



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final - Amended

City Council Workshop

Thursday, July 12, 2018

3:30 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

Real Estate {Gov't Code Section 551.072};

- a. Property located generally in the vicinity of Highway 50 in South Robertson 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

4:30 p.m.

- 3. Take action, if any, on Executive Session.
- 4. Presentation, possible action, and discussion on items listed on the consent agenda.
- 5. [18-0411](#) Presentation, possible action, and discussion regarding the proposed FY 2019 Community Development Budget and PY 2018 Annual Action Plan.

Sponsors:

Eller and Piscacek

Attachments:

[Attachment 1 -FY 2019 Proposed Community Development Budget](#)

[Attachment 2- FY 2019 Plan Development Process Summary](#)

[Attachment 3 - FY 2019 CDBG Public Service Funding Summary & Recommendation](#)

[Attachment 4 - FY 2019 CDBG Public Facility Funding Summary & Recommendation](#)

[Attachment 5 - 2015-2019 Community Development Goals](#)

[Attachment 6 - 2018 Income Limits](#)

[Attachment 7 - Map](#)

- 6. [18-0431](#) Presentation, possible action, and discussion regarding possible changes to Section 5.11.D.2, Neighborhood Conservation Overlay Districts, of the Unified Development Ordinance.

Sponsors:

Golbabai

Attachments:

[Background Information](#)

[Survey](#)

[Survey Results](#)

- 7. [18-0434](#) Presentation, possible action, and discussion regarding possible changes to the Unified Development Ordinance related to the creation of a middle housing zoning district.

Sponsors:

Golbabai

Attachments:

[Background Information](#)

[Survey](#)

[Survey Results](#)

- 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 July 9, 2018 at 9:00 a.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 #:	18-0411	Version:	1	Name:	FY 2019 Community Development Budget and Annual Action Plan
Type:	Presentation	Status:			Agenda Ready
File created:	6/14/2018	In control:			City Council Workshop
On agenda:	7/12/2018	Final action:			
Title:	Presentation, possible action, and discussion regarding the proposed FY 2019 Community Development Budget and PY 2018 Annual Action Plan.				
Sponsors:	Debbie Eller, Brian Piscacek				
Indexes:					
Code sections:					
Attachments:	Attachment 1 -FY 2019 Proposed Community Development Budget Attachment 2- FY 2019 Plan Development Process Summary Attachment 3 - FY 2019 CDBG Public Service Funding Summary & Recommendations Attachment 4 - FY 2019 CDBG Public Facility Funding Summary & Recommendations Attachment 5 - 2015-2019 Community Development Goals Attachment 6 - 2018 Income Limits Attachment 7 - Map				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the proposed FY 2019 Community Development Budget and PY 2018 Annual Action Plan.

Relationship to Strategic Goals: (Select all that apply)

- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity

Recommendation(s): Review of the proposed FY 2019 Community Development Budget and PY 2018 Annual Action Plan and provide feedback and/or direction.

Summary:

Staff will present the FY 2019 Community Development Budget and PY 2018 Annual Action Plan. The Annual Action Plan includes goals, objectives, and funding recommendations for projects and programs to benefit and support the low-to-moderate income population in College Station. Each year, the City is required to submit to the U. S. Department of Housing and Urban Development (HUD) a one year Annual Action Plan describing the projects and activities to be funded with community development grants received. The Annual Action Plan must correspond to the adopted 5-Year Consolidated Plan.

HUD requires that the Annual Action Plan and Budget be delivered by August 16, 2018, therefore this information is presented prior to the City Council's consideration of the overall City budget. The new grant amounts for PY 2018 include \$1,103,226 in Community Development Block Grant (CDBG) funds and \$502,414 in HOME Investment Partnership Program (HOME) funds. The budget includes previously programmed but unspent grant funds from the current year in the amount of \$627,616 in CDBG and \$281,579 in HOME. Program income from reconstruction and down payment assistance loan executed in previous years in the amount of \$48,712 is anticipated to be received in FY 2019. This amount will be received and allocated the following year.

CDBG and HOME funds may only be used to: (1) benefit low-to-moderate income persons; (2) aid in the elimination of slum and blighting influences; and/or; (3) meet a particular urgent need. Further, CDBG funds may be used to meet local needs through a wide range of community development activities, while HOME funds may only be used for affordable housing activities.

The proposed plan and budget were developed using input received from a series of public hearings, program committee meetings, surveys, and citizen input. The goals and objectives in the 2015 - 2019 Consolidated Plan were followed in preparing this year's plan. These goals and objectives were developed to meet the specific needs of lower-income citizens, and to provide support for families working towards self-sufficiency and are now being presented to City Council for discussion and input. Staff will return to Council at the August 9th meeting to make available the final draft of the budget and Annual Action Plan and Request approval.

Historically, the City has utilized these funds for a variety of programs and activities, including: affordable housing (home buyer assistance, security deposit assistance, rehabilitation, new construction, and minor repairs); funding of direct services to low-income families through local non-profit programs; economic development; code enforcement; acquisition; demolition; and park, street, infrastructure and public facility improvements in low-income areas of the city.

Budget & Financial Summary: See attached financial summaries for the proposed FY 2019 Community Development Budget for CDBG and HOME funds. Staff will be prepared to answer questions regarding the proposed plan and/or budget.

Attachments:

Attachment 1:	Proposed FY 2019 Community Development Budget
Attachment 2:	Plan Development Summary
Attachment 3:	Proposed FY 2019 Public Service Funding Recommendations
Attachment 4:	Proposed FY 2019 Public Facility Funding Recommendations
Attachment 5:	FY 2015 - 2019 Community Development Goals
Attachment 6:	2018 Median Income Limits
Attachment 7:	Map of Eligible Community Development Areas
Attachment 8:	Proposed FY 2019 (PY 2018) Annual Action Plan and Budget - Available for Review in CSO

Attachment 1: FY 2019 Proposed Community Development Budget

PROJECT	CDBG & HOME CARRY-OVER	CDBG & HOME NEW ALLOCATIONS	CDBG & HOME TOTAL PROPOSED
Owner-Occupied Rehabilitation	\$90,757	\$92,500	\$183,257
Acquisition	\$270,719 Committed to Habitat for Humanity	\$468,356	\$739,075
Demolition	\$10,000	\$0	\$10,000
Homebuyer Assistance	\$56,418	\$297,294	\$353,712
CHDO	\$55,839	\$100,000	\$155,839
CHDO Operating Expenses	\$0	\$0	\$0
Construction/Leveraged Development	\$45,580 Committed to Habitat for Humanity	\$0	\$45,580
Housing Services	\$0	\$0	\$0
Rental Rehabilitation	\$0	\$0	\$0
Code Enforcement	\$17,258.23	\$11,242	\$28,500
Tenant Based Rental Assistance	\$596	\$25,000	\$25,596
Public Service Agency (See Attachment 3)	\$19,592 2018 4th QTR Payments	\$165,483	\$185,075
Public Facility (See Attachment 4)	\$276,232 Committed to Fitch Park	\$200,000	\$476,232
Economic Development	\$0	\$0	\$0
Grant Administration	\$66,204	\$245,765	\$311,969
Total Community Development Budget			\$2,514,834
Recaptured Funds/ Program Income*		CDBG HOME	\$48,711.72*

*Recaptured Funds/Program Income will be receipted in FY19 and allocated in FY20 according to HOME Requirements

Attachment 2: Annual Action Plan and Budget Development Process Summary, FY 2019

Event	Date
Pre-proposal workshop for agencies	January 18, 2018 February 2, 2018
Public hearing on Annual Action Plan and Budget (Lincoln Center)	March 6, 2018
JRFRC proposals due	March 8, 2018
JRFRC Public Meetings	April 5, 2018 April 12, 2018 April 19, 2018 April 26, 2018 May 3, 2018 May 10, 2018
Final JRFRC Public Service Agency Public Meeting	May 16, 2018
30-Day Public Comment Period begins	June 27, 2018
Public hearing to present goal and objectives and public comments regarding the proposed PY 2018 Annual Action Plan (Lincoln Center)	July 10, 2018
First presentation of Annual Action Plan and Budget to City Council	July 12, 2018
30-Day Public Comment Period ends	July 27, 2018
Request council approval by consent agenda of PY 2018 Annual Action Plan and Budget	August 9, 2018
PY 2018 Annual Action Plan due to HUD no later than	August 16, 2018

Attachment 3: FY 2019 CDBG Public Service Funding Summary & Recommendations

Agency	Program	Requested	Recommended Funding	Funded Items	Funding City
Brazos Maternal & Child Health Clinic, Inc.	The Prenatal Clinic	\$30,000	\$30,000	Medical Items & Testing, Educational Materials	College Station
Brazos Valley Food Bank	Together We Grow	\$30,000	\$21,247	Staff Salary	Bryan
Catholic Charities	BV Financial Stability Program	\$30,000	\$5,000	Direct Client Asst.	Bryan
Brazos Valley Rehabilitation Center	Counseling & Case Management Program	\$30,000	\$30,000	Social Worker Contracted Services	Bryan & College Station
Family Promise of Bryan-College Station	Case Management	\$30,000	\$30,000	Case Management	College Station
Mental Health Mental Retardation Authority of Brazos Valley	Mary Lake Peer Support Center	\$30,000	\$30,000	Therapist, Utilities/Telephone, Supplies	College Station
Twin City Mission, Inc.	The Bridge Homeless Shelter	\$27,000	\$27,000	Case Manager, Client Assistance	Bryan
Unity Partners dba Project Unity	Safe Harbour Supervised Visitation Program	\$30,000	\$30,000	Personnel, FICA, Security	College Station
Voices for Children	Court Appointed Special Advocates of BV	\$30,000	\$30,000	Personnel/Salaries Benefits	Bryan
Total		\$267,000	\$233,247		
Internal Program Funding					
Parks Summer Program			\$16,730.00	College Station	
CSFD Fire Safety for Older Adults			\$4,000.00	College Station	

Attachment 4: FY 2019 CDBG Public Facility Funding Summary & Recommendations

Activity	Recommended Funding	Description
Georgie K. Fitch Park Improvements	\$342,402* (FY 2019 \$200,000)	\$127,875 in CDBG funds from FY 2017 were allocated for this project to design and construct a trail and bridge in Fitch Park to provide increased connectivity and pedestrian access throughout the park. This project was delayed to complete a flood study and the required a re-design. Remaining funds allocated in FY 2017 will be carried-over and expended next year. Additional funds from FY 2018 budget are included for staff costs to ensure compliance with federal requirements.
Southwest Parkway	\$133,830*	FY 2017 CDBG funds were allocated for this project to design and construct sidewalks on the north side of Southwest Parkway from FM 2154 to Welsh. Due to \$91,429 in funds remaining from the 2016 Sidewalk project, the scope of the project was expanded to include sidewalks on the south side of Southwest Parkway and improvements to the intersection at Southwest Parkway and Welsh and Southwest Parkway and FM2154. These will all meet an improvement identified in the ADA Transition Plan and/or address a citizen request. Construction will be completed in the 1st QTR of FY2019.
Total	\$476,232	
<i>*includes carry-over funds from FY 2018</i>		

Attachment 5: PY 2015-2019 Community Development Goals

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing - Rehabilitation	2015	2019	Affordable Housing		Rental Housing Special Needs	HOME: \$75,000	Rental units rehabilitated: 10 Household Housing Unit
2	Rental Housing - Construction	2015	2019	Affordable Housing		Rental Housing Special Needs	HOME: \$300,000	Rental units constructed: 50 Household Housing Unit
3	Owner Housing - Rehabilitation/Reconstruction	2015	2019	Affordable Housing		Owner-Occupied Housing	CDBG: \$50,000 HOME: \$275,000	Homeowner Housing Rehabilitated: 16 Household Housing Unit
4	Owner Housing - Demolition	2015	2019	Affordable Housing Non-Housing Community Development		Owner-Occupied Housing Public Facilities & Infrastructure	CDBG: \$50,000	Buildings Demolished: 5 Buildings
5	Rental/Owner Housing - Code Enforcement	2015	2019	Non-Housing Community Development		Rental Housing Owner-Occupied Housing	CDBG: \$500,000	Housing Code Enforcement/Foreclosed Property Care: 25000 Household Housing Unit
6	Homeownership - Down Payment Assistance	2015	2019	Affordable Housing		Homeownership	HOME: \$500,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
7	Homeownership - Financial Literacy	2015	2019	Affordable Housing		Homeownership		Other: 375 Other
8	Homeownership - Construction	2015	2019	Affordable Housing		Owner-Occupied Housing Homeownership	CDBG: \$400,000 HOME: \$400,000	Homeowner Housing Added: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homelessness - TBRA Security Deposits	2015	2019	Homeless		Rental Housing Homelessness Special Needs	HOME: \$125,000	Tenant-based rental assistance / Rapid Rehousing: 375 Households Assisted
10	Homelessness - Outreach and Assessment	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Special Needs Public Services	CDBG: \$10,000	Other: 20 Other
11	Homelessness - Services	2015	2019	Homeless		Homelessness Public Services	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
12	Special Needs - Services	2015	2019	Non-Homeless Special Needs		Special Needs Public Services	CDBG: \$150,000	Public service activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted
13	Public Services - Health Care Services	2015	2019	Non-Housing Community Development		Special Needs Public Services	CDBG: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 3600 Persons Assisted
14	Public Services - Youth Services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted
15	Public Services - Senior Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Special Needs Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Public Services - Domestic Abuse & Neglect	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Special Needs Public Services	CDBG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted
17	Public Services - Other	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
18	Public Facilities - Street Infrastructure	2015	2019	Non-Housing Community Development		Public Facilities & Infrastructure	CDBG: \$1,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
19	Public Facilities - Sidewalk Infrastructure	2015	2019	Non-Housing Community Development		Public Facilities & Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
20	Public Facilities - Other Infrastructure	2015	2019	Non-Housing Community Development		Public Facilities & Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
21	Public Facilities - Park Improvements	2015	2019	Non-Housing Community Development		Public Facilities & Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
22	Economic Development - Business Loan Program	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$150,000	Jobs created/retained: 25 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	Economic Development - Job Training	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Goal Descriptions

1	Goal Name	Rental Housing - Rehabilitation
	Goal Description	Encourage and facilitate the rehabilitation of rental units.
2	Goal Name	Rental Housing - Construction
	Goal Description	Encourage and facilitate the construction of new affordable rental units through nonprofit or for-profit partners. Additional sources of funds include tax credits through the State of Texas and private funds.
3	Goal Name	Owner Housing - Rehabilitation/Reconstruction
	Goal Description	Encourage and facilitate maintenance of residential units by low- and moderate-income homeowners through minor repair grants (CDBG) and residential rehabilitation or reconstruction loans (HOME).
4	Goal Name	Owner Housing - Demolition
	Goal Description	Encourage and facilitate the removal of dilapidated residential structures and/or address community emergencies.
5	Goal Name	Rental/Owner Housing - Code Enforcement
	Goal Description	Utilize code enforcement regulations to maintain the integrity of older neighborhoods. Funds will support Code Enforcement Officer position(s).
6	Goal Name	Homeownership - Down Payment Assistance
	Goal Description	Encourage and support programs and projects that provide financial assistance to low- and moderate-income households purchasing existing or new affordable homes.

7	Goal Name	Homeownership - Financial Literacy
	Goal Description	Encourage and support programs and projects that provide education and counseling to lower-income homeowners and prospective homebuyers.
8	Goal Name	Homeownership - Construction
	Goal Description	Encourage and support programs and projects that construct new housing units for low- and moderate-income homebuyers.
9	Goal Name	Homelessness - TBRA Security Deposits
	Goal Description	Preventing homelessness through the provision of assistance for low-income households to secure and sustain safe, decent affordable housing. This is a coordinated effort among affordable housing providers and the City to provide security deposit assistance to eligible households.
10	Goal Name	Homelessness - Outreach and Assessment
	Goal Description	Fostering coordination, collaboration, and increased resources to assess community needs, available services, and service gaps. This information may be used to target and improve service provision.
11	Goal Name	Homelessness - Services
	Goal Description	Assist homeless persons in meeting health and human service needs; provide training and counseling opportunities to help with the transition to self-sufficiency. This goal will be met through public service provision.
12	Goal Name	Special Needs - Services
	Goal Description	Encourage and facilitate organizations that provide social and/or housing services to special needs populations.
13	Goal Name	Public Services - Health Care Services
	Goal Description	Encourage and support nonprofit providers of health and dental care to deliver programs to low- and moderate-income families and individuals.
14	Goal Name	Public Services - Youth Services
	Goal Description	Encourage and support nonprofit providers of youth services and programs to deliver programs to low- and moderate-income families.

15	Goal Name	Public Services - Senior Services
	Goal Description	Encourage and support nonprofit providers of mental health care and substance abuse counseling services to deliver programs to low- and moderate-income families and individuals.
16	Goal Name	Public Services - Domestic Abuse & Neglect
	Goal Description	Encourage and support nonprofit providers of domestic abuse and neglect services and programs to deliver programs to low- and moderate-income families.
17	Goal Name	Public Services - Other
	Goal Description	Encourage and support nonprofit providers of other public services and programs to deliver programs to low- and moderate-income families.
18	Goal Name	Public Facilities - Street Infrastructure
	Goal Description	Rehabilitation and expansion of street infrastructure.
19	Goal Name	Public Facilities - Sidewalk Infrastructure
	Goal Description	Rehabilitation and expansion of sidewalk infrastructure.
20	Goal Name	Public Facilities - Other Infrastructure
	Goal Description	Rehabilitation and expansion of other infrastructure, including water and sewer lines and flood drain improvements.
21	Goal Name	Public Facilities - Park Improvements
	Goal Description	Improve or expand park facilities including green space, neighborhood parks, and recreational facilities.
22	Goal Name	Economic Development - Business Loan Program
	Goal Description	Rehabilitate and/or develop new spaces for businesses to better realize job creation.

23	Goal Name	Economic Development - Job Training
	Goal Description	Support and expand community-wide training and employment activities targeting low- and moderate-income households.

Attachment 6: 2018 Median Income Limits

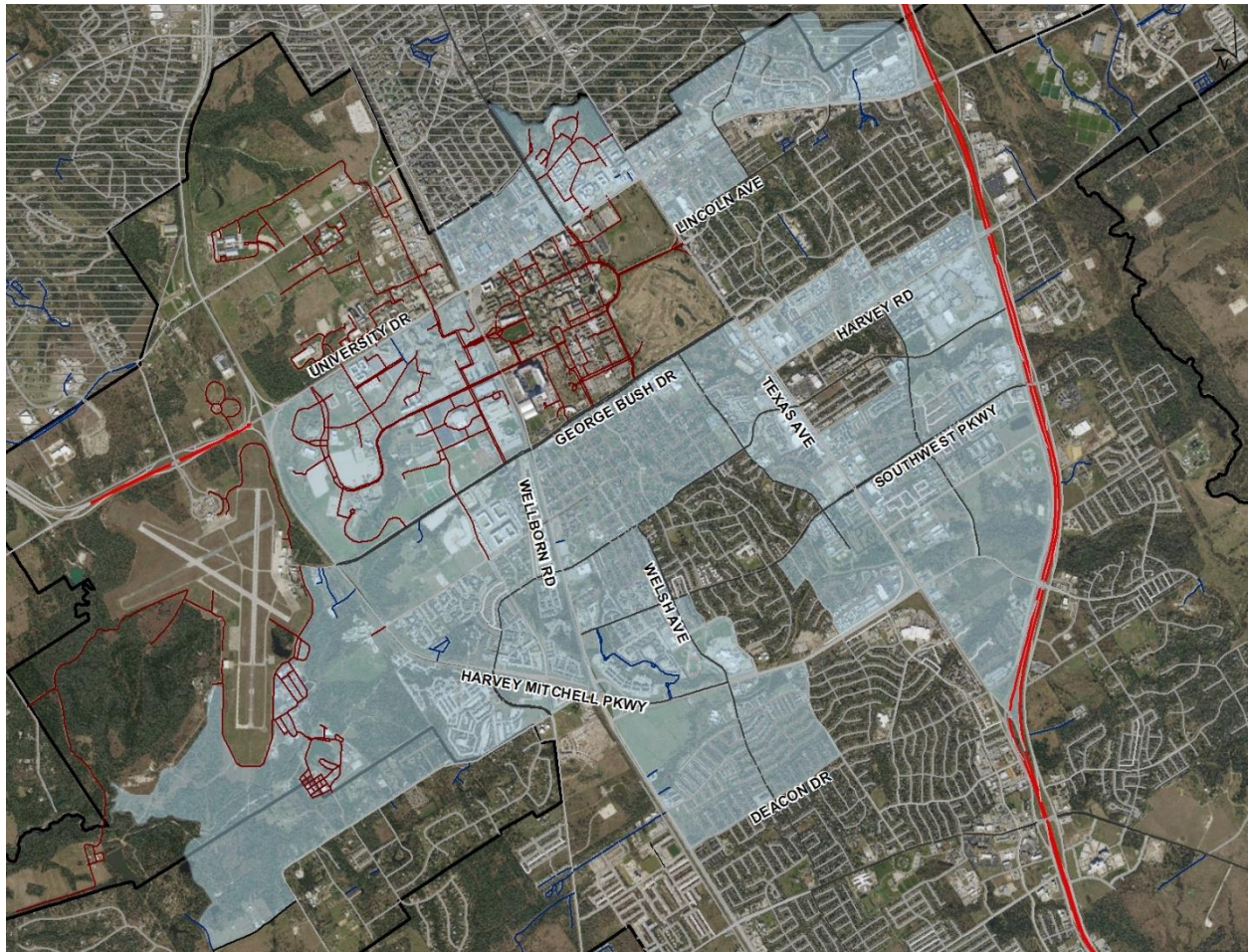
2018 MEDIAN INCOME LIMITS
City of College Station
Community Development

This list supersedes all other lists of prior dates.

Household	60%	80%
1	\$28,320	\$37,700
2	\$32,340	\$43,050
3	\$36,360	\$48,450
4	\$40,380	\$53,800
5	\$43,620	\$58,150
6	\$46,860	\$62,450
7	\$50,100	\$66,750
8	\$53,340	\$71,050

The left column (Household) refers to the number of people in the home. The two columns on the right refer to the maximum combined income allowed per year by HUD guidelines in order to qualify for a Community Development program at 60% and 80% of the Area Median Income (AMI).

Attachment 7: Map of Eligible Community Development Areas



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No warranty is made by the City of College Station regarding specific accuracy or completeness.

Legislation Details (With Text)

File #:	18-0431	Version:	1	Name:	Neighborhood Conservation Overlay Districts
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	6/26/2018	In control:		In control:	City Council Workshop
On agenda:	7/12/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding possible changes to Section 5.11.D.2, Neighborhood Conservation Overlay Districts, of the Unified Development Ordinance.				
Sponsors:	Justin Golbabai				
Indexes:					
Code sections:					
Attachments:	Background Information Survey Survey Results				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding possible changes to Section 5.11.D.2, Neighborhood Conservation Overlay Districts, of the Unified Development Ordinance.

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s): The Planning and Zoning Commission will consider this item at their July 5th 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 concepts related to provide additional options and flexibility to the Neighborhood Conservation Overlay districts. 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 5.11.D.2 of the UDO.

Budget & Financial Summary: N/A

Attachments:

1. Background Information
2. Survey Questions
3. Survey Results

Neighborhood Conservation Overlay

What is the Neighborhood Conservation Overlay?

The Neighborhood Conservation Overlay District (NCO) allows neighborhoods to self-impose additional development standards on single family properties from a menu of options that are generally more restrictive than the City's standard requirements. Example of the categories that may be selected for inclusion in the overlay are changes to minimum setbacks, maximum height, minimum lot size, tree preservation, and on-site parking.

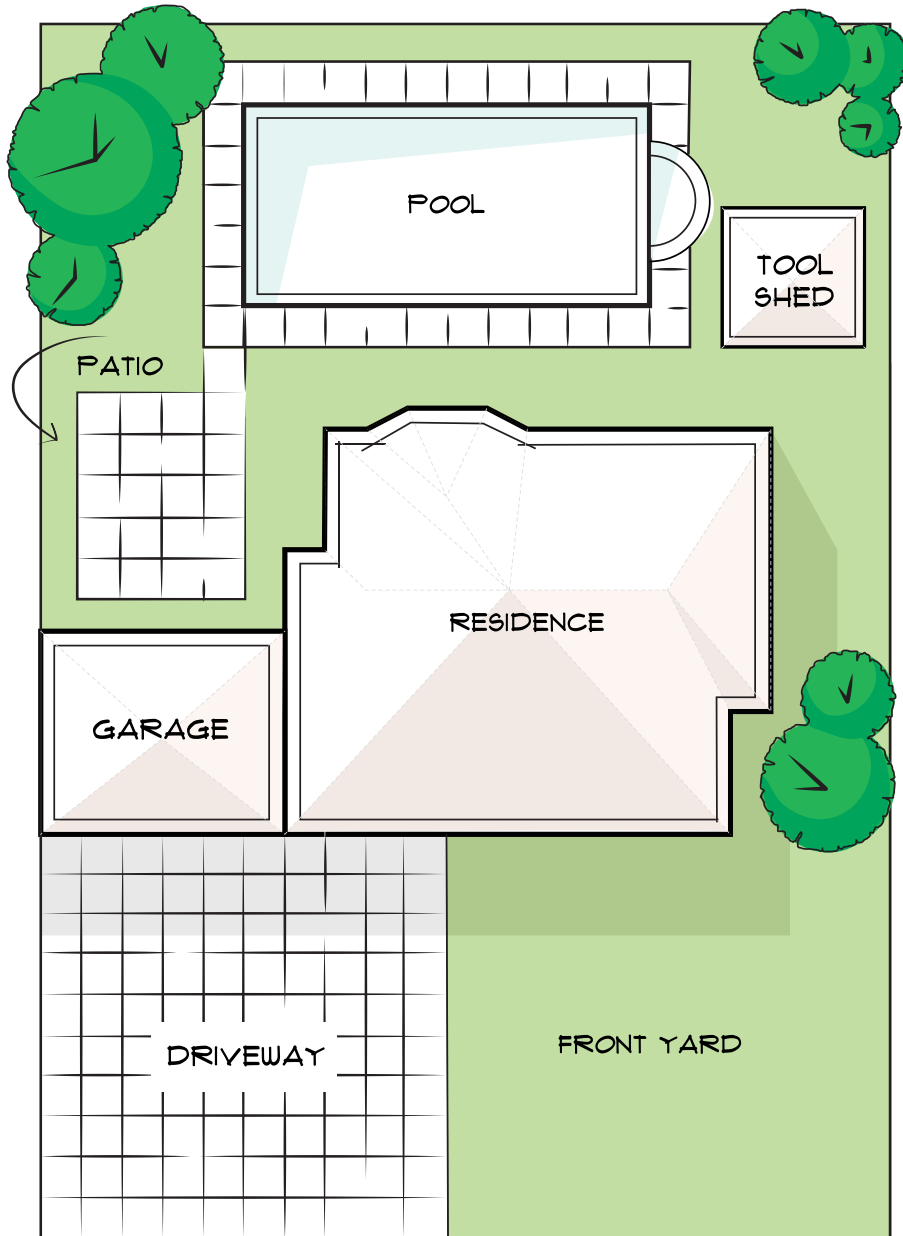
In order for a Neighborhood Conservation Overlay District to be brought before City Council for adoption, a neighborhood stakeholder committee of at least 6 stakeholders must work with City staff to develop the boundary of the district, select options for inclusion, prepare a neighborhood study, and submit a petition showing support from 50%+1 of the subject area's property owners.

