

Crestwood / Glen Cove Neighborhood News



A Publication of Crestwood Civic Club

Volume 12, Issue 2

The applications for Chapter 42 Minimum Lot Size Designations in our neighborhood are making their way through various City offices. This is a protracted process that should afford us some protection from unwanted property development. The article on page 2 details the status of each application.

The Memorial Park Conservancy and City of Houston are starting to release information related to the new Master Plan being drafted. The preliminary details of the Plan has recreational facilities relocated adjacent to Crestwood. Traffic, parking, and ultimately security will likely be issues facing residents on Crestwood, Blossom, and West Cowan.

The apartments on the east side of Westcott at Washington are gone, and when construction begins, residents on Camellia, Rose, and Floyd may be impacted by construction traffic.

Mary Christ is preparing the neighborhood directory for club members, and should have it ready before year end. Thanks Mary!

Speakers

Council Member Ellen Cohen will be with us to deliver a City Hall Update.

State Representative Sarah Davis will also be present to discuss a transportation issue for the State of Texas.

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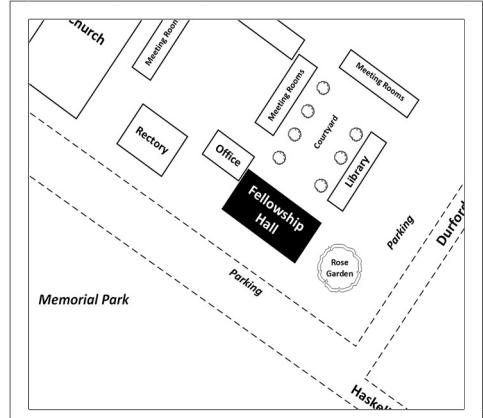
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All-Neighborhood Meeting is October 21st, 7pm !



All residents are invited to our next Neighborhood Meeting to be held Tuesday, October 21. The venue is the **Fellowship Hall** at St. Theresa Catholic Church, and the meeting begins at 7pm.

This is a great new facility, and there is plenty of off-street parking on Haskell and Durford.



Chapter 42 Minimum Lot Size Designation Progress

Seven applications for designations of a minimum lot size have been submitted to the City of Houston. Two applications were for area designations, and five were for block face designations.



PLANNING & DEVELOPMENT DEPARTMENT

The two application processes are quite different, but achieve a common goal. And that is to prevent the subdivision of property into smaller parcels that would be suitable for high density town-home development.

development in the future. This keeps our neighborhood looking much the way it does now.

Block Application Process

A block application is simple. Property owners on a street fill out an application for the designation, and if more than 50% of the owners sign, the application is submitted to the City.

The Planning Department verifies that the application meets the criteria specified in the City Code of Ordinances. If the application is found complete, owners are notified of a 30-day period during which objections to the application can be made.

If the objection is found to be unwarranted, the application is forwarded to City Council for final approval, and put into effect as a new City ordinance specifying the minimum acceptable lot size.

Area Application Process

The procedure for an area application is more complex. Owners in a neighborhood agree on an area they want designated. An application is filled out and signed by at least 10% of the property owners in the area, and submitted to the Planning Department.

The Department reviews the application to verify it meets the criteria stipulated in the Code of Ordinances. If the application is deemed complete, notification is mailed to each property owner of a community meeting where the Planning Department informs residents of the application, its benefits, and answers any questions.

After the meeting, response forms (ballots) are mailed to owners, and owners have 30 days to return the ballots, indicating their support of the application. If at least 55% of the property owners affirmatively support the application, it is forwarded to the Planning Commission where objections can be heard.

If all objections are found to be unwarranted, the Planning Commission forwards the application to City Council. Council implements the designation in the same manner as the block application.



A minimum lot size designation also requires the properties to remain single family in nature. This means no new apartments, condominiums, or commercial

Any objection submitted is heard before the Planning Commission, and if the application is found to be invalid, the application process is terminated.

Chapter 42 continued

Application Status

Property owners on Glenwood were the first to submit block applications to the City—one for the east block face, and one for the west block face.

The applications were submitted on December 13, 2013. The east application was signed by 93% of property owners, and 81% of owners signed the west application.

City Council approved the east application and it became effective on June 11, 2014. The west application was approved and became effective on September 30, 2014. These are the only two applications that have been put into effect.

The next application submitted was the Glencove area application. The area being designated is comprised of 108 properties in the Glencove III and northern most portion of the Glencove II subdivisions. The application was signed by 13% of property owners, and submitted to the City on January 27, 2014.

There were 70% of property owners in the Glencove area that affirmatively supported the application during balloting. The application is now before the Planning Commission.

Next, there were four applications submitted at one time—three block applications and one area application. They were submitted on March 4, 2014.

The block applications are as follows:

1. Memorial between Westcott and Glenwood.
2. East side of Terrace between Feagan and Memorial
3. West side of Terrace between Blossom and Memorial

The Memorial application had 100% of owners signing. The Terrace east application had 85% of owners signing. And the Terrace west application had 60% owner support. These three applications are awaiting City Council approval.

The area application was for the Crestwood subdivision, exclusive of Block 1 near Memorial Elementary. This area consists of 120 properties. 25% of property owners signed the application, and it is currently still in the balloting period. If you live in the Crestwood application area and have not yet voted, *please submit your ballot to the City!*

What Next?

For the neighborhood north of Memorial, there are three block faces that have made no application. They are:

1. Memorial between Glenwood and Terrace.
2. The 500 block of Crestwood.
3. The 6200 block of Haskell.

If you live on one of these blocks and want to start the application process, please email president@crestwoodglencove.org, or call (713) 203-5746 to start the ball rolling.

