



Southgate News

February 2020

Southgate Civic Club Meeting Thursday, February 27, 2020 at 6:00 PM Roberts Cafeteria

Please come hear updates on several important neighborhood topics:

- Dryden Replat
- RACS Update
- UPA Update
- Greenbriar Construction update
- Southgate Website
- Treasurer Update

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

Renew your Civic Club Membership

It's time to renew your Civic Club membership. The Civic Club uses your dues primarily to pay legal fees in connection with enforcing and strengthening the deed restrictions. Dues are \$50 annually and may be paid online by credit card at <http://www.houstonsouthgate.org/SouthgateCivicClub.htm> or by check made payable to Southgate Civic Club and mailed to the address below. You may opt to automatically pay your dues every year so that you do not have to remember to do it. If you are unsure when you last paid your dues, you may email treasurer@houstonsouthgate.org.

Dryden Re-plat

The re-plat to combine 1933 and 1937 Dryden into one lot was denied in December 2019 due to a notice defect to residents near the Dryden properties. The developer subsequently re-applied for the re-plat, and the public hearing is currently scheduled for February 20, 2020. The Civic Club met with Councilwoman Abbie Kamin and the Director of the Planning Department in January. The Planning Department explained that because the developer is not asking for any variances on the re-plat, and the application meets the City's established requirements, then the re-plat must and will be approved. The Planning Department has taken the position that this re-plat does not violate Southgate's deed restrictions, and such a violation was the only valid reason for re-plat denial. Since early January, the Civic Club has been negotiating with the developer of the two lots to try and reach an agreement to limit the size and scope of the proposed structure to avoid a 7 story, 90 ft. tall building now and in the future. We hope to complete negotiations with the developer before the hearing.

If we do not reach an agreement, we will request a deferral of the hearing. Please stay tuned for further updates on Nextdoor.

Greenbriar Reconstruction

We just celebrated the Greenbriar Reconstruction Project's second anniversary and it looks like we're almost done. The infamous orange barrels have been cleared from all but one section of the street and traffic is almost back to normal.

There are a few areas of concern which have been raised. The new lane alignment at the Greenbriar/University intersection has been questioned. Where there were previously two lanes southbound on Greenbriar and westbound on University, now there is only one. The City's Project Engineer has gone back to the Traffic Engineering Dept. and asked them to review the design in order to determine if it is the best for traffic volumes in the area. Southgate residents who have garage access off of Greenbriar have also questioned the safety of dedicated turning lanes, which prevent them from crossing "double lines". Neighbors have also asked about "clean-up" issues. The contractor is trying to address them as they come up. So, if you believe there is something which needs to be taken care of, now is the time to address the issue. Please contact the City at the e-mail address below or come to the Civic Club meeting on the 27th and speak with Bill Sanderford. The construction office/site at the corner of Greenbriar and McClendon is scheduled to be cleared and cleaned up in the next month.

If you have project specific concerns, email pweccip@houstontx.gov. The WBS name and number of the project, which you may need for your communications, is N-

Traffic Committee

As a result of the public meeting which the City held with Southgate residents on October 17th, and the comments received thereafter, the City has decided to move the partial closure from Dryden/Lanier to Dryden/Travis. Based upon feedback, approximately 72% of residents supported moving the closure, with another 4% supporting "with modifications". The feedback results which the City collected have been previously shared on Nextdoor. The City has not indicated when the closure will be moved. With this final effort the City will end its "Neighborhood Traffic Management Program" with the Southgate neighborhood.

Parking on Montclair

The City has completed its review of the applications for "Permitted Parking" on four of the blocks which currently have unrestricted parking on Montclair. They will be holding a public hearing on February 25th, at 5:30pm in the Parking Management Department offices at 2020 McKinney. A decision will be made once the hearing is held. Please contact Bill Sanderford at 713-667-7766, if you have any questions or comments.

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.

Architectural Review Committee

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

Civic Club Contacts

2020 Civic Club Officers:

President	Jenny Beech	president@houstonsouthgate.org
Vice President	Bill Sanderford	sbswss@ymail.com
Vice President	Bill Burge	bill@burge-cre.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.	Jenny Beech	president@houstonsouthgate.org

Task Force and Committee Leaders:

Traffic	Bill Sanderford	sbswss@ymail.com
Architec. Reviews	Patrick Peters	architecturalreview@houstonsouthgate.org
Website	Caroline Freeman	treasurer@houstonsouthgate.org



Southgate News

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

November 2020

Southgate Civic Club Meeting Thursday, November 19, 2020 at 6:00 PM Via Zoom

Please come hear updates on several important neighborhood topics:

- RACS Update
- UPA Update
- University Blvd Construction update
- Treasurer Update

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

Renew your Civic Club Membership

Please make sure your Civic Club membership is up to date. The Civic Club uses your dues primarily to pay legal fees in connection with enforcing and strengthening the deed restrictions. Dues are \$50 annually and may be paid online by credit card at <http://www.houstonsouthgate.org/SouthgateCivicClub.htm> or by check made payable to Southgate Civic Club and mailed to the address below. You may opt to automatically pay your dues every year so that you do not have to remember to do it. If you are unsure when you last paid your dues, you may email treasurer@houstonsouthgate.org.

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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.

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