

AGENDA - COUNCIL MEETING - TUESDAY - FEBRUARY 19, 2008 - 1:30 P. M.
COUNCIL CHAMBER - SECOND FLOOR - CITY HALL
901 BAGBY - HOUSTON, TEXAS

PRAYER AND PLEDGE OF ALLEGIANCE - Council Member Lawrence

1:30 P. M. - ROLL CALL

ADOPT MINUTES OF PREVIOUS MEETING

2:00 P. M. - PUBLIC SPEAKERS - Pursuant to City Council Rule 8, City Council will hear from members of the public; the names and subject matters of persons who had requested to speak at the time of posting of this Agenda are attached; the names and subject matters of persons who subsequently request to speak may be obtained in the City Secretary's Office

5:00 P. M. - RECESS

RECONVENE

WEDNESDAY - FEBRUARY 20, 2008 - 9:00 A. M.

DESCRIPTIONS OR CAPTIONS OF AGENDA ITEMS WILL BE READ BY THE
CITY SECRETARY PRIOR TO COMMENCEMENT

MAYOR'S REPORT - Affordable Housing Fair and Green Consumer Expo

CONSENT AGENDA NUMBERS 1 through 45

MISCELLANEOUS - NUMBER 1

1. RECOMMENDATION from Chief of Police for approval of Law Enforcement Agreement between **HARRIS COUNTY** and **ROCKWELL MANAGEMENT CORP. (Bellfort SW IV & V Apartments)** for law enforcement services of one (1) deputy from Harris County Constable Precinct 7 - **DISTRICT C - CLUTTERBUCK**

ACCEPT WORK - NUMBER 2

2. RECOMMENDATION from Director Department of Public Works & Engineering for approval of final contract amount of \$2,827,350.88 and acceptance of work on contract with **INSITUFORM TECHNOLOGIES, INC** for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods, WBS R-000294-0002-4 - 0.98% under the original contract amount - **DISTRICTS D - ADAMS; E - SULLIVAN and I - RODRIGUEZ**

PROPERTY - NUMBERS 3 through 6

3. RECOMMENDATION from Director Department of Public Works & Engineering, reviewed and approved by the Joint Referral Committee, on request from Robert Baldwin, Baldwin Associates, on behalf of Teachers Insurance and Annuity Association of America, for abandonment and sale of ±10,000-square-foot of excess fee-owned right-of-way and the remainder of a street easement, located in the 8600 Block of Westpark, all out of Block "U", Block "T" and the remainder of an unnamed platted street, in the Jeanetta Townsite, Parcel SY8-015 - **APPRAISERS - DISTRICT G - HOLM**
4. RECOMMENDATION from Director Department of Public Works & Engineering, reviewed and approved by the Joint Referral Committee, on request from Barry Hunsworth, Gene Carroll and Associates, L.P., on behalf of San Felipe/Midlane, LP [Morgan Group Midlane, L.L.C. (E. Alan Patton, Vice President) General Partner], for abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 6 through 16 and a portion of Lot 5 (Tract 1), Block 3, located in the Briarglen Subdivision, out of the William White Survey, A-836, Parcel SY8-024 - **APPRAISERS - DISTRICT G - HOLM**
5. RECOMMENDATION from Director Department of Public Works & Engineering, reviewed and approved by the Joint Referral Committee, on request from Derek Weiner, R. G. Miller Engineers, Inc., on behalf of San Felipe Partners, L.P. [Green San Felipe, LLC (Lorenzo Montezzerdi, President) General Partner], for abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 1 through 4 and a portion of Lot 5 (Tract II), Block 3, in exchange for conveyance to the City of a 20-foot-wide storm sewer easement, both located in the Briarglen Subdivision, out of the William White Survey, A-836, Parcels SY8-025 and LY8-026 **APPRAISERS - DISTRICT G - HOLM**
6. RECOMMENDATION from Director Department of Public Works & Engineering, reviewed and approved by the Joint Referral Committee, on request from Daniel H. Massiatte, Century Engineering, Inc., on behalf of Shaheen Floor Coverings, Inc., for abandonment and sale of Bluebell Avenue, from 80 feet east of Buttercup Street and continuing east ±440 feet, and the sale of excess fee-owned Richmond Avenue right of way out of Lots 11, 12, 13, 14, 15, 16 and 17, Block 13, in exchange for the conveyance back to the City of the entire area as a utility easement, all out of the Blossom Heights Addition, Section 2, Parcels SY8-060 and VY8-036 **APPRAISERS - DISTRICT G - HOLM**

PURCHASING AND TABULATION OF BIDS - NUMBERS 7 through 12

7. **AMEND MOTION #2007-218, 2/28/07, subsequently amended by Motion #2007-781, 7/18/07, TO PURCHASE** additional Patrol Vehicles for Houston Airport System, awarded to **PHILPOTT MOTORS, LTD., d/b/a PHILPOTT FORD** - \$282,513.00 - Enterprise Fund
8. **METRO FIRE APPARATUS SPECIALISTS, INC** for Mobile Technology Lab Vehicle for the Library Department - \$246,267.00 - Community Development Block Grant Fund
9. **AAR INCORPORATED**, for Asbestos Abatement, Demolition and Site Clean-up Services for Police Department - \$206,730.00 and contingencies for a total amount not to exceed \$217,066.50 Dangerous Building Consolidated Fund - **DISTRICTS A - LAWRENCE; B - JOHNSON; D - ADAMS and H - GARCIA**
10. **ROAM SECURE, INC** for Software Roam Secure Alert Network Licenses and Software Maintenance Services for an Emergency Notification System for the Department of Public Works & Engineering - \$60,400.00 - Enterprise Fund
11. **MUSTANG MACHINERY COMPANY, LTD. dba MUSTANG CAT** for Equipment, Caterpillar Engine Parts and Service for Various Departments - \$230,400.00 - General and Fleet Management Funds

PURCHASING AND TABULATION OF BIDS - continued

12. **AMEND MOTION #2005-734, 8/3/05, TO EXTEND** expiration date from August 8, 2008 to August 7, 2010, for Concrete Saw Blades for Various Departments, awarded to **CDP DIAMOND PRODUCTS, INC**

RESOLUTIONS AND ORDINANCES - NUMBERS 13 through 45

13. RESOLUTION designating **HOUSTON HEIGHTS HISTORIC DISTRICT EAST** as an historic district - **DISTRICT H - GARCIA**

14. RESOLUTION designating certain properties within the City of Houston as historic landmarks - **DISTRICT G - HOLM**

Dr. Conway and Bessie Blume House

3640 Inwood Drive

J. Robert Neal House

2960 Lazy Lane

15. Ordinance amending fourth amended and restated ordinance relating to the Issuance of City of Houston, Texas, General Obligation Commercial Paper Notes, Series D; and declaring an emergency

16. ORDINANCE appropriating a total of \$15,542,042.00 from the reimbursement of Equipment/Projects Fund (Fund 1850), approving and authorizing the purchase of land known as Blocks 203, 204, 205, 218 and 219, SSBB, Harris County, Texas, from the following parties, as their respective interests appear: (1) Louis Macey, Trustee, on behalf of a trust created pursuant to an agreement dated November 17, 1997, (2) Louis Macey, Trustee, on behalf of undisclosed parties; (3) Macey Family Properties, Ltd., a Texas Limited Partnership; and (4) Macey Family Properties II, Ltd., a Texas Limited Partnership; approving necessary documents related thereto; finding and determining that public convenience and necessity no longer require the continued use of a portion of public street right-of-way consisting of Jackson Street between Rusk Avenue and Capitol Avenue, vacating and abandoning said public street right-of-way to the abutting owner Macey Family Properties II, Ltd., a Texas Limited Partnership and to LAM Block 100, Ltd., a Texas Limited Partnership, as their respective interests appear, for the appraised fair market value; approving the conveyance of the City's interest in the real property underlying such street to the abutting owners Macey Family Properties II, Ltd., a Texas Limited Partnership and to LAM Block 100, Ltd., a Texas Limited Partnership, as their respective interests appear, for the appraised fair market value while reserving and retaining easement rights for the public utilities currently in place until the abutting owners grant acceptable permanent utilities easements to the City and move the utilities to such easements at their expense - **DISTRICT I - RODRIGUEZ**

17. ORDINANCE approving and authorizing the conveyance of land known as Block 193, SSBB, Harris County, Texas and the improvements thereon in exchange for (1) \$250,000.00, (2) the acquisition of land known as Block 220, SSBB, Harris County, Texas, and the improvements thereon, from 800 Dowling, LP, a Texas Limited Partnership; and the entering into of a lease-back agreement by the City as "Tenant" and 800 Dowling, LP as "Landlord" of Block 193, SSBB, and the improvements thereon; approving necessary documents related thereto - **DISTRICT I - RODRIGUEZ**

18. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of Rookin Street from Highstar Drive to Sandspoint Drive, consisting of 0.3989 acre (17,376 square feet), of land, more or less, located in the Sharpstown Industrial Park, Section Six, out of the G. C. & S. F. R. R. Survey, A-1026, and the C. McKinzie Survey, A-560, Harris County, Texas, as recorded at Volume 67, Page 55 of the Map Records of Harris County, Texas; vacating and abandoning said tract of land to Neighborhood Centers Inc., a Texas Nonprofit Corporation, abutting owner, in consideration of said owner's relinquishment to the City of its underlying fee interest in said street to allow for the entire area to be designated as a utility corridor, construction of a pedestrian plaza, and other consideration - **DISTRICT F - KHAN**

RESOLUTIONS AND ORDINANCES - continued

19. ORDINANCE amending Exhibit "A" of City of Houston Ordinance No. 2007-1281 by adding two (2) Inspector positions and deleting one (1) Communications Senior Captain Position; substituting the amended exhibit as part of the current Fire Department Classified Personnel Ordinance
20. ORDINANCE establishing conditions for payment of a hiring incentive amount for police trainees \$2,800,000.00 - General Fund
21. ORDINANCE amending City of Houston Ordinance No. 91-392, which authorized assignment pay for the Police Mentor Program and authorized the Chief of Police to promulgate internal rules and/or guidelines to implement the Police Mentor Program - \$200,000.00 - General Fund
22. ORDINANCE approving and authorizing contract between the City of Houston and **HOUSTON AREA COMMUNITY SERVICES, INC** providing up to \$1,045,000.00 in Housing Opportunities For Persons With AIDS ("HOPWA") Funds for the administration and operation of a "Tenant-Based Rental Assistance" Program with Supportive Services
23. ORDINANCE approving and authorizing prepositioned contracts between the City of Houston and **COYTRECAN PROPERTIES, INC** and **GMC CONSULTANTS, LLC** for Emergency Relocation Services; providing a maximum contract amount - \$200,000.00 - Housing Special Revenue Fund
24. ORDINANCE approving and authorizing the City of Houston to enter into first contract amendment with **HOUSTON INDEPENDENT SCHOOL DISTRICT** to add seven school sites and to provide additional \$180,000.00 to administer an After School Achievement Program - Grant Funds - **DISTRICTS B - JOHNSON; D - ADAMS; F - KHAN; H - GARCIA and I - RODRIGUEZ**
25. ORDINANCE approving and authorizing the Mayor to accept Federal Aviation Administration (FAA) Grant offers up to \$65,000,000.00 for projects at George Bush Intercontinental Airport/Houston, William P. Hobby Airport and Ellington Field; declaring the City's eligibility for such grants - **DISTRICTS B - JOHNSON; E - SULLIVAN and I - RODRIGUEZ**
26. ORDINANCE authorizing the City of Houston to release and relinquish the City's right, title and interest in and to a 25-foot building setback line on Garretson Lane between South Post Oak Boulevard and San Felipe Road, located in the William White One-Third League, A-836, Harris County, Texas - **DISTRICT G - HOLM**
27. ORDINANCE consenting to the addition of 117.5138 acres of land to **ENCANTO REAL UTILITY DISTRICT**, for inclusion in its district
28. ORDINANCE consenting to the addition of 0.647 acres of land to **MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 84**, for inclusion in its district
29. ORDINANCE consenting to the addition of 3.89 acres of land to **MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 98**, for inclusion in its district
30. ORDINANCE consenting to the addition of 38.04 acres of land to **WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21**, for inclusion in its district
31. ORDINANCE establishing the north and south sides of the 1300 block of Kipling Street within the City of Houston as a special minimum lot size requirement area pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT D - ADAMS**
32. ORDINANCE renaming Colling Park Drive to Green Colling Park Drive from West Orem Drive South approximately 1,246.06 feet to its terminus - **DISTRICT D - ADAMS**