Objective

Receive community feedback on providing increased flexibility and options for the Neighborhood Conservation Overlay Districts.

CURRENT NCO LOT COVERAGE CALCULATION

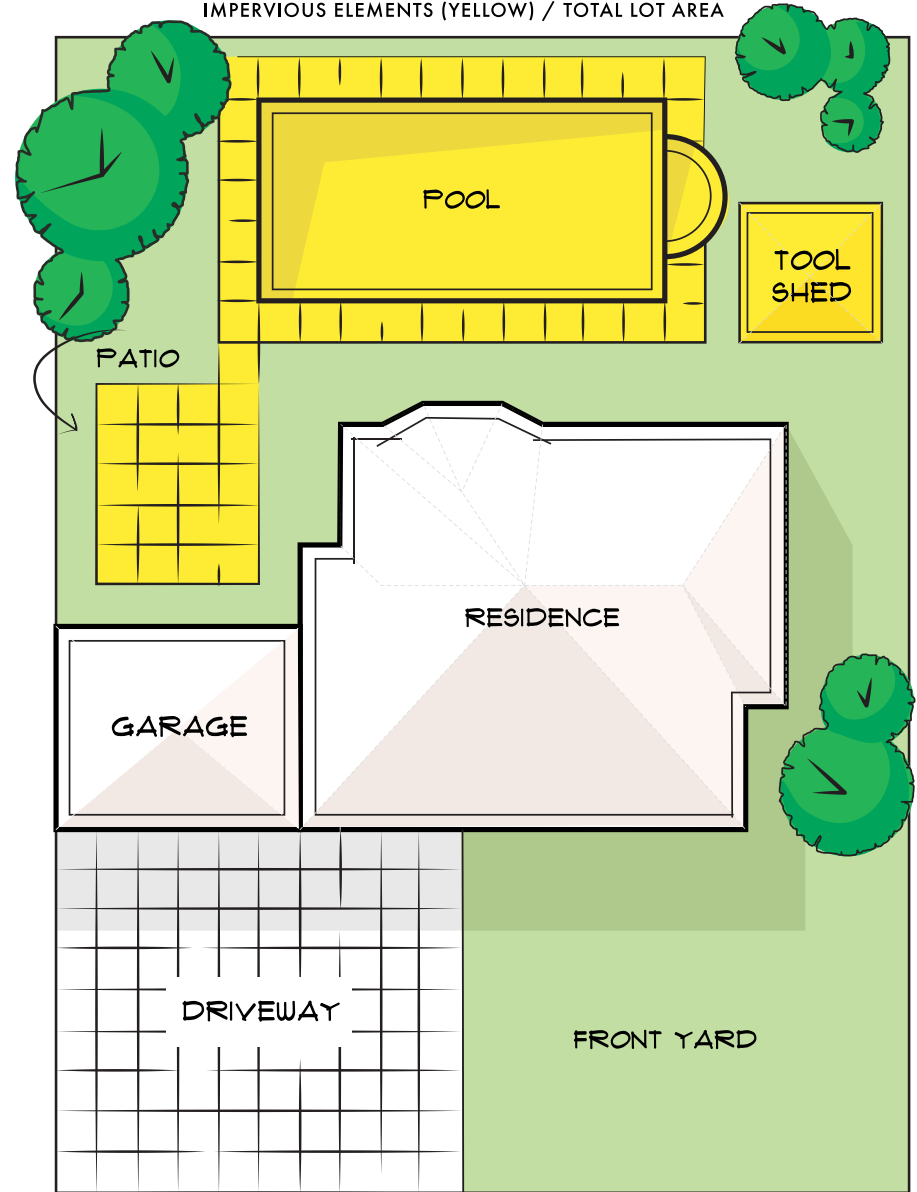
LOT COVERAGE = IMPERVIOUS SURFACES (WHITE) / TOTAL LOT AREA



- WHITE – REQUIRED IMPERVIOUS SURFACE ELEMENTS
- GREEN – PERVIOUS SURFACES

PROPOSED NCO LOT COVERAGE CALCULATION

LOT COVERAGE = REQUIRED IMPERVIOUS SURFACES (WHITE) + SELECTED OPTIONAL IMPERVIOUS ELEMENTS (YELLOW) / TOTAL LOT AREA



- WHITE – REQUIRED IMPERVIOUS SURFACE ELEMENTS
- YELLOW – OPTIONAL IMPERVIOUS SURFACE ELEMENTS
- GREEN – PERVIOUS SURFACES

Maximum Lot Coverage Background Information

Maximum lot coverage refers to the percentage of a property's surface that is allowed to be impervious to water. Examples of impervious surfaces include the building area, driveways and parking areas. College Station generally does not limit the amount of impervious surface on a property but would do so for areas selecting this option in the Neighborhood Conservation Overlay.

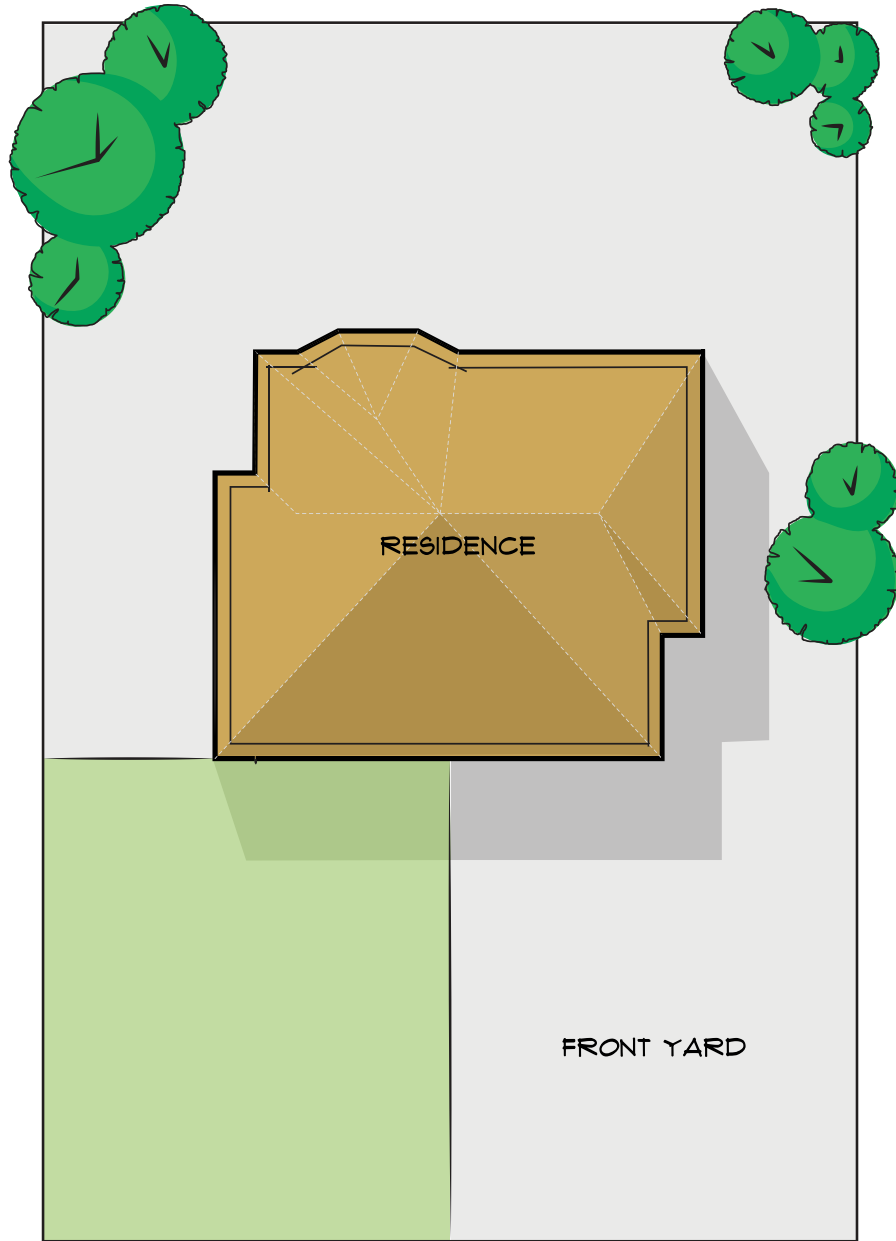
The current maximum lot coverage option in the Unified Development Ordinance allows an impervious surface requirement for new development equal to (but not more or less than) the median of the surrounding area.

Also, per the current ordinance language, the neighborhood must also include elements such as accessory structures, patios, pools, etc. as part of the impervious coverage requirement, which means the additions of these items would be regulated by the Neighborhood Conservation Overlay if maximum lot coverage is selected.

Tree Preservation Background Information

If tree preservation is selected for inclusion as a Neighborhood Conservation Overlay option, any existing tree of 8-inch caliper or greater in good form and condition outside the buildable area (such as the area dedicated for setbacks) are required to be barricaded and preserved. Outside this Neighborhood Conservation Overlay option, College Station does not require trees to be barricaded or preserved with new development.

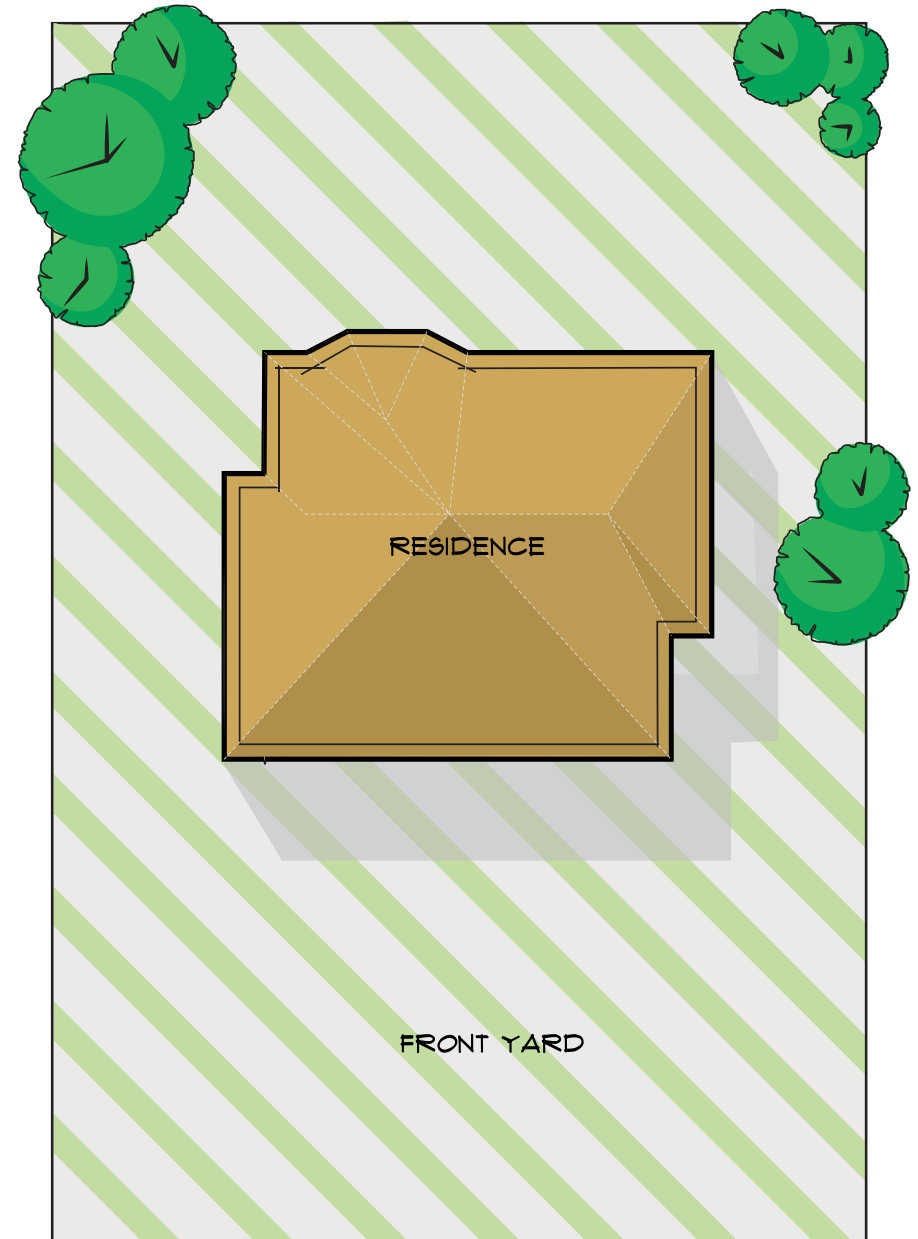
CURRENT ON-SITE PARKING REQUIREMENTS *



50% OF YARD

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

PROPOSED NCO ON-SITE PARKING OPTION



CONCRETE

- GREEN/GREY - NCO OPTION TO DESIGNATE PARKING AND NON-PARKING AREAS AND PERCENTAGES

On-Site Parking Background Information

In most areas, College Station currently requires that parking can only take place on 50% of a detached single family property's front area and there are no limits on other parts of the property such as the back area or the sides. The City also requires residential driveways to be a width of between 12 and 25 feet at the property line.

Minimum Lot Size Background Information

Generally, College Station requires lots in residential resubdivisions to be a minimum of 8,500 square feet in the City's older areas but this does not apply if a Neighborhood Conservation Overlay is adopted. Including a minimum lot size option in the Neighborhood Conservation Overlay would provide similar protections but also would inadvertently make smaller properties non-conforming which limits their ability to develop. Allowing the minimum lot size option to only apply to subdividing properties would enforce minimum lot size in a way that does not make existing properties non-conforming.

Garage Requirement Background Information

Currently there is not a general requirement or a Neighborhood Conservation Overlay option that requires a new single family development to build a garage.

Neighborhood Study Background Information

The Unified Development Ordinance currently requires that a Neighborhood Conservation Overlay must be based on findings of a Conservation Study conducted by the City of College Station in conjunction with a neighborhood stakeholder committee made up of at least 6 property owners in the neighborhood. The ordinance further states that the Conservation Study must include a survey of existing conditions and unique characteristics of the neighborhood and outline the issues that threaten the preservation of those characteristics.

No More Than 2-Unrelated Background Information

Single family properties are intended for the use of a single family. Family is defined by the Unified Development Ordinance as containing no more than 4-unrelated persons and is currently enforceable through the City's Code Enforcement. Several neighborhood groups have developed privately enforced deed restrictions to limit occupancy to no more than 2-unrelated for their neighborhood. If adopted as part of a Neighborhood Conservation Overlay, the City would be responsible for enforcing the no more than 2-unrelated in the adopted neighborhood area.

NEIGHBORHOOD CONSERVATION OVERLAY SURVEY

MAXIMUM LOT COVERAGE (AMOUNT OF IMPERVIOUS SURFACE IS ALLOWED ON A LOT)					
College Station should allow more flexibility for the impervious surface requirement for new development to be between the neighborhood median and the currently allowed maximum.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow more flexibility to choose whether elements such as patios, pools, accessory structures, etc. should be included in the impervious surface calculation proposal for new development.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
TREE PRESERVATION (REQUIREMENT TO BARRICADE TREES OVER A CERTAIN SIZE)					
College Station should allow more flexibility to be able to exclude the protection of certain species of trees (such as Hackberry or invasive trees) for new development from their tree protection option proposal.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow more flexibility to propose a larger caliper inch standard than the eight-inch caliper inches allowed for in the tree protection option for new development.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
ON-SITE PARKING REQUIREMENTS					
College Station should allow a new menu option to propose specifying parking and non-parking area locations for new development beyond the front yard.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow a new menu option to propose changes to the maximum percentage of parking area allowed for different portions of a new development (for example, 50% parking allowed in the front yard, 60% in the back).	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow a new menu option to specify a lower maximum width allowed for a new development's driveway as long as it's higher than the city's required minimum	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
OTHER NEIGHBORHOOD CHARACTERISTICS:					
College Station should allow minimum lot size calculations to only apply to properties that are subdividing.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow a new menu option to propose requiring a 1, 2, or 3-car garage for new development based on the prevailing neighborhood character.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE

OTHER NEIGHBORHOOD CHARACTERISTICS:					
College Station should remove the requirement for a formal Neighborhood Conservation Study of existing conditions and threats to preservation as part of the overlay proposal.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow a new menu option to restrict the number of unrelated persons living in a single family dwelling from 4 to 2.	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?					

OPEN ENDED QUESTIONS:

Are there other elements of the Neighborhood Conservation Overlay you would want modified?

General Feedback, Comments or Concerns?

Neighborhood Integrity UDO Proposals Middle Housing

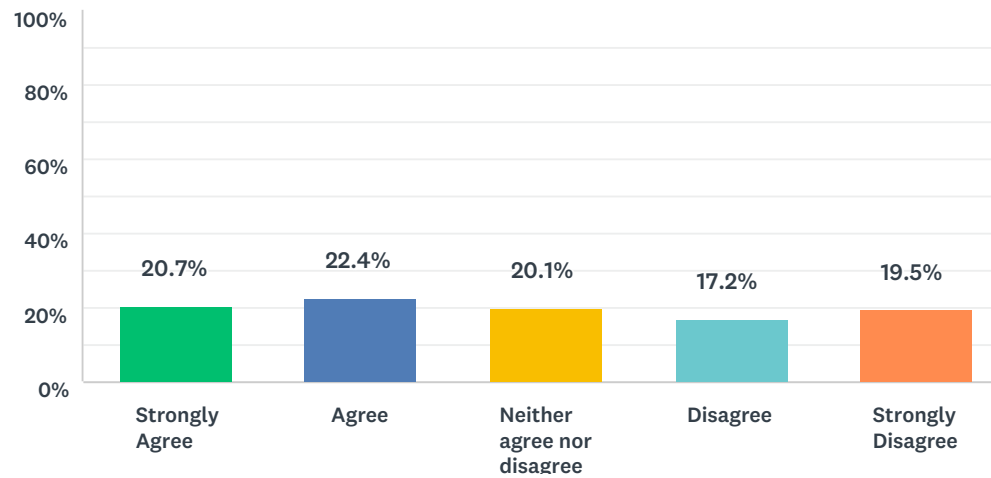
All Responses & Comments

April - May 2018



Q1 College Station should allow more flexibility for the impervious surface requirement for new development to be between the neighborhood median and the currently allowed maximum.

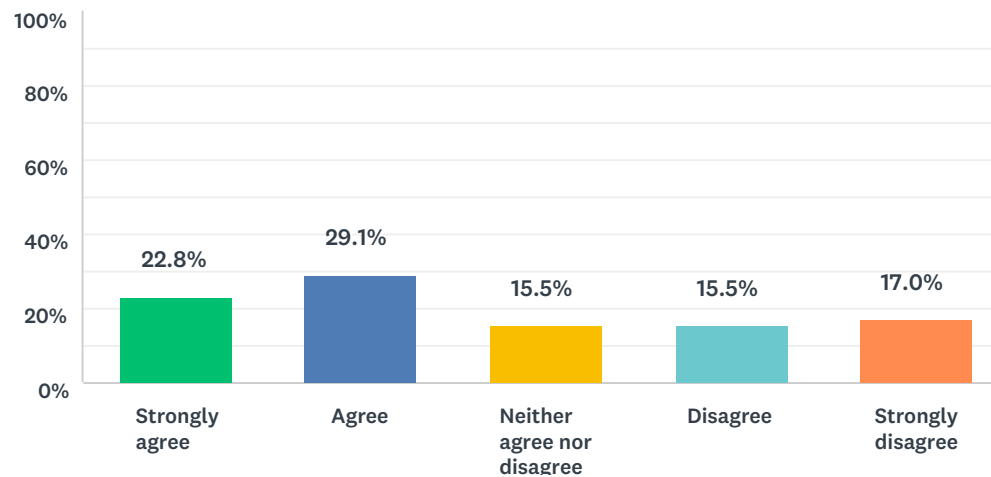
Answered: 522 Skipped: 39



ANSWER CHOICES	RESPONSES	
Strongly Agree	20.7%	108
Agree	22.4%	117
Neither agree nor disagree	20.1%	105
Disagree	17.2%	90
Strongly Disagree	19.5%	102
TOTAL		522

Q2 College Station should allow more flexibility to choose whether elements such as patios, pools, accessory structures, etc. should be included in the impervious surface calculation proposal for new development.

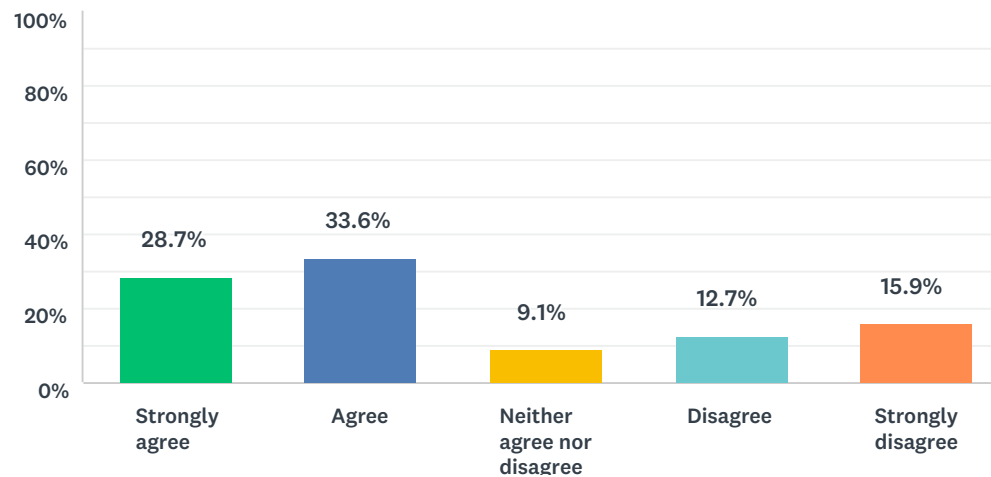
Answered: 522 Skipped: 39



ANSWER CHOICES	RESPONSES	
Strongly agree	22.8%	119
Agree	29.1%	152
Neither agree nor disagree	15.5%	81
Disagree	15.5%	81
Strongly disagree	17.0%	89
TOTAL		522

Q3 College Station should allow more flexibility to be able to exclude the protection of certain species of trees (such as Hackberry or invasive trees) for new development from their tree protection option proposal.

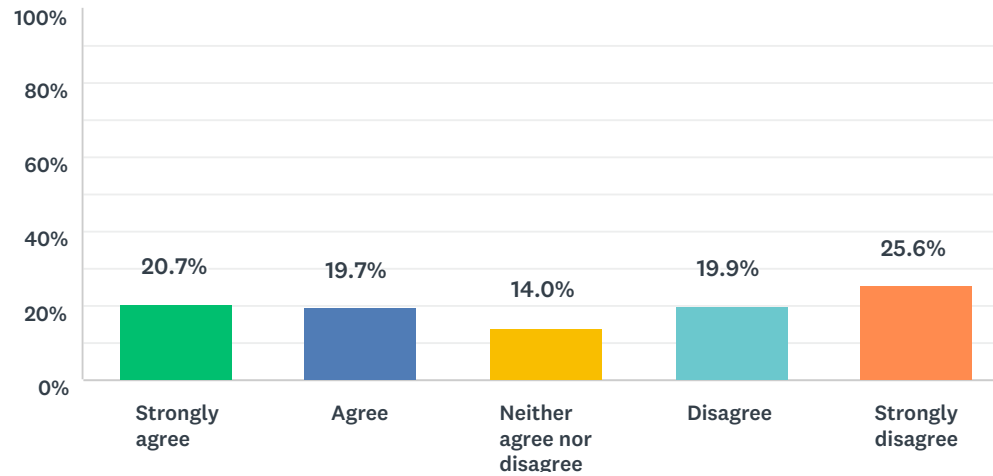
Answered: 527 Skipped: 34



ANSWER CHOICES	RESPONSES	
Strongly agree	28.7%	151
Agree	33.6%	177
Neither agree nor disagree	9.1%	48
Disagree	12.7%	67
Strongly disagree	15.9%	84
TOTAL		527

Q4 College Station should allow more flexibility to propose a larger caliper inch standard than the eight-inch caliper inches allowed for in the tree protection option for new development.

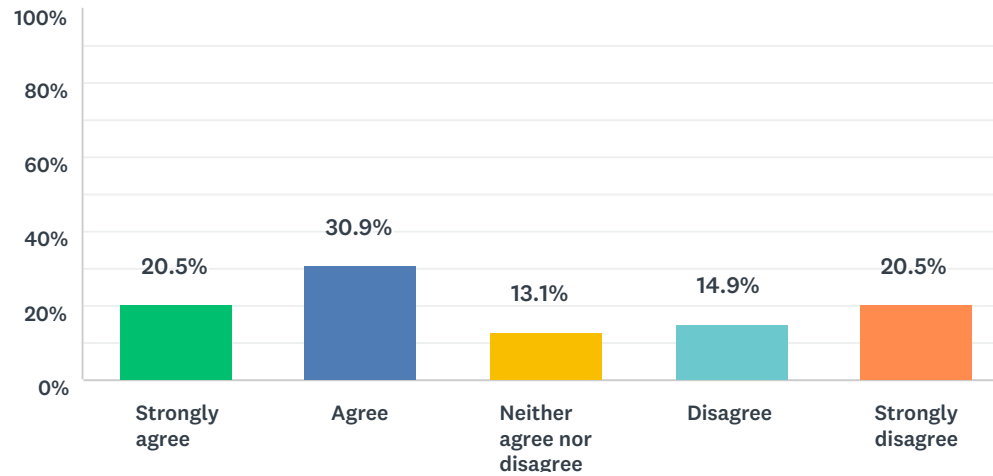
Answered: 527 Skipped: 34



ANSWER CHOICES	RESPONSES	
Strongly agree	20.7%	109
Agree	19.7%	104
Neither agree nor disagree	14.0%	74
Disagree	19.9%	105
Strongly disagree	25.6%	135
TOTAL		527

Q5 College Station should allow a new menu option to propose specifying parking and non-parking area locations for new development beyond the front yard.

