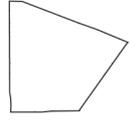




# Southgate News



February 2007

**Southgate Civic Club Dues for 2007 are Now Due!** See attached form.

**Our next meeting will be Tuesday February 27** at 7:30 at **Rice Temple Baptist Church**, 6409 Greenbriar at McClendon. Please try to attend. Your input is important to the neighborhood.

## **Agenda:**

- **Discussion of the Traffic Survey and pending traffic Issues.**
- **Other topics of interest.**
- ***Civic Club and RACS dues will be collected at the welcome table.***

## **Traffic and the Neighborhood**

### **History**

In 2003, the Civic Club surveyed the community regarding the closure of several east-west streets at Travis. About 40% of Southgate households responded to that survey and, of those, 75% favored street closures to protect the neighborhood from Medical Center traffic. The advantages and disadvantages of street closures were discussed in great detail at that time. On the plus side, street closures limit traffic through the neighborhood. The disadvantages are reduced mobility for some residents and

increased traffic on some streets (particularly University and Montclair). There are also concerns about emergency vehicle accessibility.

The result of this 2003 effort was the mountable barrier positioned on Southgate Blvd east of Travis. In 2003, the city was unwilling to block other streets and elected to install this lone barrier to keep Saint Lukes garage (Baylor Clinic) traffic off of Southgate streets.

### **Recent Events**

**The city recently closed Travis from University to Dryden** in order to facilitate construction of the Rice Collaborative Research Center. Travis is expected to remain closed for at least 27 months. **The Hilton and the Houston Medical Center Building are concerned that this closure, combined with the Southgate barrier, unacceptably limit access to their properties.** They have

expressed this concern to the city which has, in turn, contacted the Civic Club. **Most likely, the existing Southgate barrier will be moved from the east side of Travis to the west side of Travis.**

These events have brought traffic issues back to the forefront and are the reason for the recent Civic Club traffic survey. Movement of this barrier would open the traffic flow into the

neighborhood from the Baylor Clinic and Main Street. Southgate Blvd west of Travis would be insulated by the relocated barrier, but all other streets would be vulnerable. If the

neighborhood is to be protected from this traffic, additional steps must be taken to counter the effects of repositioning the Southgate barrier.

## Solutions for the Future

The Executive Committee continues to discuss potential solutions with the city. These include, but certainly are not limited to:

**-Installation of barriers on additional streets (west of Travis)**

**-Strategic use of short one-way-street segments on the west ends of McClendon and Swift.**

**-Installation of “button medians” on the west ends of McClendon and Swift. These medians would allow traffic to exit, but not enter the neighborhood at Travis.**

*If you have not completed and returned your traffic survey, please do. There is a copy of the survey on the back of the Civic Club Membership form at the end of this newsletter. Please note that there is only one vote per household and you do not need to join the Civic Club to vote.*

**There will be an update and discussion at the February 27 Civic Club meeting.**



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**Jeffrey K. Wolens, M.D., F.A.A.P.**

**Remember to Consult the Southgate Architectural Review Committee  
before Remodeling or New Construction**

Thinking about remodeling? If you have plans to remodel your house or garage and it involves the exterior, you should have your plans reviewed by the architectural review committee. This committee will look at your plans and make sure that they conform to the deed restrictions of the neighborhood. Having your plans reviewed will avoid the possibility that you get half way through a project only to discover that there is a violation of some kind requiring a costly change in plans. You may not know that Southgate as a whole is made

up of four separate sections, each with different deed restriction language. So just because you see something in one part of Southgate, or even across the street, it doesn't necessarily mean that it conforms to the restrictions in your section. **Contact Roger M. Cooner at (713) 822-4270, to arrange for the committee to review your plans.** You should allow two to three weeks for this process; the committee tries to be as quick as possible, but all are volunteers who have other obligations.

**Water Line Issues: Who to Call:**

Project Manager Benny Flores: **(713) 647-0777** email:bennyf@mda-inc.com.

Menedez-Donnell inspector Ben Hammond: **(281) 728-5750.**

City urban foresters Victor Cordova and Dale Temple: **(713) 867-0379.**

Sally Luna 713-341-1627



## Highlights of the November 2006 General Meeting

### **Presentation by Investor/Developer David Ferrell**

Mr. Ferrell is interested in purchasing the property at 2004 Southgate for development of multiple single-family homes. The property is now occupied by an apartment building. He proposes to build two or three tall, narrow homes. Current deed restrictions limit development on this site to a single duplex or apartment building (single ownership). Hence, the proposed development would require an amendment to the deed restrictions.