RESOLUTIONS AND ORDINANCES - continued

33. ORDINANCE appropriating \$125,000.00 out of Equipment Acquisition Fund and approving and authorizing contract between the City of Houston and **ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC** for an Enterprise License Agreement and related services; providing a maximum contract amount - 3 Years - \$1,810,000.00 - Equipment Acquisition and Central Service Revolving Funds
34. ORDINANCE awarding contract to **UNIVERSAL ENGINE SERVICES, LLC** for Maintenance, Testing and Repair of Emergency Power Units for Various Departments; providing a maximum contract amount - 3 Years - \$1,371,154.50 - General and Fleet Maintenance Funds
35. ORDINANCE appropriating \$38,000.00 out of Parks Consolidated Construction Fund for Emergency Mold Remediation at Tidwell Park for the General Services Department, WBS F-000509-0060-4 - **DISTRICT B - JOHNSON**
36. ORDINANCE awarding contract to **SYNAGRO OF TEXAS-CDR, INC** for Dewatering, Processing, Hauling and Disposal of Biosolids from the City's Wastewater Treatment Plants; providing a maximum contract amount - 5 Years - \$28,250,000.00 - Enterprise Fund
37. ORDINANCE appropriating \$36,953.00 out of Equipment Acquisition Consolidated Fund for Purchase of a Supply Delivery Van for Fire Department
38. ORDINANCE approving Compromise and Settlement Agreement to facilitate payment to vendors with outstanding purchase orders and approving and authorizing a third amendment to the Master Agreement (C#51399) between the City of Houston and **TEXAS PROCUREMENT CENTER, L.L.C.**, for Professional Consulting Services; providing a maximum contract amount
39. ORDINANCE appropriating \$500,000.00 out of Street & Bridge Consolidated Construction Fund (Number N-00663A-00RE-2-01), and approving and authorizing the purchase of easements and other interests in real property and payment of the costs of such purchases and/or condemnations of such real property and associated costs for Appraisal Fees, Title Policies/Services, Recording Fees, Court Costs and Expert Witness Fees, for and in connection with, and finding a public necessity for the Hirsch Road Paving Project as identified in the body of this ordinance **DISTRICT B - JOHNSON**
40. ORDINANCE approving Purchase and Sale Agreement with **EXXON MOBIL CORPORATION** for the acquisition of 3.5 acres of land out of the Sylvester Murphy League, A-53, Houston, Harris County, Texas, for the Expansion of the Southeast Water Purification Plant (Parcel JY6-030, CIP S-000012) - **DISTRICT E - SULLIVAN**
41. ORDINANCE appropriating \$680,000.00 out of Police Consolidated Construction Fund and approving and authorizing Professional Services Contract between the City of Houston and **MANHATTAN CONSTRUCTION COMPANY** for consolidation of various HPD Facilities, WBS G-000103-0001-3
42. ORDINANCE appropriating \$540,000.00 out of Water & Sewer System Consolidated Construction Fund and approving and authorizing Professional Engineering Services Contract between the City of Houston and **BROWN & GAY ENGINEERS, INC** for Design of Rehabilitation of Water Storage Tanks and Cathodic Protection Systems at various locations, WBS S-000600-0034-3; providing funding for contingencies relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund - **DISTRICTS A - LAWRENCE; B - JOHNSON; C - CLUTTERBUCK; D - ADAMS; F - KHAN and G - HOLM**

RESOLUTIONS AND ORDINANCES - continued

43. ORDINANCE appropriating \$591,700.00 out of General Improvements Consolidated Construction Fund and approving and authorizing Professional Architectural Services Contract between the City of Houston and **JOHN KIRKSEY ASSOCIATES, ARCHITECTS, INC** for Design of New Kingwood Library, WBS E-000097-0002-3; providing funding for the Civic Art Program **DISTRICT E - SULLIVAN**
44. ORDINANCE appropriating \$793,316.00 out of Parks Consolidated Construction Fund; awarding construction contract to **CARRERA CONSTRUCTION, INC** for Carverdale and Schwartz Park Improvements, WBS F-0504C2-0001-4/F-0504C2-0002-4, setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for engineering and testing services, construction management, Civic Art Program, and contingencies relating to construction of facilities financed by the Parks Consolidated Construction Fund - **DISTRICT A - LAWRENCE**
45. ORDINANCE appropriating \$2,706,004.00 out of Water & Sewer System Consolidated Construction Fund; awarding contract to **PM CONSTRUCTION & REHAB, L.P.** for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods, WBS R-000266-0114-4; setting a deadline for the bidder's execution of the contract and delivery of all bonds, insurance, and other required contract documents to the City; holding the bidder in default if it fails to meet the deadlines; providing funding for engineering and testing, project management, and contingencies relating to construction of facilities financed by the Water & Sewer System Consolidated Construction Fund

END OF CONSENT AGENDA

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON CONSENT AGENDA - NUMBER 46

MISCELLANEOUS

46. **SET A PUBLIC HEARING DATE** relative to proposed amendment of the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number 15, City of Houston, Texas (East Downtown Zone) - **DISTRICT I - RODRIGUEZ**
SUGGESTED HEARING DATE - WEDNESDAY - FEBRUARY 27, 2008 - 9:00 A.M.

MATTERS TO BE PRESENTED BY COUNCIL MEMBERS - Council Member Clutterbuck first

ALL ORDINANCES ARE TO BE CONSIDERED ON AN EMERGENCY BASIS AND TO BE PASSED ON ONE READING UNLESS OTHERWISE NOTED, ARTICLE VII, SECTION 7, CITY CHARTER

NOTE - WHENEVER ANY AGENDA ITEM, WHETHER OR NOT ON THE CONSENT AGENDA, IS NOT READY FOR COUNCIL ACTION AT THE TIME IT IS REACHED ON THE AGENDA, THAT ITEM SHALL BE PLACED AT THE END OF THE AGENDA FOR ACTION BY COUNCIL WHEN ALL OTHER AGENDA ITEMS HAVE BEEN CONSIDERED

CITY COUNCIL RESERVES THE RIGHT TO TAKE UP AGENDA ITEMS OUT OF THE ORDER IN WHICH THEY ARE POSTED IN THIS AGENDA. ALSO, AN ITEM THAT HAS BEEN TAGGED UNDER CITY COUNCIL RULE 4 (HOUSTON CITY CODE §2-2) OR DELAYED TO ANOTHER DAY MAY BE NEVERTHELESS CONSIDERED LATER AT THE SAME CITY COUNCIL MEETING

**NOTICE OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF HOUSTON**

NOTICE is hereby given that a Regular Meeting of the City Council of the City of Houston will be held **TUESDAY, FEBRUARY 19, 2008 at 1:30 p.m. and WEDNESDAY, FEBRUARY 20, 2008 at 9:00 a.m.** with the reading of the descriptions, captions or titles of the agenda items by the City Secretary to begin not earlier than 60 minutes before the scheduled commencement, in the Council Chamber, Second Floor, City Hall, 901 Bagby, for the purpose of conducting the regular business and affairs of the City of Houston listed on the attached Agenda.

WITNESS my official signature this the 15th day of FEBRUARY, 2008.

City Secretary

CERTIFICATE

I certify that the attached notice of meeting was posted on the Bulletin Board of the City Hall of the City of Houston, Texas, on FEBRUARY 15, 2008 at : p.m.

by _____

for Anna Russell
City Secretary

***CITY COUNCIL CHAMBER – CITY HALL 2nd FLOOR – TUESDAY
FEBRUARY 19, 2008 - 2:00 P.M.***

AGENDA

3MIN

3MIN

3MIN

NON-AGENDA

2MIN

2MIN

2MIN

MR. MARVIN HUGHES – 6226 Tiffany – 77085 – 832-443-8216 - Barricade

3MIN

3MIN

3MIN

MR. DAVE JACOBS – 3371 Bellefontaine – 77025 – 713-858-7878 – Maroneal Street Project needs to be completed

MR. JOE HEARD – 5823 Darling Hearst – 77085 – 713-726-0989 – Colquitt Street. Barrier

MS. CAROLYN HUGHES – 6226 Tiffany Dr. – 77085 – 713-721-5449 – Colquitt Street Barrier

MS. JOAN PALMER – 5703 Sheringham – 77085 – 713-723-0048 – Barricading of a Street

MR. LONNIE BUCKNER – 6135 Heatherbrook Dr. – 77085 – 713-729-6726 – Barricading of a Street

MR. WILLIE D. GUICHARD – 6219 McKinstry Blvd. – 77085 – 713-721-1907 – Barricade

MS. MARGIE TAYLOR – 3923 Cheryl Lynne – 77045 – 713-721-2194 – Opening and Closing of W. Airport

MR. A. D. OLIVER – 12927 Regg Dr. – 77045 – 713-721-8221 – Opening and Closing of W. Airport

MS. ALVA COOPER – 4214 Belgrade Dr. – 77045 – 713-729-7332 – Brentwood Subdivision Street Opening

MR. DAVID SMOLENSKY – 8110 Wateka Dr. – 77074 – 713-723-8780 – Police and Neighborhood Protection

MR/COACH R. J. BOBBY TAYLOR - 3107 Sumpter – 77026 – 202-FA3-4511 – Behavior, Coward, Conspiracy Campo Sheet Metal, Workers using People Children

MR. STEVEN WILLIAS – No address – No phone – Dan Patrick KFEV Radio First Prostitute Murdered South

MR. KEITH LIGHTFOOT – 10503 Rebel – 77016 – 713-631-2654 – Employment problems

MR. MICHAEL CHAMPION – 6 Burress – 77022 – 713-692-2528 – Metropolitan Multi- Service Center

MR. KENDALL BAKER – 3750 Tanglewilde, Unit No. 1 – 77063 – 832-858-4831 – Concerns

PREVIOUS

1MIN.

1MIN.

1 MIN.

SUBJECT: Law Enforcement Agreement between Harris County Constable Precinct 7 and Rockwell Management Corp. (Bellfort SW IV & V Apartments)		Category #	Page 1 of _____	Agenda Item # /
FROM: (Department or other point of origin): Harold L. Hurtt, Chief of Police Houston Police Department		Origination Date February 8, 2008		Agenda Date FEB 20 2008
DIRECTOR'S SIGNATURE: 		Council Districts affected: C		
For additional information contact: M. W. Thaler (713) 308-1570 Executive Assistant Chief		Date and identification of prior authorizing Council Action:		
RECOMMENDATION: (Summary) Approval of Law Enforcement Agreement between Harris County Constable Precinct 7 and Rockwell Management Corp. (Bellfort SW IV & V Apartments)				
Amount and Source of Funding: * N/A			F & A Budget:	
SPECIFIC EXPLANATION: The Houston Police Department has no objections to the Law Enforcement Agreement between Harris County Constable Precinct 7 and Rockwell Management Corp. (Bellfort SW IV & V Apartments). Both parties agree to have one deputy devote eighty percent (80%) of their working time to provide law enforcement services within the Association's geographical area within Harris County, Texas, beginning March 1, 2008, through December 31, 2008.				
hlh:mm Attachment cc: Marty Stein				
REQUIRED AUTHORIZATION				
F&A Director:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods WBS# R-000294-0002-4		Page 1 of 1	Agenda Item # 2
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date 2-14-08	Agenda Date FEB 20 2008
DIRECTOR'S SIGNATURE <i>Michael S. Marcotte</i> Michael S. Marcotte, P.E., DEE, Director		Council District affected: D, E and I	
For additional information contact: Joseph G. Majdalani, P.E. Sr. Assistant Director Phone: (713) 641-9182		Date and identification of prior authorizing Council action: Ordinance No. 2004-142, dated 02/25/2004	
RECOMMENDATION: (Summary) Pass a motion to approve the final contract amount of \$2,827,350.88, which is 0.98% under the original contract amount, accept the work, and authorize final payment.			
Amount and Source of Funding: No additional funding required. Original appropriation of \$3,112,123.00 for construction and contingencies from Water and Sewer System Consolidated Construction Fund No. 755.			F&A Budget:
SPECIFIC EXPLANATION:			
PROJECT NOTICE/JUSTIFICATION: Under this project, the contractor provided sanitary sewer rehabilitation by sliplining and pipe bursting methods to deteriorated sewer collection systems throughout the City.			
DESCRIPTION/SCOPE: This project consisted of sanitary sewer rehabilitation by sliplining and pipe bursting methods. The project was awarded to Insituform Technologies, Inc. with an original contract amount of \$2,855,255.56. The Notice to Proceed date was 06/01/2004 and the project had 730 calendar days for completion.			
LOCATION: The project was located at various locations within Council Districts D, E and I.			
CONTRACT COMPLETION AND COST: The contractor, Insituform Technologies, Inc., has completed the work under the contract. The contract was completed within the required time. The final cost of the project is \$2,827,350.88, a decrease of \$27,904.68 or 0.98% under the original contract amount. Less sliplining was needed than anticipated.			
MWDBE PARTICIPATION: The MWDBE goal for this project was 16.2%. According to the Affirmative Action and Contract Compliance Division, the actual participation was 23.31%. The contractor was awarded an "Outstanding" rating from Affirmative Action.			
<i>JGM RK FOS</i> MSM:JT:JGM:RK:FOS:mf Attachments			
c: Velma Laws Michael Ho, P.E. Craig Foster			
Project File 4257-43		REQUIRED AUTHORIZATION	
F&A Director:		CUC ID# 20JGM229	
Other Authorization:		Other Authorization: <i>Jeff Taylor</i> Jeff Taylor, Deputy Director Public Utilities Division	

