhood, the appropriate avenue for such is through a home owners association. If they don't have one, and are not able to get a majority to support the formation of one, that is evidence that the neighborhood does not agree with them—they should not manipulate the city ordinances which impact everyone, even residents outside of their neighborhood, to serve their purposes and push their agenda.	5/14/2018 4:45 PM
22	Rather than bending over backward to please every predatory person who wants to destroy College Station to enhance their own private financial gain (which is what most of the current City staff seems to be doing), we should devise and enact rules and ordinances that provide better stormwater protection and green infrastructure, more walkable residential areas (both older, long-established neighborhoods AND new development), guiding of growth and possibly even greater density along already-established major thoroughfares in such a way as to increase density of commercial development WITHOUT such development spilling into existing residential areas, to minimize displacement of long-time residents and lower-income citizens, maximize traffic-minimizing and calming options, such as pedestrian-cycle-mass transit hubs and connectors, etc. In short, we should be taking steps to see that College Station, 25-40 years from now, is a city where people WANT to live throughout their lives, rather than a temporary camping space where people come and go on a rapid-turnover schedule, never putting down roots, never enjoying a sense of community, and interested only in quick personal financial gain.	5/14/2018 4:27 PM
23	Please respect private property rights.	5/14/2018 4:21 PM
24	rental is ok but it must be controlled and managed	5/14/2018 4:17 PM
25	This questionnaire is poorly constructed and a disservice to all of us who have tried to deal with the city and developers positively and forthrightly.	5/14/2018 3:35 PM
26	need to omit the 2 person on the lease exemption. I am a homeowner in Southside and was never included in any of the meetings- simply not invited. My property has not been able to sell or be rented due to this issue.	5/14/2018 3:26 PM
27	The tax rate is way to high. I believe that College Station needs to waste less money and find other ways to raise revenue. More businesses would help with that by increased sales tax revenue and property tax revenue. But the city makes it way too difficult for people to build a business.	5/14/2018 3:22 PM
28	I dont think this survey or the open house really delved into the real problem. In conversations with homeowners in the crowd they too felt like this was a bandaid and not really what needs to be done to fix the problem. My opinion - this survey needs to be put aside and a roundtable discussion held with folks from both sides of the argument present to talk about the real issues and how to deal with them.	5/14/2018 3:07 PM
29	thank you for this opportunity to provide input to this very important issue	5/14/2018 2:59 PM
30	City should also increase the number of "no parking to corner" signs so that sight lines and turn areas from street to street are not impeded. Example -- Hereford at Park Place SE corner.	5/14/2018 2:51 PM
31	Do MUCH MORE to prevent stealth dorms in family neighborhoods.	5/14/2018 2:51 PM

Neighborhood Integrity UDO Proposals General Requirements

32	Protect the integrity of the Southside neighborhood!	5/14/2018 2:46 PM
33	Very tired of real estate developers ruining our neighborhoods.	5/14/2018 2:40 PM
34	No	5/14/2018 2:32 PM
35	no	5/14/2018 2:23 PM
36	Please do research on other city codes such as West University Place inside Houston. This is an area adjacent to a college campus, which has lots of market pressure to redevelopment. Thanks to a several specific measures in their UDO, they have been able to retain much of the general character of the neighborhood. They have driveway requirements/limits, impervious coverage/open green space percentages, etc. Specifically, I would like P&D to look at more ways to preserve neighborhood character outside of the NCO tool, such as through UDO to all of the 1970 and older neighborhoods. Please consider researching other cities and bringing forth ideas for general changes to these older neighborhoods that address residential infill. Generally speaking, stronger enforcement of the 4 unrelated and a fee/tax on rental property and/or city homestead exemption would also go a long way in preserving neighborhood integrity.	5/14/2018 2:07 PM
37	Yes. Stop the developers from constantly changing the rules at the expense of the quality of existing neighborhoods!!!!	5/14/2018 1:53 PM
38	no	5/14/2018 1:16 PM
39	It is shameful what you are doing to the older neighborhoods, you are ruining them!! Quit comparing CS to Colorado, New York, etc.	5/14/2018 1:15 PM
40	There is plenty of land those stealth buildings can be placed but residential should be off the table. Should never have been on the table from the start.	5/14/2018 12:22 PM
41	You did not ask if I am a person who owns property in single family neighborhoods for the purpose of making money by renting out the home - you failed to gather a key demographic.	5/14/2018 11:54 AM
42	I love CS and know that we would not be here without the students. The proposed height & setback issue is more detrimental to housing than the current Aggie shacks. A 2-3 story house intended for rental placed up to property line next door to a one existing story home is not desirable. Drainage is also a problem for surrounding homes if most of the lot is impervious material.	5/14/2018 9:44 AM
43	Strongly object to apartment/townhome developments adjacent to single family residential developments without adequate accommodations made for increased traffic.	5/14/2018 9:42 AM
44	Disruption of our single family areas of town will ultimately lead to a flight to outlying areas and a decline of the character of the community. Also code enforcement needs to be reviewed so that some of the blight we are seeing could be addressed.	5/14/2018 8:47 AM
45	Once you over build bu changing the laws it is very hard to take it back. Keep CS green it will help with property values and keep the quality of life and schools. We are paying paradise just to put up a parking lot...we can do better...	5/14/2018 6:16 AM
46	no	5/14/2018 3:58 AM
47	This survey did a poor job of presenting the policies behind its questions.	5/14/2018 12:59 AM
48	These proposals are not well written: I am not certain what the effects of them will be. Very little explanatory material. I applaud the outreach effort but it is not done to the usual high standards of the City of College Station.	5/13/2018 11:33 PM
49	This survey is a tool for builders. Nothing in it supports family neighborhoods. All questions assume that family neighborhoods are just spaces for builders and realtors to make more money off of students.	5/13/2018 10:33 PM
50	No	5/13/2018 7:25 PM