Architecture

After more than 30 years of service to our community, Bill Owens has stepped down from the Architecture Committee. Bill's leadership in plan review and adherence to deed restrictions has, in no small part, resulted in the character of the neighborhood we enjoy living in today. We thank him for his dedicated service!



Security

Our neighborhood has enjoyed a level of security not experienced by residents in surrounding neighborhoods. Our crime rate is less than 10% of that of other neighborhoods, and we've had no burglary since August 2012.



The deterrence provided by the 24/7 patrol has contributed greatly to degree of safety we are experiencing. For information about the patrol service, please email communication@crestwoodsecurity.org.

Changing Memorial Park

The Memorial Park many of us have experienced for years seems to be destined to change. The Memorial Park Conservancy and the City of Houston are formulating a new Master Plan that will have available unprecedented funding to implement the goals of the Plan.

In 2013, the Conservancy was tasked with identifying and engaging a firm to help draft a new long-term Master Plan for Memorial Park. A landscape architecture firm was hired to design and write the Plan, and a cultural planning firm to coordinate community outreach.

A series of community meetings were held in late 2013 to solicit public input, after which the architecture firm began drafting the Plan during the first half of 2014.

On September 17, the first of four meetings was held where the City and the Conservancy began disclosing the Master Plan. This first meeting was a broad statement about the design goals. These goals are:

- Park access
- Enhancement of existing amenities and usage
- Communication of park activities and amenities
- Community enrichment
- Balance nature and recreation
- Better safety and security
- Long-term sustainability

The first order of business is to reconnect the “disconnected” portions of the Park. The most dramatic means to achieve this are the land bridges proposed to fly over Memorial Drive.



After reconnection, the various parts of the Park are to be returned to their “natural” state. For those residents living north of Memorial, this means the thick green understory in the wooded area immediately adjacent to Crestwood will be removed, and replaced by an open tree savanna. This means it will look similar to the area adjacent to Haskell in Camp Logan.

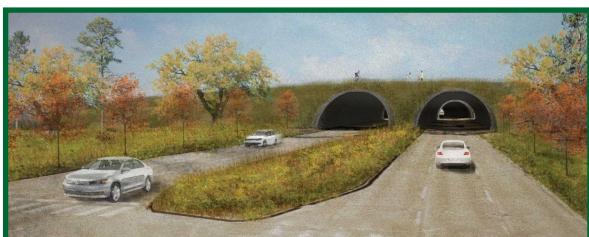


The next planned change is to redistribute amenities to new areas within the Park. Many of the picnic facilities concentrated south of Memorial will be moved north of Memorial.

Since the land adjacent to Crestwood will now be open, recreational facilities, such as ball fields, croquet courts, or volleyball courts are to be relocated next to Crestwood. Plan material displayed at the September 17 meeting show the Park area adjacent to our neighborhood identified as an area of “relocated active recreation”.

The next public meeting is scheduled for November 10, 6:30-8:30pm. The venue is the White Oak Conference Center, 7603 Antoine Drive. The meeting topic is to be Park Site Organization.

More details about what goes where will be presented. The recreational facilities on Crestwood may be identified, and some infrastructure such as parking and access should be presented.



Board Members

President	Mike VanDusen	(713) 864-0221	president@crestwoodglencove.org
Treasurer	Kathy Bernobich		treasurer@crestwoodglencove.org
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Board Member	Lon Stern		board2@crestwoodglencove.org
Board Member	Pete Pavluk		board4@crestwoodglencove.org
Board Member	Suneeta Ranjwani		board5@crestwoodglencove.org
Architecture Committee Liaisons	Gail Baxter Mike VanDusen Alan Slvoboda Lon Stern	(713) 203-5746	architecture@crestwoodglencove.org

Looking for Blockheads!

Blockheads serve an important role in our neighborhood...they are the neighborhood ambassador for the street where they live.

They meet new residents, handout welcome flyers that make residents aware of the Civic Club, neighborhood meetings, the security patrol, and answer questions that new residents might have.

There is one empty position on Floyd. If you live on that street and want to get involved in your neighborhood, please contact Mike VanDusen by emailing president@crestwoodglencove.org to discuss becoming a blockhead.

Blockheads

Street	Blockhead	Email Address
Arnot, Byway, Haskell	Charles Bingham	Arnot.Byway.Haskell@CrestwoodGlenCove.org
Blossom	Pilar Schneider	Blossom@CrestwoodGlenCove.org
Camellia	Sharon Choens	Camellia@CrestwoodGlenCove.org
Crestwood, NOM	Marilyn Ho	Crestwood.North@CrestwoodGlenCove.org
Crestwood, SOM	Joni Landon	Crestwood.South@CrestwoodGlenCove.org
East Cowan, NOB	Cherrill Farnsworth	ECowan.North@CrestwoodGlenCove.org
East Cowan, SOB	JoAnn Owens	ECowan.South@CrestwoodGlenCove.org
Feagan	Anne Coles	Feagan@CrestwoodGlenCove.org
Floyd	- Open Position -	Floyd@CrestwoodGlenCove.org
Glencove	Katy Emde	Glencove@CrestwoodGlenCove.org
Glenwood	Delana Bice	Glenwood@CrestwoodGlenCove.org
Memorial	Hande Castiglione	Memorial@CrestwoodGlenCove.org
Rose	Ofelia Mayo	Rose@CrestwoodGlenCove.org
Terrace, NOB	Nancy Leveille	Terrace.North@CrestwoodGlenCove.org
Terrace, SOB	Mary Christ	Terrace.South@CrestwoodGlenCove.org
West Cowan	Rebecca Marvil	WCowan@CrestwoodGlenCove.org

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Happy, Healthy, and Wholesome