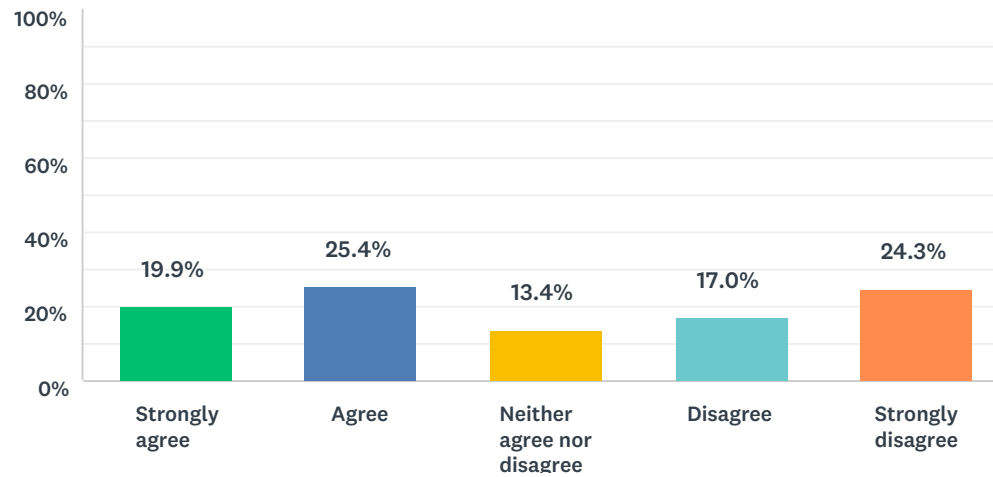
Answered: 511 Skipped: 50



ANSWER CHOICES	RESPONSES	
Strongly agree	20.5%	105
Agree	30.9%	158
Neither agree nor disagree	13.1%	67
Disagree	14.9%	76
Strongly disagree	20.5%	105
TOTAL		511

Q6 College Station should allow a new menu option to propose changes to the maximum percentage of parking area allowed for different portions of a new development (for example, 50% parking allowed in the front yard, 60% in the back).

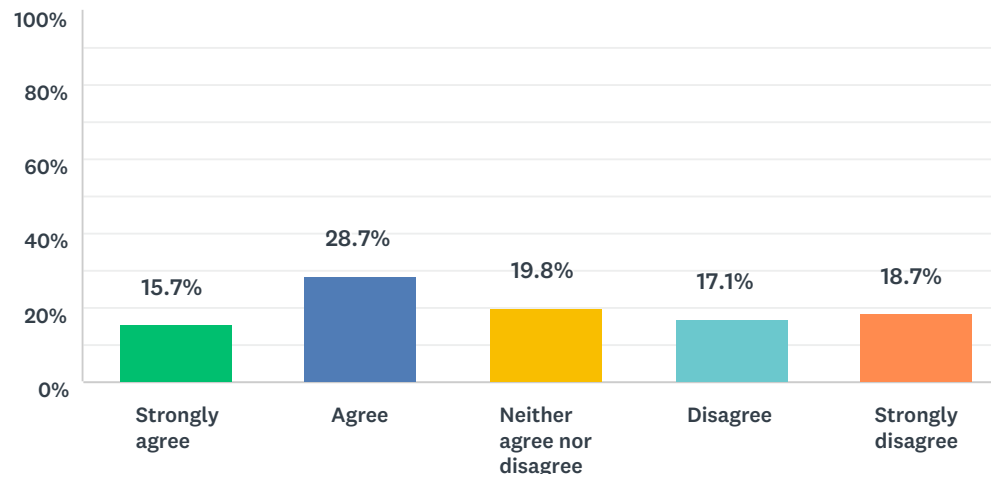
Answered: 507 Skipped: 54



ANSWER CHOICES	RESPONSES	
Strongly agree	19.9%	101
Agree	25.4%	129
Neither agree nor disagree	13.4%	68
Disagree	17.0%	86
Strongly disagree	24.3%	123
TOTAL		507

Q7 College Station should allow a new menu option to specify a lower maximum width allowed for a new development's driveway as long as it's higher than the city's required minimum.

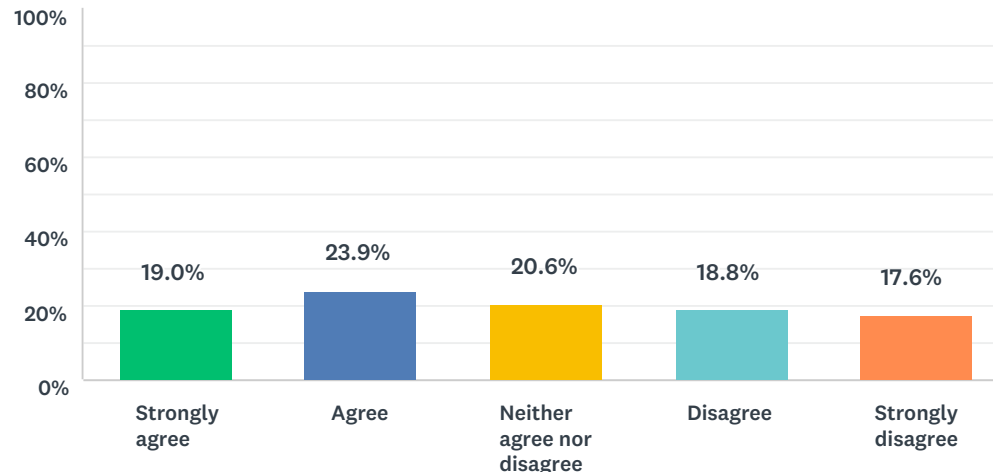
Answered: 509 Skipped: 52



ANSWER CHOICES	RESPONSES	
Strongly agree	15.7%	80
Agree	28.7%	146
Neither agree nor disagree	19.8%	101
Disagree	17.1%	87
Strongly disagree	18.7%	95
TOTAL		509

Q8 College Station should allow minimum lot size calculations to only apply to properties that are subdividing.

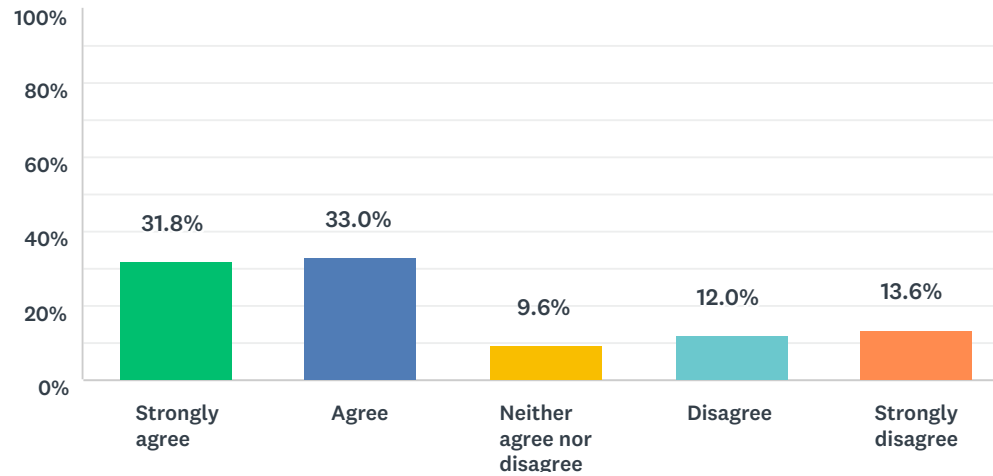
Answered: 494 Skipped: 67



ANSWER CHOICES	RESPONSES	
Strongly agree	19.0%	94
Agree	23.9%	118
Neither agree nor disagree	20.6%	102
Disagree	18.8%	93
Strongly disagree	17.6%	87
TOTAL		494

Q9 College Station should allow a new menu option to propose requiring a 1, 2, or 3-car garage for new development based on the prevailing neighborhood character.

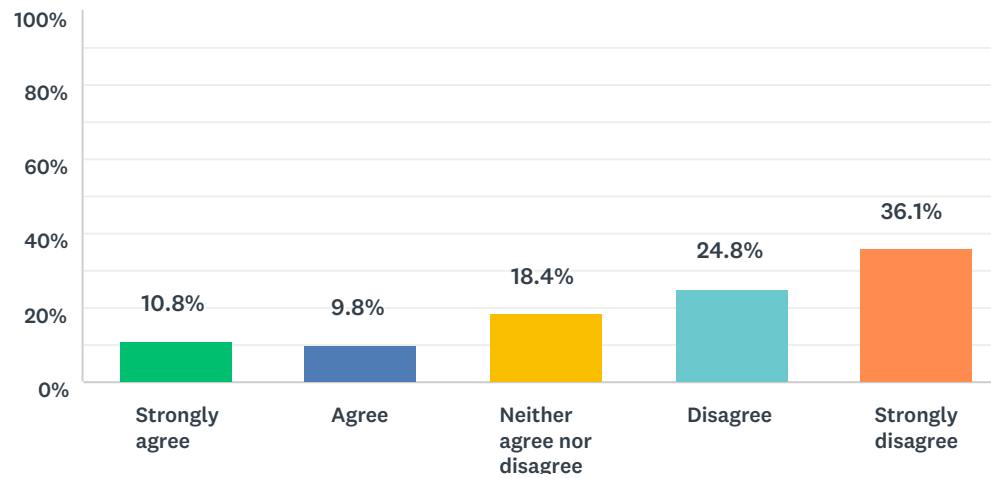
Answered: 500 Skipped: 61



ANSWER CHOICES	RESPONSES	
Strongly agree	31.8%	159
Agree	33.0%	165
Neither agree nor disagree	9.6%	48
Disagree	12.0%	60
Strongly disagree	13.6%	68
TOTAL		500

Q10 College Station should remove the requirement for a formal Neighborhood Conservation Study of existing conditions and threats to preservation as part of the overlay proposal.

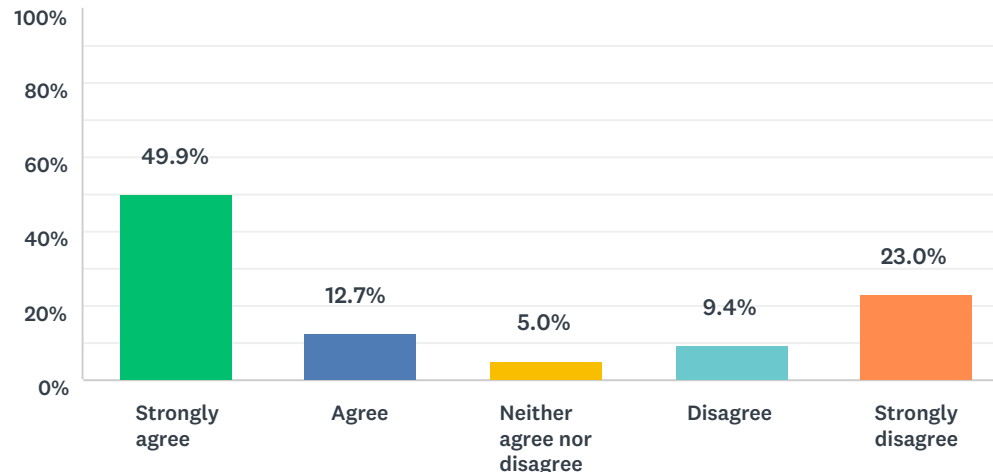
Answered: 499 Skipped: 62



ANSWER CHOICES	RESPONSES	
Strongly agree	10.8%	54
Agree	9.8%	49
Neither agree nor disagree	18.4%	92
Disagree	24.8%	124
Strongly disagree	36.1%	180
TOTAL		499

Q11 College Station should allow a new menu option to restrict the number of unrelated persons living in a single family dwelling from 4 to 2.

Answered: 521 Skipped: 40



ANSWER CHOICES	RESPONSES	
Strongly agree	49.9%	260
Agree	12.7%	66
Neither agree nor disagree	5.0%	26
Disagree	9.4%	49
Strongly disagree	23.0%	120
TOTAL		521

Q12 Are there other elements of the Neighborhood Conservation Overlay you would want modified?

Answered: 172 Skipped: 389

#	RESPONSES	DATE
1	Did not understand several of the questions. Trees should be protected - Hackberry or not. No parking lots in the front yard! Garages should be required. These surveys are misleading and confusing. People don't generally know about impervious surfaces! But, they do know that a front yard should not be paved over to make a parking lot.	5/25/2018 11:23 AM
2	The argument that the current regulations unreasonably limit what can be developed on a non-conforming lot is invalid. We don't need auxiliary residences squeezed onto smaller lots, AND non-conforming lots can still be productively redeveloped.	5/25/2018 11:18 AM
3	It's important that the city council grant much more flexibility in the use of neighborhood conservation overlaps. This committee should consist of 6 homeowners living in the neighborhood.	5/25/2018 10:58 AM
4	How will you enforce the number of unrelated in one home? We can tell in a neighborhood and help share information, We've stopped 4 of them with with photos of cars and checking license plates - why can't you do it? Remove the requirement to have six people of a committee. If a neighborhood has to have 50% + 1 to get an overlay, why does it matter how many people serve on a group to create the overlay? Big problem we ran into was the wording on the tree preservation section. People read it as requiring them to plant a tree the same caliper as the size of the one cut down. If the tree is 3 ft. thick, there is no way to plant one that size to replace it. If you have a highly wooded lot, planting enough to make up that caliper may not be possible. Why not give some flexibility to this?	5/25/2018 10:56 AM
5	Six on study committee is too many. Clarify on Caliper inch definition. Tree replacement equals half of what is removed.	5/25/2018 10:43 AM
6	Signatures to approve NCO are a major concern. People can sign withiut knowledge of WHAT they are signing. Look at how Bryan does it. 66% should be brought to City Council before an overlay. Neighborhoods are not being notified until AFTER NCO language change is brought to council. Student housing and property rights should not be restricted to less then 2 unrelated persons. NOT an appropriate way to restrict stealth dorms.	5/24/2018 4:52 PM
7	More specific restrictions on street parking.	5/24/2018 4:40 PM
8	Should be created by owners and not lead to city by a minority of players that are unhappy with change.	5/24/2018 4:39 PM
9	Yes. This is what HOAs are for.	5/24/2018 4:36 PM
10	Should not be up to solely residents to decide how many unrelated family members can live in a detached house. Parking requirements are too strict.	5/24/2018 4:30 PM
11	Yes, petition requirement changed from 50 + 1 to 66%. Enforce neighborhoods definition as being platted subdivision. Notification to homeowners by certifies mail letter and acceptance is done by return of said letter with notarized signature of homeowner.	5/24/2018 4:19 PM
12	Did not understand number 7. For number 8, How could it apply to existing properties?	5/24/2018 4:16 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

13	Leave the older neighborhoods just that. Don't make changes that would allow developers to turn neighborhoods into large development type homes for students. Sis not understand questions 8 &9, but shouldn't be able to split up land and build more housing on a plat.	5/24/2018 4:12 PM
14	Noise is an element, but the city police seem very effective when necessary.	5/24/2018 4:06 PM
15	No parking in front yard. All parking needs to be in garage or in rear.	5/24/2018 4:02 PM
16	We definitely need to be able to limit single family residents to no more than 2 unrelated persons.	5/24/2018 4:00 PM
17	Save the trees - developers pay no attention today regarding older trees that are 60, 80 or 100 years old with diameters of >12".	5/24/2018 3:53 PM
18	1 - yes, petition requirement changed from 50 + 1 to 66% 2 - Enforce neighborhood definition as being platted subdivision 3 - Notification to homeowners by certified mail letter and acceptance is done by return of said letter with notarized signature of homeowner.	5/24/2018 3:49 PM
19	1. Yes, petition requirement changed from 50 +1 to 66%. 2. Enforce neighborhood definition as being a platted subdivision. 3. Notification to homeowners by certified mail letter and acceptance done by return of said letter with notarized signature of homeowner.	5/24/2018 3:45 PM
20	No more parking in the front!!	5/24/2018 3:38 PM
21	Maybe an officer dedicated to evening patrol in these high (party) renter areas. Have the investment owners of the rental properties give their cell number to us owners and we can call them at 1-2 a.m. when there are no responses from police.	5/24/2018 3:28 PM
22	Need to read more details, in general I am opposed to conservation overlays.	5/24/2018 3:25 PM
23	We need, as a city, to build to attract families first and foremost. There are more than enough student places.	5/24/2018 3:09 PM
24	I am opposed to a neighborhood overlay. there are always unintended consequences when additional restrictions are added. Currently, CS' rigorous restrictions are fairly enforced across all neighborhoods and are sufficient to maintain the quality of our properties. The existing unrelated parties rules are difficult to enforces without DNA samples and degree of unrelated/related requirements are ambiguous. It will be expensive to defend this in court.	5/24/2018 2:40 PM
25	Provide for increased flexibility in regulations and implementation.	5/14/2018 5:15 PM
26	Other neighborhood characteristics 1) not sure what removing the requirements for a study means 2) yes- if single family dwelling does not allow Aggie shacks to be built other than in multi resident zoning.	5/14/2018 5:09 PM
27	Petition requirement changed from 50+1% to 66% Enforce definition of neighborhood as being a platted subdivision. Notifications to and from neighbors by certified mail only.	5/14/2018 5:03 PM
28	All property owners should be notified by certified mail of any possible overlay and must return written consent by certified mail.	5/14/2018 5:00 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

29	First, it is very apparent that all of these proposed changes are designed to restrict redevelopment within these neighborhoods so new "Ag Shacks" will be limited in the future. I get it. These older neighborhoods hate the students (regardless of if they will admit it or not) and want the City to police their neighborhoods because creating and HOA would be difficult for them and I'm sure they don't want to pay HOA fees. However, by creating these proposed options, the City will be on the hook for code enforcement issues that they will have a difficult time managing and these "options" appear to lend themselves to favoritism for certain developments over others which I believe will open the City up for a lawsuit going forward. If the current student housing trend maintains the desire to live near campus, "Ag Shack" redevelopment will continue to happen. It will just morph so that it meets the code by most likely using an unintended loophole that could be created with the increased flexibility. Second, I want to say that the older neighborhoods near campus are very fickle. Most of these residents want their cake and to eat it too. They have adopted a centralized mantra that screams "Do as I say, not as I do"... "Affect the value of my neighbor's property, but not mine". I'm curious if these residents truly understand how these regulations will impact the value of their properties??	5/14/2018 4:37 PM
30	Petition requirement: 66%. Enforce neighborhood definition of a "Platted Subdivision". Notification to homeowners by Certified Mail letter and acceptance done by return of said letter with notarized signature of homeowner.	5/14/2018 4:32 PM
31	Not at this time.	5/14/2018 4:28 PM
32	The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base.	5/14/2018 4:25 PM
33	The limit of 4 unrelated people living in the resident needs to be changed ASAP. This is devaluing our neighborhood home values.	5/14/2018 3:47 PM
34	I don't want my neighbors to be able to change the rules and restrictions on my property without my consent.	5/14/2018 3:34 PM
35	Would recommend that nothing goes into the NCO that cannot be enforced. The 2 unrelated is a problem. If you put that in an ordinance the neighborhood will want City to enforce and they cant enforce 4 unrelated now. Impervious cover is really problematic. It could penalize homeowners that are looking to put a patio and pool in the backyard. Requiring a garage is problematic. If someone wants to build a house without a garage why should they be required to have one and go to that expense?	5/14/2018 3:19 PM
36	None	5/14/2018 3:15 PM
37	NO	5/14/2018 3:00 PM
38	Single family neighborhoods must take precedence over multiple family residences within the same neighborhood. Homes are being purchased by real estates who do not have the existing owner's interests at heart, but their own pocket book.	5/14/2018 2:58 PM
39	Abolish and disallow conservation overlays. Complaining about college student related issues when you made the personal choice to live next to a large university is like buying a home next to an airport and complaining about airplane noise. Completely ignorant.	5/14/2018 2:38 PM
40	In order for the NCO tool to be effective and useable it must be more flexible. Please consider allowing different %s for different sized lots and encouraging renovation over demolition with less stringent standards on renovation construction.	5/14/2018 2:15 PM
41	All the members of the committee that will propose the neighborhood conservation overlay should be six homeowners in that neighborhood.	5/14/2018 2:09 PM
42	The best way to control high-density housing disguised as a single family residence is to control the ratio of common areas (kitchens, livingrooms dens, etc) to private areas (bedrooms and bathrooms) in the house.	5/14/2018 12:56 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

43	Yes, We should have a mandate that caps the paving on any lot to prevent flooding issues for neighbors. Smaller lots could also become parks or local gardens. By having more green space you INCREASE the value of a neighborhood. Although it is obvious from this survey that the city has no interest in green space or in improving single family neighborhoods.	5/14/2018 12:28 PM
44	Increase conservation. Increase green areas. Reduce parking and non-permeable surface options.	5/14/2018 11:10 AM
45	The tree requirement should be changed to reflect the potential grow of newly planted trees to figure into the calculations of caliper inches not how wide the tree is when planed. If a homeowner 3 tree of combined 60" of caliper and could only replant 5" trees he would need 12 trees to replace 3. That's ridiculous. Take into account how large the planted tree will get to as it matures. Neighborhoods should be given a list of areas that they wish to include in a NCO with a minimum needed to qualify.	5/14/2018 10:41 AM
46	Require all new neighborhoods to include a community pool and clubhouse with bathroom facilities.	5/14/2018 9:58 AM
47	NCO's should be	5/14/2018 9:06 AM
48	A plan for stronger enforcement of the no more than 2 unrelated policy. Currently, there is no effective means for community members to prevent or take action against blatent violations	5/14/2018 1:11 AM
49	Requiring stronger code enforcement by the city? Ensuring emergency vehicles have enough room to drive through streets.	5/13/2018 11:59 PM
50	Specific neighborhoods that should not be allowed to rent out to college students	5/13/2018 11:29 PM
51	Make it less restrictive	5/13/2018 10:03 PM
52	I definitely feel that the number of unrelated people should be reduced to 2. While we were living in another neighborhood, there were 6 unrelated male students across the street from us in a single family home. Their girlfriends frequently visited/ lived there, too. Even though I called the city, I was told that nothing could be done even though they were in violation of the city code. We moved to get away from the students.	5/13/2018 9:00 PM
53	No	5/13/2018 7:29 PM
54	No	5/13/2018 4:35 PM
55	If the menu options are more restrictive for a neighborhood than a higher percentage of residents in the neighborhood should have to agree to them.	5/13/2018 1:50 PM
56	No	5/13/2018 11:49 AM
57	The neighborhood conservation study should include environmental impact and flooding considerations.	5/13/2018 11:39 AM
58	No	5/12/2018 11:35 PM
59	Please, grant much more flexibility in the use of Neighborhood Conservation Overlays.	5/12/2018 6:49 PM
60	Enforce the ordinance, make developers build garages. Enforce set backs	5/12/2018 5:22 PM
61	No	5/12/2018 4:59 PM
62	Single family residential subdivisions are for single families and should remain that way.	5/12/2018 4:27 PM
63	no	5/12/2018 2:53 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

64	Do NOT allow for more impervious surface area, and do not allow reduced regulations for tree removal. Increasing the impervious surface area, along with the removal of trees whose roots soak up runoff, would result in more rainwater runoff than the land, or any engineered drainage "solution", can handle. Unless you want to create increasingly devastating floods to these areas (as well as to other areas downstream that are innocently victimized by this increased runoff), then don't remove or relax regulations; if anything, you should institute new stricter ones to help prevent increased runoff and flooding.	5/12/2018 1:55 PM
65	I recommend the committee referred to in question 10 consist of six homeowners living in the neighborhood. We need more homeowner voices in this process.	5/12/2018 1:35 PM
66	Untended pools in back yards must be tended or filled in to stop the spread of mosquitos.	5/12/2018 12:06 PM
67	The larger trees should definitely be preserved, regardless of species. They provide a valuable ecosystem resource for pollinators and other diverse insect, avian, and mammalian wildlife.	5/12/2018 10:48 AM
68	On street parking on some streets should be limited to resident permit holders and their guests and vendors (using the resident's permit).	5/12/2018 9:27 AM
69	None	5/12/2018 9:01 AM
70	No	5/12/2018 8:53 AM
71	I need more info. This is worded in a way that seems intentionally confusing.	5/11/2018 11:11 PM
72	In a neighborhood with this overlay, most of the homes are probably already built. So I would say if a neighborhood wants to keep it looking traditional, there should be options to keep new infill development from be ag shacks.	5/11/2018 11:04 PM
73	Increase the requirement for imposing an overlay from 50% to at least 67%. Require formal, certified mail notice to all homeowners within the proposal overlay and a corresponding notarized approval. Finally, NCOs should apply to only platted subdivisions instead of arbitrarily drawn boundaries.	5/11/2018 8:26 PM
74	No	5/11/2018 8:12 PM
75	Single family residences are not supposed to be rental properties to be used by unrelated persons.	5/11/2018 7:45 PM
76	Grant more flexibility in the use of Neighborhood Conservation Overlays.	5/11/2018 5:44 PM
77	no	5/11/2018 3:59 PM
78	Not that I can think of.	5/11/2018 1:32 PM
79	It is crazy that someone could not allow me to remove a tree from my lot!	5/11/2018 11:54 AM
80	Better definitions of "impervious surfaces" and similar terms would help. I was told my stone path was an impervious surface, when in fact it's a dry creek that prevents water from going under our pier-and-beam house.	5/11/2018 11:18 AM
81	Our older neighborhoods must be preserved for families not student rentals. There are more than enough apartments for students.	5/11/2018 5:18 AM

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82	remove requirement to have 6 people serve on the committee. That is too many. It is hard to get 2 or 3! Anyway, if 51% have to sign something in favor of doing it, does it really matter if the "committee" is made up of even just one person? Also, the whole tree caliper thing is confusing in the wording. We had people refuse to sign our overlay some years ago because they understood the language in the Udo to mean that they had to plant a 20 in caliper tree if that is what they had to cut down -- 1 tree! Also, some complained that there was no way to support more trees on their lots, so having to plant another tree was a burden to them. Another issue is what if we want to "write our own" guideline? Not all neighborhoods are the same. If we work with city staff, is it possible that we could create something that is unique to our neighborhood? I can't think of one, but . . . it would be useful to know if that is possible.	5/10/2018 9:44 PM
83	The neighborhoods should have the option to adopt this change so that it fits the character of the subdivision and maintain property values. One of the main reasons I live in Pebblecreek was to avoid the massive parking lot of cars that have taken over neighborhoods like Edelweiss with students. Single family homes should be that with no more than 2 unrelated and Strictly Enforced!	5/10/2018 10:22 AM
84	HAVE DOUBTS ANY OF THESE RESTRICTIONS IF DONE WOULD BE ENFORCED	5/10/2018 9:25 AM
85	Grant more flexibility in using overlays.	5/9/2018 10:50 PM
86	The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base.	5/9/2018 5:06 PM
87	City Council should seek to make NCOs more flexible. Until that happens, it's a tool that is so inflexible that it will rarely be used. The committee referred to in Question 10 should consist of six homeowners who are living in the neighborhood..	5/9/2018 5:01 PM
88	A menu option that would require a certain percentage of new homes to be general living space rather than bedrooms, in order to ensure it is not being built as a stealth dorm, and could one day be used as a single family residence, if it is in a single family residence neighborhood.	5/9/2018 3:38 PM
89	Allow spanish style homes to have flatter roofs to keep up with the look.	5/9/2018 2:21 PM
90	Will the City actually enforce occupancy requirements or continue ignoring current requirements?	5/9/2018 2:16 PM
91	Single family residential neighborhoods are zoned to be just that – single family, not several unrelated people living together in a house. There are already some neighborhoods in College Station that have used deed restrictions to restrict tenants to no more than 2 unrelated; having the city adopt it in ordinance form would ensure consistency across all neighborhoods with respect to specifics of the provision and how it would be administered.	5/9/2018 1:53 PM
92	Single family residential neighborhoods are zoned to be just that – single family, not several unrelated people living together in a house. The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base.	5/9/2018 1:21 PM
93	As a purchaser of a former rental property in Pebble Creek and an owner of rental property in Bryan, homeowners take better care of a home than renters.	5/9/2018 9:36 AM
94	• The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base.	5/9/2018 8:50 AM
95	These are single family homes and not multiple	5/8/2018 9:48 PM
96	No motor homes in driveway. No cars parked in driveways permanently, as the home has too many cars to fit their area.	5/8/2018 9:13 PM
97	No	5/8/2018 8:46 PM