Neighborhood Integrity UDO Proposals General Requirements

51	Good job City for reaching out to the people.	5/13/2018 1:43 PM
52	No	5/13/2018 11:46 AM
53	We have lived in College Station for 20 years, in Southside. We are so dismayed by the direction of the city's development that we plan to move away from the city as soon as our kids finish high school (in three years), unless some change in leadership occurs. If there WERE any other comparable neighborhoods in the city to move to, we would do so, but the only one (College Hills) is facing the same challenges. For those of us who want to walk/bike to work and to live in a neighborhood with some historic character and demographic variety, there are no other options. Please do something to discourage the tear-downs.	5/13/2018 11:28 AM
54	No	5/13/2018 6:36 AM
55	People buy homes in certain neighborhoods based on a variety factors: safety, schools, no multi-family buildings in their neighborhood, minimum home square foot requirements, controlled/limited driveway and street parking for cars, boats, rv's, trailers.	5/12/2018 11:51 PM
56	Yard care is the biggest problem. Parking on the streets is second.	5/12/2018 6:24 PM
57	Keep restrictions in older neighborhoods- enforce code restrictions and ordinances	5/12/2018 5:14 PM
58	no	5/12/2018 2:32 PM
59	The city is relatively young so i believe there is a good chance of orderly and planned growth. Currently there is a lot of construction but of many redundant businesses and a lot of apartments and condos. Growth seems to not follow a pattern or any apparent logic or arrangement. Let's not lose the opportunity to have a beautiful functional city!	5/12/2018 2:29 PM
60	I value the university and the growth that comes with it, but I believe we can do a better job of respecting the residents quality of life and accommodating students. We need smart growth, not growth at all costs.	5/12/2018 1:26 PM
61	No	5/12/2018 12:42 PM
62	Have no homeowner's association in my area	5/12/2018 10:43 AM
63	No	5/12/2018 10:24 AM
64	None	5/12/2018 8:55 AM
65	I hope this isn't an exercise in appearances, and you actually weigh this collective input.	5/12/2018 8:55 AM
66	No	5/12/2018 7:24 AM
67	We don't have a homeowners association so there should be an n/a option for those who don't have one since we can't be involved if there isn't one	5/12/2018 6:24 AM
68	Consider using Polco for surveys in the future so you can tie participants to registered voters	5/12/2018 3:10 AM
69	*My neighborhood doesn't have an HOA.	5/12/2018 12:57 AM
70	No	5/11/2018 10:54 PM
71	Please explain these issues better. Show us what this really means.	5/11/2018 10:41 PM
72	No	5/11/2018 8:05 PM

Neighborhood Integrity UDO Proposals General Requirements

73	I realize my forthcoming comments have been said over and over again with the visceration of The historic area also known as the southside community area it's a part of what's happening across the country if it didn't happen today it's not important and the people that have been on the planning and zoning and the council or I should say the majority of the people must Take the blame for this. History our history the city of college station is of vital importance to all of us and the fact that they have allowed this to happen is really an abomination the underlying factor here is money and I often wonder how much money the city is really gaining from all of this development in our area and the fact that what I have heard is that they are built to last only 7 to 10 years what is going To become of this area have we no pride have we no respect for the past for the people that made it possible For this community to thrive the future could not exist without having been built upon the past foundation I would respectfully request that all those involved in this really big mess and boondoggle rethink where we are going thank you for the opportunity to let you know what I think	5/11/2018 7:45 PM
74	Although I am currently renting a house in a neighborhood with an HOA, I have lived in this community for most of my life. I am in the process of purchasing a house in a neighborhood with a strict HOA. I chose my neighborhood because of the HOA. I wanted to live somewhere where my neighborhood has the ability and actively enforces code issues.	5/11/2018 5:24 PM
75	No.	5/11/2018 1:26 PM
76	Thank you for soliciting our views. I hope clearer surveys will be forthcoming in the future.	5/11/2018 11:02 AM
77	Homes in areas zoned for single family dwellings should not be allowed to have more than 2 unrelated people residing therein. Otherwise the city should just drop the "single family" designation since it is meaningless. Continuing to permit non-single-family homes in single family zones has greatly diluted the character, integrity, and value of various neighborhoods. If it's not already beyond fixing, it's getting very close.	5/11/2018 9:14 AM
78	Thank you for taking the time to get input.	5/11/2018 7:21 AM
79	Width of streets for new neighborhoods should be wide enough so that when cars are parked on both sides of the street a fire truck or ambulance can safely pass down the street. Also, on some of the narrow high density neighborhood streets, when cars are parked on both sides of the street it is very difficult to back out of the driveway, if not impossible!	5/11/2018 4:51 AM
80	Answer to year round resident homeowners Not developers and students. Otherwise the integrity of the neighborhoods will decline and people will leave.	5/10/2018 11:08 PM
81	You need to seriously consider helping some of the neighborhoods who want to be zoned beyond general suburban 1 to work on that. Those are small lot sizes.	5/10/2018 9:36 PM
82	College Station should require wider streets so that parking for guests on streets does not have to be removed for fire and police access	5/10/2018 3:08 PM
83	I found these questions somewhat confusing. I believe the goal of neighborhood conservation is to keep the uniqueness of the neighborhood and not make it a cookie cutter development. Students are fine- it is just when developers tear down houses and build Aggie Shacks which were never meant to be residential houses. You are allowing a neighborhood which many visitors comment on the appeal of it, become a student slum area, as the shacks being built are not quality work and are all the same. Soon College Station will be no different than Houston, only a bit smaller.	5/10/2018 2:20 PM
84	NEIGHBORHOODS ARE DETERIORATING BY THE DAY BECAUSE GOVERNMENT LETS THAT HAPPEN.	5/10/2018 9:17 AM
85	Please protect neighborhood integrity in every way possible!	5/9/2018 11:55 PM

