

# Crestwood / Glen Cove Neighborhood News



*A Publication of Crestwood Civic Club*

Volume 11, Issue 2

Two items will be the focus of this neighborhood meeting. The first is the presentation by Mr. Jim Porter of the Memorial Park Master Plan under development and what this means to the Park and Park users.

The second is a discussion of the amendments to Chapter 42 of the City building code, and the impact these changes can have on our neighborhood.

The civic club board is trying to wrap up the club membership drive. This will allow us to start with the curb painting, and produce directories for club members. Please join the civic club to support your neighborhood, and benefit from the directory, the curb

painting, email announcements, and this newsletter. See the Crestwood website ([www.crestwoodglencove.org](http://www.crestwoodglencove.org)) for membership details, or email [treasurer@crestwoodglencove.org](mailto:treasurer@crestwoodglencove.org) for more information on joining!

## The Memorial Park Conservancy

Please plan to come hear Mr. Jim Porter, Chairman of the Memorial Park Conservancy, talk about the new Master Plan under development, and what the recent annexation of the Park by the Uptown tax reinvestment zone means to Park users.

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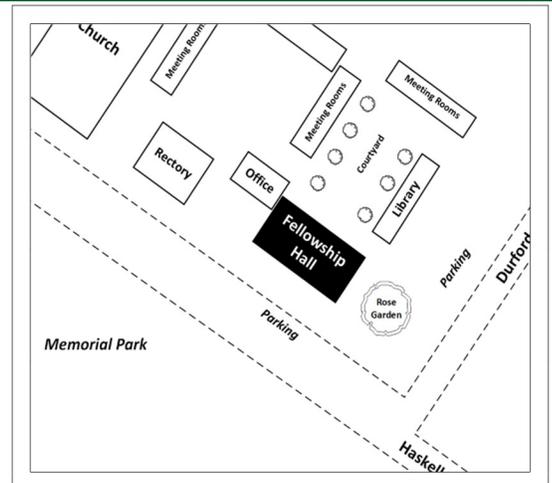
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## All-Neighborhood Meeting is October 15th, 7pm !



All homeowners are invited to our next All-Neighborhood Meeting. Our meeting venue is St. Theresa Church, located at 6622 Haskell near Memorial Park.

We will meet in the new **Fellowship Hall** on the corner of Haskell and Durford. There is adequate parking on both of these streets.



## Memorial Park

The devastation of the drought on Memorial Park may be past us, but the Park still looks bare and will likely be many years before reforestation makes it look like the Park that brought many of us to the Crestwood/Glen Cove neighborhood. The drought also disrupted a study into the control of invasive non-native plants that were inhibiting the natural regeneration of existing woodlands.

The funds required to reforest the Park, provide suitable irrigation and erosion control, implement effective invasive species control, and fund other improvements to support Park usage also exceeded the funding ability of the Memorial Park Conservancy that relies on voluntary contributions from individuals and corporations.

The City of Houston has ultimate responsibility for the Park, and chose to have the Uptown Houston Tax Increment Reinvestment Zone (TIRZ 16) enlarge its boundaries so as to annex Memorial Park and the Hogg Bird Sanctuary.

The expansion ordinance was passed by City Council in mid-May, and initially provides up to \$1million to the Conservancy to draft a new Memorial Park Master Plan that is to include provisions for erosion control, invasive species removal, the

reestablishment of appropriate grasslands and forests ecosystems, recreational facilities improvements, improvements focused on pedestrian safety and equestrian mobility, landscaping, irrigation and other improvements supportive of the Park. The ordinance also provides for an additional \$150million to implement the provisions.

This level of funding makes possible the transformation of Memorial Park from its current state into a new parkland for the City of Houston.

Please plan on attending the neighborhood meeting to hear Mr. Jim Porter talk about the new Master Plan and the TIRZ 16 funding.

## Curb Painting Update



There are still residents joining the Civic Club, and requesting their curbs be painted. For this reason, the board has decided to delay the painting until later this year. The colors will be white on green, as before.

If you paid your dues online and want your house number painted on the curb, please send an email to [treasurer@crestwoodglencove.org](mailto:treasurer@crestwoodglencove.org) to request it.

