



Southgate News

February 2019

Southgate Civic Club Meeting Thursday, February 28, 2019 at 6:00 PM Roberts Cafeteria

Please come hear updates on several important neighborhood topics:

- Traffic Committee Update
- Deed Restriction Revisions
- RACS Update
- Rice Update
- Treasurer Update

We will also hold an open forum to discuss any other issues of concern to Southgate residents.

2019 Civic Club Election

Elections for the 2019 Civic Club officers were held at the last civic club meeting in November. The 2019 elected officers are as follows:

President – Jenny Beech
Vice President – Greg Wehrer
Vice President – Michael Putnam
Vice President – Bill Sanderford
Caroline Freeman – Treasurer
Camille Jenman – Secretary

Membership Renewal

It's time to renew your membership in the Southgate Civic Club. Annual dues are a very reasonable \$50. Please see the attached form on the back of this newsletter for information on how to pay dues. If you would like to check to see if you are current in your dues, please contact treasurer@houstonsouthgate.org.

Deed Restriction Revisions

Our neighborhood deed restrictions are over 80 years old, and need to be updated. As our neighborhood becomes increasingly subject to redevelopment, we are vulnerable to deed restriction challenges. We need to act now to tighten up our deed restrictions. The EC recently sent out a survey to residents of the neighborhood assessing their support for the various proposed amendments. Please return the completed survey, or complete the survey online at

<https://www.surveymonkey.com/r/X93QYY2>, by March 15, 2019. Once the results for the survey have been compiled and the new deed restrictions have been prepared, the committee will then begin the process of collecting notarized signatures. Your help and support in this endeavor would be greatly appreciated. If you would like to volunteer for the committee, please contact Camille Jenman at secretary@houstonsouthgate.org.

Greenbriar Reconstruction

The City is holding monthly meetings with representatives of the Southgate Civic Club and other stakeholders to advise on progress. The project has experienced numerous delays due to unexpected underground obstacles which required additional time to address, the weather has also slowed progress. Phases 1A, 2A, and 3A (Swift to Holcombe) are complete. The contractor recently poured concrete on Phase 1B (McClendon to Holcombe). Phase 2B (Southgate to McClendon) earth work is currently taking place with the concrete pour expected in March. In order to catch up with the schedule, the question of closing all of Greenbriar from University to Southgate came up at the January project meeting, key stakeholders will hold a follow-up meeting to discuss if this approach works. How to manage the construction work between Rice and University (Phase 5A and 5B) is also under discussion, including possibly total closure. The community has expressed concerns about the closure of Greenbriar in front of Roberts ES and currently steps are being taken to facilitate traffic flow around Roberts ES. These include limited access to northbound Greenbriar to

buses and others dropping off/picking up students. If you have project specific concerns, email pwecip@houstontx.gov. The WBS name and number of the project, which you may need for your communications, is N-100004-0001-4/Greenbriar Paving & Drainage. The contractor is Conrad Construction Co, Ltd.

racsparol@gmail.com.

Traffic Committee

The Traffic Committee (TC) reached out to the Southgate community via Nextdoor for feedback on a draft plan which they developed. Based upon feedback received, the plan was adjusted and two options were eventually submitted to the City on October 19th, 2018 for consideration. October 31st, the TC was informed that Option 1 (total closure of Dryden, Swift and McClendon at Travis) was not feasible as that would create traffic movement issues. Option 2 (median barriers at certain intersections) was forwarded to the Houston Fire Department (HFD) for review. HFD rejected Option 2 on January 30th. The TC is currently discussing what steps to take next. Unfortunately, the TC spent more than six months to get back to where we were last July.

With respect to the existing “temporary” closures, during the TC’s July meeting with the City, they were told that maintenance/replacement of the “temporary” closures was the responsibility of the neighborhood. A Southgate Beautification Committee has met twice to discuss what can be done to make any curbed closure more attractive. The Southgate Executive Committee has authorized moving forward with the improvement project if sufficient funds can be raised from residents to offset a portion of the costs. Catherine Leachman is working with those living near the Southgate closure to raise funds. For neighbors who would like to contribute to this project but haven’t been contacted by Catherine, please send contributions to Caroline Freeman at 2163 Swift St, Houston, TX 77030. Checks should be made out to the Southgate Civic Club.