Neighborhood Integrity UDO Proposals General Requirements

86	I am concerned about the inability /unwillingness of the current City Administration to enforce occupancy limits in existing neighborhoods. Developers, home owners and students all benefit from having consistent application of zoning requirements without the constant arm wrestling over variances and the failure to enforce the willingness to put more residents on lots and in neighborhoods not designed to handle this concentration of residents.	5/9/2018 2:07 PM
87	Keep residential neighborhoods active in terms of compliance with covenants.	5/9/2018 12:51 PM
88	Please protect our family neighborhoods!	5/9/2018 11:50 AM
89	We must avoid commercial encroachment near neighborhoods.	5/9/2018 9:57 AM
90	WE MUST protect our neighborhoods from becoming college housing projects as A&M continues its insane growth for moneys sake	5/9/2018 7:58 AM
91	no	5/8/2018 10:55 PM
92	This survey will not accurately reflect what you are trying to ask.	5/8/2018 10:50 PM
93	None at this time.	5/8/2018 10:23 PM
94	I've sat on P&Z previously and an fairly familiar with developer and neighborhood concerns. Neighbors should be heard with respect to matted impacting a neighborhood.	5/8/2018 7:34 PM
95	Thank you for addressing neighborhood integrity	5/8/2018 3:18 PM
96	Nope	5/7/2018 5:42 PM
97	My children grew up in CS and attended CSISD schools and graduated from TAMU. They do not plan to live in CS due to housing problems, traffic, cost of living, and students living in neighborhoods. My children are concerned about the rowdiness in my neighborhood and my safety. Sometimes the street is so crowded with pickups and cars that I am unable to safely get out of my driveway. Talking to these renters is like talking to rowdy teenagers without parents!!	5/7/2018 4:10 PM
98	Better compliance enforcement is necessary.	5/7/2018 3:07 PM
99	The height and set back question needs to be carefully considered. Not sure it is easily understood by the respondents.	5/7/2018 2:10 PM
100	No	5/7/2018 12:03 PM
101	Having moved here from Houston, I am also concerned that the city is not properly monitoring or requiring adequate flood control around new construction.	5/7/2018 10:44 AM
102	no	5/7/2018 8:09 AM
103	In spite of the pressure to develop "stealth dorms" close to campus, the single family nature of the College Hills neighborhood should be protected.	5/6/2018 7:53 PM
104	We moved here 20 years ago planning to make College Station our retirement home. Given the direction and amount of uncontrolled development, those plans have changed and we will be retiring elsewhere.	5/6/2018 12:28 PM
105	While I am a remodeling contractor, please don't allow the weight of that question to influence the input from this homeowner. There are no questions asking about the "preserve the neighborhood" group.	5/6/2018 12:25 PM
106	I think college students should live in college apartments and not allowed to rent in established neighborhoods. They travel down the streets to fast. They are loud and they park all down the street. They usual are a pain and don't abide by the rules already set by the city	5/5/2018 11:40 PM

Neighborhood Integrity UDO Proposals General Requirements

107	As noted in my comments I am a long time CS resident who is dismayed at how the council is prostituting itself to the local developers. Old neighbourhoods are being destroyed as developers demolish older, established houses to raise Ag Shacks. Stop this uncontrolled destruction of neighbourhoods! Stop issuing building permits that give developers carte blanche to ruin established parts of CS. Thanks to those responsible for issuing the permit to build yet another apartment block on East Harvey Road. How are you going to handle the extra traffic?!! I want to live away from the stupidity of students who do not know to conduct themselves in established neighborhoods, drive courteously or realize that there are others who live permanently in CS! Respectfully, One fed up (with City Council and out of control developers) CS citizen.	5/5/2018 2:18 PM
108	Unrelated, but I think those who collect trash, etc., each week should be cross-trained to look for and report those addresses where the code-enforcement officer should visit. These are the people who drive every street in the city every week, but the code-enforcement officer cannot possibly cover the same amount of ground. In addition, something must be written into the code about flower beds. If a person cuts the weeds that made up his yard to avoid a ticket but the same weeds are growing in the flower beds thick enough and tall enough to reach 1/3 of the way above the windows, that affects the integrity of the homes surrounding it.	5/5/2018 8:03 AM
109	NO	5/5/2018 6:56 AM
110	Any rule CS puts on development lasts exactly as long as the next developer's request to amend it to the detriment of neighborhood integrity.	5/4/2018 7:58 PM
111	No	5/4/2018 7:50 PM
112	To see 15-20 two- story identical "residences", setting side by side on small narrow streets , with each having 4 bedrooms and huge parking areas makes our city unsafe and unattractive! Isn't there a requirement that College Station rentals have no more than 2 unrelated people in each unit? With 4 bedrooms per unit, I know that 4-8 people will be living in these secret dorms! That means 4-8 autos! I keep reading that we need more affordable housing for young families or older people on fixed income...College Hills area is just such a neighborhood, and right in the middle block of Westover Street sets a brand new two story "dorm" that is totally out of character with this neighborhood. The small quiet street that leads to the parking lot to St. Thomas Episcopal AND the Jewish Hillel Center was, until last year, a small street of affordable houses built in the 1940s, walking distance to A & M. Now we have one of the two story look-alike "dorms" towering over these quant little houses. The character of our neighborhoods is being blighted with the hap-hazard way the planning and zoning committee and city council are allowing such development. All of the near identical "residential dorms" will need to be maintained and painted to look decent. Is that a requirement for the owner and will it be enforced? I fail to see why these "dorms" are a good idea when there are thousands of empty apartment buildings all over both Bryan and College Station. What a mess has been created, all over both cities!	5/4/2018 7:30 PM
113	I am concerned with the Aggie Shacks that are popping up all over the BCS area. They are poorly constructed and the students pack into them and don't take care of them.. College Station is our home where we raise our children. We pay taxes and expect our town to remain OURS, not the students. They are only invested for a couple of years.	5/4/2018 6:05 PM
114	College Station has a small window of opportunity to establish the character of the city as it realizes tremendous growth. We need to protect neighborhoods from profit seeking development that can turn desirable areas into abandoned ghettos.	5/4/2018 3:21 PM
115	Stop cutting down all the trees. Leave us green spaces in and among all the buildings or we will soon be a concrete city. Research road coverings to minimize sound. There is almost no place for a medium salaried family to get away from the noise when purchasing a home.	5/4/2018 2:25 PM
116	I care more about the integrity of single family neighborhoods than the development of housing for students. Please allow our neighborhoods to remain neighborhoods!	5/4/2018 2:18 PM
117	no	5/4/2018 1:32 PM