## Board Members

President	Mike VanDusen	(713)864-0221	<a href="mailto:president@crestwoodglencove.org">president@crestwoodglencove.org</a>
Treasurer	Kathy Bernobich		<a href="mailto:treasurer@crestwoodglencove.org">treasurer@crestwoodglencove.org</a>
Secretary	Allison West		<a href="mailto:secretary@crestwoodglencove.org">secretary@crestwoodglencove.org</a>
Board Member	Lon Stern		<a href="mailto:board2@crestwoodglencove.org">board2@crestwoodglencove.org</a>
Board Member	Pete Pavluk		<a href="mailto:board4@crestwoodglencove.org">board4@crestwoodglencove.org</a>
Board Member	- Open -		<a href="mailto:board1@crestwoodglencove.org">board1@crestwoodglencove.org</a>
Board Member	Robert Hamlin		<a href="mailto:board3@crestwoodglencove.org">board3@crestwoodglencove.org</a>
Architecture Committee Liaisons	Bill Owens Susanna Nelson	(713)861-0995	<a href="mailto:architecture@crestwoodglencove.org">architecture@crestwoodglencove.org</a>

## Memorial Club Apartments

Charleston, SC based Greystar purchased the apartment complex at the corner of Washington, Westcott, and Arnot earlier this year. Before the sale, it was announced that a Trader Joe's grocery would be built on the property on the east side of Westcott.

After the sale, Greystar announced a multi-use, mid-rise complex would replace the existing apartments. Mr. Trent Conner, with Greystar, has twice scheduled meetings with representatives of the surrounding neighborhoods to disclose details of their building project, but has had to cancel both meetings due to scheduling conflicts.



As soon as information is available, Crestwood residents will be notified as to what is to be built.

## Security

Security in the Crestwood/Glen Cove neighborhood has been very good since the 24/7 patrol started in 2012. There have been no major crimes (robberies, burglaries) in well over a year!



But this doesn't mean we shouldn't be vigilant about our security. Be sure to enable your home alarm every time it's appropriate, and install video surveillance when possible. Keep doors and windows locked. And be aware of your surroundings when returning home to avoid becoming a robbery victim.

Don't leave valuables in vehicles parked on the street or in driveways. And definitely don't leave anything in plain view that would tempt someone to break into your vehicle. There are many things we can do to ensure our own safety!

## Blockheads

Street	Blockhead	Email Address
Arnot, Byway, Haskell	- Open Position -	<a href="mailto:Arnot.Byway.Haskell@CrestwoodGlenCove.org">Arnot.Byway.Haskell@CrestwoodGlenCove.org</a>
Blossom	Pilar Schneider	<a href="mailto:Blossom@CrestwoodGlenCove.org">Blossom@CrestwoodGlenCove.org</a>
Camellia	Sharon Choens	<a href="mailto:Camellia@CrestwoodGlenCove.org">Camellia@CrestwoodGlenCove.org</a>
Crestwood, NOM	Marilyn Ho	<a href="mailto:Crestwood.North@CrestwoodGlenCove.org">Crestwood.North@CrestwoodGlenCove.org</a>
Crestwood, SOM	Joni Landon	<a href="mailto:Crestwood.South@CrestwoodGlenCove.org">Crestwood.South@CrestwoodGlenCove.org</a>
East Cowan, NOB	Cherrill Farnsworth	<a href="mailto:ECowan.North@CrestwoodGlenCove.org">ECowan.North@CrestwoodGlenCove.org</a>
East Cowan, SOB	JoAnn Owens	<a href="mailto:ECowan.South@CrestwoodGlenCove.org">ECowan.South@CrestwoodGlenCove.org</a>
Feagan	Anne Coles	<a href="mailto:Feagan@CrestwoodGlenCove.org">Feagan@CrestwoodGlenCove.org</a>
Floyd	- Open Position -	<a href="mailto:Floyd@CrestwoodGlenCove.org">Floyd@CrestwoodGlenCove.org</a>
Glencove	Katy Emde	<a href="mailto:Glencove@CrestwoodGlenCove.org">Glencove@CrestwoodGlenCove.org</a>
Glenwood	Delana Bice	<a href="mailto:Glenwood@CrestwoodGlenCove.org">Glenwood@CrestwoodGlenCove.org</a>
Memorial	- Open Position -	<a href="mailto:Memorial@CrestwoodGlenCove.org">Memorial@CrestwoodGlenCove.org</a>
Rose	Ofelia Mayo	<a href="mailto:Rose@CrestwoodGlenCove.org">Rose@CrestwoodGlenCove.org</a>
Terrace, NOB	Susanna Nelson	<a href="mailto:Terrace.North@CrestwoodGlenCove.org">Terrace.North@CrestwoodGlenCove.org</a>
Terrace, SOB	Mary Christ	<a href="mailto:Terrace.South@CrestwoodGlenCove.org">Terrace.South@CrestwoodGlenCove.org</a>
West Cowan	Rebecca Marvil	<a href="mailto:WCowan@CrestwoodGlenCove.org">WCowan@CrestwoodGlenCove.org</a>

## Memorial Park Pool

by Regá Waggett

Hi neighbors,

I have lived in Crestwood/Glencove with my family for over 25 years and have enjoyed Memorial Park Pool with my family. This is an underutilized facility and along with my daughter, Hannah Waggett we have currently been working with the City of Houston, the Mayor's office and the Memorial Park Conservancy to work towards making it a year round facility. With the recent passing of TIRZ 16 as part of Memorial Park's upcoming master planning effort (due to start in the fall with public input) we are advocating renovating the Memorial Park Pool and Fitness Center. This is a golden opportunity for us to gather support and provide input into this project.