Architectural Review Committee

All new construction and remodeling projects **must** submit plans to the Southgate Architectural Review Committee **before** receiving a final permit from the City of Houston. The review by the ARC ensures that building projects comply with the Southgate Deed Restrictions, thereby protecting the interests of all Southgate residents by keeping deed restrictions active and enforceable.

If you are remodeling or building a new house, please submit the required documents to the Architectural Review Committee. Submission requirements can be found at <http://houstonsouthgate.org/southgate-architectural-review/>.

The review committee will review your plans/plat *within two weeks of receipt* and get back to you with a formal letter noting compliance with the deed restrictions or identifying concerns, if any. As part of the City’s review protocol, owners and developers are required to submit a letter to the Houston City Planning Department indicating that they are positively in compliance with Southgate’s deed restrictions. For questions email us at architecturalreview@houstonsouthgate.org

Civic Club Contacts

2019 Civic Club Officers:

President	Jenny Beech	president@houstonsouthgate.org
Vice President	Bill Sanderford	sbwss@ymail.com
Vice President	Greg Wehrer	gwehrer@mac.com
Vice President	Michael Putnam	mwputnam@gmail.com
Treasurer	Caroline Freeman	treasurer@houstonsouthgate.org
Sec’y & News. Ed.	Camille Jenman	secretary@houstonsouthgate.org

Neighborhood Outreach Liaisons:

RACS Rep.	Michael Putnam	mwputnam@gmail.com
Rice Univ. Adv.	Vacant	
UPA Rep.	Todd Litton	tlitton8@gmail.com

Task Force and Committee Leaders:

Traffic	Bill Sanderford	sbwss@ymail.com
Architec. Reviews	Mary Anne Piacentini	architecturalreview@houstonsouthgate.org
Website	Caroline Freeman	treasurer@houstonsouthgate.org
Bylaws	Vacant	

RACS

To become a member of RACS, please sign up online at <http://racsparol.com/signup-for-racs/> or send a check to: RACS, 2523 McClendon Street, Houston, Texas 77030. Dues are \$300 for single family homes, \$200 for 65+ and \$160 for duplexes and apartments. If you would like a RACS yard sign, contact Michael Putnam at mwputnam@gmail.com. For questions or to request a vacation watch, email



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Published by the Southgate Civic Club, a Texas Non-Profit Corporation
2617C West Holcombe Blvd., PO Box 104
Houston, Texas 77025-4715

Southgate Civic Club Payment Form

Dear Southgate Neighbor:

Please support the neighborhood and the Southgate Civic Club by paying dues via one of the methods listed below.

I. Methods of Payment – Dues are \$50

A. **Online (preferred)** -- Go to <http://www.houstonsouthgate.org/SouthgateCivicClub.htm> and click on “Pay Now” button. A Paypal account is not required for credit card payments.

NOTE: If your Southgate address does not match your credit card billing address, please add your Southgate Address in the box entitled “Southgate Address To Be Credited” on the final payment page.

B. **Web Bill Pay**-- If your financial institution allows you to pay your bills online, enter Southgate Civic Club as your payee and use the address below.

C. **Check**-- Complete the attached form and mail to the address below. Make check payable to Southgate Civic Club.

Southgate Civic Club, Attn. Treasurer
2617C W Holcombe Blvd, Box 104
Houston, Texas 77025-4715

II. What does the Southgate Civic Club Do for You?

- Coordinates neighborhood and community events, such as the annual ice cream social.
- Protects your interests by keeping deed restrictions active and enforceable.
- Represents the neighborhood through dialogues with the city, county, and state governments.
- Interfaces with Rice University, the Medical Center, and the Rice Area Constable Service (RACS).
- Hosts neighborhood meetings.
- Keeps you informed through Nextdoor and the Southgate website/newsletter.
- Coordinates maintenance of various common areas in the neighborhood.

III. How are your membership dues used?

- Maintenance of common areas and beautification projects.
- Civic Club meetings and other social activities.
- Legal fees as necessary to enforce and protect deed restrictions.
- Membership in University Place Association and other relevant groups that protect and promote our neighborhood.
- Publishing of the Newsletter and other civic club material.