Neighborhood Integrity UDO Proposals General Requirements

118	I sense that much of this effort is misguided and is likely to decrease property values in our neighborhoods. The "Ag Shacks" are actually nicer than the duplexes of the past.	5/4/2018 1:18 PM
119	Thank you for developing these surveys.	5/4/2018 12:19 PM
120	CS government should focus on more planning for growth (and regeneration) and less reaction. Think about where the city will be 25 years from now when all the shiny new high density housing has ripened and become attractive to those people who choose to consume more from society than they contribute.	5/4/2018 10:14 AM
121	I live in an older section of College Station and have many neighbors that are student renters and they are wonderful. There are several nearby houses however that have student renters that continue to have loud parties in their backyards, or park right next to a "no parking" sign, and that concerns me. A single family residential neighborhood was never intended to be an apartment complex. I know students need to relax and have fun (loud parties included) but right next door to an 80 year old couple is not the place.	5/4/2018 9:40 AM
122	Thanks for going through this process.	5/4/2018 9:06 AM
123	No homeowners association to be involved in.	5/3/2018 10:49 PM
124	The setback bothers me. It literally allows businesses to be built closer to houses. It's as if the city isn't listening at all. Plan where businesses will go in the future and put them there. Don't put them in or next to houses. Pretty simple.	5/3/2018 10:38 PM
125	I own and live in one home in College Hills and own but rent two others. We rent to no more than 4 unrelated people. There are many homes that rent to more than 4 unrelated people. Students and families can live in the neighborhood without compromising the integrity of the neighborhood.	5/3/2018 8:31 PM
126	Please enforce the codes already in place. Too often, variances are granted for developers. Our historical neighborhoods have degraded over the past 5 years. If we want to place 4+ students in one dwelling, then build townhomes or condos for them in properly zoned areas.	5/3/2018 7:08 PM
127	Single family homes, lawns and trees good. Stealth dorms, weeds and concrete bad.	5/3/2018 6:11 PM
128	I'm concerned at the lack of enforcement of the number of unrelated people renting houses around me. The house across the street has 9-10 people living in it. This is against the city code.	5/3/2018 5:57 PM
129	I'm strongly against multifamily housing (apartments) on Arrington Rd in South CS. There are too many existing homes, paying outrageous property taxes, to have to have more traffic cutting through our neighborhoods, which also brings more crime, light pollution, roadside trash, & noise. Please don't force us to take our money out of town or to Bryan.	5/3/2018 4:55 PM
130	The landlord next door has NOT registered the property as a rental. The city needs a better system to get these properties registered.	5/3/2018 4:36 PM
131	You are allowing developers to run over you and spread lies about neighborhood advocacy issues. Grow a pair.	5/3/2018 2:44 PM
132	No	5/3/2018 1:49 PM
133	The UDO should be enforced. I could not find a noise section related to trash compactors, but it seems apartment complexes are installing them. There also should be some way to enforce promises made by developers at the P&Z and City Council meetings. Seems like they are able to say anything they want to get something approved and then they do what they want. Traffic impact analysis studies also seem to be the end with the result of whom pays for the study. The studies don't take into account all neighborhood streets that could be affected. The studies seem to be accepted without any critical review of them - just accepted. I really thought the TIA was going to help solve traffic issues, but it seems that issues are not address and covered up or ignored. Sad, because this could have been an ideal way to improve on traffic issues before they become critical and/or lethal.	5/3/2018 1:08 PM