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98	No	5/8/2018 7:48 PM
99	No	5/8/2018 6:27 PM
100	Single family residential neighborhoods are zoned to be just that – single family, not several unrelated people living together in a house.	5/8/2018 4:59 PM
101	Single family residential neighborhoods are zoned to be just that – single family, not several unrelated people living together in a house. The character of some tenant's activities is different from homeowners, such as taking pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base. Also, 4 unoccupied residents usually have one vehicle per occupant and require more parking space than provided by typical residential driveways and/or garages, and extra vehicles tend to be parked in the street or even in the front yard.	5/8/2018 4:44 PM
102	The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base.	5/8/2018 4:40 PM
103	No	5/8/2018 4:32 PM
104	Protect trees and greenspace.	5/8/2018 4:07 PM
105	4 or more unrelated typically means more cars in driveways on streets etc. That is no conducive to most subdivisions.	5/8/2018 4:04 PM
106	no renting of properties by anyone other than the owner of the property (the owners homestead)	5/8/2018 3:57 PM
107	Change to 2 unrelated people in a single family dwelling. These neighborhoods were zoned for single family living so that means single family.	5/8/2018 3:40 PM
108	The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base.	5/8/2018 3:38 PM
109	Single family homes should be just that - single family. Most renters do not take the same pride and care in a home that a homeowner would, this devaluing the neighborhood.	5/8/2018 3:14 PM
110	Single family residential neighborhoods are zoned to be just that – single family, not several unrelated people living together in a house.	5/8/2018 3:05 PM
111	Single family homes should not allow businesses to be run in garages and said garages cluttered with lumber, paint and all construction materials -Dangerous for fire, unpleasant site and excessive traffic when contractors employees come to the site to get checks etc. This is many times more annoying than rent units. They also abuse the city garbage pickup system by expecting the city to haul off their construction trash off for them.	5/8/2018 2:56 PM
112	My concern is that many single family neighborhoods are becoming laden with rental property. These rental properties are not maintained well and decrease the value of other homes in the neighborhood.	5/8/2018 2:43 PM
113	• They usually have one vehicle per occupant and require more parking space than provided by typical residential driveways and/or garages, and extra vehicles tend to be parked in the street or even in the front yard.	5/8/2018 2:36 PM
114	The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base. There are already some neighborhoods in College Station that have used deed restrictions to restrict tenants to no more than 2 unrelated; having the city adopt it in ordinance form would ensure consistency across all neighborhoods with respect to specifics of the provision and how it would be administered	5/8/2018 2:33 PM
115	Owners treat the property differently than renters, this affecting the property value. Also, many unrelated people would have more cars that would take up street or even yard space.	5/8/2018 2:21 PM

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116	Single family residential neighborhoods are zoned to be just that – single family, not several unrelated people living together in a house.	5/8/2018 2:09 PM
117	The number of cars parked in the street is a cause for concern. Our neighborhood was designed for families and we are concerned with our property values. Please modify the NCO to only allow for 2 unrelated person per home. With loss of property value comes fewer property tax dollars paid to the city.	5/8/2018 2:07 PM
118	Definitely limit non-related individuals in Pebble Creek, our neighborhood is classified as a single family neighborhood...not multiple. Extra vehicles on the streets, driveways, throughout neighborhood is not why I moved to Pebble Creek. The added noise and traffic is not very appealing. Strike the 4 unrelated and make it 2 unrelated for Pebble Creek.	5/8/2018 2:04 PM
119	The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base. There are already some neighborhoods in College Station that have used deed restrictions to restrict tenants to no more than 2 unrelated; having the city adopt it in ordinance form would ensure consistency across all neighborhoods with respect to specifics of the provision and how it would be administered.	5/8/2018 2:01 PM
120	There are already some neighborhoods in College Station that have used deed restrictions to restrict tenants to no more than 2 unrelated; having the city adopt it in ordinance form would ensure consistency across all neighborhoods with respect to specifics of the provision and how it would be administered.	5/8/2018 1:54 PM
121	The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base.	5/8/2018 1:53 PM
122	Single family residential neighborhoods are zoned to be just that – single family, not several unrelated people living together in a house.	5/8/2018 1:50 PM
123	Single family residential neighborhoods are zoned to be just that – single family, not several unrelated people living together in a house.	5/8/2018 1:49 PM
124	The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base.	5/8/2018 1:38 PM
125	I support the option to restrict number of unrelated persons (from 4 to 2). Single family residential neighborhoods are zoned to be just that – single family, not several unrelated people living together in a house. Renters are different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base. In particular, they usually have one vehicle per occupant and require more parking space than provided by typical residential driveways and/or garages, and extra vehicles tend to be parked in the street or even in the front yard.	5/8/2018 1:31 PM
126	City should not be involved in HOA related issues like neighborhood conservation .	5/7/2018 5:47 PM
127	no	5/7/2018 3:16 PM
128	A super-majority should be required to implement. I don't think it is right to force new restrictions on people who purchased a property under a different set of rules. This should not be allowed with only 50% +1 agreeing. It should require at least 75%.	5/7/2018 11:30 AM
129	No. Protect neighborhoods from developer encroachment.	5/6/2018 7:58 PM
130	Equating renters with onsite homeowners is allowing the degradation of our neighborhoods. NCOs should be the prerogative of onsite homeowners.	5/6/2018 1:18 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

131	NO	5/5/2018 7:05 AM
132	The City has no business attempting to impose a Neighborhood Conservation Overlay, without considering the lack of due process and harm to property rights. It is likely that the City will get sued whenever it attempts to impose such a Neighborhood Conservation Overlay.	5/4/2018 2:11 PM
133	Add some flexibility to the general language of the code, similar to the City of Dallas, which allows neighborhoods lots of flexibility and tailoring for their specific neighborhood. New issues might arise in the future and it takes so long for the UDO to change. Why not build some flexibility in there, such as an additional menu option that states "one additional character trait that is in danger, but not already listed above, may be considered".	5/4/2018 1:52 PM
134	no	5/4/2018 10:46 AM
135	I think preserving the CS historical districts' character is extremely important. Both Eastside and Southside are becoming overrun with rentals and AgShack type houses and there are times when more than 4 students are living these older, residential areas. Street parking, and parking on the grass is out of control on Walton, Puryear, Francis and many, many streets in Eastgate.	5/4/2018 10:05 AM
136	I would recommend you reword the 8500 sq ft explanation. It's hard to tell what it means in practical terms.	5/3/2018 10:48 PM
137	New construction should have their floor plans approved to comply with the existing ordinances. These aren't even stealth dorms any more because they are designed to violate the ordinances up front! I also support an approval process for new construction that includes architectural factors to maintain neighborhood character.	5/3/2018 6:28 PM
138	College Station currently can't enforce the 4 unrelated persons per dwelling. How will they enforce 2?	5/3/2018 4:41 PM
139	Thorough study of % rentals in neighborhoods closest to campus. If the % rentals is already greater than 50%, there should be no neighborhood overlay.	5/3/2018 4:02 PM
140	No	5/3/2018 3:57 PM
141	Impervious surface should be limited because of potential flooding. Seems like there isn't enough ground to soak up rains. The more land you cover in concrete the more potential for flooding.	5/3/2018 2:14 PM
142	it's not the city's job to be everyone's HOA of last resort. if deed restrictions don't specify max of two unrelated people per family then city should not be enforcing that standard in an overlay district.	5/3/2018 9:07 AM
143	I strongly disagree with no more than two unrelated persons in a single dwelling	5/2/2018 8:54 PM
144	Allow additional requirements to be proposed by each new NCO application to accommodate unique neighborhoods.	5/2/2018 8:37 PM
145	Conservation Overlays should not be permitted. Market forces should control the best use of all land not zoning.	5/2/2018 5:44 PM
146	no	5/2/2018 5:28 PM
147	no	5/2/2018 5:12 PM
148	I would settle for a maximum of 3 unrelated persons living in a single family dwelling. A garage requirement does not allow for a carport which some older neighborhoods have.	5/2/2018 5:12 PM
149	Requirements for such an overly should include getting 75% of the PLATTED neighborhood property owners approval via certified letter to and from each owner. The applicant should also have to pay a fee to cover staff time similar to other work they do.	5/2/2018 4:58 PM
150	I don't want it modified, I want it strengthened and enforced. Our city is losing it's character and beauty!	5/2/2018 4:25 PM

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151	Overlay regulations should require petition to be signed by 75% if the platted subdivision (not the low threshold of 50%+1), the overlay area should be a platted subdivision, and notice should be given to all homeowners by certified mail and "petition" signature obtained by return of said letter with notarized homeowner signature	5/2/2018 2:17 PM
152	Over time, some neighborhoods that were once large subdivisions become divided as streets grow more heavily trafficked. The NCO requirement should allow for subsets of these large phases (I'm thinking of Southwood Valley, Castle Gate, etc-that size) to petition the city for an overlay without having to reach consensus with a burdensome number of people.	5/2/2018 12:52 PM
153	Location of off-street parking that meets zoning requirement - should be behind front building line in side yard or rear yard. Driveways and paving in front yard should be max 16 feet wide (measured parallel to street).	5/2/2018 11:02 AM
154	We need to protect the neighborhoods from stealth dorms	5/2/2018 9:50 AM
155	We should not be limiting housing like this.	5/2/2018 8:40 AM
156	Possible consideration of 1 unrelated person per bedroom in each house instead of 4 or 2 person rule. I realize this would be really hard to enforce!	5/2/2018 6:02 AM
157	No heavy trucks on residential streets	5/1/2018 7:42 PM
158	Areas for students and areas for families	5/1/2018 6:22 PM
159	Crowded...Cramped...The citizens have complained for years about the city building on every surface available. It almost feels too late to have a really beautiful city, No integrity in any of the neighborhoods. Just makes me sick. It is obvious there has been no vision here.	5/1/2018 5:31 PM
160	Feel strongly re the code for 4 unrelated. Must be many >4 unrelated in town.	5/1/2018 2:20 PM
161	Require planting native trees and vegetation, disallow planting invasives and non-native trees, bushes, and vegetation.	5/1/2018 9:08 AM
162	There should be automatic exceptions/exemptions for affordable, single family housing	5/1/2018 8:16 AM
163	The impervious cover provisions need to be simplified and clarified. I have a civil engineering degree and have trouble understanding what is meant by the language in those provisions. That says a lot.	5/1/2018 7:56 AM
164	NCO's are a non-starter. In the neighborhoods where they could make a difference (older, established ones w/o HOAs) there is already enough developer/investor ownership to prevent these from happening. Why do we keep talking about them? Unless you want to talk about making it easier to qualify/start them...?	5/1/2018 6:15 AM
165	Why not include an option limiting unrelated persons to 3? Why only 4 and 2 as options?	5/1/2018 12:46 AM
166	lighten up on the shed requirements in subdivided properties that lay within a PUE. It is ridiculous to limit shed dimensions to 10x12 and build on the PUE. What difference is it whether its 10x12 or 10x16. Such a stupid requirement. Developers place homeowners at disadvantage by placing PUE right through the middle of the property.	4/30/2018 5:39 PM
167	Abolish stealth dorm concept completely.	4/30/2018 4:42 PM
168	No	4/30/2018 4:18 PM
169	A developer sometimes asks for an expedited review process form the City. Neighborhoods should be allowed to ask for an expedited process to form a conservation district overlay.	4/30/2018 3:33 PM
170	No tree protection requirements	4/30/2018 3:15 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

171	The whole city should be one with a limit of no more than two unrelated adults per residence in areas zoned single family residential.	4/30/2018 3:15 PM
172	Minimum lot sizes should be eliminated in most neighborhoods, rather than increased. The only purpose of a minimum lot size restriction is to keep out families whose wealth is not enough to buy a large lot.	4/30/2018 12:39 PM

Q13 General feedback, comments, or concerns?

Answered: 164 Skipped: 397

#	RESPONSES	DATE
1	the number of unrelated persons living in a single family dwelling should be no more than 2. this is the only thing that keeps older single family neighborhoods from being destroyed. Look at Hensel Park and compare that with Fairview Street.	5/25/2018 11:23 AM
2	What is REALLY needed is a "student housing" zone classification for selected areas near campus where any type of multi-family housing can be built. that includes what are now called "Ag Shacks" which are nothing more than a creative way to get multi-family dwellings in to single-family districts. If we want mixed-use neighborhoods this isn't it. MXD is a mix of complementary and different and interactivity uses, not a mix of (rental) housing and owner occupied single-family and multi-family dwellings.	5/25/2018 11:18 AM
3	any changes in neighborhood overlay regulations should take in consideration effects such changes would have on preserving existing residential neighborhoods, especially neighborhoods that have historically and architecturally important homes. Also, to prevent future loss of property or lives these changes in neighborhood overlay rules should consider consequent additional runoffs that could lead to flooding being widespread in those areas.	5/25/2018 11:08 AM
4	What about a lower caliper too? Enter into a partnership with neighborhoods to enforce the no more than 4 unrelated rule - we can supply photos of license plates, you can request names from TXDOT. why can'y you write a letter asking them to prove there are not more than 4 unrelated living there if there is sufficient documentation to suspect it??	5/25/2018 10:56 AM
5	Good idea to make the NCO process more flexible.	5/25/2018 10:43 AM
6	Stay out of it. This is what HOAs are for.	5/24/2018 4:36 PM
7	Seems like a preemptive solution to something that's already happened. Impact of more flexibility will not be able to revert changes. Neighborhood integrity is important, but I don't think it posses the threshold of dramatically restructuring an entire neighborhood given the content of where the neighborhoods are. the overlay would allow for more restrictions on homes in the southside, and regardless of what anyone is saying, it is hard to reconcile being pro student and pro-new-overlay.	5/24/2018 4:30 PM
8	Stop getting involved in restricting property rights. do not add a city based more than two overlay!	5/24/2018 4:19 PM
9	We really enjoy the energy of the student atmosphere up Walton. What we do not want is uncontrolled development catering to very organized outside developers profiting.	5/24/2018 4:06 PM
10	Some of these questions were hard to answer because they didn't include other factors such as street width, number of bedrooms, etc.	5/24/2018 4:03 PM
11	Definitely want option of a max of 2 unrelated persons in Single Family dwelling.	5/24/2018 4:02 PM
12	the survey is worded poorly and hard to understand (some parts).	5/24/2018 4:00 PM
13	Stop getting involved in restricting property rights. Do not ass a city based "no more than 2 overlay."	5/24/2018 3:49 PM
14	Stop getting involved in restricting private property rights! Do not add a city based "no more than 2 overlay."	5/24/2018 3:45 PM
15	What is the impact on our water?? Example: Use and disposal	5/24/2018 3:28 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

16	Thank you for the opportunity to provide stakeholder input.	5/24/2018 3:25 PM
17	Unfortunately, there are tenants living in my family home and the homes of most of the people I grew up with. However, all of us have benefited from the expansion of the university. An overlay may help in college Park, only to adversely affect another neighborhood. All areas should be treated the same and restrictions enforced fairly across all neighborhoods.	5/24/2018 2:40 PM
18	-Difficult to understand terminology -insufficient information provided to form sound views -question #2 in max lot coverage - if accessory structures includes garage apartments, then strongly disagree; otherwise strongly agree.	5/14/2018 5:15 PM
19	Asking about my occupation seems inappropriate.	5/14/2018 5:00 PM
20	Go back to the drawing board on this one.	5/14/2018 4:37 PM
21	The City should have no part in restricting Private Property Rights. Do not add a City based "no more than 2 Overlay".	5/14/2018 4:32 PM
22	None	5/14/2018 4:28 PM
23	What menu options are you referring to? You did not provide enough information for me to fully understand a number of these questions and the consequences of your multiple choices.	5/14/2018 3:54 PM
24	Please keep fighting for the "limit of 4 unrelated people" living in the residents needs to be put back into force. This 2 person rule has devalued my property and will devalue others.	5/14/2018 3:47 PM
25	These questions were way too confusing. Who wrote them? I did not answer several of them because they seemed contradictory.	5/14/2018 3:34 PM
26	Whenever College Station is allowed "flexibility" it always sides with the developers. This is very frustrating to homeowners and makes the city a less desirable place to live.	5/14/2018 3:04 PM
27	The City should not become a defacto HOA for those in an area who don't like the way the evolution of the neighborhood has progressed. Imposing changes to City rules that impact private property rights that have existed in the neighborhood for all property owners for decades is not the role of government. If individual homeowners want to voluntarily relinquish some of their rights and work toward convincing their neighbors to do the same then that is fine. However, imposing those limitation on property owners who purchased their property without those rules is a taking of their private property rights and unconstitutional. Furthermore using the City's authority to enforce these changes is the abuse of governmental power.	5/14/2018 3:00 PM
28	There are so many reasons to keep student housing out of our single family neighborhoods and off of our residential streets designed for personal use and not as a wayfare for getting in and out of neighborhoods. Take a lesson from what has happened to our town when, without planning, 50,000+ students come into town. Give some serious consideration to what your tax payers wishes are, and not what real estate investors wishes are.	5/14/2018 2:58 PM
29	Conservation overlays should continue to be done by the city. The six property owners should be people who actually live in the neighborhood	5/14/2018 2:56 PM
30	Far and away the most important item here is the "no more than two unrelated" item - College Station should be offered to neighborhoods! Bryan does it, very successfully, with 2,000+ homes in 40+ neighborhood sections. Generally speaking, steps should be taken to make it easier for neighborhoods to obtain neighborhood conservation overlays. And when a neighborhood goes thru the steps, Council should approve it.	5/14/2018 2:48 PM
31	See previous answer.	5/14/2018 2:38 PM
32	Please keep the threshold requirement of 51% of homeowners in an area as the requirement for being eligible to be approved.	5/14/2018 2:15 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

33	More Flexibility in the use of neighborhood conservation overlays is important, so that actual family neighborhoods with families are supported.	5/14/2018 2:09 PM
34	1. Overlays should require 50% +1 of owner-occupied homes in an area and not all homes. The city has failed to protect our neighborhoods from high-density housing. To now require us to include those who have been a part of this unwanted incursion into our homes is unreasonable. 2. Much of what is being forced onto the plate of homeowners should have always been the responsibility of the City. The City has allowed single-family zones to be degraded by high-density housing. The City now needs to be a better partner in fixing the mess that has occurred.	5/14/2018 12:56 PM
35	Why is this survey only about making neighborhood denser and not in making neighborhoods better? Why is the city not presenting both sides of each change? You need a question about why you are for or against each change and the ability to comment on each question as they each bring in many assumptions. I want to know more about garage enforcement - if the garage is going to be turned into a rental etc. If the rules are not going to be enforced then don't ask about if we want changes.	5/14/2018 12:28 PM
36	How will you enforce the 2 unrelated?	5/14/2018 12:05 PM
37	The City should grant more flexibility in the use of Neighborhood Conservation Overlays. The committee mentioned in #10 should consist of 6 homeowners living in the neighborhood!	5/14/2018 11:16 AM
38	Developers and CS city officials seem only interested in money being generated rather than preservation of neighborhood integrity for those already in residence.	5/14/2018 9:58 AM
39	The explanations are not clear. I would prefer a simple statement and then a pro- and con- statement. I do not understand the consequences of some of these choices.	5/13/2018 11:59 PM
40	I found this survey very difficult to understand. I am not sure what the questions were asking. I don't understand what a "menu option" is.	5/13/2018 10:43 PM
41	I don't want the rights to the property that I own to be taken away by the city of college Station.	5/13/2018 10:03 PM
42	No	5/13/2018 7:29 PM
43	I perceive these proposals as a way to magnify the number of rentals in single family home neighborhoods.	5/13/2018 4:35 PM
44	Good job City for reaching out to the citizens.	5/13/2018 1:50 PM
45	N	5/13/2018 11:49 AM
46	In the meantime, it would help if the city enforced the existing limitation of 4 unrelated persons living on a property.	5/13/2018 11:39 AM
47	Anything that would encourage flexibility, and so adoption of the overlays by older neighborhoods would be preferable. If a neighborhood, or even a single person, has an idea that has the potential to make the overlay a better tool, it should be taken into consideration.	5/13/2018 10:33 AM
48	Provide better oversight of school board as their idiotic decisions impact the financial integrity of subdivisions.	5/13/2018 8:37 AM
49	Thank you for having this survey.	5/12/2018 11:35 PM
50	The committee referred to in Question 10 should consist of six homeowners living in the neighborhood.	5/12/2018 6:49 PM
51	Without knowing the proposed changes, allowing flexibility could be abused to the degradation of the neighborhoods.	5/12/2018 6:32 PM
52	Preserve what historic areas we have left. Make developers and land lands keep up their properties	5/12/2018 5:22 PM
53	None	5/12/2018 4:59 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

54	Adding multi-family or multiple unrelated people residential units have no place in subdivisions for single families. We have more apartments, 4-plexs, condos, etc than desirable for College Station. We don't want the city to be recognized as a "sea of apartments"	5/12/2018 4:27 PM
55	None at this time	5/12/2018 2:53 PM
56	The city should not allow developers/builders to plan subdivisions and build homes in, or even near for that matter, the flood plain. As we have seen year after year, flood plain boundaries continually move, facilitated by increased runoff and tree root system removal due to new development. It should be criminal to allow these developers to then come in and also build subdivisions with houses and properties in the "current" flood plain, such as near Lick Creek park, for example. With "current" actually being over 6 years old, thus before much of the city's recent development boom. The actual flood plain has certainly increased since then, and allowing development of an entire neighborhoods in areas like this all over the BCS area for monetary gains, is simply unethical and absolutely not in the community's best interest.	5/12/2018 1:55 PM
57	Questions poorly worded	5/12/2018 1:35 PM
58	The city should not be in the business of what goes on INSIDE a home's walls, only the exterior. No restrictions on relations of occupants.	5/12/2018 1:29 PM
59	Glad you are doing this!!!! Please stop the invasion of Aggie Shacks into single family neighborhoods.	5/12/2018 12:06 PM
60	None	5/12/2018 9:01 AM
61	None	5/12/2018 8:53 AM
62	Let neighborhoods be neighborhoods. Stop cramming students in. We saved for 17 years to buy our house! I'm not going to lose property value to slumlords who want more \$!	5/11/2018 11:11 PM
63	In traditional neighborhoods, new infill development shouldn't be allowed to take up the entire lot and have just parking lot on the front.	5/11/2018 11:04 PM
64	No	5/11/2018 8:12 PM
65	Some neighborhoods in College Station use deed restrictions to restrict tenants to no more than 2 unrelated persons. If the city would adopt these restrictions as an ordinance form it would make enforcement much more effective.	5/11/2018 7:45 PM
66	None at this time.	5/11/2018 1:32 PM
67	How would you enforce more than 4 unrelated? You can't even enforce 2 unrelated now...	5/11/2018 11:54 AM
68	thanks for asking	5/11/2018 8:59 AM
69	The city should require that traffic flow is part of the planning in any new housing development.	5/11/2018 5:18 AM
70	Thanks for putting out the survey -- you all do a hard job and we appreciate you!	5/10/2018 9:44 PM
71	I find the questions of this survey poorly written and as a result don't allow respondents to get city staff accurate concerns!	5/10/2018 9:09 PM
72	If rooms are rented by the room to more than two unrelated individuals, the owner should live in the home.	5/10/2018 3:21 PM
73	There should be more flexibility in the use of Neighborhood Conservation Overlays. The studies referred to in Q10 should include at least 6 homeowners living in the neighborhood as the homeowners living there understand the concerns of their neighborhoods the best.	5/10/2018 2:31 PM
74	Single family residential neighborhoods are zoned to be just that-single family, not unrelated people living together in a house.	5/10/2018 11:33 AM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

75	As this city has grown and the student population has skyrocketed and this overlay project is timely and appropriate. I think the growth is fabulous but restriction should be placed on single family neighborhoods. Any home under \$225,000 has become a target for dorm alternatives with 3 or 4 students in each home. It amazes me the amount of apartments and condominiums that have been built which should be student centric. Some neighborhoods are more adult and senior living areas and should have the right to require a 2 unrelated policy to avoid this situation. I love College Station and have moved back here in 1994 and graduated from TAMU in 1982. Please vote wisely to protect our homes and future neighborhoods as this problem will only explode as TAMU continues to grow. Thanks	5/10/2018 10:22 AM
76	PROTECT THE OLD NEIGHBORHOODS	5/10/2018 9:25 AM
77	Please allow more flexibility in the structure of conservation overlays. The reason an overlay was not adopted in our neighborhood early on was because it was too restrictive and neighbors didn't feel that they had enough input. An overlay committee formed from resident homeowners would help greatly.	5/10/2018 12:12 AM
78	While the changes to the conservation overlay menu would give neighborhoods more protection, the city's unwillingness to enforce the ordinances now does not inspire confidence that this is little more than going through the motions and a waste of our time and resources.	5/9/2018 5:47 PM
79	This survey was not very easy to understand, especially for someone with limited knowledge of conservation overlays. While getting feedback from the citizens in this manner is great, next time, please get some professional help in survey design. There are many people on the A&M campus who do this for a living.	5/9/2018 5:01 PM
80	Please grant much more flexibility in the use of NCOs. Further, the committee referred to in Question 10 should consist of six homeowners living in the neighborhood.	5/9/2018 3:38 PM
81	Student renters do not take care of their rental property and it results in a carelessly kept neighborhood. Often you see 3 or 4 cars parked on the lawn in front of a rental house. There should be more restrictions on rentals involving non-related people.	5/9/2018 2:33 PM
82	I hope I answered right but most of the wuestions were hard to understand and used lingo specific to politics, no layman's vocabulary. I am in medicine and if I spoke in medical terms to all our patients they would be very confused....think of the audience you are trying to reach.	5/9/2018 2:21 PM
83	City's commitment to protecting property rights seems to only be applied to property owners who are wanting to violate current zoning requirements by putting more residents in neighborhoods that were not designed to handle the increase in density.	5/9/2018 2:16 PM
84	If the City would simply enforce the deed restrictions (that were put there to protect neighborhoods and investments in the first place) none of this overlay stuff would be necessary. There was a time when the City and Council recognized and supported those who had committed to live in C.S. and whose tax dollars have paid the bills in this town for a very longtime. Wow, where is North Bardell when we need him??? Giving tax breaks and tax incentives to developers and businesses (but let the poor old homeowners continue to pay as much as possible and keep raising those tax appraisals) isn't needed....they are coming here anyway.	5/9/2018 1:28 PM
85	We need to protect the integrity of our neighborhoods as single family homes don't need to have houses that are rental property unless rented to families.	5/9/2018 11:04 AM
86	Neighborhood conservation committee should be comprised of 6 homeowners LIVING IN THE NEIGHBORHOOD!	5/9/2018 9:37 AM
87	• There are already some neighborhoods in College Station that have used deed restrictions to restrict tenants to no more than 2 unrelated; having the city adopt it in ordinance form would ensure consistency across all neighborhoods with respect to specifics of the provision and how it would be administered.	5/9/2018 8:50 AM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