We have running (a new Running Trail Center to open April 2014),

walking and biking trails, an Arboretum, a golf course and tennis center, baseball and soccer fields, playgrounds for children—all available year-round. However, only the Memorial Park swimming pool remains underutilized for almost 9 months of the year. Making the pool available year round would add to the benefits of the Park and enhance opportunities for families and individuals.



My daughter Hannah who is working on this project with me has written a Feasibility Report outlining cost effective ways to renovate and maintain the Memo-

rial Park Pool year round. Hannah has created a facebook page called "Friends of Memorial Park Pool" to serve as a sounding board and support page for this project. Please visit our Facebook page and support this by joining our group—the Mayor's office and Memorial Park Conservancy both need to see community support. A copy of her feasibility report was presented to the Mayor's office and the Memorial Park Conservancy who are both supporting this happening. It is important to show the Mayor's office there is support for this by joining and sharing the facebook group.

The time to act in support of this in Now—we have a fantastic opportunity to add a crowning jewel to our Memorial Park.

Thank you for your support, Regá and Hannah Waggett

## Memorial Elementary School

Many residents were concerned when HISD announced in 2011 that Memorial Elementary would be closed for budgetary reasons.



Members of the civic club board met with Mr. Harvin Moore, the HISD trustee responsible for Memorial Elementary, and other HISD officials, and learned that the school was being removed from the closure list. Several factors are contributing to the continued success at Memorial.

Enrollment is approaching 400 students; up from about 340 a few years ago. This means the school is not underutilized.

The curriculum is changing to make it a dual language magnet school. The faculty is collaborating with the U of H and the Houston Museum of Science to create strong science, technology, engineering, and math programs.

And the garden near E Cowan is a project started with the help of the Arboretum. It's purpose is to teach urban students the basics of gardening and land management.

## Chapter 42...What Is It, and Why Should I Care?

Earlier this year, the City of Houston administration amended Chapter 42 of the City building code to expand the high density building zone outside of the IH-610 loop. Chapter 42 dictates how subdivisions are subdivided and platted, and this amendment allows higher density building on smaller lots to occur in areas where it was previously not prohibited.

A few years ago, when this amendment was first being drafted, neighborhood associations and civic clubs expressed concern that this could undermine the character of their neighborhoods. So provisions were incorporated into the amendment that allow homeowners to preserve the character of their neighborhood.

### The Provisions

The City has provided two tools to residential neighborhoods that effectively exempt them from some of the high density provisions of the building code.

The first is a *Special Minimum Lot Size* designation that prevents lots from being divided below a certain size. This effectively prevents redevelopment into townhomes. For example, if 6,000 square feet was established as the *Special Minimum Lot Size*, no lots within that area could be subdivided into lots smaller than 6,000

square feet.

The second provision is a *Special Minimum Building Line* designation that prevents new buildings from being built closer to the street than a portion of preexisting buildings in an area. For example, if a block of homes has been constructed where the typical distance from the front of a building to the street is 20 feet, new construction must be placed no closer than 20 feet from the sidewalk.

### Eligibility

Neighborhoods that have enforceable deed restrictions that specify a minimum lot size or building setback, are already protected and not eligible. All other neighborhoods may be eligible, depending on the size of the area that applies for a designation.

The five subdivisions within Crestwood/Glen Cove have deed restrictions that specify front building lines, but not minimum lot sizes.

### The Process

A sufficient number of property owners must make application to the City for one or both of the designations. If the Planning Department determines the application meets the requirements, it goes before City Council for approval.

### Why Should I Care?

The elimination of the urban and suburban areas delineated by IH-610 provide a uniform, higher density building code for all land under City of Houston jurisdiction. The goal is to provide an incentive to builders to develop higher density residential projects in stagnant areas of the City where the earlier building codes restricted minimum lot sizes.

This creates an environment that supports townhomes and apartments, and makes the City more attractive to builders that would otherwise build in neighboring cities and counties.

This amendment could also forever change the look and feel of existing residential neighborhoods that may want to keep their current character. The City has provided these designations as tools to help those neighborhoods keep the present look and feel.

The five subdivisions in Crestwood/Glen Cove have deed restrictions that have helped make the neighborhood into an area in which we have chosen to live. These deed restrictions specify building lines but do not address lot sizing. The *Special Minimum Lot Size* designation provides us an opportunity to augment our deed restrictions, and preserve the character and integrity of our neighborhood.

## Crestwood Civic Club

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Happy, Healthy, and Wholesome