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134	Please stop letting investors tear down perfectly good older homes to build large student oriented places which don't fit in the single family home areas.	5/3/2018 12:18 PM
135	I have lived in my home since 1972. I have learned that developers make the decisions in our City. Code enforcement could be better and there could be more balance between the needs of commercial developers and us citizens that own and live in our own homes. The city too often engages in pseudo-participation when it comes to dealing with the community. As an example, Ag-Shacks should not have 5 bedrooms and 5 baths. Everyone knows what is going on with this arrangement. Why even discuss it with sane homeowners. Developers will do whatever they can get by with to make money. Landlords will do what ever they can get by with to make money. The present city counsel cares more about commercial development than they care about neighborhood integrity. They get more election funds from developers than does the average citizen concerned about the status of his neighborhood. And now the University and its governing body is placing more and more demands on our neighborhoods and infrastructure. Sad!	5/3/2018 11:56 AM
136	The developers of property should be forced to consider the Long-Term consequences of neighborhood integrity. The quality of the current buildings in older neighborhoods like East Gate is planned obsolesce-The older homes will be there long after the newer homes decay because of the maintenance and vested interests of the owners.	5/3/2018 10:48 AM
137	Too many neighborhoods are being lost to poorly constructed two story monstrosities that lead to streets full of solo cups (Park Place is an unfortunately great example). Encourage remodeling existing homes, enforce strict new construction requirements that will prevent more "cookie-cutter" residences to be built in neighborhoods full of classic individual residences. Developers want to build here, why are we scared of asking more of them in these areas?	5/3/2018 9:50 AM
138	Those of us who live in single-family home neighborhoods want them to stay beautiful and not be messed up by apartments, duplexes, fourplexes or the like to decrease our property values.	5/3/2018 8:49 AM
139	Protecting current neighborhood integrity should be College Stations primary goal.	5/3/2018 8:05 AM
140	We should be able to build tiny homes in certain areas outside of developments or allow for tiny homes in trailer park areas	5/3/2018 7:54 AM
141	You had better hope students dont figure out the city is methodically restricting their ability to live in certain areas. They could easily register enough voters to change an election.	5/2/2018 10:51 PM
142	Common sense please.	5/2/2018 6:16 PM
143	The questions presented were not worded in a way for the general public to easily understand.	5/2/2018 6:02 PM
144	no	5/2/2018 5:49 PM
145	no	5/2/2018 5:17 PM
146	no	5/2/2018 5:09 PM
147	I would like to see all survey comments published.	5/2/2018 4:59 PM
148	I think the board and P&Z committee should ask themselves if they would like these apartments to be built near their personal homes when considering placement of these developments. There is still a lot of land and room to expand in B/CS. It's not necessary to disrupt existing neighborhoods with additional traffic when the schools scattered throughout the neighborhoods already do this and make commuting during school start times somewhat trying.	5/2/2018 4:52 PM
149	I own numerous rental properties around town but as a resident I think maintaining neighborhood integrity is more important than redevelopment opportunities.	5/2/2018 4:49 PM
150	none	5/2/2018 4:48 PM

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151	thanks for the information	5/2/2018 4:46 PM
152	Protect the neighborhoods, not the developer.	5/2/2018 4:38 PM
153	I recently moved from Southwood Valley to Stone Forest due to the traffic and housing trends in our area. It is no longer safe to have your kids on bicycles in neighborhoods full of traffic with students paying more attention to their phones than driving.	5/2/2018 4:25 PM
154	I am very concerned about the overbuilding of rental property and commercial property zoning being changed	5/2/2018 4:21 PM
155	My concern is that many of these "Aggie Shacks" are thrown together with all wood construction, and in many cases are crammed closely together (such as on Wellborn Rd.). They are a fire hazard spaced so closely. Also, in 20 years, they are going to be run down and make Aggieland appear as a Ghetto.	5/2/2018 3:48 PM
156	Stop trying to impose additional city regulations on my property	5/2/2018 1:45 PM
157	i hope the city does not give into folks in castlegate and castlegate II complaining about developments near them, particularly apartments. they live in neighborhoods that were built when neighbors had similar complaints. additionally, as a single person without children who is not a student, i am deeply worried that the city will only listen to vocal concerns of students and families, without consideration for the fact that there is a type of person who would like to live in south college station but is not a student, and options such as apartments/condos/townhomes should be available to those who do not want a \$300k+ 4+ bedroom home but also don't want to live in student apartment complexes. this is already a difficult place to be a single young (not a student) professional. please don't make it worse by letting families bully the city into not allowing this type of housing in south college station.	5/2/2018 12:54 PM
158	Want to preserve the historic quality of Southside neighborhood. On-street parking should be better regulated with safety in mind.	5/2/2018 11:49 AM
159	People should be accountable for their decisions. If they purchased property within certain rules, or lack thereof, they shouldn't be able to stop their neighbor from operating within those rules. Neither side should not have those rules changed on them. It needs to go both ways, and people should be allowed to operate within the rules of the system, without penalty just because a few people get upset. Ultimately they are upset because they purchased property within an area that allows for something they consider inappropriate, but it was allowed when they purchased. It is a person on the other side who purchased based on the same rules. No matter which side you are on. Let the true majority rule, not the few who yell the loudest.	5/2/2018 11:10 AM
160	I live outside city limits on purpose so this oppression on personal property rights is harder to effect me. As a Realtor and property manager, I think the city is violating rights of property owners by trying to control every aspect of owning inside the city limits. This town was built on ole' A.M.C. and is the reason for our economy. We want the university to continue to expand and to continue pushing commerce, research, growth into our healthy community. We need to be able to house these incoming students, it is one of the biggest means of business in this city. Are we just going to surrender that industry to TAMU and just allow them to continue to build Park West type projects. No private (only) developer would have been allowed to build something like that in the middle of town. By enacting some of these proposals I believe we are stepping over the boundary, hurting more people's property rights than protecting others perceived rights. You have the right to live at your house as you see fit as do I. If I choose to rent it out to 5 college kids and we can be respectable to our community and our environment, then it shouldn't be anyone in this world's concern or business. If I am paying my taxes and maintaining a nice looking place, who cares if 5 unrelated people with 5 different cars are parked there and on the street. What if I had 4 kids and 6 cars at my personal home without parking capability? Why would parking be restricted in front of the home I own and pay taxes for? It is the same. Who gave the city the right to choose who's rights are more important? That person was wrong.	5/2/2018 11:07 AM
161	College Station should also look at what other university communities are doing to preserve neighborhood integrity. We can't be the only community having this problem.	5/2/2018 10:36 AM