88	There are already some neighborhoods in College Station that have used deed restrictions to restrict tenants to no more than 2 unrelated; having the city adopt it in ordinance form would ensure consistency across all neighborhoods with respect to specifics of the provision and how it would be administered.	5/9/2018 8:27 AM
89	The Pebble Creek Homeowners Association has submitted a letter supporting an overlay allowing for a limit of 2 unrelated persons per house. This letter does not speak for all homeowners in the neighborhood! I for one find it appalling that you'd permit a simple majority to impose restrictions that deeds do not. This is a huge violation of private property rights.	5/9/2018 8:02 AM
90	Preserve integrity of single family housing	5/8/2018 9:48 PM
91	Something needs to be done about dogs barking all day outside while owners are not home. They need to be in when owners are not there - they are too hot in our climate and bark to get in.	5/8/2018 9:13 PM
92	None	5/8/2018 8:46 PM
93	Any overlay district should have to be approved at some level of the city whether it be P&Z or Council.	5/8/2018 7:48 PM
94	More flexibility for neighborhoods to deed restrict their subdivision	5/8/2018 6:27 PM
95	There are already some neighborhoods in College Station that have used deed restrictions to restrict tenants to no more than 2 unrelated; having the city adopt it in ordinance form would ensure consistency across all neighborhoods with respect to specifics of the provision and how it would be administered.	5/8/2018 5:27 PM
96	It is imperative that the City of College Station keep it's neighborhoods consistent for it's citizens in order to protect property values and to ensure a uniform environment for homeowners to invest in.	5/8/2018 4:40 PM
97	None	5/8/2018 4:32 PM
98	Often renters each have a car and moving from 4to2,there are less cars involved. Renters often do not take care of property as well as owners.	5/8/2018 3:59 PM
99	Need a lot more Neighborhood Conservation Overlays in the city for people who want to live in neighborhoods with more restrictions to protect their investments	5/8/2018 3:57 PM
100	I think neighborhoods should have the option of restricting the number of unrelated persons in a rental property. However, this restriction shouldn't be unreasonable. I'm assuming that a Male with a child from a previous relationship and a new Female significant other, even if not married, would count as 2 unrelated people even though 3 people are in the household (because of the child). I think it is important for certain neighborhoods to protect their integrity and be able to stop large group-style multi-family or multi-person rentals from disrupting the typical single-family neighborhood. Single family neighborhoods should be mostly that -- single-family neighborhoods! Of course some non-traditional family units can have people who aren't related, but that number shouldn't be excessive. Once you get up to 3 or 4 unrelated people in a house, it isn't really a single-family unit anymore. It changes the activities going on in the neighborhood, increases traffic and parking concerns, and can really affect single families, particularly with children, who live nearby. The above in turn can negatively impact property values, which in turn affects the tax revenue the city, county, and school can expect. The city has already shown it is willing to restrict this somewhat, with a limit of 4 -- it only makes sense to allow certain neighborhoods to maintain their integrity by setting the limit lower.	5/8/2018 3:40 PM
101	Re question 11: I am concerned about the upkeep of rented property with multiple unrelated people, the need for many more cars, and the possible unsightly look driving down housing prices.	5/8/2018 3:28 PM
102	The city needs to guard neighborhoods from becoming all student housing - families need to have family neighborhoods because it is better for children, school systems (local schools) and the character of the community.	5/8/2018 3:14 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

103	The character of some tenant's activities is different from homeowners, as is pride in how the neighborhood looks and functions, which can affect property values and can ultimately affect tax base.	5/8/2018 3:05 PM
104	Don't know why Pebblecreek is so concerned about rental properties when they have serious problems managing the preservation of investment.	5/8/2018 2:56 PM
105	The definition of single family dwelling, is just that. Single family.	5/8/2018 2:54 PM
106	1. Single family residential neighborhoods are zoned to be just that – single family, not several unrelated people living together in a house. 2. There are already some neighborhoods in College Station that have used deed restrictions to restrict tenants to no more than 2 unrelated; having the city adopt it in ordinance form would ensure consistency across all neighborhoods with respect to specifics of the provision and how it would be administered.	5/8/2018 2:28 PM
107	Please consider the people who live in College Station on a permanent basis.	5/8/2018 2:07 PM
108	Single family residential neighborhoods are zoned as single family, not several unrelated people living together in a house. A neighborhood should have the option to adopt this change in an overlay neighborhood conservation zone. Moreover, the city already has a limit of four unrelated persons so this is not a new regulation. Houses with multiple unrelated persons typically have one car per occupant and require more parking spaces, which can be unsightly also.	5/8/2018 1:55 PM
109	renters need to do more yard work to keep neighborhood looking great!	5/8/2018 1:41 PM
110	As a city that thrives because of the town/gown relationship, it seems counter intuitive to restrict non-related residents from 4 to 2. While I wouldn't propose allowing more than 4 students to live together in a single family residence, this is a realistic and affordable option that shouldn't be cut in half.	5/7/2018 3:16 PM
111	The City should not be doing this. The citizens that did not buy in HOA areas should be aware of the restrictions they purchased under. Those that want more restrictions may purchase in HOA areas. The City itself is changing the character of our neighborhood by trying not to.	5/7/2018 11:30 AM
112	Why permit more rental in single-family existing neighborhoods? Note that, in Houston, the Rice Village area preserved its nature and is now extremely desirable location.	5/6/2018 7:58 PM
113	Quit making it so hard for us to maintain the integrity of single family neighborhoods. Letting developers submit stealth dorms into these neighborhoods is an abrogation of your responsibility.	5/6/2018 1:18 PM
114	I don't think the city should move into enforcing HOA regulations that are more restrictive than the city's. I can see that not ending well.	5/5/2018 8:26 AM
115	NO	5/5/2018 7:05 AM
116	Enforcement of the current 4-unrelated limitation is a joke ... a joke waiting for a lawsuit against the city. Why should we think CS would enforce 2-unrelated? Any developer waving enough money at CS has gotten his way for the last 30 years. Period.	5/4/2018 8:12 PM
117	The City should be very concerned about unintended consequences resulting from what it is attempting to do with the Neighborhood Conservation Overlay. The persons promoting this are excessively zealous and are likely to try to impose limitations on property rights which will cause owners of property to suffer losses in the value of their property. See the response to 12 above. The City is going to get sued if it continues down this path and denies property owners due process, causing a loss in the value of their property.	5/4/2018 2:11 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

118	If this unrelated option is going to be put back on the menu, the City needs to have a serious look at code enforcement and what can be done to strengthen this. Other college towns are successful at enforcing these requirements, but for some reason College Station isn't. This needs to be addressed regardless of any changes to the NCO--if four unrelated was enforced, we wouldn't have the problems we are currently having with 5, 6, 7, or 8 living in a house. Also, I would suggest including an option for 2 or 3 unrelated.	5/4/2018 1:52 PM
119	I think if the City does reduce the number of unrelated occupants, it has to find a way to enforce that ordinance. On "see click fix" there are many times that neighbors who see what is going on at a house and report more than 4 people "live" there, often the code enforcement cannot prove it, or they are told that the excess people living there are "guests". But those "guests" stay every night according to the residents that live nearby. Very frustrating to the permanent residents. Again, I understand the need for students to live nearby TAMU, we just need to respect each other as neighbors, and be considerate to each other.	5/4/2018 10:05 AM
120	Future generations will judge us harshly if we allow our few and dwindling historic neighborhoods to be lost forever.	5/3/2018 6:28 PM
121	There are other more pressing concerns in the community than considering neighborhood overlays. If rental registration and code enforcement can't address the perceived problem, neither will an overlay.	5/3/2018 4:02 PM
122	As long as they are t parking on the street, you should be able to park cars anywhere and house as many people as you choose. As long as it doesn't effect the streets.	5/3/2018 3:57 PM
123	Not sure what the neighborhood study will include - maybe this needs to be defined more.	5/3/2018 2:14 PM
124	Keep as many trees as possible when building or renovating properties.	5/3/2018 8:55 AM
125	The proposals should be worded more simply and clearly. Particularly the minimum lot size. Perhaps- lots currently smaller than 8500 sq ft are conforming.	5/2/2018 8:37 PM
126	100% pavement of any property in any location on that property should be allowed.	5/2/2018 5:44 PM
127	no	5/2/2018 5:28 PM
128	no	5/2/2018 5:12 PM
129	Protect single family homes character. If more than two unrelated people are living on one lot, it should still look like a single family home, not a parking lot.	5/2/2018 5:12 PM
130	These questions are horribly written and unnecessarily confusing.	5/2/2018 4:58 PM
131	More space, more trees, more setbacks. Quit giving into developers and rentals	5/2/2018 4:25 PM
132	Tree restrictions should be in place anywhere within city limits, not just NCOs.	5/2/2018 4:22 PM
133	Question 5 above is poorly constructed. It has a misplaced modifier, stating "...for development beyond the front yard." "...beyond the front yard." should go before the wording ".. for development." On question 11, it should be stated can select 4,3,or 2. As worded it only states 4 or 2.	5/2/2018 4:16 PM
134	City should not be involved in further restricting property rights	5/2/2018 2:17 PM
135	College town--quit trying to restrict the economic driver. The System pays our way. We need to embrace what this place is, and work collaboratively to better the community.	5/2/2018 1:20 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

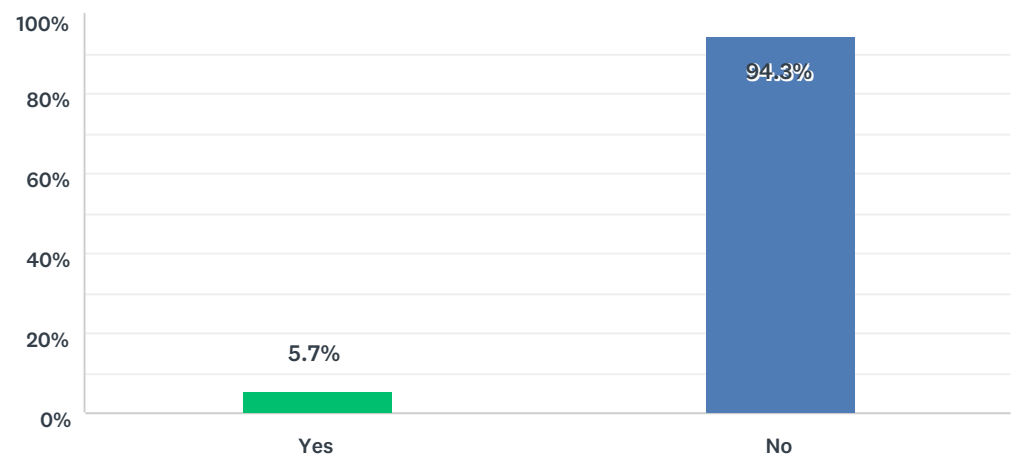
136	I feel strongly about the the NCO to limit unrelated tenants to 2 for the following reasons: 1. Single family residential neighborhoods are zoned to be just that – single family, NOT several unrelated people living together in a house. 2. The character of their activities is different, as is pride in how the neighborhood looks and functions. That affects property values and can ultimately affect tax base. 3. They usually have at least one vehicle per occupant and require more parking space, which if often not available in the driveway or garage of the property. Oftentimes, vehicles end up parked in the street or in the front yard. 4. The city already has a limit of 4 unrelated tenants, so this is not a new regulation. 5. There are already some neighborhoods that have used deed restrictions to enforce a max of 2 unrelated tenants; having the city adopt it in ordinance form would ensure consistency across all neighborhoods with respect to specifics of the provision and how it would be administered. 6. The proposal is for a neighborhood to have the OPTION to adopt this change in an overlay neighborhood conservation zone. With the City of College Station growing and changing so rapidly and in a way we could not have imagined 20+ years ago when many neighborhoods were first being developed, I think our established neighborhoods need more options to strengthen their neighborhood integrity.	5/2/2018 12:07 PM
137	IF they can get more than 50% of property owners in the neighborhood boundary, then let them do it. Give them whatever options they want, only if the majority of owners agree. Make America Great Again! HA	5/2/2018 11:21 AM
138	Regarding question 11 - Reasons I support my preference for maximum of 2 unrelated occupants in singe-family neighborhoods are: • Single family residential (SFR) neighborhoods are zoned to be just that – single family, NOT several unrelated people living together in a house. • The character of their activities is different. So is difference between resident owners and renters in pride in how the neighborhood looks and functions, and that affects property values and ultimately can affect tax base. • They usually have one vehicle per occupant and require more parking space...often in the street or in the (paved) front yard. • The city already has a “max 4” limit, so this is not a new regulation; it ia an adjustment to an existing regulation. • There are already some neighborhoods that have used deed restrictions to invoke the “max 4” provision; having the city adopt it in ordinance form would ensure consistency across all neighborhoods with respect to specifics of the provision and how it would be administered. • The proposal is for a neighborhood to have the OPTION to adopt this change in an overlay neighborhood conservation zone. It would have to be enacted everywhere.	5/2/2018 11:02 AM
139	The only change needed is to put the word "enforcement" back in code enforcement. Currently there are no penalties being enforced on violations of the code.	5/2/2018 10:24 AM
140	Please make sure you are taking into consideration the residents not just the builders and developers.	5/2/2018 9:50 AM
141	I think this is an excellent way to help keep neighborhood integrity intact. I am concerned and don't know enough about the Neighborhood Conservation Overlay to know if the requirement to have one should be removed.	5/2/2018 9:50 AM
142	More housing and more density is good	5/2/2018 8:40 AM
143	This is a college town. All areas, but most importantly those close to the university, should accomodates 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 11:39 PM
144	Traffic laws need to be strongly enforced	5/1/2018 7:42 PM
145	College Station should respect HOA requirements for new building instead of overruling them.	5/1/2018 7:04 PM
146	If this passes, who is going to monitor all of this? The City? The monitoring isn't being done properly now.....	5/1/2018 6:17 PM
147	If someone wants to build a development gear toward pedestrians they should be able to. current city regulations make this impossible due to set backs, park reqs, etc. the city should have no minimum lot size.	5/1/2018 5:37 PM
148	Listen	5/1/2018 5:31 PM

Neighborhood Integrity UDO Proposals Neighborhood Conservation Overlay

149	Students take over the neighborhood and make traffic and noise much worse.	5/1/2018 4:49 PM
150	The unrelated person restriction should be enforced at 1 per bedroom.	5/1/2018 11:26 AM
151	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 9:13 AM
152	Whatever you do, it MUST be BOTH enforceable and enforced.	5/1/2018 9:08 AM
153	Trying to enforce the unrelated persons rules will be futile	5/1/2018 8:16 AM
154	Again, I am struck by the fact that my city government keeps talking about neighborhood integrity from one side of its mouth while pushing ineffective, already-defeated-by-investor plans with the other. Please stop pretending to be the friends of homeowners.	5/1/2018 6:15 AM
155	The city should also consider including a menu option for a ratio of square footage dedicated to general living space versus bedrooms. It is only in high-density housing that there is such a high percentage of square footage given to so many bedrooms.	5/1/2018 12:46 AM
156	The city should remove all restrictions on housing immediately and allow the natural market forces to determine the character and density of our neighborhoods.	4/30/2018 6:20 PM
157	While I understand TAMU requirements, please try to limit "over building" and "over parking" of CS.'	4/30/2018 5:39 PM
158	I was on P&Z from 1996 to 2000. I have watched the destruction of the for the past 18 years.	4/30/2018 4:42 PM
159	Thank you for considering giving our neighborhood organizations the right to manage our neighborhoods more closely,	4/30/2018 4:18 PM
160	There are not enough neighborhood representatives on Planning and Zoning for this initiative to pass.	4/30/2018 3:33 PM
161	The UDO definition of "family" must be changed to face reality (no more than 2 unrelated people) or zoning in College Station is meaningless and offers no protection to residents or neighborhoods.	4/30/2018 3:15 PM
162	I found some of the questions confusing.	4/30/2018 2:35 PM
163	Houses will always be torn down and new ones put up. We live in a college town so there will always be renting college students. My goal is if there is an area that wants to be single family residential then we build houses that a family would want to buy. I.e. usually have a garage, not have 5 bedrooms all with attached bathrooms but no guest bath, no dinning room, a big parking lot out front, etc.	4/30/2018 1:47 PM
164	Restrictions on impervious cover should take into account the number of people residing on site. A building with only two people should have much less impervious cover than a building housing twenty renters.	4/30/2018 12:39 PM

Q14 Are you a student who attends Blinn College or Texas A&M?

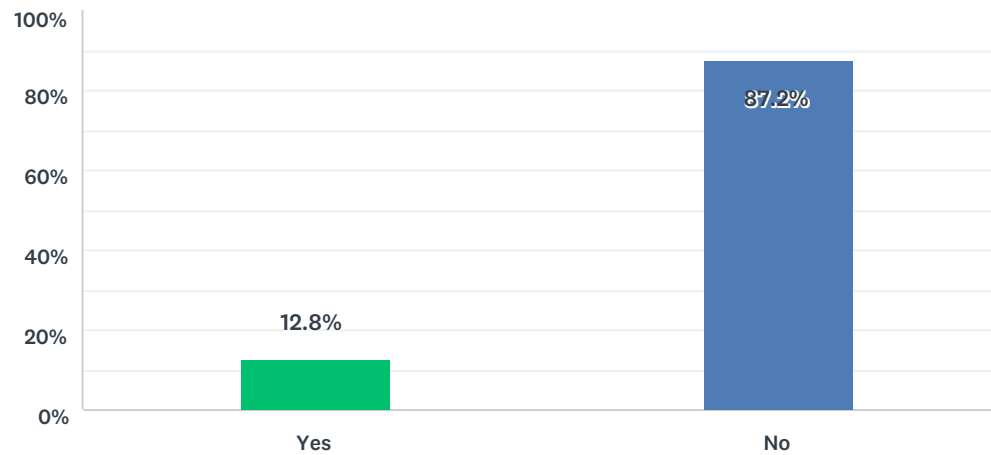
Answered: 507 Skipped: 54



ANSWER CHOICES	RESPONSES	
Yes	5.7%	29
No	94.3%	478
TOTAL		507

Q15 Are you actively involved in real estate or developing property in College Station (architect, developer, engineer, real estate agent, etc.)?

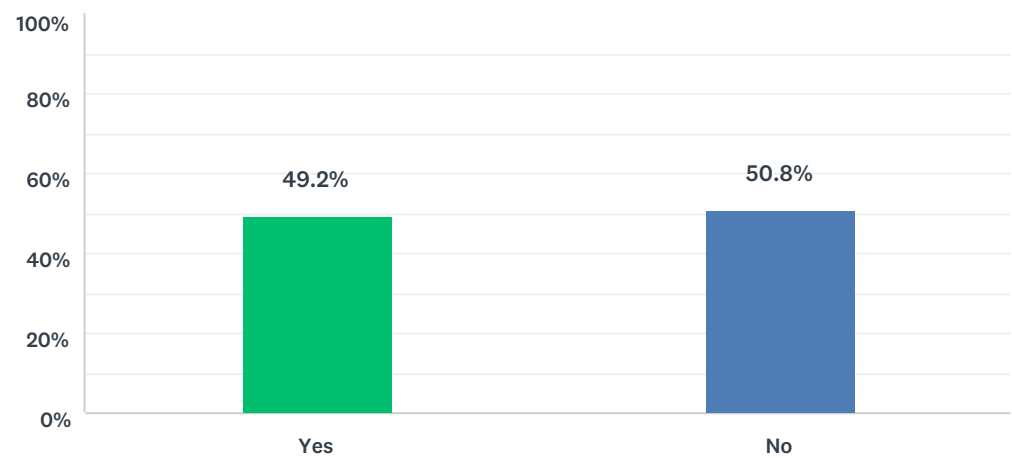
Answered: 509 Skipped: 52



ANSWER CHOICES	RESPONSES	
Yes	12.8%	65
No	87.2%	444
TOTAL		509

Q16 Are actively involved in your neighborhood or homeowners association?

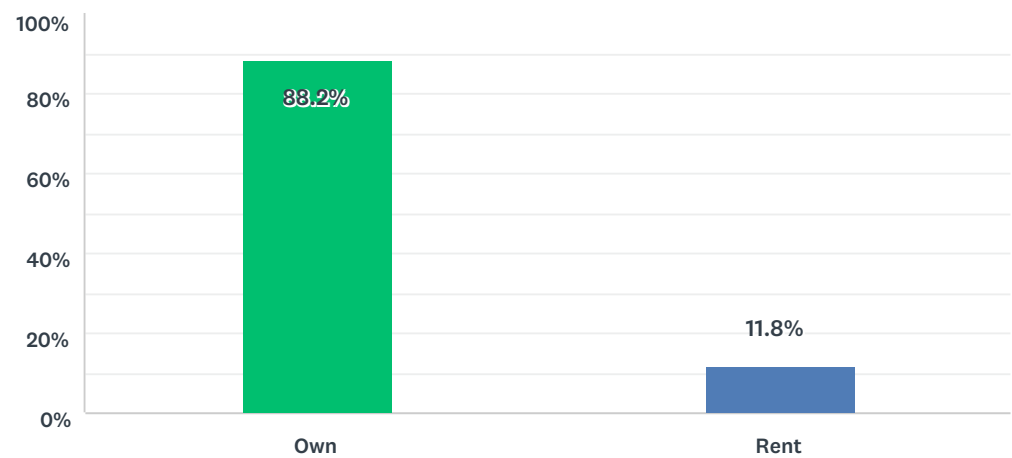
Answered: 508 Skipped: 53



ANSWER CHOICES	RESPONSES	
Yes	49.2%	250
No	50.8%	258
TOTAL		508

Q17 Do you own or rent where you are living?

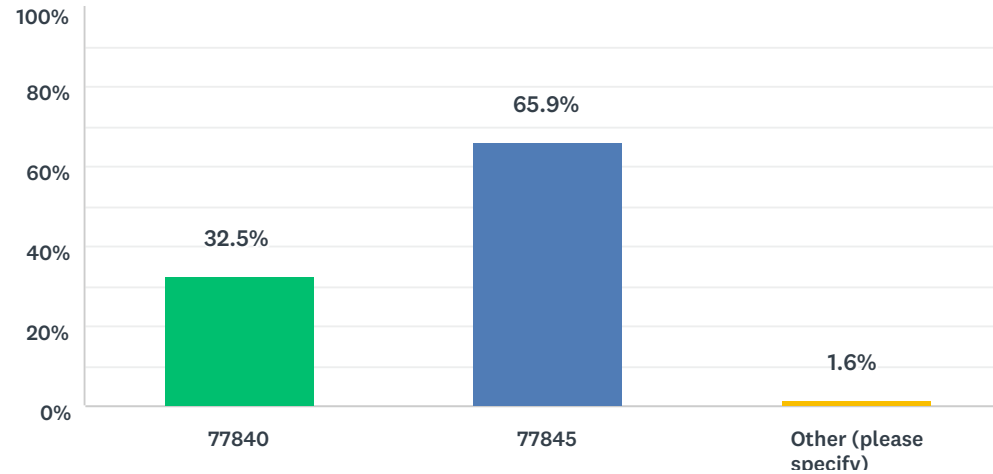
Answered: 509 Skipped: 52



ANSWER CHOICES	RESPONSES	
Own	88.2%	449
Rent	11.8%	60
TOTAL		509

Q18 What is the zip code where you live?

Answered: 510 Skipped: 51



ANSWER CHOICES	RESPONSES	
77840	32.5%	166
77845	65.9%	336
Other (please specify)	1.6%	8
TOTAL		510

#	OTHER (PLEASE SPECIFY)	DATE
1	77024	5/24/2018 2:40 PM
2	77801	5/12/2018 8:34 AM
3	77845- my neighborhood doesn't have a hoa	5/12/2018 12:48 AM
4	77801	5/11/2018 11:04 PM
5	Land owner and Builder	5/4/2018 10:45 AM
6	77803	5/2/2018 8:55 PM
7	77872	5/2/2018 5:12 PM
8	77803	4/30/2018 12:39 PM



Legislation Details (With Text)

File #:	18-0434	Version:	1	Name:	Middle Housing Zoning District
Type:	Presentation	Status:		Status:	Agenda Ready
File created:	6/26/2018	In control:		In control:	City Council Workshop
On agenda:	7/12/2018	Final action:		Final action:	
Title:	Presentation, possible action, and discussion regarding possible changes to the Unified Development Ordinance related to the creation of a middle housing zoning district.				
Sponsors:	Justin Golbabai				
Indexes:					
Code sections:					
Attachments:	Background Information Survey Survey Results				

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding possible changes to the Unified Development Ordinance related to the creation of a middle housing zoning district.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s): The Planning and Zoning Commission will consider this item at their July 5th 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 concepts related to the creation of a middle housing zoning district. 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 of the UDO.

Budget & Financial Summary: N/A

Attachments:

1. Background Information
2. Survey Questions
3. Survey Results

Middle Housing

What is Middle Housing?

Middle housing refers to a variety of housing types that are between a detached single family house and a traditional apartment complex. Common examples including duplexes and townhomes are currently allowed within the existing zoning code, but other types such as patio homes, fourplex and bungalow courts would be more difficult or require a PDD zoning to develop within College Station.

Objective

Receive community feedback on a middle housing zoning district that could allow a variety of middle housing types between single family and traditional multi-family. The purpose of allowing such a zoning district would be to:

- Better protect established single family neighborhoods from market pressure and undesirable housing types.
- Provide an appropriate zoning category and placement for the market and investor demands for middle housing types.
- Increase the flexibility of housing types in College Station.



PATIO HOMES

Detached single family homes on small and narrow lots. Similar to townhouse developments in character but the homes are detached from one another.