Clip this section and Return with your Dues Payment of \$50.00

Name of Resident(s): _____

Southgate Address (Number & Street): _____

Mailing Address (if different): _____

Phone #(s): _____ Email(s): _____



Southgate News

May 2019

Southgate Civic Club Meeting Thursday, May 16, 2019 at 6:00 PM Intercontinental Hotel, 6750 Main St., 7th Floor

Please come hear updates on several important neighborhood topics:

- Traffic Committee Update
- Greenbriar Construction Update
- Deed Restriction Revisions
- RACS Update
- Rice Update
- Treasurer Update

We will also hold an open forum to discuss any other issues of concern to Southgate residents.

Deed Restriction Revisions

The EC has compiled the results of the recent deed restriction survey and has revised the proposed deed restriction amendments to reflect the feedback received. Thank you to everyone who submitted responses. The revised amendments will be presented at the upcoming meeting. Following that, the EC will work with counsel to prepare the legal documentation and will then begin the signature process. Be on the lookout for information about a neighborhood signing party. If you would like to volunteer for the deed restriction committee, please contact Camille Jenman at secretary@houstonouthgate.org.

Greenbriar Reconstruction

The City is holding monthly meetings with representatives of the Southgate Civic Club and other stakeholders to advise on progress. As of the end of April, the project was 50% completed, having used 75% of the scheduled time. The contractor hopes that by bringing in additional staff, they will be able to finish the project by the end of the year. They expect to complete all of Phase 1, 2, and 3 (Swift to Holcombe) by the end of May, and open that section for two-way traffic. On May 1, northbound traffic from University to Rice was closed, while a single lane of southbound traffic remains open. This section (Phase 5A and 5B) is scheduled to be completed by the end of August. Once Phase 5 is completed, they will return to complete Phase 4 (Swift to University). If you have project specific concerns,

email pwecip@houstontx.gov. The WBS name and number of the project, which you may need for your communications, is N-100004-0001-4/Greenbriar Paving & Drainage. The contractor is Conrad Construction Co, Ltd.

Traffic Committee

The Traffic Committee (TC) continues to wait for the City to respond to its latest request made in February, which was to add an additional partial closure on Dryden at Travis.

Parking on Montclair

The Civic Club continues to work on the parking issues on Montclair. Currently, there is no parking allowed on Montclair between Dryden and Shakespeare, and permitted parking only between Swift and Dryden. An application for permitted parking only was submitted on the Southgate to Goldsmith block. Residents living on any of the other blocks (Goldsmith to Watts, Watts to Addison, Addison to Swift, and Shakespeare to University) who are interested in obtaining permitted parking only for their section of Montclair, please contact Bill Sanderford at 713-667-7766. The process is relatively straightforward and shouldn't require more than a few hours of your time.

RACS

To become a member of RACS, please sign up online at

<http://racspatrol.com/signup-for-racs/> or send a check to: RACS, 2523 McClendon Street, Houston, Texas 77030. Dues are \$300 for single family homes, \$200 for 65+ and \$160 for duplexes and apartments. If you would like a RACS yard sign, contact Michael Putnam at mwputnam@gmail.com. For questions or to request a vacation watch, email racspatrol@gmail.com.

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Architectural Review Committee

The Southgate Architectural Review Committee (the "ARC") is currently in conversations with the developers of several projects throughout the neighborhood, including 2123-2125 and 2127-2129 McClendon and 1933 and 1937 Dryden.

Please be advised that all new construction and remodeling projects **must** submit plans to the ARC **before** receiving a final permit from the City of Houston. The review by the ARC ensures that building projects comply with the Southgate Deed Restrictions, thereby protecting the interests of all Southgate residents by keeping deed restrictions active and enforceable. Submission requirements can be found at <http://houstonsouthgate.org/southgate-architectural-review/>.

The review committee will review your plans/plat *within two weeks of receipt* and get back to you with a formal letter noting compliance with the deed restrictions or identifying concerns, if any. As part of the City's review protocol,

2019 Civic Club Officers:

President	Jenny Beech	president@houstonsouthgate.org
Vice President	Bill Sanderford	sbwss@ymail.com
Vice President	Greg Wehrer	gwehrer@mac.com
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Phone #(s): _____ Email(s): _____



Southgate News

September 2019

Southgate Civic Club Meeting Thursday, September 19, 2019 at 6:30 PM R Room, Rice Football Stadium*

Please come hear updates on several important neighborhood topics:

- Hear from candidates for City Council District C (Abbie Kamin) and City Council Member at Large (Raj Salhotra)
- Greenbriar Construction Update
- RACS Update
- Southgate Website
- Rice Update
- Treasurer Update
- Southgate Traffic Discussion

We will also hold an open forum to discuss any other issues of concern to Southgate residents.