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162	All of these proposed changes favor higher density and work against the preservation of neighborhoods.	5/2/2018 10:15 AM
163	College Station needs to look at how they can encourage students to live in their dorms, apartments and student housing and help encourage families to live in the homes around town.	5/2/2018 9:34 AM
164	I live for the day when the city government truly appreciates the bountiful hidden assets of having strong, healthy neighborhood communities supported by walkable shops and services. We're a long way away from that. Loud money talks too much.	5/2/2018 9:31 AM
165	Thanks for seeking my feedback!	5/2/2018 8:41 AM
166	More housing is always better, even if a small vocal minority of homeowners complain about it.	5/2/2018 8:34 AM
167	no	5/2/2018 7:41 AM
168	Anyone moving here knows this is a college town and the nature of the town. We should never get in the business of obliging the city (actually meaning the other citizens) to help protect our own investments (anyone buying property knows the risks and must live with the outcome) or the supposed integrity of our neighborhoods (a highly tenuously defined standard that is a means for owners to use the city to carry out their preferences at best, and wreaks of gentrification against students and low income people at worst). I speak as a homeowner myself, with multiple rent homes in my neighborhood that are not well taken care of and threaten my home value (including the house next door and right across).	5/2/2018 6:35 AM
169	need more clarification and enforcement of codes on what types of businesses can operate in a single family residential home.	5/2/2018 6:30 AM
170	I've lived in College Station since 1979. It doesn't have a lot going for it as a charming or attractive town. Letting out of state developers bull doze the big trees and tear down the older homes at Southgate and Eastgate is nothing less than criminal. Just like the apartments from the 80s and 90s are rundown now, these student houses will be the same in the years to come. Our previous city council's conflict of interest with builders is responsible for letting this happen. They've destroyed any charm that was left in College Station. (Yes - this gets me worked up!)	5/1/2018 10:20 PM
171	Please keep College Station the unique, beautiful city that attracted all of us to it.	5/1/2018 10:01 PM
172	Please maintain neighborhood integrity. Too much growth and student housing encroaching established family neighborhoods is not desirable. There must be a balance between growth and maintaining residential areas. I'm afraid this town is becoming to focused on money and growth. So sad!	5/1/2018 10:01 PM
173	Please think about the residents a little more than fill the city's pocket book.	5/1/2018 9:41 PM
174	You are allowing so much density and building of property without any aesthetic attributes. So sad to see one ugly development after another going up with no consideration given to the beauty of the town. Sadly, the neighborhoods with yards are the beauty left in the city. Please, don't ruin this, too.	5/1/2018 9:39 PM
175	I guess the times are changing, what made College Station once a nice college town and a great place to raise kids will become a large college town with little or no identity, be thoughtful	5/1/2018 8:58 PM
176	More police on the streets	5/1/2018 7:46 PM
177	I worry about my neighborhood all the time, because student housing is creeping closer and closer, with unsafe driving, unkempt yards, and cluttered street parking. Please safeguard our family neighborhoods from developers who exploit the housing market in college station!	5/1/2018 6:47 PM

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178	If students rent anything in a residential area, THEY should conform to subdivision character. If a home is rented, to anyone, there should be a required posting of who owns the property and contact information. This is needed to discuss shared fences, parking and other concerns. It should also be available to allow residents to notify the owners of the rental property of any abuse, damages or disturbances that are conflicting with neighbors.	5/1/2018 6:43 PM
179	I appreciate the opportunity to comment.	5/1/2018 6:41 PM
180	Private property rights are paramount and should be protected at all costs. Owners should be allowed to rent to who they want as long as the tenants are well behaved. There are other laws to insure peace and quiet.	5/1/2018 6:31 PM
181	Will this survey be read? Will it even be considered?	5/1/2018 6:10 PM
182	No	5/1/2018 5:52 PM
183	Start scoring developments on value per arch and look at how much revenue they generate for the city(taxes) vs how much the city will spend maintaining the infrastructure / services for it.	5/1/2018 5:30 PM
184	Please place the preservation of the integrity of single family neighborhoods far above the desire for economic growth.	5/1/2018 4:59 PM
185	The city needs to be more considerate of singly family neighborhoods and find ways to accomodate the huge rental population without sacrificing those neighborhoods. Several neighbors and myself are considering relocating outside city limits or to better regulated neighborhoods in Bryan. The city officials need to consider what rules/regulations they would allow on their own streets where they live.	5/1/2018 4:48 PM
186	We need restrictions on fences and home maintenance. Many landlords let their homes decay to the point of trash. Drive down Bahia Drive to look at the shape of some of the homes. Drive around Southwood Terrace to see the shape of the fences. Horrible.	5/1/2018 4:44 PM
187	We can not keep using every square inch of land in College Station for growth and development. All areas are over crowded and it looks like no planning was involved at all. We need our green space and historic areas.	5/1/2018 3:26 PM
188	Development Services staff want to do the right thing, but are terrified to step outside the box. There is no benefit for innovation when they are castigated by the Council for attempting to innovate.	5/1/2018 3:23 PM
189	I don't want to leave this area, and I don't want to move further out into the undeveloped areas surrounding CS, but if this rapid changing of our town continues, we'll just abandon everything that we have held true about CS and TAMU and relocate. Gig 'em!	5/1/2018 3:03 PM
190	I think the city should have put more planning into the growth and now its too late to go back. Also with the continued raising of property taxes we are going to be out priced out of our home due to rising taxes. We recently moved to escape the students. Where is neighborhood integrity, its hard to live the American dream in College Station due to those padding their pockets and not worrying about quality of life in CS.	5/1/2018 2:50 PM
191	Keep the residential areas for families.	5/1/2018 2:00 PM
192	My side of Suffolk (east side) is now all students except for two houses. In 1970 not a student in sight. No problems yet except the lack of families here about.	5/1/2018 12:25 PM
193	Do the right thing for the community. Crime needs to be reviewed in relationship to the type of housing and the residents it attracts. CS crime has increased significantly and is becoming unacceptable	5/1/2018 11:52 AM
194	Some of the streets in the College Hills area need work on.	5/1/2018 11:23 AM