Source: the Real Estate Group < <https://www.realestategrp.com/virginia-beach-rentals.php>>



Source: JPCook Realty One Group < <http://www.icamblog.com/patio-home-communities-denver/>>



Source: Little Shutter Homes of Denver < <https://www.littleshutterhomes.com/area/stapleton/>>



Source: Home Interior Decorating Ideas < <http://www.rizhaolvcha.org/patio-homes-denver.html/patio-set-on-patio-doors-for-easy-patio-homes-denver>>



Source: neighboringconcepts.com < <http://neighboringconcepts.com/project/eastway-village/?sector=residential>>

DUPLEXES

College Station UDO definition: A residential structure providing complete, independent living facilities for two (2) separate families, including permanent provisions for living, sleeping, cooking, eating, and sanitation in each unit.



Source: RE/Max College Station

bcsrealtor.com



Source: Houseplans.pro by Bruinier and associates < <https://www.houseplans.pro/plans/plan/f-564>>



2533 Teal College Station ; CollegeStationRent.com



Source: Forbes.com < <https://www.forbes.com/sites/trulia/2016/07/27/5-reasons-your-first-home-should-be-a-duplex/>>



Source: lpbworks.com

TRIPLEXES AND FOURPLEXES

Triplex - A medium structure that consists of three units.

Fourplex - A medium structure that consists of four units.



SMALL MULTIPLEX (5 - 12 UNITS)

A medium structure that consists of approximately 5 to 12 dwelling units.



TOWNHOMES

College Station UDO definition - One (1) group of no less than three (3), no more than twelve (12), attached dwelling units, each dwelling unit located on a separate lot and thereby distinguished from condominium units.



801 Marion Pugh Dr College Station; U Club Townhomes



Source: Riverview Lakes Townhomes



3488 Summerway Drive College Station; RevelryTownhomes.com



Source: Coast to Coast Development Corp. < <https://coasttocoastdevelopment.com/parkside/>>



1000 Spring Loop College Station; Apartments.com

BUNGALOW COURT

This building type consists of a series of small, detached structures, providing multiple units arranged to define a shared court. The shared court takes the place of a private rear yard.



Source: Ross Chapin Architects ; Danielson Grove



Source: Missing Middle Housing



Source: J Lou Architects; Haskett Court < <http://www.jlouarchitect.com/haskett-court>>



Source: Conover Commons Homes



Source: Richard Barron Architects; St. Andrews Bungalow Court

COURTYARD APARTMENTS

Medium-to-large sized structures consisting of dwelling units accessed from a series of courtyards.



Source: Christopher Illustration. < <http://ci-architectural-rendering.com/flagallery/residential-watercolor> >



Source: Church Street Charlotte Apartments < <https://www.pinterest.com/pin/137289488620580573/> >



Source: Missing Middle Housing



Source: Missing Middle Housing



Source: Missing Middle Housing

LIVE / WORK

College Station UDO definition - A dwelling unit in which a significant portion of the space includes a non-residential use that is operated by the tenant.



Source: Missing Middle Housing



Source: Missing Middle Housing



Source: SeattleTimes < <http://old.seattletimes.com/APub/zoom/html/2004360759.html> >



Source: Terra Land Group < <http://coolownstudios.com/2007/07/06/attainable-urban-live-work-flex-housing/> >



Source: Christopher Illustration. < <http://ci-architectural-rendering.com/flagallery/color-elevations> >

MIDDLE HOUSING SURVEY QUESTIONS

MIDDLE HOUSING					
IF PROVIDED WITHIN THE CONTEXT OF A NEW "MIDDLE HOUSING" ZONING DISTRICT, THE FOLLOWING WOULD BE DESIRABLE HOUSING TYPES FOR COLLEGE STATION:					
Patio Homes	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
Duplexes	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
Triplexes and Fourplexes	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
Small Multiplex (5-12 Units)	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
Townhouses	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
Bungalow Court	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
Courtyard Apartments	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
Live/Work Units	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
College Station should allow for a new "middle housing" zoning district to allow for the appropriate placement of a mix of housing types.	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE
A new "middle housing" zoning district would be a good transitional zoning option between neighborhoods and larger, more intense commercial and multi-family uses.	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 general feedback, comments or concerns regarding middle housing?

Do you have any other related feedback?

Neighborhood Integrity UDO Proposals Middle Housing

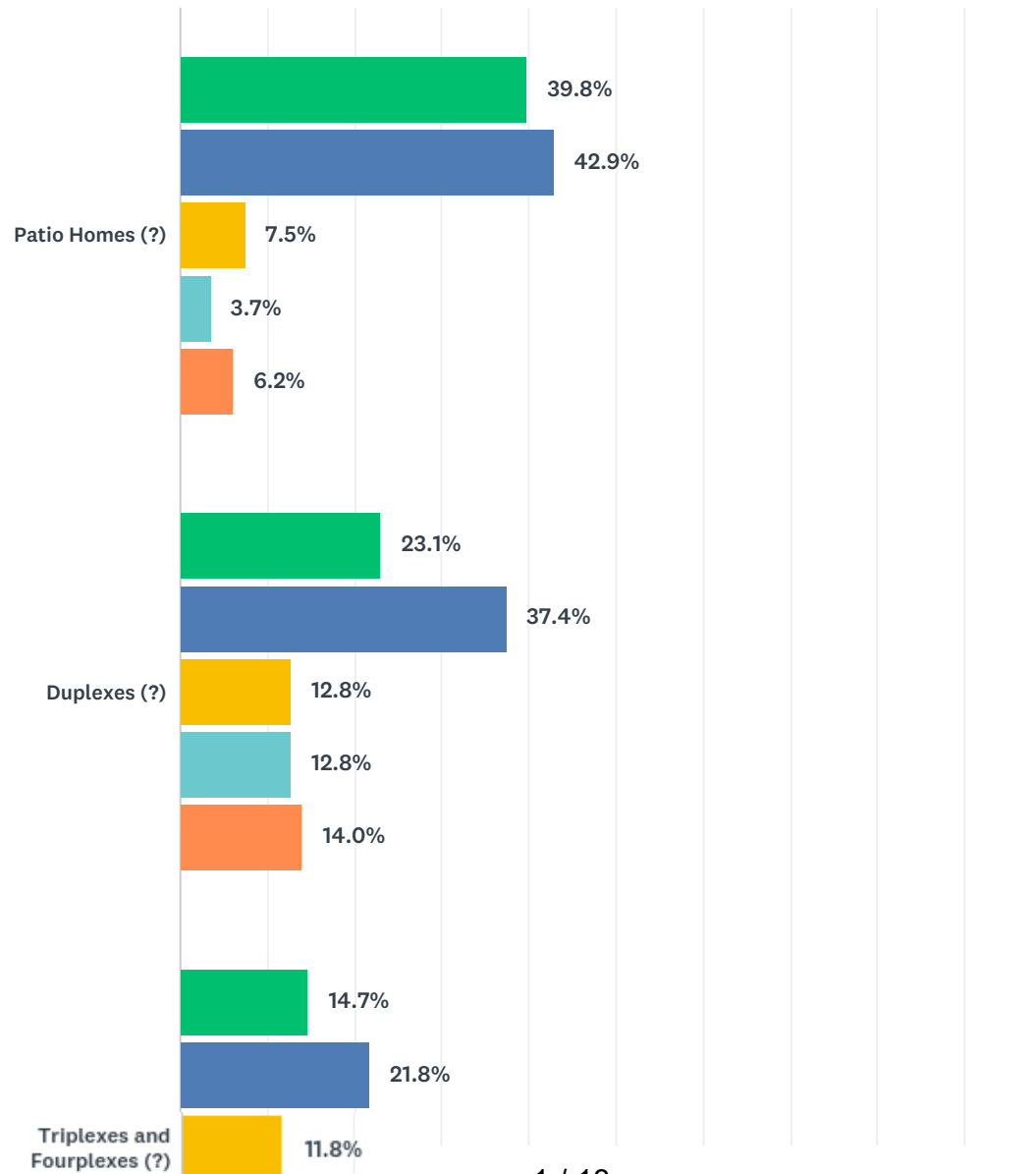
All Responses & Comments

April - May 2018

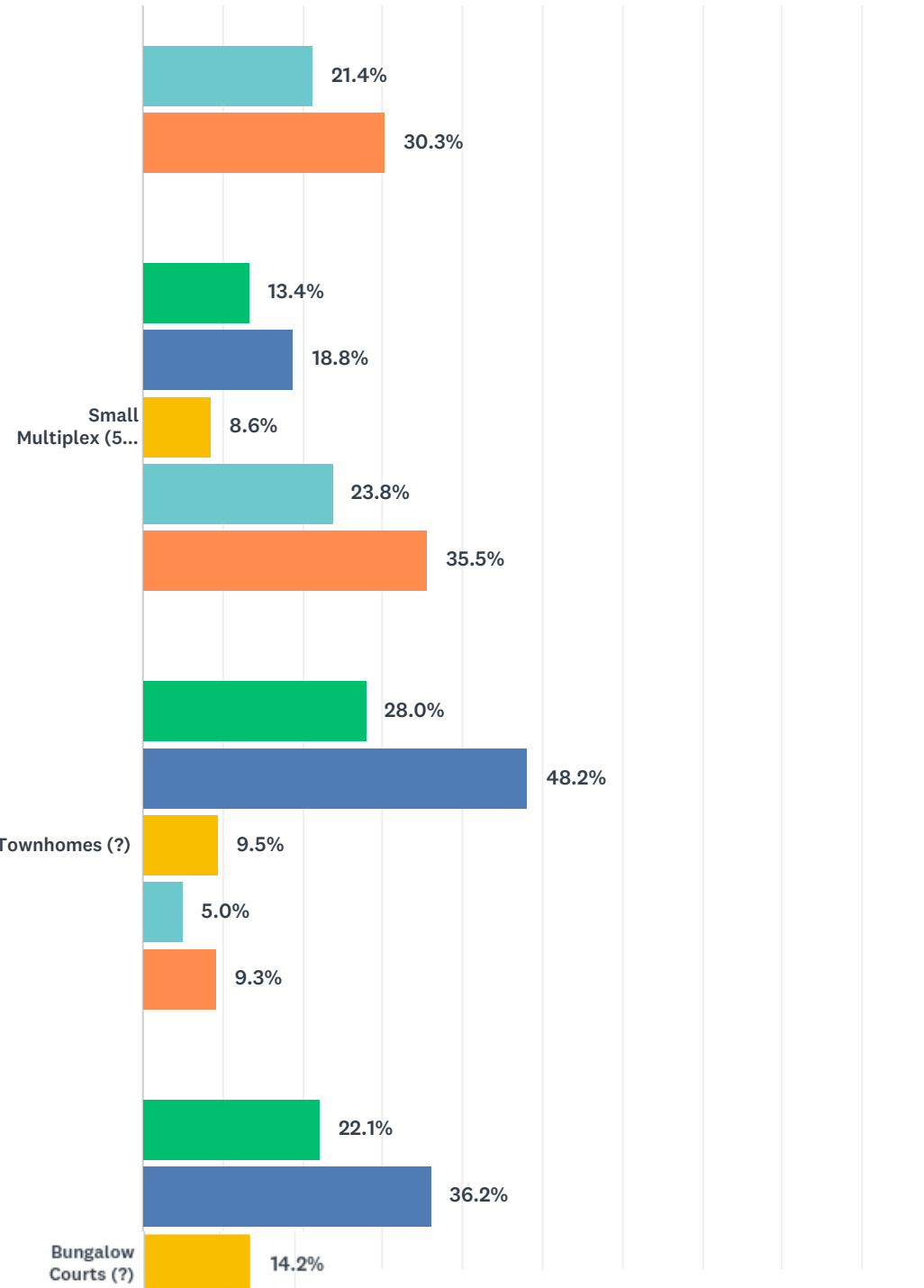


Q1 If provided within the context of a new middle housing zoning district, the following would be desirable housing types for College Station (click ? for description):

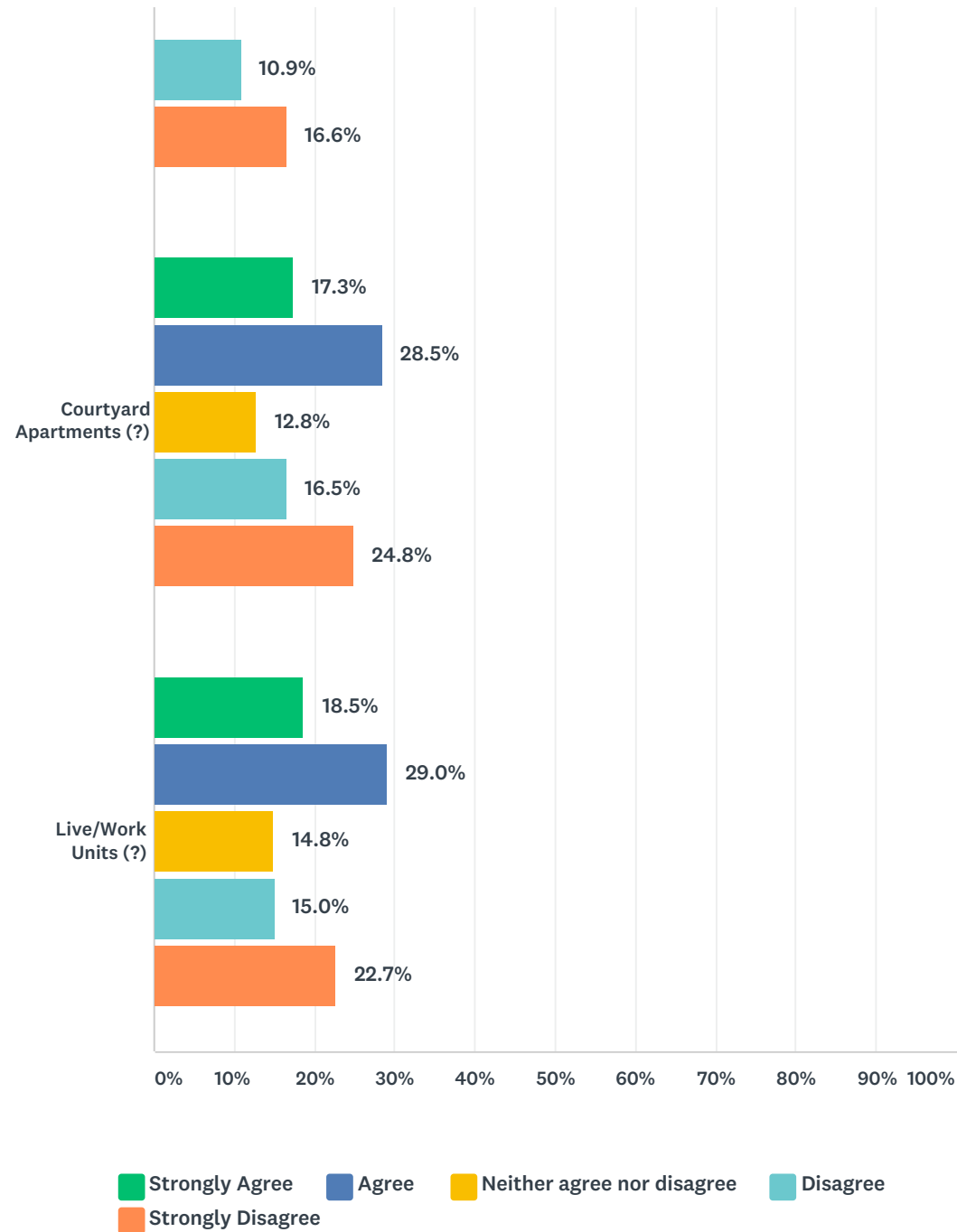
Answered: 525 Skipped: 11



Neighborhood Integrity UDO Proposals Middle Housing



Neighborhood Integrity UDO Proposals Middle Housing

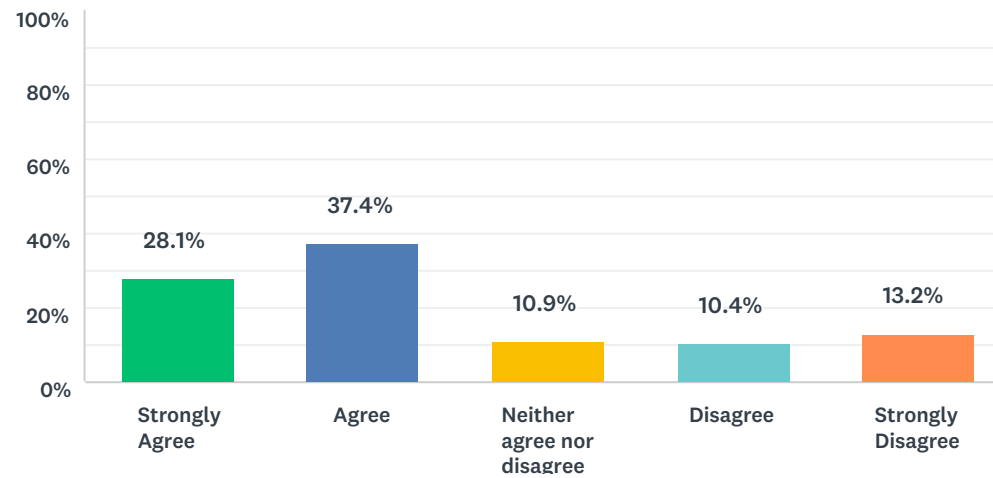


Neighborhood Integrity UDO Proposals Middle Housing

	STRONGLY AGREE	AGREE	NEITHER AGREE NOR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Patio Homes (?)	39.8% 207	42.9% 223	7.5% 39	3.7% 19	6.2% 32	520	1.93
Duplexes (?)	23.1% 119	37.4% 193	12.8% 66	12.8% 66	14.0% 72	516	2.57
Triplexes and Fourplexes (?)	14.7% 75	21.8% 111	11.8% 60	21.4% 109	30.3% 154	509	3.31
Small Multiplex (5-12 Units) (?)	13.4% 67	18.8% 94	8.6% 43	23.8% 119	35.5% 178	501	3.49
Townhomes (?)	28.0% 145	48.2% 249	9.5% 49	5.0% 26	9.3% 48	517	2.19
Bungalow Courts (?)	22.1% 112	36.2% 183	14.2% 72	10.9% 55	16.6% 84	506	2.64
Courtyard Apartments (?)	17.3% 88	28.5% 145	12.8% 65	16.5% 84	24.8% 126	508	3.03
Live/Work Units (?)	18.5% 94	29.0% 147	14.8% 75	15.0% 76	22.7% 115	507	2.94

Q2 College Station should allow for a new middle housing zoning district to allow for the appropriate placement of a mix of housing types.

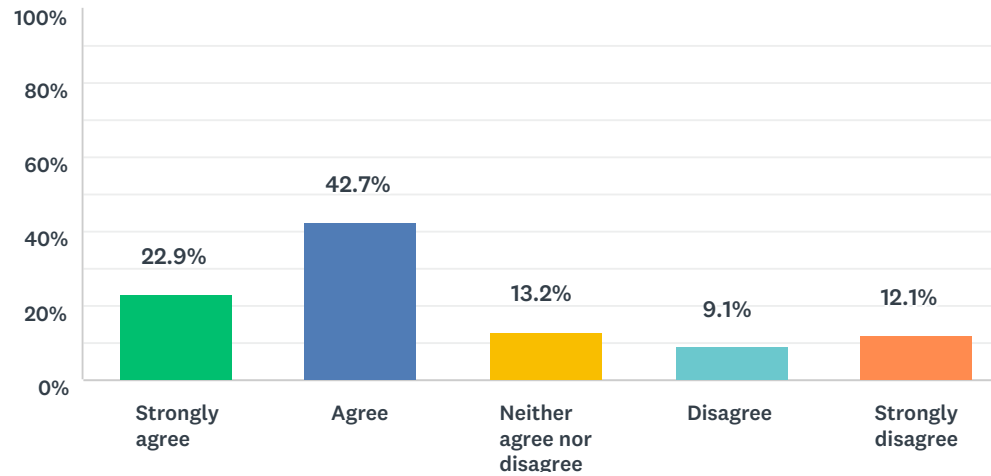
Answered: 530 Skipped: 6



ANSWER CHOICES	RESPONSES	
Strongly Agree	28.1%	149
Agree	37.4%	198
Neither agree nor disagree	10.9%	58
Disagree	10.4%	55
Strongly Disagree	13.2%	70
TOTAL		530

Q3 A new middle housing zoning district would be a good transitional zoning option between neighborhoods and larger, more intense commercial and multi-family uses.

Answered: 529 Skipped: 7



ANSWER CHOICES	RESPONSES	
Strongly agree	22.9%	121
Agree	42.7%	226
Neither agree nor disagree	13.2%	70
Disagree	9.1%	48
Strongly disagree	12.1%	64
TOTAL		529

Q4 Do you have general feedback, comments, or concerns regarding middle housing?

Answered: 230 Skipped: 306

#	RESPONSES	DATE
1	The Middle housing zoning option should only be used if it's use doe not adversely affect established neighborhoods.	5/25/2018 11:53 AM
2	Townhouses are preferable to other middle housing in an area where there is predominately commercial built adjacent to existing residential neighborhoods. Middle housing new zoning district should not encroach or be placed within existing restricted neighborhoods, whether with owners or renters at present.	5/25/2018 11:51 AM
3	Middle Housing Zoning should only be used if it does not adversely affect established neighborhoods. If you want denser housing/living, part of a neighborhood should be rezoned for this. This should NOT happen in a single family neighborhood.	5/25/2018 11:26 AM
4	the lice/work units haven't worked well in CS. What makes you think it will now? I lived in one for a year and liked it, but it takes a special situation/need. It would be nice to have these between single family and commercial zoning instead of commercial slammed against the traditional single family.	5/24/2018 2:20 PM
5	This is a large issue with location. Students enjoying living in proximity to campus. having a middle housing area may be bad for developers if not able to reach capacity. Many students prefer homes with yards in a neighborhood. Look at hoe Park West has not reached capacity. Also, issue of busing. Bus routes are scarce on and off campus these days. These houses would be ineffective without buses.	5/24/2018 2:15 PM
6	I suspect that middle housing zoning would be used to encroach on current single family/residential zoning. If so, I would not be in favor of this.	5/24/2018 2:08 PM
7	Yes, it's 2018. We are a town of over 100,000 and over half are under the age of 25. We NEED to have modern options.	5/24/2018 2:03 PM
8	It's better than destroying people's neighborhoods.	5/24/2018 1:57 PM
9	Yes, this is a good option if it is a new development or open land and not trying to transform an existing neighborhood.	5/24/2018 1:54 PM
10	Neighborhoods also need protection from encroaching apartment projects and commercial development, otherwise there is no neighborhood integrity.	5/24/2018 1:48 PM
11	If we could just start with enforcement of regulations already in place and effectively control parking and residential composition, this plan might not look like look so unrealistic.	5/24/2018 1:46 PM
12	I favor creating incentives for families to live there. Example: Adopting deed restrictions for no more than 2 unrelated.	5/24/2018 1:38 PM
13	We do not need a wide-open zoning classification that could go just about anywhere. Current proposal does not appear to limit where such a district could go or the types of land units/buildings that could be built.	5/24/2018 1:36 PM
14	the display indicates rentals would be next to single families. I don't believe these can co-exist. The single family residencies, if built, will become rentals. this should definitely NOT be introduced into older neighborhoods. It will destroy them.	5/24/2018 1:33 PM
15	this is unnecessary! We already have urban/MF Zoning and we live in a college town. Stop discriminating against students!	5/24/2018 1:31 PM

Neighborhood Integrity UDO Proposals Middle Housing

16	This is unnecessary. We already have urban/MF zoning. we live in a college town. Stop discriminating against students living in homes.	5/24/2018 1:29 PM
17	I agree strongly with the concept of middle housing, but do not trust the process to not result in middle housing gradually invading existing single family neighborhoods.	5/24/2018 1:25 PM
18	This is unnecessary. we already have urban/MF zoning we live in a College Town. Stop discriminating against students living in homes!	5/24/2018 1:23 PM
19	Design is of utmost importance of street parking, too. Old city had alley access for trash. parking access. If we design , should consider that. On street, particularly students, parking creates instant slums and danger to children.	5/24/2018 1:21 PM
20	Single family is just that! Made for single family. High density is not conducive to our infrastructure!	5/24/2018 1:14 PM
21	I am unclear where this type of housing would be located.	5/24/2018 1:11 PM
22	I can support a middle zone and some transitional types as long as the units are not geared toward students. We NEED affordable housing for families!	5/24/2018 1:09 PM
23	It should be labeled "Multi-resident" not "Middle Housing"	5/14/2018 4:57 PM
24	"Middle Housing" is less clear as a label than "Multi-resident housing"	5/14/2018 4:53 PM
25	Town homes or duplexes are a good buffer, but not apartments with many units or multi-story apartments. The noise level and certainly, privacy would be affected.	5/14/2018 4:45 PM
26	This is unnecessary: we already have Urban/MF zoning. We live in a College Town! Stop discriminating against students living in houses.	5/14/2018 4:39 PM
27	many of your housing examples of older large mansions or commercial buildings subdivided into apartments. Whereas this may be appropriate in some places, new construction looming over a single family neighborhood would be inappropriate. Your definition of middle housing is too broad & needs to be broken into at least two categories.	5/14/2018 4:13 PM
28	The 2:1 height and setback requirements should be lowered next to these transitional zoned lots.	5/14/2018 4:12 PM
29	no	5/14/2018 3:49 PM
30	Why is this coming back? It appears to be replacing the R-2, R-3 and R-4 zoning we used to have. Why was it deleted in the first place? Are we reinventing the wheel?	5/14/2018 3:11 PM
31	Seems a bit late in the game for this type of development. Why do I feel that it will come at the expense of the small family neighborhoods already in existence?	5/14/2018 3:10 PM

