

Items of Concern from South Lamar Neighborhood Residents for July 9 Meeting w/Staff

Parking:

- Of course, the recent No Parking signs on Del Curto have created a stir, exacerbated by the recent Council proposals to reduce required parking; one suggested a “comprehensive plan rather than pushing the ball around from one spot to another”
- Inadequate review of garage dimensions, visitor parking, turning radii in both Site Plan Review (SoLa City Homes) and Residential Review (Milestone) – causing street parking issues
- SoLa City Homes HOA is investigating prospects of installing visitor parking on top of their detention/retention pond by Bluebonnet (like the Mazda dealership on S. IH35)
- Absence of Curbs creating chaos for cars & pedestrians where cars are parking with wheels ON the sidewalk. If not requiring Curbs, at least require parking stops laid along outer edge of sidewalks.

Sidewalks:

- Sidewalk around outer edge of “Deadman’s Curve” – just learned the developer of 3001 Del Curto site plan may be installing it – soon.
- Sidewalk gaps from the park to Bluebonnet on the west side of the road -- especially dangerous crossing the creek in the lane of traffic, esp. with increasing amounts of traffic. (may submit a NPP application, partnered with Foundation Communities)
- City prefers developers pay the Sidewalk Fee-in-Lieu if their frontage does not have storm drains, because if/when CoA does install the drainage, they’d destroy the sidewalks the developers installed. But in the meantime, we have no sidewalks on either side of the main through-streets. It takes forever for Fees-in-Lieu to add up to anything useful. If developers can ask for the fee back if it’s not spent, doesn’t CoA have an obligation to spend it before losing it?
- Right Of Way where there is no sidewalk (esp. long stretches of Clawson): what is the City’s obligation to at least keep the vegetation under control so we can walk outside the white line? Who can people call when it gets overgrown? If it’s the private property owners’ responsibility, what if they won’t keep it clear?
- Sidewalks are needed for pedestrians to get AROUND active construction sites – prefer to not wait till after construction is completed to get sidewalks.

Traffic:

- Traffic calming and improving intersections (may submit a NPP application for a traffic circle or other modifications to the intersection of Bluebonnet & Del Curto); also problems with Clawson at Lightsey.
- Cut-through traffic & speed – due to traffic congestion on S. Lamar all the way from the river to Manchaca
- Stop light at Oltorf & Thornton
- Need a Protected Left-turn Arrow from southbound Lamar onto Bluebonnet
- Want to be able to bicycle from Ben White to Lamar via Clawson/Lightsey/Del Curto – and back

- TIA's are not required unless predicting >2000 trips per day per project. However, the cumulative vehicle trips per day of several adjacent projects may exceed 2000. Yet there is nothing to require each individual developer to analyze or mitigate their impacts on the surrounding intersections, etc.
- Continuous hassles of construction traffic, early and late hours, wear on roadway, parking in the park's parking lot, tracking mud onto roads, etc.
- Thornton Road: serves as a collector for the entire neighborhood; high traffic counts; relies on stop-and-pass for "traffic calming"; no sidewalks; frequent overflow parking from ABGB beer garden; PSW's 100+ apts at 2501 = 700 car trips/day;. Need sidewalks and single-side parking.
- In the late 1970s, CoA owned parcels along 3600 Clawson, and was going to "flatten" that hill for safety reasons. Why did we abandon that idea? (They are residential lots now)

Water:

- Creek erosion problems getting worse (Bernard Natho (on Southgate Circle, east side of Clawson, adjacent to the tributary that cuts across the 3600 block of Clawson) mentioned that the erosion of that creek bed has dramatically increased in recent years. He invited me to go check it out via his house, so I may do that over the weekend and take photos.)
- "Lake Fortview" at Clawson & Fortview
- Detention waiver at Milestone duplexes (2602-2606 Del Curto) caused storm water runoff to flood a condo at 2601 Del Curto in Jan 2013(?).
- Builders are maximizing the 45% IC allowed, leaving homebuyers NO room to add/extend anything on their own.
- Concerns that the new outfalls into the creek will exacerbate erosion of private property (back yards). Want them to be closely scrutinized for the rate of flow out of them, angle to creek line.
- What are the chances of detention ponds at Cinnamon Path / Del Curto and/or at 3701 Clawson?

Lightsey 2 project: there appears to be several [waivers/variances], each relatively "minor", but all added together = infill that is inappropriate for the site.

- Street width (Right of Way) of Aldwyche
- Heritage Tree removals & encroachments in CRZs
- 100 degree radius at Aldwyche/Lightsey intersection
- Gravel driveways for CRZs (it will be 1/4" angular rock, not gravel or crushed granite)

On the horizon:

- Likelihood of commercial properties on Fortview being redeveloped soon – need to prepare for it and take advantage of those opportunities to improve infrastructure