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195	The city MUST keep the older established neighborhoods (the old "single family home") to just that... due to overall growth but more so due to the student population our infrastructure's pathetic , traffic is horrible, and although A &M's the engine driving this machine and they contribute to the overall economy but the full time residents pick up the municipal tab. Unless the city stands firm on the older neighborhoods they will eventually go away.	5/1/2018 10:50 AM
196	FIX THE TRAFFIC BEFORE YOU START LETTING MORE STUDENT HOUSING COME IN!	5/1/2018 10:37 AM
197	I've lived in 7 other cities in 6 states through my career and have never witnessed a P&Z or city council so sold out to developers.	5/1/2018 10:27 AM
198	Seriously, you know what you need to do. Stop being money hungry and building crap for students.	5/1/2018 9:38 AM
199	There are enough apartments going in, without the need or greed for these stealth apartments. They totally degrade the city, create more traffic on small residential streets, and should not be allowed.	5/1/2018 9:20 AM
200	College Station property is too expensive to buy for a middle-low income single person. Almost all new constructions are built with premium price meant for investor not for normal working living person. Even older homes prices are sky-rocking. Cost of housing is over 50% of my income.	5/1/2018 9:05 AM
201	We need to protect the integrity of existing neighborhoods and the property value.	5/1/2018 9:02 AM
202	We are a family of five who due to circumstances out of our control (health issues), have needed to rent a home for the past 5 years. We will continue to need to rent a home for the foreseeable future. It is very discouraging to try to find a rental home in established neighborhoods, close to schools. Most rental properties are asking \$400-\$500+ per room for each home. When looking for a four bedroom home to accommodate our family, we are met with \$1600-\$2000 rental options. Both my husband and I work full time and make a decent wage but cannot afford \$2000/rent PLUS house bills. There are very limited options for affordable housing for families in CS. We do not qualify for any rent assistance programs. There are also many developments recently added for students in this community. There is no reason so many students need to live in neighborhoods. Many complaints have been made with regards to their LACK of being neighborly, taking care of their homes and yards and being respectful of those around them. Limits should be put in place to not rent homes in neighborhoods to more than two unrelated people.	5/1/2018 8:59 AM
203	Why bother asking? Planning and Zoning is populated by developers whose only interest is to make big bucks. No one listens to homeowners. I participated in my homeowners' association and spoke to both P&Z and to City Council, each time in favor of neighborhood preservation. Both groups approved what they wanted anyway. No one listens to citizens who want peaceful, family-oriented neighborhoods with native plants are restful gardens. I can't wait until my time here is done and I can leave before College Station becomes another Houston.	5/1/2018 8:58 AM
204	The sprawling development of new apartments around College Station has significantly decreased the quality of life. Developers have been allowed to take over the city and have ruined the look and feel of the city.	5/1/2018 8:50 AM
205	n/a	5/1/2018 8:40 AM
206	I have lived in the conservation district for 14 years and in Aggieland for for 38 years. I'm here to stay. Ag Shacks are creeping closer and closer to my neighborhood. I don't want to move because my street cannot be safely navigated on foot or by bicycle due to increased vehicular traffic on narrow streets.	5/1/2018 8:21 AM
207	Me neighborhood used to be peaceful and well kept. As rental property's have started moving in it is becoming unkept, parking is making it difficukt at times to even get to my house, junk vehicles leaking oil on the street, unsupervised kids causing damage, etc. We need to better control the integrity out of our "quiet" neighborhoods. We stay out of the "college" areas for a reason.	5/1/2018 8:17 AM