Neighborhood Integrity UDO Proposals Middle Housing

32	First, I am assuming that with the creation of the new Middle Housing district; Duplexes and Townhouses will be removed from the Single-Family zoning district. If that is the case, I have a few questions: Where do you think these middle housing types of development will be constructed in the future?? Do you think there will continue to be a demand for these types of housing if they have to build away from campus? I ask these questions because it is clear the student housing market wants to be close to campus. I believe that for every "Action" there is a "Reaction". Because there is little to no vacant land available near campus I believe the reaction here is going to either be an increase of the number of large single-family homes being built near campus in existing neighborhoods and/or an increase in rezoning request to convert the zoning of land near campus. Second, generally speaking, I think the City should allow a plethora of housing development options. But I will caution that just because we offer more options does not mean that they are realistic options. The financial yield must be there for a developer to invest in a project, which is highly dependent on densities. Finally, nothing has been mentioned regarding the development standards that will be associated with these new housing types. Depending on the standards, PDD's may still be desirable so that the required densities for a development can be obtained and the project be profitable.	5/14/2018 3:09 PM
33	The greater the options to increase housing density the better demand for housing can be accommodated.	5/14/2018 3:03 PM
34	These suggestions are just new ways to cram more people onto a lot - probably in existing neighborhoods. You really need to take a stand that single-family neighborhoods add value to a community.	5/14/2018 2:57 PM
35	no	5/14/2018 2:39 PM
36	This is proposed in a way that does not carry protections for existing neighborhoods. Such a zoning district could put many story apartments or many story commercial buildings up against single family neighborhoods.	5/14/2018 2:18 PM
37	I support middle housing as long as it does not negatively encroach on established neighborhoods.	5/14/2018 2:17 PM
38	Live/work units that are not high density would be good. Those that are tied to higher density housing would not be good in the districts.	5/14/2018 1:00 PM
39	That construction standards be high enough that the developments don't quickly degrade.	5/14/2018 12:53 PM
40	Middle housing zoning option should only be used if its use does not adversely affect established neighborhoods.	5/14/2018 11:20 AM
41	Middle housing should be reserved for new areas of the city where all surrounding developments can be planned in unison not retroactively to established neighborhoods without extended neighborhood involvement.	5/14/2018 10:19 AM
42	Middle housing should have a height requirement of no more than single family residences located in adjacent area.	5/14/2018 10:03 AM
43	- Middle housing zoning must not be utilized to adversely effect established single-family neighborhoods.	5/14/2018 9:12 AM
44	While I think middle zoning is a good idea, this zoning should NEVER be allowed to encroach into single-family zoned areas.	5/14/2018 8:18 AM
45	A middle housing zoning option should be created, and protections against high density construction on single family lots should be strengthened and enforced. It is imperative for the well being of the city that these new zoning districts do not displace low-income housing.	5/14/2018 1:28 AM
46	Is this new development, development in a previously commercial area (eg, University), or transformation of single-family neighborhoods? Will infrastructure (eg bikeways) to support be mandatory?	5/14/2018 12:03 AM
47	We have enough multi family housing type complexes in this town. The city needs to refocus on suburban development. Mid level affordable single family homes. The prices of homes in this area are ridiculous compared to other cities. We are priced near Dallas, and Houston, yet the pay in this town for lost jobs do not compare to those cities. More supply of entry level single family homes would help decrease demand and fix the pricing issue. It's basic economics. Wrong focus going for more multi family homes!	5/13/2018 11:59 PM

Neighborhood Integrity UDO Proposals Middle Housing

48	I'm fine with it as long as you keep them zones together.	5/13/2018 11:04 PM
49	Middle housing zoning should not adversely affect established neighborhoods. They should not replace established neighborhoods (replacing single family with middle housing).	5/13/2018 10:49 PM
50	I don't think AgShacks and other high density housing options should be allowed to be built in established neighborhoods. They ruin the integrity of these neighborhoods.	5/13/2018 8:26 PM
51	No	5/13/2018 8:25 PM
52	If you want to attract families to CS, stop the multi-family housing and apartments in neighborhoods. Enough is enough! Even single family housing neighborhoods are turning into multi-person rental units and not conducive to safe family living.	5/13/2018 7:56 PM
53	Lack of affordable family housing is going to be a huge issue. There are too many complexes, ag shacks... and now.. too many hotels. I hate to stress regulation, but where is one to look for a starter home??	5/13/2018 7:38 PM
54	No	5/13/2018 7:20 PM
55	The demand for 55+ patio home neighborhoods far outweighs the availability. Seniors want safe housing, their own walls and yards, no rentals, safe sidewalks, and common lawn maintenance service.	5/13/2018 5:15 PM
56	People that tend to be in those types of houses are HUD and college students which in my opinion bring down the value of our neighborhoods. I would rather have a zoning that keeps college students from being around single family housing. The constant rent houses for these students hurt property values, they tend to not hold up the care of the home, have noise disturbances, and unruly behavior	5/13/2018 5:10 PM
57	The placement of the 'middle housing' is critical to the efficacy of this proposal. I agree that middle housing has a place in CS but the lack of specifics makes it difficult to endorse at this time.	5/13/2018 4:49 PM
58	The city has allowed Aggie Shacks to destroy the integrity of historically black neighborhoods. How much is enough? Who is next? Who is next to 'do without?'	5/13/2018 4:01 PM
59	Eliminate or severely limit this option for established neighborhoods.	5/13/2018 3:22 PM
60	N/a	5/13/2018 2:37 PM
61	I feel it's already too late for most of College Station, Ag shacks have ruined most of the community integrity that was present. Yes affordable housing is necessary but the first step would be to get realtors and developers out of councils pockets. What do you think a town of 5 bed 5 bath, thrown up houses is going to become? Good luck	5/13/2018 1:43 PM
62	Any action to increase the availability of affordable (monthly rent less than \$700 to \$1000) rental property is a good thing for the city. Any action to preserve the integrity of traditional single family home neighborhoods and make the possibility of owning a home more affordable (good homes for less than \$200k) is a good thing for the city.	5/13/2018 1:34 PM
63	If it is implemented, prefer they are zoned far away from existing single family neighborhoods. A zoned senior (over 50 yrs old) village type setting would be desirable.	5/13/2018 12:45 PM
64	Do not allow existing neighborhoods (especially historic neighborhoods) to do this.	5/13/2018 12:31 PM
65	I think duplexes can fit into single family home neighborhoods to an extent	5/13/2018 11:16 AM
66	Feel that a middle housing zone should only be allowed if it does not negatively impact established neighborhoods.	5/13/2018 10:38 AM

Neighborhood Integrity UDO Proposals Middle Housing

67	Don't zone it in South College Station we need more family atmosphere and more to do for the actual citizens not just to make college kids happy	5/13/2018 10:13 AM
68	No feedback	5/13/2018 10:01 AM
69	Students restriction should apply	5/13/2018 9:52 AM
70	I'd be interested to know the crime statistics related to middle housing. Is it higher or lower than multifamily?	5/13/2018 7:46 AM
71	No more Apartment complexes!! They are running out the single family houses. There is more to College Station than just college kids!!	5/13/2018 7:34 AM
72	They need to work closely with CSISD to ensure schools can hold the influx of students	5/13/2018 6:25 AM
73	I don't believe that apartments and town homes should be allowed in family neighborhoods.	5/13/2018 6:24 AM
74	N	5/13/2018 1:44 AM
75	College Station is in dire need of affordable. Housing for young as well as seasoned residents. Housing options should include single residence, apartments, townhomes.	5/13/2018 12:09 AM
76	We have too many rentals. We need neighborhoods for families.	5/12/2018 10:29 PM
77	Would like to make sure there is adequate parking to prevent parking in streets, stricter monitoring regarding parties.	5/12/2018 10:09 PM
78	I feel the family home neighborhoods need to stay that way. There are plenty of apartments for students. Families coming to town need to be helped in a way that rents or mortgages don't eat every penny they have. And our neighborhoods need to allow children to play safely. There is so much traffic from students living all over that it is not safe for children to ride bikes.	5/12/2018 9:20 PM
79	Why not take back the neighborhoods from rentals to Aggie students and reclaim them for the average family? Then there wouldn't be a need for this other. All the other smaller housing will just lead to students and undesirables.	5/12/2018 8:48 PM
80	Middle housing is good for developers and that's about it. Actual families living around them will suffer from increased traffic and congestion. Public areas will be overrun with an influx of new residents straining the resources of those already in the area. No one building a "middle-house" lives in one themselves.	5/12/2018 8:39 PM
81	College Station needs more single family homes and less apartments.	5/12/2018 8:34 PM
82	Fill the housing already here before you add more.	5/12/2018 8:04 PM
83	I think people who own homes in the single family category work hard to be able to afford those homes and that the city should go above and beyond to protect the sanctity of those homes. Who wants to see their biggest investment backed up to or close to apartments or otherwise	5/12/2018 8:01 PM
84	I would prefer to see a middle housing district instead of neighborhoods mixed with all types of housing	5/12/2018 7:58 PM
85	No	5/12/2018 7:02 PM
86	Middle Housing zoning option should only be used if its use does not adversely affect established neighborhoods.	5/12/2018 6:39 PM
87	You can't fix what you have already broken when it comes to single family neighborhoods, but you can STOP further destruction.	5/12/2018 5:42 PM
88	I'm ok with this as long as it isn't in single family neighborhoods and there is strict code enforcements in place and the area is kept nice and cars are parked in garages, car ports or drive ways- no street parking	5/12/2018 5:04 PM
89	None	5/12/2018 4:55 PM

Neighborhood Integrity UDO Proposals Middle Housing

90	We do not need more multi-person (unrelated) units in College Station. We already appear to visitors to be a city of apartments. That is lowering desirability to live in College Station.	5/12/2018 4:37 PM
91	City needs more middle housing. Many people are squeezed in the middle. Do not want an apartment and do not want to buy a house. The option becomes leasing a house that cost more than the monthly payment had you got a mortgage. Also few middle housing options for people only wanting two bedrooms. Many people are single and do not have a family yet would like smaller living options outside of stacked apartments.	5/12/2018 3:47 PM
92	The idea of more housing seems crazy, but I guess a necessary evil.	5/12/2018 2:42 PM
93	It feels like we already have this in so many places.	5/12/2018 2:21 PM
94	Middle Housing zoning option should only be used if its use does not adversely affect established neighborhoods.	5/12/2018 2:03 PM
95	There is a huge lack of affordable middle housing for muddle class familys supporting the university	5/12/2018 1:49 PM
96	No	5/12/2018 12:38 PM
97	Limit affordable housing areas to current affordable housing areas only	5/12/2018 12:19 PM
98	This should only apply to new developments.	5/12/2018 12:13 PM
99	I would love to see our city have more options for family housing at a variety of price points with available amenities.	5/12/2018 10:57 AM
100	No	5/12/2018 10:45 AM
101	There is so much housing already!	5/12/2018 10:39 AM
102	No	5/12/2018 10:10 AM
103	I believe duplexes are fine for smaller/ single parent housing and fit well with single family housing but keep the big apartment complex by the university for the students.	5/12/2018 9:58 AM
104	There are too many apartments and multi family as well as single family rental houses in town already that are vacant and can't fill. Building more would only exacerbate the problem.	5/12/2018 9:13 AM
105	None	5/12/2018 8:52 AM
106	If these new development can be designed with beautiful astetics and desirable style, I would welcome it	5/12/2018 8:50 AM
107	What about existing areas that house duplexes etc? Is the goal to protect the homeowner of the single family homes or all homeowners? For instance, what about the folks who own the duplexes. Will this type of zoning segregate rental properties into those for students and those for families? I actually like the mixture.	5/12/2018 8:18 AM
108	It should always support and maintain the integrity of single family dwellings.	5/12/2018 7:41 AM
109	This town needs AFFORDABLE housing options for families that can't afford \$500-600/bedroom.	5/12/2018 6:52 AM
110	No	5/12/2018 6:32 AM
111	College Station already has too many apartments	5/12/2018 6:08 AM
112	College Station has enough over priced housing. Let the University share the worry about student housing. The dorms are not at capacity.	5/12/2018 5:47 AM

Neighborhood Integrity UDO Proposals Middle Housing

113	Make it affordable for single working moms!	5/12/2018 3:47 AM
114	Flexible housing is important for innovation and affordable housing options. Bryan/College Station could become a city of innovation and affordable housing.	5/11/2018 11:42 PM
115	There is already enough student housing when considering what campus is building vs what the developers are building around northgate. Please stop infringing on the rights of residence and the people that actually pay property tax. Stop raising appraisal values by 20% because these large housing complexes don't pay the taxes the city thinks they "need".	5/11/2018 11:28 PM
116	As long as it's not put in the middle of developed neighborhoods this would be great	5/11/2018 10:46 PM
117	Needed along 40	5/11/2018 10:11 PM
118	No	5/11/2018 9:29 PM
119	It seems to me that middle housing would cause too much traffic and crowding. I think it would be better to keep apartment living away from single family homes. I would rather not have a bunch of college students living near my home.	5/11/2018 8:17 PM
120	Middle housing should be a small set of housing types. I don't think courtyard apartments or live/work apartments should be included in this zone.	5/11/2018 8:04 PM
121	No	5/11/2018 8:01 PM
122	Years down the road they become blight.	5/11/2018 7:32 PM
123	These new zones need to not displace existing established neighborhoods and must be closer to campus. The multifamily units further from campus remain empty and if left unfilled will attract HUD recipients and devalue the surrounding existing neighborhoods that were there first!!!!!!!	5/11/2018 7:14 PM
124	Would current multiplex units be grandfathered in? Feel that not enough was done to prevent it getting this far before we have gotten to this point.	5/11/2018 7:12 PM
125	By placing your middle housing zone near established neighborhoods could cause traffic and noise concerns. Now if there is an adequate green buffer between middle and standard single family homes and the streets do not dump into the neighborhoods that might be ok	5/11/2018 6:34 PM
126	Too many family oriented neighborhoods are being ruined by student living. 5,000 a year in taxes and we have to live next door to 5 college students that have no respect for families. P&Z needs to do better.	5/11/2018 6:34 PM
127	I don't want middle housing districts to adversely impact established neighborhoods, but I also want to make sure lower-income families can afford decent housing in nice parts of the city so their kids can attend the elementary schools which are not overwhelmed (two schools currently have the lion's share of low-income kids). The college students renting new "Ag Shacks" in established neighborhoods do not need help from the city, but our lower-income residents do.	5/11/2018 5:49 PM
128	I had to look up bungalow courts. Seems weird.	5/11/2018 1:36 PM
129	integrity of single family home neighborhoods should be strongly protected	5/11/2018 12:09 PM
130	No mixing of middle housing in single housing neighborhoods.	5/11/2018 5:25 AM
131	None	5/11/2018 3:57 AM
132	I hope that the city is careful about where these zones would occur, and that the city protects the existing residential neighborhoods.	5/11/2018 12:26 AM

Neighborhood Integrity UDO Proposals Middle Housing

133	Giving people access to a shared yard is important. If they are choosing middle housing over an apartment complex it's because they want some interaction with nature. But instead of everyone having a bad small private yard, communal grounds allows everyone to share in a better setting without wasting land.	5/10/2018 11:03 PM
134	create a way to get ag shacks classified as middle housing. They are a great idea, but are too high density for traditional neighborhoods. No different than a duplex or fourplex.	5/10/2018 9:28 PM
135	There are so many issues involved in middle housing zoning that are not reflected in this survey. For instance there is no question how the transitions would be established nor what restrictions would apply when a single family district is encroached by middle housing.	5/10/2018 9:19 PM
136	If handled correctly this would help - however one should make sure the houses built reflect the character of the existing neighborhoods - These were all very expensive examples you showed - not necessarily what would be built in CS. Also should ensure that the middle housing does not adversely affect established neighborhoods and issues such as increased traffic, increased impact on utilities are accounted for and appropriately handled before they become an issue.	5/10/2018 2:39 PM
137	IF THIS IS ENACTED IT SHOULD HAVE A PROVISION THAT IT COULD NOT BE CLOSER THAN ONE MILE TO A NEIGHBORHOOD THAT WAS PLATTED BEFORE 1980.	5/10/2018 9:30 AM
138	Middle housing option should only be used if it does not adversely impact established neighborhoods.	5/10/2018 7:08 AM
139	A "good transitional zoning option between neighborhoods and larger, more intense commercial" uses is good only if the taller more extensive type of commercial use is not right next to an older established subdivision! PLEASE protect our historic neighborhoods!!	5/10/2018 12:32 AM
140	Need to protect established neighborhoods.	5/9/2018 10:53 PM
141	In your proposed middle housing a multi story commercial building could be built next to a single family neighborhood as a buffer? Are you joking! I agree a buffer is needed but large structures and non family oriented uses isn't the way to go. A set pattern of progression of resident and use to new development could be helpful. What you propose is far to general to be relied on to protect neighborhoods.	5/9/2018 6:03 PM
142	The devil is in the details. While this zoning option could be beneficial, it could also be used to destroy existing low-cost housing options or existing neighborhoods. It should only be used in areas already nearly completely used as rental housing and in a way that does not impose traffic problems on single-family neighborhoods.	5/9/2018 5:05 PM
143	I believe that a Middle Housing zoning option should only be used if it's use does not adversely affect established neighborhoods.	5/9/2018 3:33 PM
144	Middle housing options are good as long as they do not encroach upon established single family neighborhoods.	5/9/2018 2:23 PM
145	NO Middle housing project should be allowed in Pebble Creek Subdivision at all.	5/9/2018 12:12 PM
146	The use of middle housing zoning option should only be used if its use does not adversely affect established neighborhoods.	5/9/2018 9:40 AM
147	This sounds like a developers plan for student housing	5/9/2018 8:11 AM
148	A market study could help substantiate needs and what would work.	5/8/2018 7:50 PM
149	Do not allow Ag Shacks! Or other rental dwellings that have more than 4 bedrooms per unit.	5/8/2018 4:40 PM
150	middle housing should be separated from single family by a very wide setback.	5/8/2018 4:02 PM
151	No	5/8/2018 3:47 PM

Neighborhood Integrity UDO Proposals Middle Housing

152	Middle housing is a nice option, but I still wouldn't want it right up against a single-family neighborhood. There is enough land in this area for the city to enforce buffer zones around single-family neighborhoods.	5/8/2018 3:42 PM
153	I am very concerned at the large numbers of rental properties being built in the College Station area. Many rentals are not close to being filled, and yet new properties are being built. Already landlords and companies are looking to fill these properties by making these low income dwellings. I watched this happen to areas in Houston, always at the detriment of the surrounding community.	5/8/2018 2:11 PM
154	Where is this going to be and when would it start?	5/7/2018 5:14 PM
155	Consideration should be made to include certain types, like bungalow courtyard, incorporated into new SF Developments	5/7/2018 3:20 PM
156	I would be nice to also include some shops with the housing similar to what was done at Wolf Pen Creek area	5/7/2018 11:36 AM
157	This looks like just another way to cater to developers rather than residents of existing single family neighborhoods.	5/7/2018 10:48 AM
158	Additional housing types are necessary in a growing community and to increase the density of residents living near TAMU	5/7/2018 8:00 AM
159	More efforts by developers to sneak multi-dwelling rental properties into neighborhoods? I don't trust this.	5/6/2018 8:01 PM
160	some of these types, such as live work units, might be appropriate but need more definition and restriction.	5/6/2018 1:22 PM
161	Middle housing zoning should only be regulated to new development and not be allowed in areas covered by NCOs or other integrity protected areas.	5/6/2018 9:28 AM
162	NO	5/5/2018 7:08 AM
163	I don't see how this can affect existing problems.	5/4/2018 8:01 PM
164	Its a great idea!	5/4/2018 3:06 PM
165	Strong covenants limiting short term rentals, on-street parking and overloaded units within middle housing would make them more desirable for elderly, single professionals and young families. Also, ample green belts are essential to making these communities livable.	5/4/2018 3:04 PM
166	Stealth dorms need to go in this middle-housing district, as they are in effect duplexes, tri/four plexes already! This zoning should be allowed on areas that zoned for redevelopment and/or neighborhood commercial and areas where rows and rows of stealth dorms already exist. This housing district should also include some sort of architectural requirements, so developers are discouraged from putting up cookie-cutter, concrete blocks all over town.	5/4/2018 1:58 PM
167	N/A	5/4/2018 1:37 PM
168	I don't want any of these new types of housing near my neighborhood but if you want to build it farther out and have a section zoned specifically for that, that's great.	5/4/2018 10:50 AM
169	Live where you work would cut down on traffic congestion. This would allow housing to fit more needs.	5/4/2018 10:49 AM
170	Given the developer history you have to be very suspicious that these will be approved inside neighborhoods where they are incompatible. While I strongly agree with the need, these should be placed only in new developments and not in existing neighborhoods.	5/4/2018 9:47 AM
171	As long as these zones don't go in already existing family areas (College Hills, South Knoll, etc), it is a good idea.	5/3/2018 11:05 PM

Neighborhood Integrity UDO Proposals Middle Housing

172	I'm quite sure that as soon as this district is approved the developers will seek to rezone existing neighborhoods. I would like to see the wording clarified so that areas that areas within existing neighborhoods cannot be changed to this new district. This includes the currently undeveloped portion of an existing neighborhood. It would change the character of the community and impact the houses immediately next door.	5/3/2018 10:53 PM
173	Middle Housing near single-family neighborhoods further devalues those neighborhoods.	5/3/2018 4:44 PM
174	These middle housing zones should not be mixed within neighborhood areas only between commercial and neighborhoods. There needs to be parking for vehicles associated with the middle housing types and I didn't really see that addressed. Also, these middle housing types should not have a neighborhood between them and a major thoroughfare else there will be cut-thru traffic issues. At the moment I can image where this type of housing would be located within College Station without impacting an already existing neighborhood. Maybe around Scott & White Hospital.	5/3/2018 2:22 PM
175	Where is the grandfathering in this for current neighborhoods? Someone could buy 4-5 houses, put up townhomes, and no one could protest	5/3/2018 10:52 AM
176	I think this is a good idea to help preserve the older established single family neighborhoods. They are such nice areas, why ruin them with the agshacks and college students? They throw parties, often don't pick up their beer bottles/cans/cups, will urinate in your bushes, which is not good for small children to see. Too many street parking leads to visibility issues when trying to back out of your driveway and blocks view of small children who maybe riding bikes in the yard, etc. Creating more parking lots for the agshacks to park on the property is not appealing. That is the last thing you want to see when looking out your front window and it deteriorates the neighborhood.	5/3/2018 10:32 AM
177	Middle housing should not go into established neighborhoods with only single-family homes. It would drive the property values down if they aren't well kept by the residents.	5/3/2018 8:59 AM
178	need more parking than one spot per bedroom. Put that in from the start.	5/3/2018 8:32 AM
179	Parking availability & traffic flow.	5/3/2018 8:06 AM
180	Middle housing is the same as Multi-family housing. This appears to be an attempt to allow multi-family next to single family.	5/2/2018 8:39 PM
181	We have TOO MUCH of it!	5/2/2018 7:02 PM
182	no	5/2/2018 5:26 PM
183	no	5/2/2018 5:13 PM
184	Several of these suggestions would make a great transition between urban areas to single family areas.	5/2/2018 5:07 PM
185	This town can not handle any more multifamily housing. I can not support anything that would result in the building of a 4-plex or greater unit.	5/2/2018 4:57 PM
186	Protect single family homes.	5/2/2018 4:40 PM
187	It will be important for the city to actually hold to the middle housing zone instead of saying "oh, the landowner couldn't resell it and make as much money as he wanted, so let's grant him a variance to do whatever he wants."	5/2/2018 4:29 PM
188	As long as Middle Zoning is plentiful, especially nearby the University, I have no objections. We want to pack as many students as close to the University as possible to minimize the effect on traffic.	5/2/2018 4:28 PM
189	No	5/2/2018 4:09 PM
190	n/a	5/2/2018 3:28 PM

Neighborhood Integrity UDO Proposals Middle Housing

191	Bring back this zoning district	5/2/2018 2:19 PM
192	We need to focus on the economic driver, and support the people who work and study there.	5/2/2018 1:23 PM
193	Although in theory middle housing sounds like a good idea, I have zero trust in the ability to ensure that the application of this type of zone and its location would be first consulted with the residents who actually live there. It is easy for a citizen to say, "Yes, great!" when they live five miles south of campus and this issue will not affect them. Or they are in the landlord business and have no problem building a row of ten duplexes adjacent to what were formerly single family homes filled with single families. If the P/D department uses rental % then it would be easy to "accidentally" include neighborhoods that are sandwiched between high student neighborhoods (along Graham Road) and the student neighborhoods north of Holleman. There are a lot of single family homes between Rock Prairie and Southwest Parkway and I could see those families home values plummet if the zoning went that far south. On the other hand, if the middle district went towards the east and developed toward the homes slightly further east (toward Thomas Park) and then south toward Harvey, the same problem might exist wherein clusters of homes might become islands in a sea of townhomes and multiplexes, driving long time residents out of their dwellings.	5/2/2018 12:41 PM
194	I do like this prospect, problem being where to put something that is more designed to be for a rotating student populous. Still minimum land available to build something appropriately sized between south CS and TAMU.	5/2/2018 11:19 AM
195	The market is demanding that density go up in CSISD. This is a necessity.	5/2/2018 11:13 AM
196	Since we have not planned for real, planned, and enforced UDOs, where will these transitions be located?	5/2/2018 10:50 AM
197	Bad idea. Will not be beneficial to established neighborhoods.	5/2/2018 10:27 AM
198	The city should require the proper infrastructure (wide roadways, traffic lights, speed limits, etc.) to accommodate a new development prior to approval. For example, the area around the Barracks and Junction complexes was not prepared for the influx of traffic and population growth, causing congestion and travel delays on Rock Prairie and Holleman. Holleman Drive is starting to be widened, but this should have been done before the new developments were built.	5/2/2018 10:24 AM
199	Middle housing should not be placed within established neighborhoods.	5/2/2018 10:21 AM
200	There should be very minimal to no building next to established single family home districts.	5/2/2018 9:52 AM
201	N/A	5/2/2018 9:42 AM
202	The idea of middle housing districts is irresponsible and damaging. We should not restrict development of new high density housing unless we want to end up in a housing cost bubble like California. We should allow skyscrapers next door to single family homes.	5/2/2018 8:43 AM
203	What is the difference between question 2 & 3?	5/2/2018 6:07 AM
204	College Station should stop OVER PRICING all the housing and land which is causing a HUGE problem. You're inflating prices to the point you're making renting more affordable than home ownership. Also, the income here DOES NOT MATCH the price of housing. CS needs to get more businesses and higher paying jobs in here.	5/2/2018 1:55 AM
205	While this sounds like a good idea, it is probably not likely to work. I don't see developers opting for this option and, given the history of zoning decisions by the city, I don't trust P&Z (or most of the city council) to respect existing neighborhood integrity and forcing these lower density options.	5/1/2018 10:17 PM
206	Why is 2 and 3 the same question?	5/1/2018 9:08 PM
207	Off street parking is better for cyclists and pedestrians. Do these home types account for off street parking?	5/1/2018 8:51 PM
208	gonna be tough, students can be a pain. keep first time home buyers in your thoughts,	5/1/2018 8:44 PM

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209	No	5/1/2018 7:44 PM
210	No existing single-family neighborhood should be subject to this zoning, but for new development it would emmmmmmmmm M	5/1/2018 7:18 PM
211	You already have taken over most single family areas with multi person housing	5/1/2018 6:25 PM
212	Isn't middle housing what we have now and what the city has allowed? Aren't the Aggie Shacks in neighborhoods considered middle housing?	5/1/2018 6:21 PM
213	College Station has made a mess to allow the Aggie Shacks. They are tacky and poorly maintained and the parking is a night mare. So sad	5/1/2018 5:20 PM
214	Allowing neighborhoods to slowly increase in density is much healthier than artificially holding development down or contracting it in certain areas. Letting home owners go from single family to duplex/triplex by right would let the density slowly tick up but let home owners rent out the extra converted units.	5/1/2018 5:20 PM
215	More live/work units	5/1/2018 3:54 PM
216	College Station has built PLENTY of extra housing for ONLY students. Time to start thinking about the FAMILIES and quit building all this crap	5/1/2018 3:25 PM
217	I prefer middle housing options that provide a green space for tenants/owners to share and enjoy.	5/1/2018 1:22 PM
218	What has the developers told the P and Z they want. Sounds like this is a done deal. They'll roll over as always and the taxes payers don't count.	5/1/2018 10:04 AM
219	Middle housing zoning should not be applied to NCOs	5/1/2018 10:01 AM
220	Fine, as long as it is away from traditional single-family neighborhoods.	5/1/2018 9:10 AM
221	I like it so much I strongly agreed twice	5/1/2018 8:29 AM
222	The concept is good in theory, but much will depend on implementation. A middle housing zoning ordinance could work very well or be yet another way for neighborhoods to erode. Please keep neighborhood integrity for long-term residents in mind.	5/1/2018 7:59 AM
223	Density of traffic is the key, not how many people you can house in one space!	5/1/2018 7:30 AM
224	The problem isn't in new developments. The problem is with RE-development. If you are saying that this will curb stealth dorms in established neighborhoods, I'm all for it. But I don't see that here. All I see is another distraction from the actual problem.	5/1/2018 6:20 AM
225	Questions 2 and 3 are the same.	4/30/2018 9:44 PM
226	The zoning in CS has been very disappointing. One carefully investigates schools, the neighborhood and how the surrounding areas are zoned so when they make a large investment in a home they know what to expect for at least the next twenty years. Not so in CS. You think it will be small offices but despite your efforts it is zoned for a enormous apartment complex. The forever wild area is mowed down and built up without concern for the neighborhoods.	4/30/2018 8:02 PM
227	College Station should remove immediately all restrictions and zoning for the entirety of the city. People's natural desires and preferences for their private property are a better determinant of what should be done than a centralized decision-making bureau within the government.	4/30/2018 6:23 PM
228	The middle housing zoning district if adopted would prevent middle housing types to be placed in single family zoning districts, and would be allowed more appropriately in multifamily type zoning districts.	4/30/2018 3:42 PM

Neighborhood Integrity UDO Proposals Middle Housing

229	We need to focus on providing more affordable options for small families and retirees. We need to stop looking for more ways to house students. They are taking over not only the majority of apartment complexes but now single family homes. I would love to see this town allow for families to be able to live here too since we work and are a part of the community too. I hate living in this town for the single fact that everything is catered to students and we can't afford to live, work and raise our family in a town like this.	4/30/2018 2:49 PM
230	It should be allowed within existing single-family districts, but the option of a middle housing district should not be used as a replacement for high density zoning in central neighborhoods near the university, and near Texas Ave.	4/30/2018 12:42 PM

Q5 Do you have any other related feedback?