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4257-43		Sanitary Sewer Rehabilitation by Sliplining		
		& Pipe Bursting Methods		
WBS No. R-000294-0002-4		Insituform Technologies, Inc.		
WORK ORDER	KEY MAP	Subdivision	BASIN	CD
1	533U	BROOKHAVEN	SB152	D
6	533M	BELMONT	SB167	D
8	533S	SOUTH LOOP BUSINESS PARK	NE011	D
11	533G	RIVERSIDE TERRACE	SB189	D
12	534P	SOUTHCREST	SBP21	D
7	536N	OAK MEADOWS	SB001	E
2	494Y	HOUSTON COUNTRY CLUB PLACE	NE011	I
3	494Y	SUNNYLAN AND PLAZA PLACE	SB152	I
4	494Y	SIMMS WOODS	SB152	I
5	534R	KINGS COURT	SBP16	I
9	534K,L	PINE VALLEY	NE011	I
10	534F,G,L	PINE VALLEY	NE011	I
13	494Y	HOUSTON COUNTRY CLUB PLACE	NE011	I
14	534H	BROOKLINE	SBP19	I
15	535E	PECAN PARK	SB077	I
16	535A	HARRISBURG	SB077	I
17	535A	LAWNDALE PLAZA	NE011	I
18	534L,Q	GOLFCREST	NE011	I
19	534M	GOLFCREST	NE011	I
20	534M	GOLFCREST	NE011	I
21	534C	EDMUNDSON	NE011	I
22	534C	LOTUS INN	NE011	I
23	535B	HARRISBURG	NE011	I
24	535N	SANTA ROSA	SB034	I
25	535S	SANTA ROSA	SB034	I
26	496B	WOOD BAYOU	NE002	I

SUBJECT: Abandonment and sale of ±10,000-square-feet of excess fee-owned right-of-way and the remainder of a street easement, located in the 8600 Block of Westpark, all out of Block "U", Block "T" and the remainder of an unnamed platted street, in the Jeanetta Townsite. Parcel SY8-015	Category # 7	Page 1 of 1	Agenda Item # 3
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2-14-08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., DEE, Director	Council District affected: G Key Map 530C 
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For additional information contact: Nancy P. Collins Phone: (713) 837-0881  Senior Assistant Director-Real Estate	Date and identification of prior authorizing Council Action:
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RECOMMENDATION: (Summary) It is recommended City Council approve a council motion authorizing the abandonment and sale of ±10,000-square-feet of excess fee-owned right-of-way and the remainder of a street easement, located in the 8600 Block of Westpark, all out of Block "U", Block "T" and the remainder of an unnamed platted street, in the Jeanetta Townsite. **Parcel SY8-015**

Amount and Source of Funding: Not Applicable	F & A Budget:
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SPECIFIC EXPLANATION:

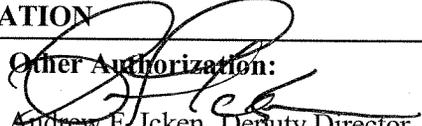
Robert Baldwin, Baldwin Associates, on behalf of Teachers Insurance and Annuity Association of America, requested the abandonment and sale of ±10,000-square-feet of excess fee-owned right-of-way and the remainder of a street easement, located in the 8600 Block of Westpark, all out of Block "U", Block "T" and the remainder of an unnamed platted street, in the Jeanetta Townsite. Teachers Insurance and Annuity Association of America, the property owner, plans to use the subject property for vehicle parking, for which it is currently leasing the property from the City. The Joint Referral Committee reviewed and approved this request. Therefore, it is recommended:

1. The City abandon and sell ±10,000-square-feet of excess fee-owned right-of-way and the remainder of a street easement, located in the 8600 Block of Westpark, all out of Block "U", Block "T" and the remainder of an unnamed platted street, in the Jeanetta Townsite.
2. The applicant be required to obtain a letter of no objection from each of the privately owned utility companies for the street right-of-way being abandoned and sold;
3. The applicant be required to furnish the Department of Public Works and Engineering with a durable, reproducible (Mylar) survey plat and field notes of the affected property;
4. The Legal Department be authorized to prepare the necessary transaction documents; and,
5. Inasmuch as the value of the property interest is expected to exceed \$25,000.00, that the City Council appoint the following two independent real estate appraisers to establish the value – Alan Dominy and Tom Kvinta.

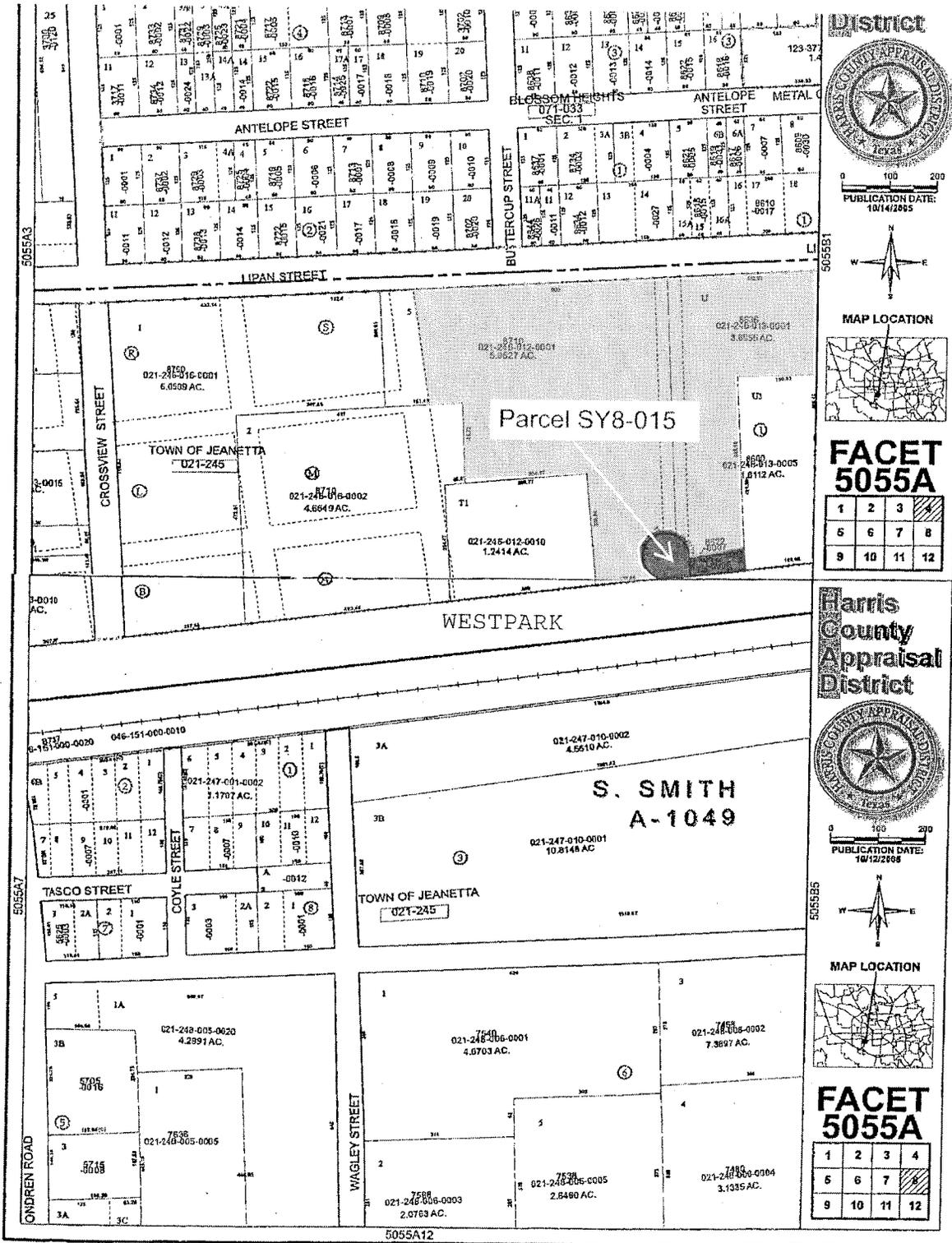
MSM: NPC:bam

c: Phil Boriskie Arturo G. Michel
 Marlene Gafrick Marty Stein
 Daniel W. Krueger, P.E.

s:\bam\sy8-015.rca.doc CUIC #20BAM8902

REQUIRED AUTHORIZATION		
F&A Director:	Other Authorization:	Other Authorization:  Andrew F. Icken, Deputy Director Planning and Development Services Division

SUBJECT: Abandonment and sale of ±10,000-square-feet of excess fee-owned right-of-way and the remainder of a street easement, located in the 8600 Block of Westpark, all out of Block "U", Block "T" and the remainder of an unnamed plated street, in the Jeanetta Townsite. **Parcel SY8-015**

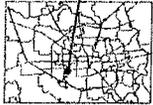


District



0 100 200
PUBLICATION DATE:
10/14/2015

MAP LOCATION



FACET 5055A

1	2	3	4
5	6	7	8
9	10	11	12

Harris County Appraisal District



0 100 200
PUBLICATION DATE:
10/12/2018

MAP LOCATION



FACET 5055A

1	2	3	4
5	6	7	8
9	10	11	12

5055A12

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Request for the abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 6 through 16 and a portion of Lot 5 (Tract I), Block 3, located in the Briarglen Subdivision, out of the William White Survey, A-836. Parcel SY8-024	Category # 7	Page 1 of 1	Agenda Item # <div style="text-align: right; font-size: 2em;">4</div>
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2-14-08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., DEE, Director	Council District affected: G Key Map 491R 
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For additional information contact: Nancy P. Collins Phone: (713) 837-0881  Senior Assistant Director-Real Estate	Date and identification of prior authorizing Council Action:
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RECOMMENDATION: (Summary) It is recommended City Council approve a council motion authorizing the abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 6 through 16 and a portion of Lot 5 (Tract I), Block 3, located in the Briarglen Subdivision, out of the William White Survey, A-836. **Parcel SY8-024**

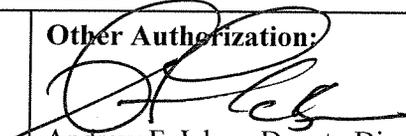
Amount and Source of Funding: Not Applicable	F & A Budget:
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SPECIFIC EXPLANATION:
 Barry Hunsworth, Gene Carroll and Associates, L.P., 16010 Barkers Point Lane, Suite 105, Houston, Texas, 77079, on behalf of San Felipe/Midlane, LP [Morgan Group Midlane, L.L.C. (E. Alan Patton, Vice President) General Partner], requested the abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 6 through 16 and a portion of Lot 5 (Tract I), Block 3, located in the Briarglen Subdivision, out of the William White Survey, A-836. San Felipe/Midlane, LP plans commercial development in the area of the subject utility easement. This request is in coordination with a separate request to abandon and sell a continuing part of this same utility easement to San Felipe Partners, L.P. [Green San Felipe, LLC (Lorenzo Montezzerdi, President) General Partner] on its property to the south.

This is Part One of a two-step process in which the applicant will first receive a City Council authorized council motion acknowledging the concept of the subject request. Upon the applicant satisfactorily completing all transaction requirements including those enumerated below, the Department of Public Works and Engineering will forward a subsequent recommendation to City Council requesting passage of an ordinance effecting the abandonment and sale. The Joint Referral Committee reviewed and approved this request. Therefore, it is recommended:

1. The City abandon and sell a 10-foot-wide utility easement and the attendant aerial easement, within Lots 6 through 16 and a portion of Lot 5 (Tract I), Block 3, located in the Briarglen Subdivision, out of the William White Survey, A-836;
2. The applicant be required to furnish the Department of Public Works and Engineering with a durable, reproducible (Mylar) survey plat and field notes of the affected property;
3. The applicant be required to obtain a letter of no objection from each of the privately owned utility companies for the utility easement being abandoned and sold;
4. The applicant be required to cut, plug, and abandon the existing 8- to 6-inch sanitary sewer line in the existing 10-foot-wide utility easement, from the manhole in San Felipe Road to the southern property line of the applicant's property, all at no cost to the City and under the proper permits;

s:\dob\sy8-024.rcl.doc	CUIC #20DOB8910
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REQUIRED AUTHORIZATION		
F&A Director:	Other Authorization:	Other Authorization:  Andrew F. Icken, Deputy Director Planning and Development Services Division