*To reach the R Room, enter the football stadium at the South end, proceed up the ramp, and take the elevator or the stairs at the top of the ramp to the second floor. There are a handful of parking spots inside the stadium gate or you can park in the Greenbriar lot for \$3.

Deed Restriction Revisions

The EC has compiled the results of the recent deed restriction survey and has revised the proposed deed restriction amendments to reflect the feedback received. Thank you to everyone who submitted responses. The revised amendments will be presented at an upcoming meeting. Following that, the EC will work with counsel to prepare the legal documentation and will then begin the signature process. Be on the lookout for information about a neighborhood signing party. If you would like to volunteer for the deed restriction committee, please contact Camille Jenman at secretary@houstonsouthgate.org.

Greenbriar Reconstruction

The City is holding monthly meetings with representatives of the Southgate Civic Club and other stakeholders to advise on progress. The section of Greenbriar from Swift to Holcombe has been completed and is open for use. Phase 5A (northbound) from Rice to University has also been completed and south bound traffic is currently using that portion of the road while Phase 5B (southbound lanes) is under construction. A portion of Greenbriar from University to Swift (northbound lane) is currently closed and being used for storage. This has created a traffic problem for northbound traffic, particularly

during the beginning and ending of Roberts Elementary school day. Traffic is currently backing up to Southgate Blvd in the afternoons, please try to avoid this area during school hours. The project is moving forward at a more rapid pace than previously and there is hope that the Rice University portion of the project may be completed before their first home game takes place on September 9th.

If you have project specific concerns, email pwecip@houstontx.gov. The WBS name and number of the project, which you may need for your communications, is N-100004-0001-4/Greenbriar Paving & Drainage. The contractor is Conrad Construction Co, Ltd.

Traffic Committee

The Traffic Committee (TC) received word from the City's Fire Department (HFD) that its request to install a partial westbound closure at Dryden/Travis has been approved. HFD recommended that both partial closures on Dryden be maintained for a period of time, then be evaluated to determine if the closure at Dryden/Lanier should be removed. The Neighborhood Traffic Management Program (NTMP) supports the move, but is uncertain whether funds are available to have both closures in place at the same time (additional closure devices may be needed for a period of time). The community is looking for ways to fund the original proposal.

On September 6th, the City notified the TC that they would not be able to attend the Civic Club's meeting on the 19th, as previously planned. They stated that they needed additional time to review and discuss the TC's most recent proposal (the addition of an additional partial closure at Dryden and Travis). They hope to be able to schedule a meeting during the month of October. Prior to the meeting, the City will send out "Public Meeting" notices to Southgate residents. Those interested can attend the City's meeting or submit written comments per instruction which will be included in their notice.

The Southgate Architectural Review Committee (the "ARC") is currently in conversations with the developers of several projects throughout the neighborhood, including 2123-2125 and 2127-2129 McClendon and 1933 and 1937 Dryden.

All new construction and remodeling projects must be permitted by the City of Houston. To obtain a permit, the applicant must include a signed declaration, under penalty of perjury, that the project does not violate the deed restrictions that apply to that land. To be in a position to do that, please submit your plans to the Southgate Architectural Review Committee before applying for a permit from the City of Houston in order to ensure compliance with the Southgate Deed Restrictions. By performing an architectural review, the ARC helps protect the interests of all parties by keeping deed restrictions active and enforceable. Submission requirements can be found at <http://houstonsouthgate.org/southgate-architectural-review/>.

The review committee will review your plans/plat *within two weeks of receipt* and get back to you with a formal letter noting compliance with the deed restrictions or identifying concerns, if any. For questions email us at architecturalreview@houstonsouthgate.org

Parking on Montclair

The Civic Club continues to work on the parking issues on Montclair. "Permitted Parking" applications for all five blocks between Southgate and University have been submitted to the City and associated fees have been paid. If the City approves the applications, parking on those blocks would be by permit only. A hearing on the first block application (between Southgate and Goldsmith) has been held and the Parking Management Department is reviewing the request and will submit its findings/recommendation to City Council for a final decision. We hope to have a final decision in the next three months. The other four blocks are in the early stages of review and are two to three months behind the first application mentioned above. Please contact Bill Sanderford at 713-667-7766, if you have any questions or comments.

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Architectural Review Committee



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