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208	I was surprised at the volume of conservation areas. Seems like this isn't about historical areas, but more about residents saying "no" to Ag Shacks.	5/1/2018 8:02 AM
209	I am concerned that this survey as written will keep ordinary homeowners from responding due to confusion! Get help from your PR folks in wording these surveys! An 8th grader should be able to understand it if you want true responses!	5/1/2018 7:40 AM
210	Please don't ignore the older non upscale neighborhoods like you usually do and stop letting developers and real estate people get away with everything they want	5/1/2018 7:13 AM
211	We need neighborhood code and zoning enforcement of property standards, etc. and planned development rather than piecemeal conversion of residential areas to multifamily housing.	5/1/2018 6:58 AM
212	I believe it is shortsighted for CS to allow the character of historic neighborhoods to continue to change as drastically as they have been doing. In the future, the city will lose desirable home owners near the TAMU campus if the suburban feel of these neighborhoods gives way to current pressures. When apartments are at 50% occupancy (Park), then the issue is not really rental pressure.	5/1/2018 6:29 AM
213	Don't mix student housing in neighborhoods.	5/1/2018 6:16 AM
214	I am resigned to the fact that y'all have already destroyed neighborhood integrity where I live. Congratulations. I am growing to hate this city and everything about it. Navasota is looking like a more pleasant place to live. I can't believe that's true, but it is. This whole process and the duplicity of the people involved in it make me sick. Have you not noticed that there is NOTHING in these proposals to curb the explosion of stealth dorms? Zero. This is useless fluff.	5/1/2018 6:03 AM
215	Excessive regulation will strangle future growth in College Station so be careful in micromanaging current and future residents.	5/1/2018 4:39 AM
216	No more rezoning land next to established neighborhood for apartment complexes	4/30/2018 7:39 PM
217	Shouldn't TAMU start bearing more of the burden of this rapid expansion, rather than homeowners?	4/30/2018 7:25 PM
218	The city of College Station looks completely overrun with apartments and Aggie Shacks. Single family neighborhoods must be protected.	4/30/2018 6:29 PM
219	Allow Hoas to restrict number of unrelated people living in a house to no more than 3.	4/30/2018 6:20 PM
220	College Station desperately needs more density near A&M. Artificial zoning restrictions feel good to existing homeowners but cause problems for everyone else. The government should get out of the zoning and restrictions business.	4/30/2018 6:14 PM
221	Don't overbuild CS and don't change UDO in order to "overbuild" CS. Once down that path, there is no turning back. We don't need urban high density sprawl	4/30/2018 5:26 PM
222	The City must stop adding fees and costs to development. I am personally stopping all development work in the City due to the new impact fees, cumbersome approval processes, and general sense that developers are not wanted here.	4/30/2018 3:33 PM
223	Look into yearly permits and yearly un-announced inspections to make sure you only have 4 unrelated people renting a house in a single family residential area.	4/30/2018 3:20 PM

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224	Please, please stop messing with ordinances. Particularly, when it is obvious you want to favor new development versus existing. Growth comes at a cost and often that growth means that older areas are ignored. We have too many older areas that are beginning to look like they belong in a third world country - thus, people start looking to move out rather than watch their property value deteriorate because the City allows for "junk" development to occur. If you want to zone certain areas for stealth dorm housing, then do so. Similar to the area behind the old Academy store. But, don't allow them in existing residential areas. Single family zoning needs to mean single family - not 6 unrelated individuals in a 3 bedroom house. Please start using one adopted transportation modeling program to assess the impact of new development and assess fees to cover the cost of that new development on transportation - cost of new roadways plus impact on existing roadways. Failure to do that results in issues such as that at Holleman and Harvey Mitchell Parkway.....just to name one. When you rely on such a model you need to account for the fact that 5 separate, non-family individuals living in one unit travel much more than a "single family". A single family operates as a whole unit with regard to many trips. A rental unit with the same number of individuals does not - thus, the number of trips made each day from one unit increases significantly - as does traffic. Each and every zoning change and variance has an impact. Not just on traffic, but on quality of life and neighborhood integrity. Instead of being a City that gives up it's value and integrity just to accommodate college students, let's be a City that tries to be welcoming, but welcoming within limits.	4/30/2018 3:08 PM
225	Single Family Height protection in my opinion is fine as it is. However, I believe that houses should be protected. Not barn residences where commercial property might back up to a large lot rural tract.	4/30/2018 2:53 PM
226	Single Family Height protection should not be required adjacent common areas.	4/30/2018 2:51 PM
227	With the rapid growth in CS and at TAMU, it is important to set rules which protect home owners (who live in their homes) and neighborhoods and force the growth to make adjustments rather than impose on those owners and neighborhoods any more than they already have.	4/30/2018 1:18 PM
228	Planning needs to be comprehensive. Knowing that the population will increase means planning should include more schools, improved roads, appropriate number of hospitals, infrastructure, etc. -- all that comes first, or simultaneously, with the increase in housing units. Our amenities are tied to the kinds of properties in BCS. We're never going to get a Central Market or Whole Foods here, for example, if the city simply increases constantly the number of rental properties. Improving the diversity of commercial offerings (restaurants, hotels, grocery stores) means encouraging some high-end developments to attract high-end businesses. We certainly have more than our share of chicken joints, steak houses, and Quickie Marts.	4/30/2018 1:16 PM
229	Yes	4/30/2018 12:59 PM
230	Several years ago when developers wanted to build apartment complex on the land that currently has several new "stealth dorms", neighbors signed petitions to prevent it because of increased traffic and noise. We were told the city would restrict access to our neighborhood by curbing and making our neighborhood essentially a cul-de-sac but that has never been done. This would decrease much of the increased traffic, noise, and trash on our street if the section of Redmond Dr that accesses Texas Ave were closed to through traffic and Milliff was made a one way street going towards Texas.	4/30/2018 12:40 PM
231	Neighborhood integrity should start with the perspective of current residents. Current 1-2 acre homesites should not have duplexes built next door.	4/30/2018 12:40 PM
232	Rezoning should be done in connection with transit planning. The city has long past reached the point where it would benefit from a frequent and convenient transit line along Texas Ave (either in addition to or as a rearrangement of the existing hourly meandering city routes and the university-run routes serving specific neighborhoods). Adding effective transit along Texas Ave would benefit existing residents and businesses, and would also allow for development of multifamily housing without requiring parking in this commercial strip.	4/30/2018 12:35 PM