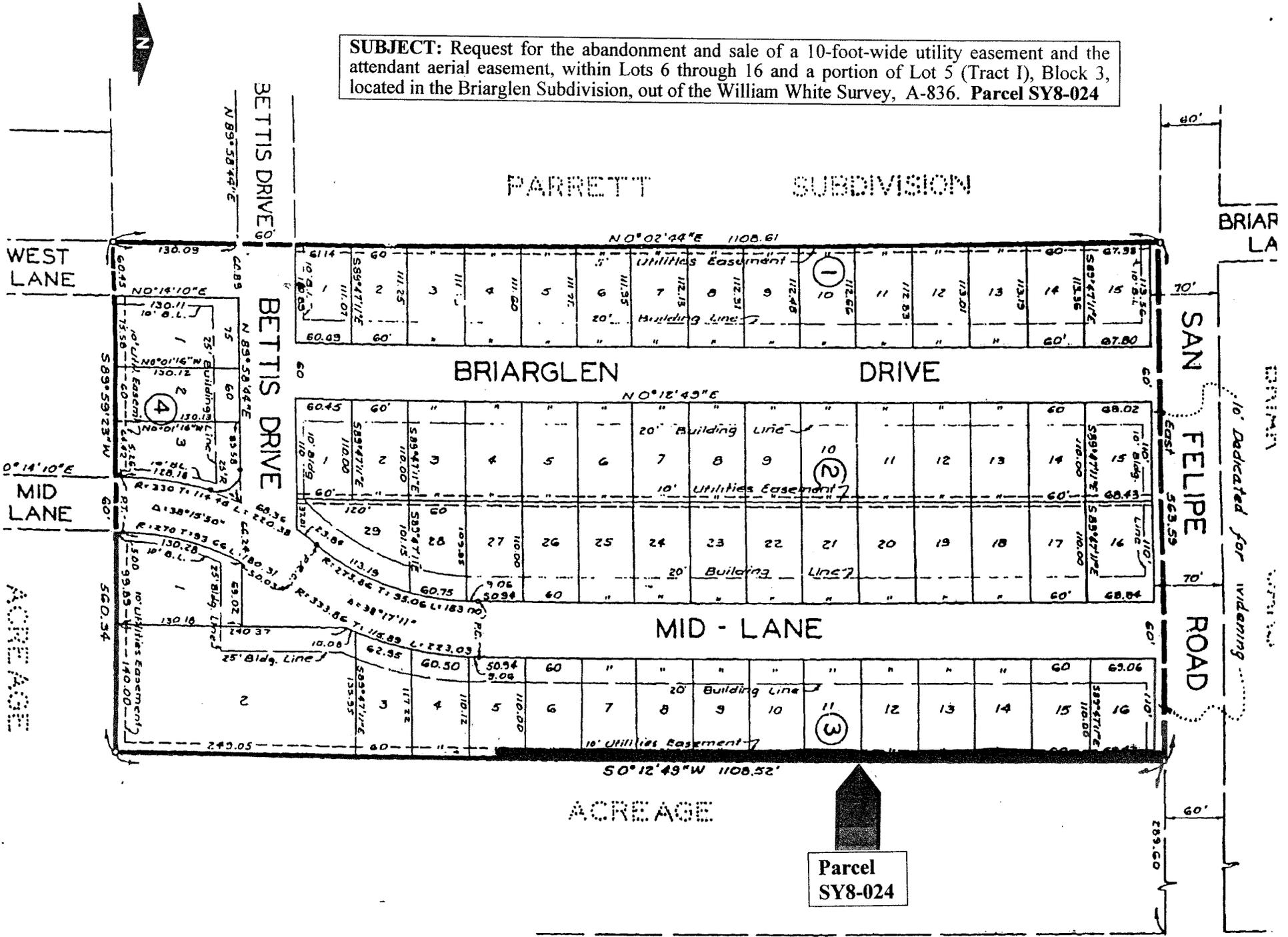
Date:	Subject: Request for the abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 6 through 16 and a portion of Lot 5 (Tract I), Block 3, located in the Briarglen Subdivision, out of the William White Survey, A-836. Parcel SY8-024	Originator's Initials 	Page <u>2</u> of <u>2</u>
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5. In interest of expediting the abandonment and sale process, the applicant may choose to provide the City with a Letter of Credit (LOC), subject to the City's concurrence, covering the estimated construction cost from work required in Item 4 above in lieu of performing such work prior to finalization of the ordinance for this transaction. Should this option be selected, the applicant will be required to provide a LOC showing the City of Houston as beneficiary and in an amount of the estimated construction cost approved by the City. The LOC will be for a specific time period which may be less than but not longer than twelve months from the effective date of the ordinance for this transaction. Upon the applicant's satisfactory completion of the construction-related work as evidenced by written inspection clearance/approval by the Office of the City Engineer, PWE, at the applicant's request the City will release the LOC;
6. The Legal Department be authorized to prepare the necessary transaction documents; and,
7. Inasmuch as the value of the property interests is expected to exceed \$25,000.00, that the City Council appoint the following two independent real estate appraisers to establish the value – George Sims and Al Abbott.

MSM:NPC:dob

- c:
- Phil Boriskie
 - Marlene Gafrick
 - Arturo G. Michel
 - Marty Stein
 - Jeff Taylor

SUBJECT: Request for the abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 6 through 16 and a portion of Lot 5 (Tract I), Block 3, located in the Briarglen Subdivision, out of the William White Survey, A-836. **Parcel SY8-024**



Parcel SY8-024

10' Dedicated for widening

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT Request for the abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 1 through 4 and a portion of Lot 5 (Tract II), Block 3, in exchange for conveyance to the City of a 20-foot-wide storm sewer easement, both located in the Briarglen Subdivision, out of the William White Survey, A-836. Parcels SY8-025 and LY8-026		Category # 7	Page 1 of 1	Agenda Item # 5
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date 2-14-08		Agenda Date FEB 20 2008
DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., DEE, Director		Council District affected: G Key Map 491V 		
For additional information contact: Nancy P. Collins Phone: (713) 837-0881  Senior Assistant Director-Real Estate		Date and identification of prior authorizing Council Action:		
RECOMMENDATION: (Summary) It is recommended City Council approve a council motion authorizing the abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 1 through 4 and a portion of Lot 5 (Tract II), Block 3, in exchange for conveyance to the City of a 20-foot-wide storm sewer easement, both located in the Briarglen Subdivision, out of the William White Survey, A-836. Parcels SY8-025 and LY8-026				
Amount and Source of Funding: Not Applicable			F & A Budget:	
SPECIFIC EXPLANATION: Derek Weiner, R.G. Miller Engineers, Inc., 12121 Wickchester Lane, Suite 200, Houston, Texas, 77079, on behalf of San Felipe Partners, L.P. [Green San Felipe, LLC (Lorenzo Montezzerdi, President) General Partner], requested the abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 1 through 4 and a portion of Lot 5 (Tract I), Block 3, located in the Briarglen Subdivision, out of the William White Survey, A-836. San Felipe Partners, L.P. plans a townhome development in the area of the subject utility easement. This request is in coordination with a separate request to abandon and sell a continuing part of this same utility easement to San Felipe/Midlane, LP [Morgan Group Midlane, L.L.C. (E. Alan Patton, Vice President) General Partner] on its property to the north. This is Part One of a two-step process in which the applicant will first receive a City Council authorized council motion acknowledging the concept of the subject request. Upon the applicant satisfactorily completing all transaction requirements including those enumerated below, the Department of Public Works and Engineering will forward a subsequent recommendation to City Council requesting passage of an ordinance effecting the abandonment and sale. The Joint Referral Committee reviewed and approved this request subject to the conveyance to the City of a 20-foot-wide storm sewer easement. Therefore, it is recommended: 1. The City abandon and sell a 10-foot-wide utility easement and the attendant aerial easement, within Lots 1 through 4 and a portion of Lot 5 (Tract II), Block 3, in exchange for conveyance to the City of a 20-foot-wide storm sewer easement, both located in the Briarglen Subdivision, out of the William White Survey, A-836; 2. The applicant be required to furnish the Department of Public Works and Engineering with a durable, reproducible (Mylar) survey plat and field notes of the affected property; 3. The applicant be required to obtain a letter of no objection from each of the privately owned utility companies for the utility easement being abandoned and sold; 4. The applicant be required to cut, plug, and abandon the existing 6-inch sanitary sewer line in the existing 10-foot-wide utility easement, from the northern property line of the applicant's property south to its terminus, all at no cost to the City and under the proper permits;				
s:\dob\sy8-025.rc1.doc			CUIC #20DOB8916	
REQUIRED AUTHORIZATION				
F&A Director:	Other Authorization:	Other Authorization:  Andrew F. Icken, Deputy Director Planning and Development Services Division		

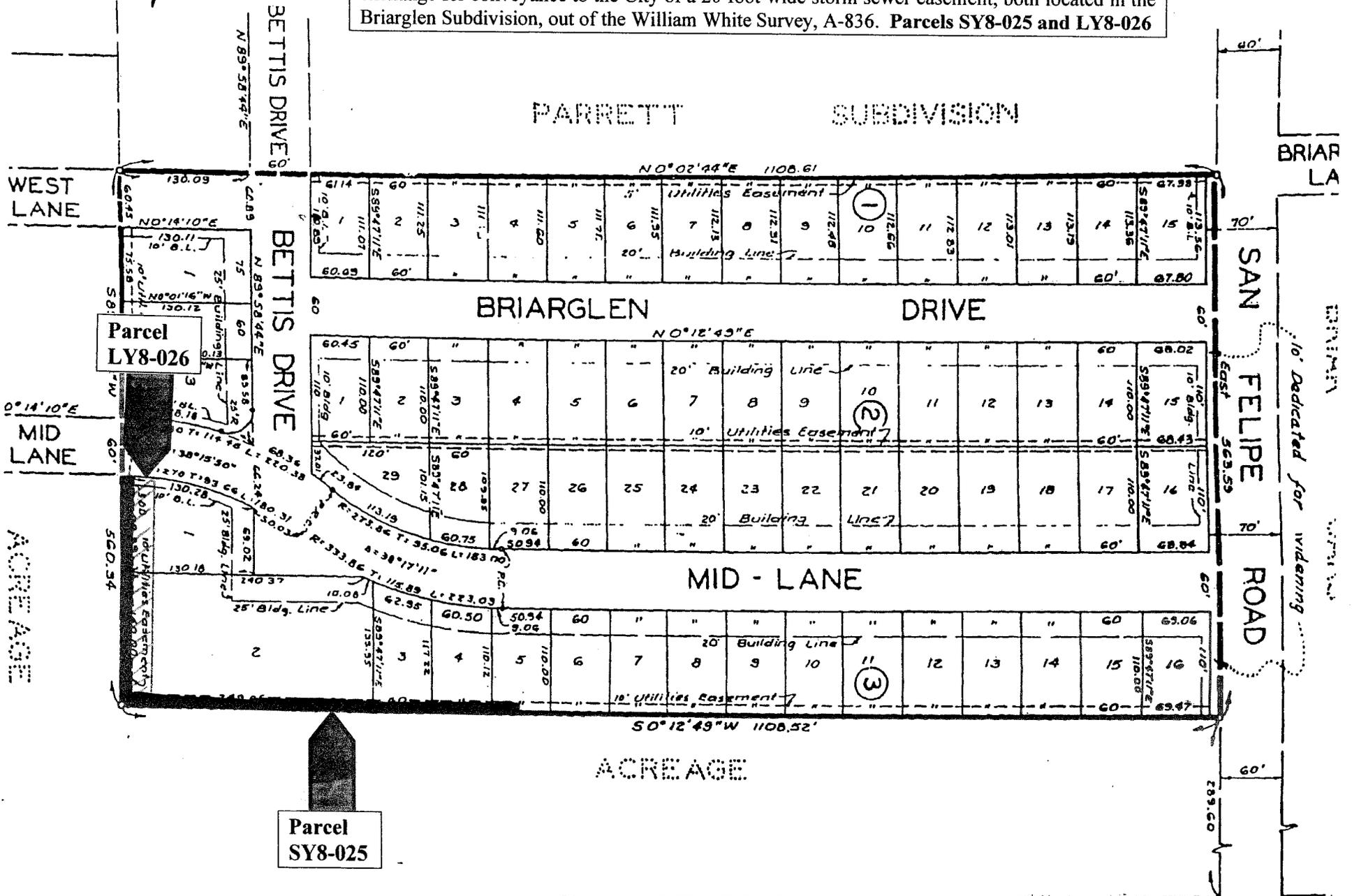
Date:	Subject: Request for the abandonment and sale of a 10-foot-wide utility easement and the attendant aeriak easement, within Lots 1 through 4 and a portion of Lot 5 (Tract II), Block 3, in exchange for conveyance to the City of a 20-foot-wide storm sewer easement, both located in the Briarglen Subdivision, out of the William White Survey, A-836. Parcels SY8-025 and LY8-026	Originator's Initials 	Page <u>2</u> of <u>2</u>
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5. In interest of expediting the abandonment and sale process, the applicant may choose to provide the City with a Letter of Credit (LOC), subject to the City's concurrence, covering the estimated construction cost from work required in Item 4 above in lieu of performing such work prior to finalization of the ordinance for this transaction. Should this option be selected, the applicant will be required to provide a LOC showing the City of Houston as beneficiary and in an amount of the estimated construction cost approved by the City. The LOC will be for a specific time period which may be less than but not longer than twelve months from the effective date of the ordinance for this transaction. Upon the applicant's satisfactory completion of the construction-related work as evidenced by written inspection clearance/approval by the Office of the City Engineer, PWE, at the applicant's request the City will release the LOC;
6. The Legal Department be authorized to prepare the necessary transaction documents; and,
7. Inasmuch as the value of the property interests is expected to exceed \$25,000.00, that the City Council appoint the following two independent real estate appraisers to establish the value – George Sims and Al Abbott.