Following Mr. Ferrell's presentation, those assembled discussed this and related issues: Southgate is faced with a decision about development at the perimeter of the neighborhood. Should Southgate allow multiple, individually owned homes on lots currently deed restricted for single ownership? Such development includes, but is not limited to, townhouses and patio homes. The current deed restrictions do not allow for such lots to be subdivided for single-family homes, but do allow for the construction of apartment buildings of any height.

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**(713) 796-8180**

**Fax: (713) 796-2800**

**6609 Main at Dryden in the Medical Towers  
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**Open Monday through Saturday 10 AM to 9 PM**

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### **Election of the 2007 Southgate Civic Club Executive Committee**

- President:** Bob Funk
- Vice Presidents:** Neil Kelly, Veljko Roskar , Tami Danner Hamilton
- Treasurer:** John Boom
- Secretary:** Andrew McCullough

**Southgate Civic Club Dues for 2007 are Now Due!**

See attached form for details.

## Bylaws/Dues Structure Changes

The following Civic Club dues structure changes were approved by a vote after discussion:

- The annual dues will increase to \$50.00 for each household. There will no longer be a distinction between senior citizens and others.
- \$40 of each \$50 paid will be applied to the Civic Club operating fund and \$10 of each \$50 will be applied to the deed restriction fund.

The new dues structure becomes effective with the 2007 dues.

The following bylaw changes were approved by a vote:

Article 4, sections 3 and 4 now read:

*Section 3: Restriction Enforcement Fund. The principal of the Restriction Enforcement Fund shall be used for: (i) restrictions enforcement, (ii) education of new residents concerning restrictions, (iii) promotion of compliance with restrictions among owners and residents of property in the neighborhood, (iv) extension, renewal or amendment of existing restrictions, (v) adoption of new restrictions, and (vi) any other purposes which relate in any way to deed restrictions. Interest from the Restrictions Enforcement Fund may be used for all of the purposes mentioned above, and for operating expenses that exceed the amount allocated to the Operating Fund in a calendar year.*

Section 4: Over 65 Dues. Annual dues for membership of residents over 65 years of age shall be an amount equal to the portion of the annual dues to be deposited in the Restrictions Enforcement Fund.”  
(DELETED)

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## Neighborhood Notes

### Obituary

Dr. Ken Kennedy of Southgate Blvd passed away on February 7<sup>th</sup>. Dr. Kennedy founded the Rice University Department of Computer Science in 1984. Our Condolences.

### New Neighbors

Doug and Deanna Fuehne (Flaco & Boris)	Southgate
Brian and Margaret Henry	Goldsmith
Herbert and Beverly Stone	Southgate
Dr. Brendan Lee and Maria (Son Mack)	Sheridan

### Congratulations

Dr. Rita Cammarata of Dryden has received diplomatic status into the American Board of Pediatric Dentistry. Congratulations to her!

Neil Kelly of University and Dana Levy were married on February 10<sup>th</sup>.

## Southgate Civic Club Dues for 2007 are Now Due!

**Please join the Civic Club.** See the attached membership form for details. After you have completed the form, return with payment in the provided envelope. Better yet, return it in person at the February 27<sup>th</sup> Civic Club meeting. If you have not returned your Traffic Survey, a copy can be found on the back of the membership form. *Note that you do not need to join the Civic Club to complete the Traffic Survey*

**Feel free to contact any of your Civic Club officers** with neighborhood information or with your interests and concerns about your neighborhood and Civic Club.

President	Bob Funk	(713) 521-3173
Vice President	Neil Kelly	
Vice President	Tami Danner	(713) 527-9347
Vice President	Veljko Roskar	(713) 666-2416
Treasurer	John Boom	(713) 349-8775
Secretary and Newsletter Editor	Andrew McCullough	(713) 666-9745
RACS Representative	Richard Lazear	(713) 942-7788
Univ. Plc Assoc. Advisor	Thea Fabio	(713) 522-7200
Rice Univ. Advisor	Richard Merrill	(713) 522-7200
Deed Restriction	Catherine Leachman	(713) 669-1289
Traffic Committee	Curt Frisby	(713) 807-1149
Architect Review	Roger Cooner	(713) 822-4270