Answered: 111 Skipped: 425

#	RESPONSES	DATE
1	Any changes in zoning regarding housing should take account of effects detrimental to preserving of existing residential neighborhoods. Also, any regulations concerning proposed middle housing should take into consideration increases in runoff, which likely would cause flooding potentially devastating existing residential neighborhoods. Particularly the city should take care not to increase the danger of flooding in areas adjacent to neighborhoods with historical and architectural significance for College Station residents and Aggies. By carefully drafting regulations for neighborhood overlays and any proposed middle housing districts. College Station should seek to avoid increase of runoff leading to widespread and frequent flooding with potential loss of property and even lives like the Houston area has recently experienced.	5/25/2018 11:51 AM
2	College Station neighborhoods are being destroyed by absentee landlord student shacks/stealth dorms.	5/25/2018 11:26 AM
3	consider calling those Multi-Family homes popping up everywhere as a new class of multi-family zoning. they are designed for lots of unrelated people. Cheaply built and massive, it is hard to imagine why we don't call them mini communal apartments OR sorority/fraternity houses. I wonder why you don't have an ordinance that asks the purpose of the building. Ex: will it be rental? If yes, it's a business- it belongs in a business zoning and not in a single family zoning OR in areas where duplexes and others like this go.	5/24/2018 2:20 PM
4	Major concern of effectiveness in regards to proximity to campus. This should NOT be used as an incentive to pass NCO changes!	5/24/2018 2:15 PM
5	A moratorium on granting variances affecting residential neighborhoods should be imposed until these issues are settled. Stealth dorms/ Ag shacks should be taxed as commercial, allowing home owners to continue to be able to afford their taxes rather than face tax increases due to stealth dorm development.	5/24/2018 2:08 PM
6	HOA laws provide legal mechanics for neighborhoods to enforce these types of restrictions without infringing on property owners' rights.	5/24/2018 2:03 PM
7	Not a solution or resolution to new overlay.	5/24/2018 1:58 PM
8	Not sure what a bungalow court is	5/24/2018 1:54 PM
9	Exhibits in chambers (all UDO topics) should show potential advantages and disadvantages.	5/24/2018 1:36 PM
10	When was the last time new piping was done in the college Hills neighborhood?	5/24/2018 1:14 PM
11	Housing allowed in this zone should not be allowed in single family. Housing rented by the room that is not occupied by the owner should be allowed in multi-housing, but not in single family zoned neighborhoods.	5/14/2018 4:57 PM
12	Should not be permitted in single family neighborhoods.	5/14/2018 4:53 PM
13	Austin is going through this right now & it has caused the rent/taxes in established neighborhoods, especially middle class, to skyrocket, displacing entire cultural & elderly persons. Look at Northgate, the mom & pop businesses are being taxed out.	5/14/2018 4:45 PM

Neighborhood Integrity UDO Proposals Middle Housing

14	The best place for student living is as close as possible to Campus.....bike or walk to class and avoid adding to the traffic problem that everyone is complaining about.	5/14/2018 4:39 PM
15	Any answers that we agree to in concept could quickly become disagreement if there are not appropriate setbacks and sound & visual buffers between middle and single family housing zones. The planning staff and city council have frequently ignored the buffering requirements we have now. Why should I expect these new rules to work, when the current rules are so frequently ignored.	5/14/2018 4:13 PM
16	no	5/14/2018 3:49 PM
17	All areas around the campus should be designated as urban and have high density housing mixed with business like in northgate.	5/14/2018 3:38 PM
18	Of course this should only be allowed if it does not adversely affect existing/established low density neighborhoods	5/14/2018 3:04 PM
19	No	5/14/2018 3:03 PM
20	First of all, there is no "market pressure" - as the town is now way overbuilt with rental properties. Which is mind boggling that high density structures continue to be built (???). Secondly, offering these add'l options will not protect neighborhoods. One thing does not preclude the other. Thirdly, these new options provide many new ways for real estate developers to butcher up neighborhoods. SAD.	5/14/2018 2:57 PM
21	no	5/14/2018 2:39 PM
22	You have too big a range of types within the proposed middle housing concept.	5/14/2018 2:18 PM
23	too many apartments here now	5/14/2018 1:40 PM
24	I have absolutely no objection to a full range of housing options in College Station -- given that established neighborhoods are niether overrun with traffic nor given a buffer zone between single family homes and large multi-unit buildings or rent-by-the-room houses with paved front yards.	5/14/2018 12:53 PM
25	No	5/14/2018 10:03 AM
26	good drawing - but where is the patio house?	5/14/2018 12:03 AM
27	Need to find a way to improve the older apartments we have. All the college kids are living in the newest ones which are over priced for a family and they are having to live in the older less desirable ones.	5/13/2018 11:04 PM
28	These surveys seem to be at the request of builders and realtors to make changes that would benefit them, and hurt our community. Student dormitories should be just that - not intermixed with encroaching upon family neighborhoods. Students and family lifestyles do not mesh well. We can already see the damage that it is doing to our neighborhoods, and it is affecting our schools - as families find it hard to move into college station and avoid students. Please - keep students and families separate. Allow family neighborhoods to flourish throughout our city - not just far south of town.	5/13/2018 10:49 PM
29	No	5/13/2018 8:26 PM
30	No	5/13/2018 8:25 PM
31	No	5/13/2018 7:38 PM
32	Code is too restrictive currency	5/13/2018 7:20 PM

Neighborhood Integrity UDO Proposals Middle Housing

33	Perhaps a connection between current rental homes in a neighborhood and construction of middle housing within that neighborhood would help define your proposals.	5/13/2018 4:49 PM
34	When do the currently-situated homeowners get to win?	5/13/2018 4:01 PM
35	If a middle housing option is used, ensure that existing neighborhoods can provide input and have a substantial voice in the approval process.	5/13/2018 3:22 PM
36	N/a	5/13/2018 2:37 PM
37	Start saving a tree or two when you let developers build. Pine trees at Rock Prairie, the gigantic live oak at old City hall, gone forever. Look a touch further than your pockets, think of legacy	5/13/2018 1:43 PM
38	Good on the city for finding a way to get opinions of the people by using this survey.	5/13/2018 1:34 PM
39	No	5/13/2018 11:44 AM
40	Measure twice, cut once. Build smart for a better city.	5/13/2018 10:38 AM
41	Need more to do in South CS all the growth it seems caters to college kids. Also need more cops, and quality ones at that. Additionally need to get a private EMS to handle the county. Keep CSFD companies in CS unless for mutual or auto aid.	5/13/2018 10:13 AM
42	No feedback	5/13/2018 10:01 AM
43	None	5/13/2018 9:52 AM
44	This is cute and I'm sure you will give it the same cursory glance that you do for everything else and then continue to do what is best for yourselves and your interests.	5/13/2018 7:41 AM
45	Make sure roads and other infrastructure can hold BEFORE building, instead of trying to fix stuff after the problem exists.	5/13/2018 6:25 AM
46	No	5/13/2018 1:44 AM
47	Stop building apartments	5/12/2018 10:29 PM
48	No	5/12/2018 9:20 PM
49	Somewhere along the way, our once hometown has turned into massive apartments, HUD, and rundown. Because of how our town has rundown around the campus, the school district now has to bus students all over. It is sad what College Station is turning into. "Inner City" is trashy for visitors to see and no families want to live there.	5/12/2018 8:48 PM
50	No	5/12/2018 7:02 PM
51	None	5/12/2018 4:55 PM
52	Please address affordable housing. I hope this opens the market up for more affordable middle housing options.	5/12/2018 3:47 PM
53	No.	5/12/2018 2:21 PM
54	No	5/12/2018 12:38 PM
55	Not at this time.	5/12/2018 12:13 PM
56	Keep up the great work!	5/12/2018 10:45 AM
57	There is so much housing already!	5/12/2018 10:39 AM

Neighborhood Integrity UDO Proposals Middle Housing

58	No	5/12/2018 10:10 AM
59	None	5/12/2018 8:52 AM
60	This information is too incomplete to give actual feedback. It is presented all in the positive. A more transparent use of information is needed. What will this actually look like in practice? What are the positive and negative aspects from this proposal. What, if any, unintended consequences could arise?	5/12/2018 8:18 AM
61	No	5/12/2018 6:32 AM
62	May have answered slightly different if I had any idea where these are being considered.	5/12/2018 6:08 AM
63	No	5/11/2018 10:46 PM
64	No	5/11/2018 9:29 PM
65	Plan this zone to be appropriate for young families! THIS is the housing types that is so needed in this area! Nice, new, but we don't need fancy granite countertops and wave pools with lazy rivers. We need simple homes that have decent finishes, even just builder grade finishes. Too many small rental houses in this area never get any money invested back into the home - they are all OLD and kitchens have cabinets that are 30 yrs old falling apart, with original, rusted, cast iron sinks, for example. AND - make duplexes with a garage!!!!!!!! Too many new duplexes in this area with just rooms and kitchens, no garage for families.	5/11/2018 8:04 PM
66	No	5/11/2018 8:01 PM
67	College Station is developing well. What's the impetus for this dramatic change?	5/11/2018 7:32 PM
68	Roads MUST keep up with increasing traffic! REGARDLESS of which neighborhoods are affected, growth HAS to happen in order to accommodate the proposed changes	5/11/2018 7:14 PM
69	NO STEALTHY DORMS OR FAKE SINGLE FAMILY HOUSES THAT ARE RENTED BY THE BEDROOM OR TO STUDENTS OR MORE THAN 4 NON RELATED PEOPLE AND NO LARHE PARKING AREAS!!!!	5/11/2018 6:34 PM
70	No more apartments	5/11/2018 6:34 PM
71	Not at this time.	5/11/2018 1:36 PM
72	keep stealth dorms out of single family home neighborhoods	5/11/2018 12:09 PM
73	Consider affect on traffic flow!	5/11/2018 5:25 AM
74	None	5/11/2018 3:57 AM
75	This would have been a great idea 10 years ago to implement so we didn't have this terrible pressure on current housing. May have even saved us from lowing so many lower cost homes to high cost rentals.	5/10/2018 9:28 PM
76	Visit with individuals who design non-biased surveys. There is great clarity what answers are sought rather than actually seeking the thoughts of those that live in established neighborhoods.	5/10/2018 9:19 PM
77	College Station is rapidly growing. So far most of the growth seems to be strip malls and apartments, with no thought on how they impact the city. The mantra seems to be 'Any Growth is Good'. I would hope the city planners would take time to look at options before the city character is totally lost.	5/10/2018 2:39 PM
78	THIS WOULD BE AN OPEN INVITATION TO ENCROACH ON EXISTING NEIGHBORHOODS	5/10/2018 9:30 AM

Neighborhood Integrity UDO Proposals Middle Housing

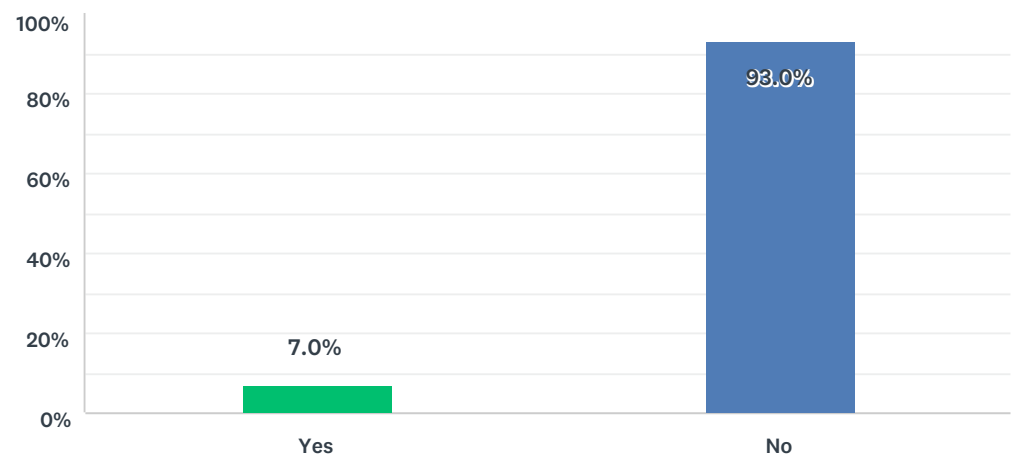
79	Is the City willing to enforce occupancy regulations in middle housing options so that a quadplex designed for 8-12 non related individuals does not become a tenement housing 16 +?	5/9/2018 2:23 PM
80	Keep the original single housing units in Pebble Creek subdivision vs. Multiple housing etc.	5/9/2018 12:12 PM
81	No	5/8/2018 7:50 PM
82	No	5/8/2018 3:47 PM
83	I am concerned of the power that A&M seems to have over College Station and the council. For example, A&M says that more rental property is needed and there is a huge explosion in this community of rental property. In the meantime, A&M is building properties on campus. It seems more research should have been done to see how much rental property is actually needed and what A&M is doing behind the scenes. Also our College Station neighborhoods are being turned into rental neighborhoods, at the detriment of the community. It is not difficult to see that rentals are not kept up like properties where the owner lives.	5/8/2018 2:11 PM
84	The city has done a terrible job of protecting its neighborhoods.	5/7/2018 5:14 PM
85	Varying types of residential living units in a single neighborhood or area is very common in may cities	5/7/2018 8:00 AM
86	Preserve the single family neighborhoods.	5/6/2018 8:01 PM
87	NO	5/5/2018 7:08 AM
88	We do need to stop letting big apartment complexes come to this town. It is saturating the market and will make it hard to develop middle housing.	5/4/2018 1:37 PM
89	The higher density housing that this brings in will have parking and traffic affects. Not sure how the City will handle the impacts besides ignore them as if they aren't problems.	5/3/2018 2:22 PM
90	No	5/3/2018 12:39 PM
91	CS should really get the student housing under control. And the older established neighborhoods should be kept as is for many reasons. There is nothing wrong with implementing better planning and zoning of neighborhoods. They can still live here, just not in the the older established areas. It should be single family homes in a neighborhood.	5/3/2018 10:32 AM
92	no	5/2/2018 5:26 PM
93	no	5/2/2018 5:13 PM
94	Having too many apartment options is unnecessary.	5/2/2018 5:07 PM
95	Middle housing could be brilliant if done right.	5/2/2018 4:29 PM
96	No	5/2/2018 4:09 PM
97	no	5/2/2018 3:28 PM
98	Stop destroying our neighborhoods.	5/2/2018 9:52 AM
99	N/A	5/2/2018 9:42 AM
100	No middle housing districts.	5/2/2018 8:43 AM
101	College Station should stop OVER PRICING all the housing and land which is causing a HUGE problem. You're inflating prices to the point you're making renting more affordable than home ownership. Also, the income here DOES NOT MATCH the price of housing. CS needs to get more businesses and higher paying jobs in here.	5/2/2018 1:55 AM

Neighborhood Integrity UDO Proposals Middle Housing

102	No	5/1/2018 7:44 PM
103	I just want my neighborhood to stay nice! Please help protect resident homeowners and our family neighborhoods from developers!	5/1/2018 7:18 PM
104	You should not serve on planning when you have an interest in real estate or development. Hands in the cookie jar	5/1/2018 6:25 PM
105	Stop building. Take care of people and ask owners to keep their property neat and clean. Have separate small housing developments for families who do not want to live with students.	5/1/2018 5:20 PM
106	I strongly support a middle housing plan that provides housing options for quality independent senior living. This is lacking in College Station.	5/1/2018 1:22 PM
107	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 investors not for a normal working living person. Even older homes prices are sky-rocking. Cost of housing is over 50% of my income.	5/1/2018 9:22 AM
108	Current land prices and property tax with low density make affordable housing unattainable without intervention. Consider who that affects. Disparate impact from City's current policies. College Station is unwelcoming for low income residents not funded by their parents	5/1/2018 8:29 AM
109	Balance the zoning commission with citizens that have no financial gain for rezoning. There are too many realtors and/or developers on our zoning board.	4/30/2018 8:02 PM
110	Middle housing zoning districts would also need its own parking requirement standards, and TIA requirements.	4/30/2018 3:42 PM
111	Strong restrictions on development should primarily be placed on the periphery of the city, while central neighborhoods, especially old and established ones, should be allowed to grow up along with the city. Traffic is caused by people driving from the periphery to all the places they go (whether in the center of the city or across town). By forcing high density out of the center of the city, we force more people to drive long distances, instead of enabling densification within existing neighborhoods that are within walking and biking distance of shops and restaurants.	4/30/2018 12:42 PM

Q6 Are you a student who attends Blinn College or Texas A&M?

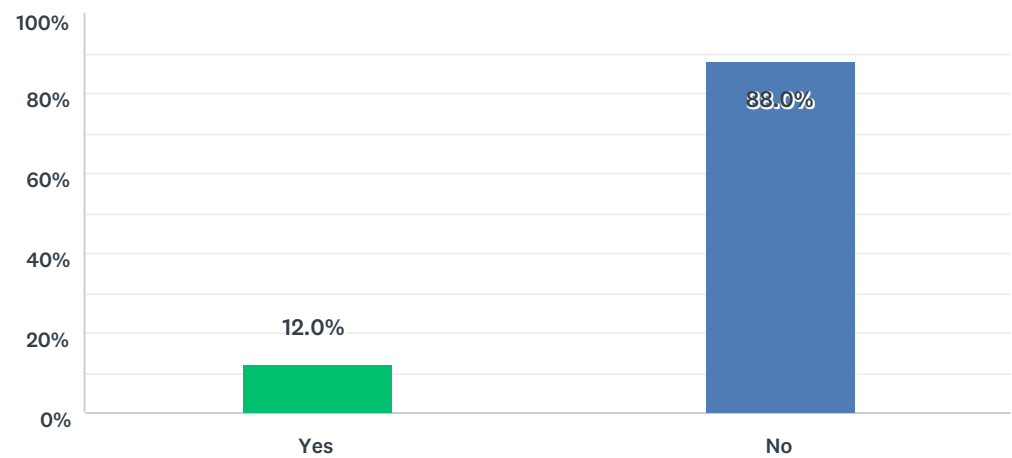
Answered: 529 Skipped: 7



ANSWER CHOICES	RESPONSES	
Yes	7.0%	37
No	93.0%	492
TOTAL		529

Q7 Are you actively involved in real estate or developing property in College Station (architect, developer, engineer, real estate agent, etc.)?

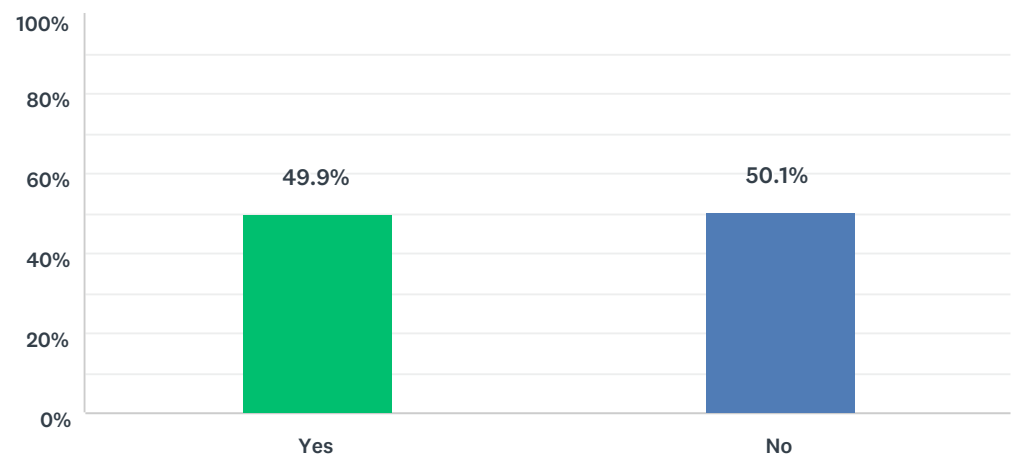
Answered: 527 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	12.0%	63
No	88.0%	464
TOTAL		527

Q8 Are actively involved in your neighborhood or homeowners association?

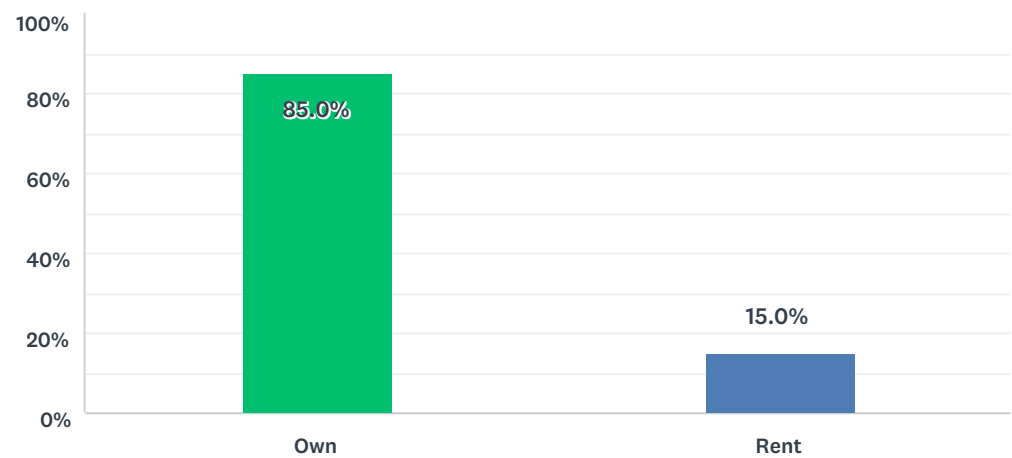
Answered: 527 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes	49.9%	263
No	50.1%	264
TOTAL		527

Q9 Do you own or rent where you are living?

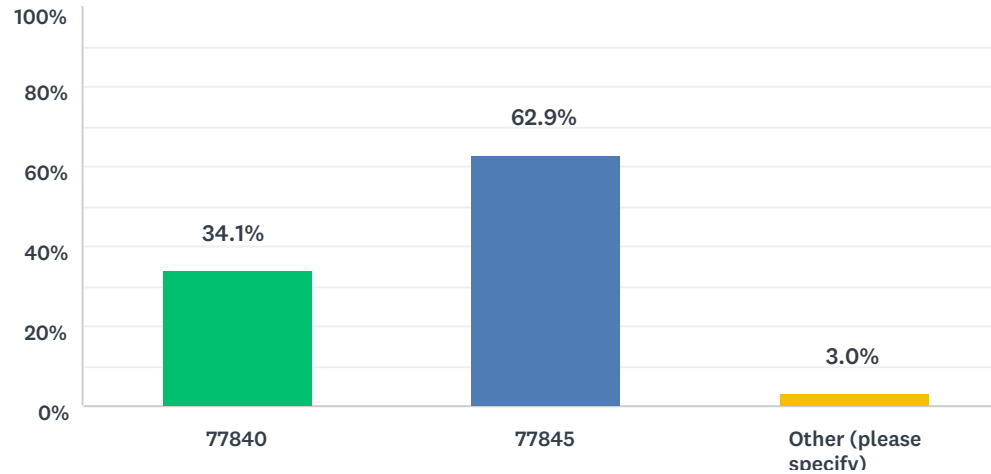
Answered: 527 Skipped: 9



ANSWER CHOICES	RESPONSES	
Own	85.0%	448
Rent	15.0%	79
TOTAL		527

Q10 What is the zip code where you live?

Answered: 525 Skipped: 11



ANSWER CHOICES	RESPONSES	
77840	34.1%	179
77845	62.9%	330
Other (please specify)	3.0%	16
TOTAL		525

#	OTHER (PLEASE SPECIFY)	DATE
1	77024	5/24/2018 1:07 PM
2	77807	5/13/2018 11:19 AM
3	77807	5/13/2018 10:01 AM
4	77807	5/12/2018 10:30 PM
5	77801	5/12/2018 1:49 PM
6	77801	5/12/2018 8:13 AM
7	75150	5/12/2018 7:41 AM
8	77801	5/11/2018 10:47 PM

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9	77801	5/11/2018 4:21 PM
10	77801	5/11/2018 3:58 AM
11	77807	5/4/2018 1:37 PM
12	Builder and land owner	5/4/2018 10:50 AM
13	77881	5/3/2018 8:29 AM
14	77803	5/2/2018 9:01 PM
15	77803	5/2/2018 5:14 PM
16	77803	4/30/2018 12:42 PM