MSM:NPC:dob

- c: Phil Boriskie
 Marlene Gafrick
 Arturo G. Michel
 Marty Stein
 Jeff Taylor

SUBJECT: Request for the abandonment and sale of a 10-foot-wide utility easement and the attendant aerial easement, within Lots 1 through 4 and a portion of Lot 5 (Tract II), Block 3, in exchange for conveyance to the City of a 20-foot-wide storm sewer easement, both located in the Briarglen Subdivision, out of the William White Survey, A-836. **Parcels SY8-025 and LY8-026**



SUBJECT: Request for the abandonment and sale of Bluebell Avenue, from 80 feet east of Buttercup Street and continuing east ±440 feet, and the sale of excess fee-owned Richmond Avenue right of way out of Lots 11, 12, 13, 14, 15, 16 and 17, Block 13, in exchange for the conveyance back to the City of the entire area as a utility easement, all out of the Blossom Heights Addition, Section 2. Parcels SY8-060 and VY8-036	Category # 7	Page <u>1</u> of <u>1</u>	Agenda Item # 6
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2-14-08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., DEE, Director	Council District affected: G Key Map 490Y <i>Bam</i>
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For additional information contact: Nancy P. Collins Phone: (713) 837-0881  Senior Assistant Director-Real Estate	Date and identification of prior authorizing Council Action:
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RECOMMENDATION: (Summary) It is recommended City Council approve a council motion authorizing the abandonment and sale of Bluebell Avenue, from 80 feet east of Buttercup Street and continuing east ±440 feet, and the sale of excess fee-owned Richmond Avenue right of way out of Lots 11, 12, 13, 14, 15, 16 and 17, Block 13, in exchange for the conveyance back to the City of the entire area as a utility easement, all out of the Blossom Heights Addition, Section 2. **Parcels SY8-060 and VY8-036**

Amount and Source of Funding: Not Applicable	F & A Budget:
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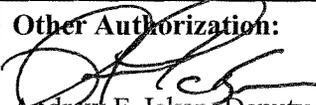
SPECIFIC EXPLANATION:
 Daniel H. Massiatte, Century Engineering, Inc., on behalf of Shaheen Floor Coverings, Inc., requested the abandonment and sale of Bluebell Avenue, from 80 feet east of Buttercup Street and continuing east ±440 feet, and the sale of excess fee-owned Richmond Avenue right of way out of Lots 11, 12, 13, 14, 15, 16 and 17, Block 13, in exchange for the conveyance back to the City of the entire area as a utility easement, all out of the Blossom Heights Addition, Section 2. Shaheen Floor Coverings, Inc., the abutting property owner, plans to use the subject property as a driveway and for vehicle parking for its development of the adjoining property. The Joint Referral Committee reviewed and approved this request. Therefore, it is recommended:

1. The City abandon and sell Bluebell Avenue, from 80 feet east of Buttercup Street and continuing east ±440 feet, and sell the excess fee-owned Richmond Avenue right of way out of Lots 11, 12, 13, 14, 15, 16 and 17, Block 13, in exchange for the conveyance back to the City of the entire area as a utility easement, all out of the Blossom Heights Addition, Section 2;
2. The applicant be required to obtain a letter of no objection from each of the privately owned utility companies for the street right-of-way being abandoned and sold;
3. The applicant be required to furnish the Department of Public Works and Engineering with a durable, reproducible (Mylar) survey plat and field notes of the affected property;
4. The Legal Department be authorized to prepare the necessary transaction documents; and
5. Inasmuch as the value of the property interest is expected to exceed \$25,000.00, that the City Council appoint the following two independent real estate appraisers to establish the value – William Kvinta and Julie Allbright.

MSM: NPC:bam

c: Phil Boriskie Arturo G. Michel
 Marlene Gafrick Marty Stein
 Daniel W. Krueger, P.E. Jeff Taylor

s:\bam\jrc\sy8-060.rca1.doc	CUIC #20BAM8937
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REQUIRED AUTHORIZATION		
F&A Director:	Other Authorization:	Other Authorization:  Andrew F. Icken, Deputy Director Planning and Development Services Division

PARCEL MAP

SUBJECT: Abandonment and sale of Bluebell Avenue, from 80 feet east of Buttercup Street and continuing east +440 feet, and the sale of excess fee-owned Richmond Avenue right of way out of Lots 11, 12, 13, 14, 15, 16 and 17, Block 13, in exchange for the conveyance back to the City of the entire area as a utility easement, all out of the Blossom Heights Addition, Section 2. Parcel SY8-060 and Parcel VY8-036



1 inch equals 250 feet
 0 70 140 210 280
 Feet



CITY OF HOUSTON
 Department of Public Works & Engineering
 Geographic Information & Management System (GIMS)

DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY
 THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS
 FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.



REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 7766

Subject: Amend Council Motion No. 2007-0218, Passed 02/28/2007 to Purchase Additional Patrol Vehicles for the Houston Airport System S27-N22220-A2

Category #
4

Page 1 of 2

Agenda Item

7

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date

January 15, 2008

Agenda Date

FEB 20 2008

DIRECTOR'S SIGNATURE

for Kevin M. Coleman

Council District(s) affected

B, I

For additional information contact:

Richard Hrachovy Phone: (281) 230-8002
Ray DuRousseau Phone: (713) 247-1735

Date and Identification of prior authorizing

Council Action:
CM Nos. 2007-0218, 2/28/07 & 2007-0781,
7/18/07

RECOMMENDATION: (Summary)

Amend Council Motion No. 2007-0218, passed February 28, 2007, and subsequently amended by Council Motion No. 2007-0781, passed July 18, 2007, to purchase additional patrol vehicles for the Houston Airport System.

Award Amount: \$282,513.00

F & A Budget

KIM

\$282,513.00 - HAS-AIF-Capital Outlay Fund (8012)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council amend Council Motion No. 2007-0218, passed February 28, 2007, and was subsequently amended by Council Motion No. 2007-0781, passed July 18, 2007, to purchase 11 additional rear-wheel drive, full-size, 4-door patrol vehicles (Item No. 2) for a total increase of \$282,513.00 for the Houston Airport System, and that authorization be given to issue a purchase order to the awarded supplier, Philpott Motors, Ltd., d/b/a Philpott Ford. These vehicles will be used by Police Department officers patrolling areas at the George Bush Intercontinental and William P. Hobby Airports.

In January 2007, as a result of advertising this bid in accordance with the requirements of the State of Texas bid laws, bids were received from three vehicle suppliers. The bid document includes a provision that allows the City to purchase additional patrol vehicles through March 7, 2008, provided the awarded supplier agrees to honor the original bid price. Philpott Motors, Ltd., d/b/a Philpott Ford has agreed, in writing, to honor its original unit bid price of \$25,683.00 for the 11 patrol vehicles requested in this award.

These new patrol vehicles will meet the EPA's current emission standards for low emission vehicles. They will come with warranties of three years or 36,000 miles on the vehicle and 100,000 miles on the power train components. The life expectancy is seven years or 100,000 miles. As detailed in the Equipment Usage Summary on Page 2 of 2, these new patrol vehicles will replace existing units that have reached their useful life and will be sent to auction for disposition.

REQUIRED AUTHORIZATION

NOT

F&A Director:

Other Authorization:

Other Authorization:

ang

1

Date:
1/15/2008

Subject: Amend Council Motion No. 2007-0218, Passed 02/28/2007
to Purchase Additional Patrol Vehicles for the Houston Airport
System
S27-N22220-A2

Originator's
Initials
LB

Page 2 of 2

**Equipment Usage Summary
For Patrol Vehicles**

Requisition No.	Qty	Equipment Replacement		
		Shop No.	Mileage	Age-Yrs.
10043111	11	27669	115,158	11
		27866	146,540	11
		28216	100,829	10
		29331	107,114	9
		29938	144,376	9
		29940	135,560	9
		29943	100,127	9
		29949	118,000	9
		29952	106,977	9
		29953	139,840	9
		29955	136,370	9

Buyer: Larry Benka

Attachment: Revised M/WBE Zero Percentage Goal Document Approved by the Affirmative Action Division



CITY OF HOUSTON

Interoffice

Finance & Administration Department
Strategic Purchasing Division (SPD)

Correspondence

To: Kevin M. Coleman, C.P.M.
Assistant Purchasing Agent

From: Conley Jackson

Date: 02-08-07

Subject: MWBE Participation Form

I am requesting a waiver of the MWBE Goal: Yes No Type of Solicitation: Bid Proposal

I am requesting a MWBE goal below 11% (To be completed by SPD, and prior to advertisement): Yes No

I am requesting a revision of the MWBE Goal: Yes No Original Goal: 4% New Goal: 0%

If requesting a revision, how many solicitations were received: 3

Solicitation Number: N22220 Estimated Dollar Amount: \$4,276,877.00

Anticipated Advertisement Date: 12/1/2006 Solicitation Due Date: 1/11/2007

Goal On Last Contract: 6% Was Goal met: Yes No

If goal was not met, what did the vendor achieve: 0%

Name and Intent of this Solicitation:
Patrol Vehicles for Police and Fire Departments

Rationale for requesting a Waiver or Revision (Zero percent goal or revision after advertisement):
(To be completed by SPD)

Prime contractor made a good faith effort to obtain MWBE pricing but the certified MWBE contractor chose not to submit a price quote to the prime contractor. See the attached response from the prime contractor and MWBE sub-contractor.

Concurrence:

SPD Initiator

Division Manager

Velma Laws, Director
*Affirmative Action

Kevin M. Coleman, C.P.M.
Assistant Purchasing Agent

* Signature is required, if the request is for zero percent MWBE participation, or to revise the MWBE goal.



Philpott Motor Company
Fleet Department
1400 US Highway 69
Nederland, TX 77627

Conley Jackson
City of Houston
Finance and Administration
Houston, TX

RE: Bid N22220

Mr. Jackson,

Philpott Motors has attempted to secure a MWBE certified business to supply the equipment for Bid # N22220. General Body has declined to price the equipment because they are not direct distributors of the products requested. The equipment that is required to be installed on Bid # N22220 will be completed in Philpott Motor's Installation center under the direction of Mike Gamblin. Philpott Motors will not be able to satisfy the minimum 4% participation due to the fact that Philpott is a supplier for all the parts and labor on the Ford Crown Victoria.

Sincerely,

A handwritten signature in black ink, appearing to read "Bobby Swan".

Bobby Swan
Philpott Motors Government and Commercial Sales

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 7781

Subject: Formal Bids Received for a Mobile Technology Lab Vehicle for the Library Department
S34-N22739

Category #
4

Page 1 of 1

Agenda Item

8

FROM (Department or other point of origin):
Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date
February 07, 2008

Agenda Date
FEB 20 2008

DIRECTOR'S SIGNATURE *For Kevin M. O'Brien*

Council District(s) affected
All

For additional information contact:
Richard Barchue Phone: (832) 393-1558
Ray DuRousseau Phone: (713) 247-1735

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)
Award low bid meeting specifications to Metro Fire Apparatus Specialists, Inc. in the amount of \$246,267.00 for a mobile technology lab vehicle for the Library Department.

Award Amount: \$246,267.00

F & A Budget

Kine

\$246,267.00 - Community Development Block Grant Fund (5000)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an award to Metro Fire Apparatus Specialists, Inc. on its low bid meeting specifications in the amount of \$246,267.00 for a mobile technology lab vehicle for the Library Department, and that authorization be given to issue a purchase order. This mobile lab vehicle will be used citywide by the Department to provide a literacy program, workforce development training, and other basic library services.

This project was advertised in accordance with the requirements of the State of Texas bid laws, five prospective bidders downloaded the bid solicitation document on SPD's e-bidding website, and two bids were received as outlined below.

<u>Company</u>	<u>Total Amount</u>
1. Mobile Specialty Vehicles	\$213,686.00 (Non-Responsive/Did Not Meet Specifications)
2. Metro Fire Apparatus Specialists, Inc.	\$246,267.00

This new vehicle will meet the EPA's current emission standards for gasoline-powered vehicles. It will come with full warranties of three years/36,000 miles on the chassis and power train; three years on the roof air conditioners and installed computer equipment; and one year on the body structure, heating and electrical systems, and all other installed appliances and equipment. The life expectancy of this vehicle is ten years or 100,000 miles. It is an addition to the Department's fleet.

M/WBE Subcontracting:

Because of the technical and specialized nature of the manufacturer's construction of this vehicle, the only M/WBE potential for this vehicle is in the purchase and installation of aftermarket equipment such as the computers and monitors. This bid was advertised with a 5% M/WBE goal and Metro Fire Apparatus Specialists, Inc. has designated X Net Systems, Inc. as its certified M/WBE subcontractor. The M/WBE participation amount is \$14,665.00 or 5.94%.

Buyer: Larry Benka

PR No. 10041762

REQUIRED AUTHORIZATION

NOT

F&A Director:

Other Authorization:

Other Authorization:

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 7784

Subject: Purchase of Asbestos Abatement, Demolition and Site Clean-up Services for the Police Department
S08-Q22763

Category #
4

Page 1 of 2

Agenda Item

9

FROM (Department or other point of origin):
Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date
January 28, 2008

Agenda Date
FEB 20 2008

DIRECTOR'S SIGNATURE
Calvin D. Wells

Council District(s) affected
A, B, D, H

For additional information contact:
Joseph Fenninger Phone: (713) 308-1708
Ray DuRousseau Phone: (713) 247-1735

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)
Approve an award to AAR Incorporated on its low exempt bid in the amount of \$206,730.00 and contingencies (5% for unforeseen changes within the scope of work) in the amount of \$10,336.50 for a total amount not to exceed \$217,066.50 for asbestos abatement, demolition, and site clean-up services for the Police Department.

Award Amount: \$217,066.50

F & A Budget

\$217,066.50 - Dangerous Building Consolidated Fund (1801)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an award to AAR Incorporated on its low exempt bid in the amount of \$206,730.00 and contingencies (5% for unforeseen changes within the scope of work) in the amount of \$10,336.50 for a total amount not to exceed \$217,066.50 for asbestos abatement, demolition and site clean-up services for the Police Department and that authorization be given to issue purchase orders as necessary. The structural integrity of these abandoned buildings is unsound; therefore, these services are needed to protect and preserve the health and safety of the residents in the areas surrounding these commercial and residential buildings.

Ten certified companies approved by City Council to perform these types of services were requested to submit a bid on this project and three companies responded as itemized below:

	<u>Company</u>	<u>Total Amount</u>
1.	AAR Incorporated	\$206,730.00
2.	Arrow Services	\$349,100.00
3.	Basic Industries	\$368,100.00

- In view of the price disparity between the low bidder and the next low bidder, the Strategic Purchasing Division (SPD) contacted the owner of AAR Incorporated to discuss the scope of work for this project. AAR Incorporated's owner stated and confirmed in writing that their bid price includes all cost associated with performing the work called for in the published specifications. Based on the aforementioned, the Department and SPD are confident that the recommended contractor can perform the specified work for the bid price.

The scope of work requires the contractor to provide all labor, materials, equipment, supervision and transportation necessary to provide asbestos abatement, demolition and site clean-up services. The abandoned buildings listed on Page 2 of 2 were determined to be dangerous and pose an imminent threat to the health and safety of citizens in the immediate areas. Due to the 10-day "waiting period" as required by the

REQUIRED AUTHORIZATION

F&A Director:

Other Authorization:

Other Authorization:

NDT

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9

Date: 1/28/2008	Subject: Purchase of Asbestos Abatement, Demolition and Site Clean-up Services for the Police Department S08-Q22763	Originator's Initials AD	Page 2 of 2
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Texas Department of Health, this project will take approximately 93 calendar days to complete. The school principals are notified by City inspectors of current and future demolitions/abatement in the area.

The City will place liens against these properties to recover all costs associated with these services. Liens are paid when the property title is transferred and there is a change in ownership.

This purchase is related to public health and safety, and is therefore exempt from the competitive bid laws.

<u>Address:</u>	<u>Council District</u>	<u>Nearest School</u>
1041 Wall Street (House)	A	Anderson Elementary
1041 Wall Street (Shed)	A	Anderson Elementary
1526 Armada Drive	B	Highland Heights Elementary
2228 Paul Quinn	B	K. Smith Elementary
2722 Stallings	B	Stovall Elementary
6613 Greenhurst	B	Wesley Elementary
780 Homer	B	Wesley Elementary
6429 Morrow	B	Wesley Elementary
6221 Utah	B	Wesley Elementary
7801 Woodlyn Road	B	Tidwell Elementary
10530 Homestead	B	Fonwood Elementary
11521 Spottswood	B	Thurgood Marshall Elementary
6802 Hoffman (House)	B	Houston Gardens Elementary
6802 Hoffman (Shed)	B	Houston Gardens Elementary
6928 Corpus Christi (Bldg. 1)	B	Scroggins Elementary
6928 Corpus Christi (Bldg. 2)	B	Scroggins Elementary
6928 Corpus Christi (Bldg. 3)	B	Scroggins Elementary
6928 Corpus Christi (Bldg. 4)	B	Scroggins Elementary
6916 Larkstone (House)	B	Chatham Elementary
6916 Larkstone (Shed)	B	Chatham Elementary
3910 Herald	B	Oates Elementary
0 Off Elbert Bldg. 2 (Gym)	B	Hilliard Elementary
1814 Pannell Bldg. 1	B	Bruce Elementary
1814 Pannell Bldg. 2	B	Bruce Elementary
9406 Heatherside	B	Shadydale Elementary
7414 Green River	B	East Houston Elementary
4014 Dreyfus	D	Foster Elementary
4702 Idaho	D	Foster Elementary
5858 Doulton	D	Alcott Elementary
6815 New York	D	Foster Elementary
425 W. 27 th (House)	H	Helms Elementary
425 W 27 th (Shed)	H	Helms Elementary

Buyer: A. Dunn

SUBJECT: Sole Source Purchase of Software Roam Secure Alert Network Licenses and Software Maintenance Services for an Emergency Notification System for the Public Works & Engineering Department		Page 1 of 2	Agenda Item # 10
From: (Department or other point of origin): Michael S. Marcotte, P.E. DEE, Director Department of Public Works and Engineering		Origination Date	Agenda Date FEB 20 2008
Director's Signature:  Michael S. Marcotte, P.E. DEE		Council District affected: (Council District Letter Only)	
For additional information contact: Ogilvie Gericke 713-837-0099 Gary Norman 713-837-7425		Date and identification of prior authorizing Council action:	
Recommendation: (Summary) Approve the sole source purchase from Roam Secure, Inc. in the total amount of \$60,400.00 for Roam Secure Alert Network software licenses and three years of software maintenance services for an emergency notification system for the Public Works & Engineering Department.			
Amount and Source of Funding: \$60,400.00 – Water & Sewer System Operating Fund 8300  2/15/08			
SPECIFIC EXPLANATION: The Director of Public Works & Engineering Department recommends that City Council approve the sole source purchase of Roam Secure Alert Network (RSAN) software licenses and three years of software maintenance services in the total amount \$60,400.00 and that authorization be given to issue a purchase order. In November of 2007, Houston Transtar purchased 1,000 licenses from Roam Secure through the Houston-Galveston Area Council and distributed them to the four Transtar member agencies as follows: 400 for the City of Houston, 400 for Harris County, 100 to Metro and 100 to TxDOT. At this time, the Public Works & Engineering Department is seeking to purchase additional licenses to increase the Department's ability to instantly notify key employees during an emergency event. Roam Secure, Inc. is the software developer for this application and has a patent pending. No third party provider or distributor can provide these services to the City and this application, training and maintenance support are proprietary programs and must be done by Roam Secure Inc. The Roam Secure Alert Network is an information and management software network tool for an emergency text alerting system. It is used in pagers, cell phones, PDA's, Blackberries, satellite phones, XM satellite radio, instant messaging, desktop and email. The messages can be pre-scripted or ad hoc and provide essential information to targeted groups such as Tier 1, First Responders, Office of Emergency Management or a variety of City Department personnel with public safety and time-sensitive information. The Public Works & Engineering Department is seeking to extend this technology department wide to provide a more rapid response to natural and man-made events.			
REQUIRED AUTHORIZATION		CUIC ID 200FG01 A	
F&A Director	Other Authorization: Ogilvie Gericke, CTO 		Other Authorization:

Date:	SUBJECT: Sole Source Purchase of Software Licenses and Software Maintenance Services for an Emergency Notification System for the Public Works & Engineering Department	Originator's Initials	Page 1 of 2
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The RSAN system is currently used by the Emergency Management Agency, Washington DC; U. S. Department of Agriculture; several colleges; Fairfax County, VA.; City of San Francisco, CA; Valero Refinery; City of New Orleans and various other city/county security and responding agencies.

The purchase comes with 2,500 licenses, three years of software maintenance services, unlimited messaging, GIS mapping and address geocoding, 2,500 voice dialing minutes, installation, set up, system configuration, 70 hours technical/project management support, one day on site training, and two hours of web training sessions.

This purchase was presented to the Public Safety and Homeland Security Committee on February 11, 2008 and was unanimously recommended for approval by the full Council.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (7) (A) of the Texas Local Government Code for exempted procurements.

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 7734

Subject: Formal Bids Received for Equipment, Caterpillar Engine Parts and Service for Various Departments
S06-S22612

Category #
4

Page 1 of 2

Agenda Item

11

FROM (Department or other point of origin):
Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date
February 07, 2008

Agenda Date
FEB 20 2008

DIRECTOR'S SIGNATURE
Calvin D. Wells

Council District(s) affected
All

For additional information contact:
Dan Gutierrez Phone: (713) 837-9214
Desiree Heath Phone: (713) 247-1722

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)
Approve an award to Mustang Machinery Company, Ltd. dba Mustang CAT on its low bid meeting specifications in an amount not to exceed \$230,400.00 for Caterpillar engine parts and repair services for various departments.

Estimated Spending Authority: \$230,400.00	F & A Budget
\$120,000.00 General Fund (1000) \$110,400.00 Fleet Management Fund (1005) \$230,400.00	

SPECIFIC EXPLANATION:
The City Purchasing Agent recommends that City Council approve an award to Mustang Machinery Company, Ltd. dba Mustang CAT on its low bid meeting specifications in an amount not to exceed \$230,400.00, for Caterpillar engine parts and repair services for various departments. It is further requested that authorization be given to make purchases, as needed, for a 60-month period. This award consists of a price list for various caterpillar engine parts which includes, but is not limited to, upper gasket kits, fuel injectors, fuel pumps, adapters and buckets to be used by the Public Works & Engineering and Solid Waste Management Departments to repair Caterpillar engines and heavy equipment. This award also includes a \$65,400.00 labor component for the repair of equipment that cannot be performed by City personnel.

This is a price list solicitation. The best discount which determines the low bid for a price list is the best bid received for quantities of high-use items selected as sample pricing items based on the current needs of the Department. The bid total for sample pricing items does not represent the total amount to be purchased; rather, this award recommendation is for the total estimated expenditures projected over the 60-month period based on the low bid submitted for the representative samples.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Five prospective bidders downloaded the solicitation document on SPD's e-bidding website, and two bids were received because Mustang Machinery Company, Ltd. dba. Mustang CAT is the only authorized distributor of Caterpillar Engine parts and service for Houston and the surrounding counties:

<u>COMPANY</u>	<u>PRICELIST PLUS LABOR</u>
1. Houston Freightliner	\$4,456.20 (Did Not Meet Specifications)
2. Mustang Machinery Company, Ltd. Mustang CAT	\$8,053.83

REQUIRED AUTHORIZATION

F&A Director:	Other Authorization:	Other Authorization:
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MS

MOT

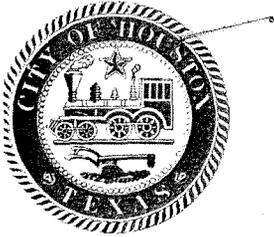
Date: 2/7/2008	Subject: Formal Bids Received for Equipment, Caterpillar Engine Parts and Service for Various Departments S06-S22612	Originator's Initials TR	Page 2 of 2
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Attachment: M/WBE zero-percent goal document approved by the Affirmative Action Division

Buyer: Tywana L. Rhone

Estimated Spending Authority:

DEPARTMENT	FY08	OUT YEARS	TOTAL
Public Works & Engineering	\$22,080.00	\$ 88,320.00	\$110,400.00
Solid Waste Management	\$ 8,000.00	\$112,000.00	\$120,000.00
GRAND TOTAL	\$30,080.00	\$200,320.00	\$230,400.00



CITY OF HOUSTON

Finance & Administration Department
Strategic Purchasing Division (SPD)

Interoffice

Correspondence

To: Kevin M. Coleman, C.P.M.
Assistant Purchasing Agent

From: Tywana L. Rhone

Date: October 2, 2007

Subject: MWBE Participation Form

I am requesting a **waiver** of the MWBE Goal: Yes No Type of Solicitation: Bid Proposal

I am **requesting** a MWBE goal below 11% (To be completed by SPD, and prior to advertisement): Yes No

I am requesting a **revision** of the MWBE Goal: Yes No Original Goal: _____ New Goal: _____

If requesting a revision, how many solicitations were received: _____

Solicitation Number: S06-S22612 Estimated Dollar Amount: \$230,400.00

Anticipated Advertisement Date: 10/26/2007 Solicitation Due Date: 11/15/2007

Goal On Last Contract: 0 Was Goal met: Yes No

If goal was not met, what did the vendor achieve: _____

Name and Intent of this Solicitation:
Purchase captive replacement parts and service for Caterpillar engines for various departments.

Rationale for requesting a Waiver or Revision (Zero percent goal or revision after advertisement):
(To be completed by SPD)

Most parts are shipped direct to the City with the exception of stock items on inventory. Other items are picked up by City of Houston personnel. There is only one authorized distributor for parts and service of Caterpillar equipment in the Houston area. Only a Caterpillar authorized mechanic can work on this equipment. See Attached.

Concurrence:

Tywana L. Rhone
SPD Initiator

Desiree Heath
Division Manager

Robert Gallegos
Robert Gallegos, Deputy Assistant Director
*Affirmative Action

Kevin M. Coleman
Kevin M. Coleman, C.P.M.
Assistant Purchasing Agent

* Signature is required, if the request is for zero percent MWBE participation, or to revise the MWBE goal.

OCT 03 2007

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 7788

Subject: Amend Council Motion 2005-0734, Passed August 3, 2005, for Concrete Saw Blades for Various Departments
SC-R-5110-035-20577RA-A1

Category #
4

Page 1 of 1

Agenda Item

12

FROM (Department or other point of origin):
Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date
January 30, 2008

Agenda Date
FEB 20 2008

DIRECTOR'S SIGNATURE
Calvin D. Wells

Council District(s) affected
All

For additional information contact:
David Guernsey Phone: (713) 238-5241
Desiree Heath Phone: (713) 247-1722

Date and Identification of prior authorizing Council Action:
CM 2005-0734, passed 8-3-05

RECOMMENDATION: (Summary)

Amend Council Motion 2005-0734, passed August 03, 2005, to extend the expiration date for the concrete saw blades award for various departments from August 8, 2008 to August 7, 2010.

No Additional Spending Authority Required

F & A Budget

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council amend Council Motion 2005-0734, passed August 3, 2005, to extend the expiration date for concrete saw blades for various departments awarded to CDP Diamond Products, Inc. from August 8, 2008 to August 7, 2010 with no additional spending authority required.

This award began August 9, 2005 for a 36-month term in an amount not to exceed \$338,294.29. Expenditures as of January 24, 2008 totaled \$150,299.54. All other terms and conditions shall remain as originally approved by City Council.

This award consisted of a price list for various types and sizes of concrete saw blades used by the Houston Airport System and the Public Works & Engineering Department personnel to repair streets, sidewalks and runways citywide.

Buyer: Gloria Jordan-King

Attachment: M/WBE zero-percent goal document approved by the Affirmative Action Division.

REQUIRED AUTHORIZATION

65CDW2844

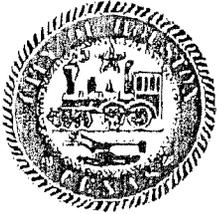
F&A Director:

Other Authorization:
Eric Dargatzis

Other Authorization:
Paul S. ... 2008

MA

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CITY OF HOUSTON

Finance & Administration Department

Interoffice

Correspondence

To: **Betti Tywater**
Contract Compliance Officer

From: **Gloria Jordan King**

Date: **June 24, 2005**

Subject: **REVISED**
Request to Revise M/WBE Goal

SC-R-5710-035-20577RA
Concrete Saw Blades Contract

Nature of Request:

0% Revised MWBE Goal 2% Original Goal

Amount of Award: **\$338,294.29**

Bid Opened: **January 05, 2005**

This award consists of various sizes and types of concrete saw blades. The contractor that is being recommended is based out of Livonia, Michigan, and they will ship directly from the manufacturers facilities to the City of Houston site. Therefore, we are requesting a revised zero percent goal because there is no opportunity for M/WBE participation.

Read and Approved:

Desiree Heath
Division Manager

Read and Approved:

Betti Tywater
Contract Compliance Officer

Read and Approved

Calvin D. Wells
City Purchasing Agent

Read and Approved

Verma Laws
Director of Affirmative Action
7/24/05

CDW:DH:gjk

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

SUBJECT: Approval of a resolution designating Houston Heights Historic District East as a Historic District	Category #	Page 1 of 1	Agenda Item # <i>13</i>
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FROM (Department or other point of origin): Planning and Development	Origination Date 1/31/2008	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE: <i>Martene R. Gopfert</i> <i>RP</i>	Council District affected: H
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For additional information contact: Thomas McWhorter Phone: 713-837-7963	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: (Summary)

Approval of a resolution designating Houston Heights Historic District East as a Historic District

Amount and Source of Funding:	F & A Budget:
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SPECIFIC EXPLANATION:

In accordance with the City of Houston Code of Ordinances, the property owners initiated an application for the designation of the Houston Heights Historic District East on October 26, 2007. After appropriate notifications were completed, public hearings were held by the Houston Archaeological and Historical Commission (HAHC) on December 12, 2007 and the Houston Planning Commission on January 3, 2008. Both commissions recommended approval of the historic district designation after determining that the application satisfied all criteria of the ordinance including: 1) signed petitions by a majority of the property owners in support of designation; 2) the proposed area met at least one criteria for the type of designation as a historic district, and 3) a majority of buildings within the area were contributing or potentially contributing and 50 years of age or older. The Planning Department notified all interested parties. There were two objections during the Houston Archaeological and Historical Commission public hearing and no objections during the Planning Commission public hearing.

Photos of the proposed Historic District can be found by going to the following link on the Planning Department's web site: www.houstontx.gov/planning/historic_pres/pending.htm

MLG: rp

Attachments: Application and Staff Report

xc Marty Stein, Agenda Director
Emily Todd, Mayor's Liaison for Cultural Affairs
Anna Russell, City Secretary
Arturo G. Michel, City Attorney
Deborah McAbee, Land Use Division, Legal Department
Harold L. Hurtt, Chief, Police Department
Phil Boriskie, Chief, Fire Department

REQUIRED AUTHORIZATION		
F & A Director:	Other Authorization:	Other Authorization:

HISTORIC DISTRICT DESIGNATION REPORT

HISTORIC DISTRICT: Houston Heights Historic District East
(Phase 1 – North of E. 11th Street)

LOCATION: See Site Location Map (attached)

APPLICANT: Janice Evans and Jonathan Smulian,
individual property owners and co-chairs of Historic District
East Committee (Phase 1 – North of E. 11th Street)

30-DAY HEARING NOTICE: Nov-12-2007

AGENDA ITEM: IV

HPO FILE NO: 07HD11

DATE ACCEPTED: Oct-26-2007

HAHC HEARING DATE: Dec-12-2007

PC HEARING DATE: Jan-3-2008

SITE INFORMATION: Houston Heights Subdivision, all of Blocks 105, 106, 107, 108, 113, 114, 115, 116, 117, 136, 137, 138, 139, 140, 157, 158, 159, 160, 161, 168, 169, 170, 186, 187, 188, 189, 190, 191, 196, 197, 198, 199, 200; Block 103 Lots 1-7; Block 104 Lots 1-21; Block 118 Lots 1-7; Block 133 Lots 4-6, 14, N 19' Lot 13, & Tract 3A; Block 141 Lots 1-12; Block 156 Lots 1-12; Block 171 Lots 1-12; Block 201 Lots 1-9, 24, & Tract 10A; and all of the following replats: 17th Street Condo, Alamo Row East, Arlington Court Townhomes, Columbia Heights Garden Homes, Harvard Garden Condo, Harvard House Condo, Heights Blvd Condo, Heights Court, Karina Heights, Oxford Street, The Boulevard Subdivision; and the 1100-1900 blocks of the Heights Boulevard Esplanade; City of Houston, Harris County, Texas.

TYPE OF APPROVAL REQUESTED: Historic District Designation

HISTORY AND SIGNIFICANCE SUMMARY OF HOUSTON HEIGHTS:

Houston Heights was developed originally by the Omaha and South Texas Land Company in 1891, and at that time, they established the largest, earliest planned community in Texas. They purchased 1,756 acres of land just northwest of Houston. In 1891 they purchased, merged and electrified both streetcar systems in Houston as well as extended the lines to their new community, named Houston Heights, due to its elevation 23 feet above that of downtown Houston. Directors of the Omaha and South Texas Land Company in 1892 developed public utility systems, sidewalks, and streets, including Heights Boulevard with its grand, 60-foot wide esplanade and street car service; built and marketed 17 homes for sale as well as lots for home building by others; allocated sites for parks and schools; built the Houston Heights Hotel on West 19th Avenue to encourage the establishment of the business center there served by streetcar; encouraged the establishment of churches; and facilitated the development of a major industrial, manufacturing district in the northwest section of Houston Heights, also served by railroads. The Omaha and South Texas Land Company also deed restricted lots on Heights Boulevard in 1892, which controlled setback, use, quality and size of the new construction. These deed restrictions were also used on other lots throughout Houston Heights. This effort to enact deed restrictions was the first known instance of such in Houston, a practice that had been used successfully in other cities from which the investors of Houston Heights hailed, and the deed restrictions set the desired standard for their new suburb.

Since Houston Heights was so well planned from its inception, and as the result, very attractive to investors, Houston Heights grew rapidly and eventually was incorporated as a city in 1896. It flourished as a distinct municipality until 1918 when the residents, by vote, agreed to be annexed to the

CITY OF HOUSTON

City of Houston. The reason that the citizens of Houston Heights voted for the annexation to Houston was primarily to guarantee a broader tax base with which to support their public schools. Houston Heights voted "dry" in 1912, guaranteeing that alcohol may not be sold – an extremely unique ordinance adopted by Houston Heights and continuously enforced by the City of Houston. Houston Heights grew rapidly in the 20th century, but continued to maintain its unique identity, which was reflected in its original planning. Today the area still maintains the feeling of a distinctive, self-contained "small town" with its predominantly small 19th century, one-story cottages and larger, two-story Victorian-era homes, and numerous early 20th century bungalow style buildings. It also boasts a thriving business district on W. 19th Street (now predominantly antique shops, retail and restaurants) and a large industrial district northwest of the business section. The neighborhood also contains the original city hall of Houston Heights (also the fire station and jail). Also located there are a number of historic churches, theatres, corner stores, private and public parks, fraternal halls and schools.

The proposed Houston Heights Historic District East is contained within the boundaries of Houston Heights, which was designated as a Multiple Resource Area (MRA) on June 22, 1983 by the National Park Service. Houston Heights was designated as a MRA because it was at one time an independent municipality of less than 50,000 inhabitants (1896-1918), a requirement of the designation, and the area also contains a large number of buildings that have been individually listed in the National Register of Historic Places, another requirement. On April 10, 1991 in conjunction with the Houston Heights Centennial Celebration that year, Houston City Council designated the entire Houston Heights Subdivision as Houston Heights Historic District of the City of Houston (Resolution No. 91-15). The resolution proclaimed Houston Heights as "one of the first planned communities in the State of Texas ... the largest intact historic district in the city tangible evidence of Houston's architectural and historical legacy an area with great potential for enhancement and revitalization as a point of interest in the city." While that designation granted no powers or conferred no rights or privileges associated with the designation, it was nevertheless a significant step taken by City Council to recognize certain historic neighborhoods in Houston for their historical and architectural significance to the city. Main Street Market Square Historic District had been designated previously by City Council, which was then followed by the same designations for Houston Heights and the Old Sixth Ward. The resolution designating Houston Heights had also been recommended to City Council by the Houston Archaeological and Historical Commission (HAHC) at the request of the Houston Heights Association (HHA). The action taken by City Council was also warranted as Houston Heights had been honored previously in 1988 when the Houston Heights Urban Main Street Project on West 19th Street was established by the Texas Historical Commission and the National Trust for Historic Preservation. The program successfully achieved economic development and at the same time preserved the historic buildings which enhanced the success and made it unique. The success of the project also resulted in the formation of the Greater Heights Area Chamber of Commerce, which continues its activities even to this day. The Texas Historical Commission approved a Recorded Texas Historical Landmark (Subject Marker) for Houston Heights which was dedicated during the Centennial Celebration in 1991. Many other sites and buildings in Houston Heights have been designated as Recorded Texas Historical Landmarks as well. After the passage of the city's Historic Preservation Ordinance in 1995 by City Council, many buildings have been designated also as City of Houston Landmarks and Protected Landmarks.

When the MRA designation was bestowed on Houston Heights (called "The Heights") in 1983, it was recommended by the National Park Service, as well as by the Texas Historical Commission, that multiple historic districts should be established within the boundaries of Houston Heights, since it was

at one time a city and contained a significant collection of historic buildings. Generally the approach for an historic district designation is to designate the entire neighborhood, or suburb, as it was originally platted. Houston Heights was originally a town and planned as such from its beginning, and when it was annexed by Houston and became a subdivision of Houston, it still retained its diversity, but was not like other subdivisions of Houston. Thus the approach for the creation of several historic districts within Houston Heights tries to uniquely identify and denote that diversity of development found in Houston Heights and recognize it. Several subsequent surveys of the historic resources of Houston Heights have also recommended that same approach, including the extensive and costly survey in 1994 which was funded by the Houston Heights Association. With the designation of the Houston Heights Historic District West on December 19, 2007, and the recent submittal of the proposed Houston Heights Historic District East application to the HAHC, those recommendations are being addressed. The action is supported by the HHA in response to the desire of a majority of Houston Heights residents, who in conjunction with the City of Houston's Planning and Development Department, plan to determine the feasibility of submitting subsequent applications to the HAHC for other historic district designation applications, not just in Houston Heights, but in the several other unique and distinctive geographic neighborhoods, which are also under the civic umbrella of the HHA.

The area proposed for this application is the Houston Heights Historic District East (Phase One – north of 11th Street), which includes a majority of historically and architecturally significant sites. The proposed historic district not only contains a majority of historic, residential architecture, but perhaps as significant is the large number and concentration of significant church buildings also located within the proposed historic district. No where else in Houston is there a more concentrated grouping of historic church buildings than in Houston Heights. The churches of the community were and are still of great importance to Houston Heights, contributing to the town's image of respectability since the early days. The religious life of the neighborhood was also an important part of the social activities. A few of the churches, such as All Saints Catholic Church, even established a separate school as early as 1913 for the children of its parishioners. Moreover, within the boundaries of the proposed historic district are some of the most significant and important fraternal halls, including the Reagan Lodge No. 1037 (Masonic) at 1606 Heights and at 1100 Harvard, and the Odd Fellows Hall at 115 W. 14th as well as several significant institutional sites, including the Heights Library, the Houston Heights City Hall, Houston Heights Woman's Club Building and the Heights Boulevard Esplanade as well as John H. Reagan Senior High School -- surrounded on three sides by the proposed historic district. When Reagan High School was constructed, and subsequently expanded, the 1300 Blocks of Columbia and Oxford Streets became part of the campus. However, Reagan High School is a very significant site to the community, and the recent expansion of the school building by Houston Independent School District has been very sympathetic as well as compatible to the historic school building. In regards to the proposed boundary, most changes in Houston Heights occurred along E. 19th and E. 20th Streets on the north, E. 11th Street on the south, and Yale Street on the west, where many of the historic buildings have been demolished as newer commercial activity increased -- thus these streets delineate the proposed boundaries there. The west side only of Oxford Street delineates the eastern boundary of the proposed historic district, as these lots, like others within the proposed historic district, run east and west. On the east side of Oxford Street there were only eight very small lots that were originally platted in Houston Heights, but these lots were originally platted to run north and south on either side of the numbered streets. Since those few lots east of Oxford are configured differently from the majority of the other lots in Houston Heights, and since these lots are also similar in configuration and contain the same type of development as do the other platted neighborhoods to the east, those lots in Houston

Heights east of Oxford Street can be included within one or more other historic district applications when neighborhoods, such as Pinelawn, Bradshaw, Freeland, Ridgewood and the Stude Subdivisions, etc., submit them. The proposed Houston Heights Historic District East qualifies for historic district designation under Criteria 1, 3, 4, 5, 6 and 8.

HISTORY AND SIGNIFICANCE OF HOUSTON HEIGHTS AND HOUSTON HEIGHTS HISTORIC DISTRICT EAST:

The large urban neighborhood of Houston Heights covers approximately 1,756 acres just two-and-one-half miles northwest of Downtown Houston. One of the first planned suburbs in the state, Houston Heights has retained its architectural and civic identity to an unusual degree despite the subsequent loss of historic buildings and adverse development. This has been accomplished in spite of its location in one of the fastest growing cities in the United States. Houston Heights presents a Whitman's Sampler of turn-of-the-century architectural styles. Several notable late-Victorian mansions and substantial early 20th-century public, ecclesiastical, fraternal and commercial buildings serve as the anchors of the neighborhood. Nevertheless, the real strength of Houston Heights rests in its wide array of essentially vernacular, middle-class, and domestic architecture of the period 1893-1941.

The one and two-story houses and cottages are usually of frame construction, and were constructed in a variety of styles. Influences from the Colonial Revival, Queen Anne, Folk Victorian and Bungalow styles clearly dominate, but noteworthy examples of other styles are also found, including Gothic, Neo-Gothic, Mission Revival, Renaissance Revival, Prairie, Craftsman Bungalow, English Bungalow and Art Deco. Furthermore, in spite of tremendous pressure for development, the effects of several periods of decline, and a lack of zoning laws, the relationship of the buildings within Houston Heights has survived. A majority of the area still consists of tree lined streets of older residences, punctuated by occasional churches, schools and commercial buildings. Yet more and more of the historic cottages are being demolished or moved away to other areas of Houston, and the historic fabric of Houston Heights is being replaced with large "MacMansions," – not only a trend in Houston but a national trend where there is no historic preservation review. The Houston Heights Association has become very concerned with this trend, and once historic district designation is adopted, anticipate that the education provided through the city's Historic Preservation Ordinance will benefit the residents and developers alike. The ultimate objective is to accomplish appropriate restoration and preservation of the existing historic resources, which is vital not only to insure the retention of the status of architectural significance of Houston Heights, but also to encourage new development that only replaces "non-contributing, non-historic" sites (shown on the attached inventory) and which should be compatible with and reinforces the architectural significance. The objective is to encourage:

- 1) Appropriate restoration of the remaining, historic buildings that have been classified as "potentially contributing" where architectural integrity has been diminished and should be returned as well as preserving the "contributing" buildings where their architectural integrity has been continuously maintained or it has been restored by appropriate restoration -- shown on the proposed historic district inventory (attached);
- 2) Appropriate additions to the historic building, which are subordinate and oriented to the rear and although they are attached, the additions do not alter the historic roof shape, and the additions appear as a secondary building behind the historic building, including the orientation of parking and parking structures to the side and rear of historic buildings; and.

- 3) New construction that only replaces buildings that have been identified as “non-historic, non-contributing” on the inventory of the proposed historic district (attached), but moreover, the new construction is reflective of the context, placement and elements of the types and styles of buildings located within Houston Heights, and which are relevant to the particular architectural significance of Houston Heights.

Oscar Martin Carter was President of the American Loan and Trust Company, which created the Omaha and South Texas Land Company for the purpose of developing their new site, Houston Heights, near Houston in the early 1890s. He did so in part because of the area's proximity to the Houston business center, and in part because the elevation there is higher “and healthier” (as promoted at the time due to frequent malaria outbreaks) than that of adjacent parts of Houston. The area is now densely populated, as a result of the original subdivision into 10,000 lots. Despite the size of the population and the growth of Houston in and around Houston Heights, the community retains a strong identity and something of the atmosphere of a small town. Carter planned the town with a basic grid pattern, focusing on a central boulevard divided by an esplanade. This grassy strip is still lined with palms, oaks, oleanders, magnolias, and other vegetation, and remains a visual and social focus for the neighborhood. Today, the HHA has made this wonderful, historic asset of Houston Heights one of its priorities, and has expended countless amounts of money and volunteer hours to maintain and improve the esplanade.

The vegetation in all parts of Houston Heights is exceptional, and it contributes greatly to the comfortable sense of community. Topographically, Houston Heights is relatively flat, rising in elevation slightly toward the northwest. The major natural feature of the neighborhood is White Oak Bayou, which flows through the southern part of the neighborhood. The slight elevation of Houston Heights above Downtown Houston, as mentioned above, was considered a selling point at the time the area was first developed, along with the sandy soil, good drainage, and superior artesian water.

The blocks and their constituent lots were originally platted so that most buildings face east or west (lots running east and west). An exception in Houston Heights is found west of Yale and north of W. 16th Street (the northernmost boundary of the pending historic district application for Houston Heights Historic District West); in this area the orientation of houses is north-south (lots running north and south), and there are many more lots per block than in the rest of Houston Heights. Another exception is the platted lots east of Oxford Street. By varying the sizes of lots from block to block (and thus their original prices), the planners established areas to appeal to anyone seeking a site for a home, or for a business. In this way, social and economic segregation was easily accomplished with the wealthier residents on major streets such as Heights Boulevard, Harvard, Yale, Cortlandt, or Allston, and the less advanced families economically on less conspicuous streets such as Ashland, Waverly in the West, or Oxford in the East.

The first commercial development in Houston Heights, which was made to help attract new residents, was built by Carter along W. 19th on either side of Ashland. Several one-and two-story commercial buildings were constructed of frame or brick, and included a fine hotel which became a hospital in 1899. Although the original building at W. 19th and Ashland burned in 1915, several hospital buildings and doctor's offices have subsequently been built on or near that site. The general area remains as one of the most active commercial strips in the neighborhood. Transportation both by railroad and by street railway was extremely important to early development. The streetcars no longer run as this form of transportation was abandoned on April 27, 1940 to make way for the “more progressive system of

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buses.” However, the modern buses today follow the same route up and down Heights Boulevard via W. 19th Street. Nor are the industrial rail tracks used that formerly ran along Nicholson, which were used by local industry to shuttle goods between 2nd and Center Streets below White Oak Bayou, and to reach the main railroad lines on 7th Street at Heights Boulevard. Now the tracks have been removed and the strip has been abandoned which is ideal for use as a green space for the proposed biking and hiking trails which will connect with the White Oak Bayou green space.

O. M. Carter boosted Houston Heights as a residential and industrial community, with provisions for a proper separation of these activities. Industries were early attracted, and several manufacturing plants, oil refineries, and mills were constructed in the 1890s. These were generally situated in the northwestern section and far western sections of Houston Heights along Railroad (now Nicholson) Street, or were connected to it by spurs. Of these often large industrial complexes, only the network of buildings at 2201 Lawrence, remain completely intact. Although this large plant was occupied by several owners in the first few years following construction in 1894, it is most widely known as the Oriental Textile Mill (N.R.; City Landmark). The most prominent feature is a four-story, square tower with a clock on each face. The southwestern and northwestern sections of Houston Heights contain the industrial and heavy commercial elements of what was once a complete and independent, small community. To supply the factories with workers, several small, frame cottages and shotgun houses were built along the tracks and in the northern and southwestern sections of Houston Heights. In those areas, blocks had been planned with smaller lots for just such a purpose. Because of their proximity to industry, much of these areas were made available to black families, who were otherwise excluded economically from owning property in the new, carefully planned suburb. Several of these early buildings on the fringes of Houston Heights remain, although most have deteriorated or have been demolished and replaced with other types of housing.

From the outset, the primary emphasis of Houston Heights was residential, not industrial. The Omaha and South Texas Land Company, headed by Carter, was not usually involved in the actual construction of homes, but it did commission the Houston Land and Trust Company to build seventeen elaborate residences along Heights Boulevard and Harvard Street as a means of promoting the neighborhood. Thus the construction of fine, highly detailed houses began on Heights Boulevard in 1893. Some of the homes included the D. D. Cooley House at Heights and E. 18th Street (demolished in 1968), now occupied by Marmion Park; the Colonel N. L. Mills House at 1502 Heights Boulevard (demolished); and the Eden L. Coombs House on Heights Boulevard (demolished). Others, which are still extant, include the Mansfield House at 1802 Harvard (N.R, RTHL, City LM) and the Milroy House and its original carriage house at 1102 Heights Boulevard (N.R.; RTHL, City LM). All of these elaborate, Queen Anne style homes, as well as others, were built from the original plans of George F. Barber, a notable architect in Knoxville, Tennessee. The Milroy House also boasts its original, two-story carriage house, also a design of Barber, and it is the only remaining Barber design for that type of building in Houston. The Omaha and South Texas Land Company also deed restricted lots on Heights Boulevard in 1892, which controlled setback, use, quality and size of the new construction. These deed restrictions were also used on many other lots throughout Houston Heights. This effort to enact deed restrictions was the first known instance of such in Houston, a practice that had been used successfully in other cities from which the investors of Houston Heights hailed, and the deed restrictions set the desired standard for their new suburb. However, once Houston Heights was annexed into Houston, the deed restrictions were not enforced.

At the same time that the primary investors and other professionals were building prominent homes on the boulevard and on large corner lots on parallel streets, many not-so-wealthy people were building

smaller, but equally ornate, cottages. They were primarily white collar workers or skilled craftsmen who sought a comfortable suburb away from the city for their families. The Land House, at 301 E. 5th, built between 1896 and 1899, is a fine example of an early cottage built by such craftsmen. This frame house, like so many in Houston Heights, is simple in plan. Most houses were constructed no more than one or one-and-one-half stories in height, and had a combination roof with a single lateral gable and a projecting gabled bay on the front. Some featured a decorative barge board on the front gable, and cut-out brackets and dropped pendants on the three sided bay. Most featured an attached porch supported by turned or round posts. Cottages were built throughout Houston Heights during the 1890s, and a need was soon apparent for schools to serve the area. The first was the Cooley Elementary School, a two-story, brick building at W. 17th and Rutland, which was originally built in 1893. It was destroyed by fire in 1961, but another, early twentieth century auxiliary building is still extant next to the alley between W. 16th and 17th Streets at Rutland. The Houston Independent School District building complex lies just north of the pending historic district application for Houston Heights Historic District West. The second school was built in 1898 at 8th and Harvard as a one-room, frame building. This soon was expanded and eventually was replaced in 1911 by a two-story, brick schoolhouse. Harvard School was a dominant building in the southeastern portion of the neighborhood, when a new school was built in 1923. Although additions were made to it in 1979, the historic building remains and is still in use today.

A second major period of residential development in Houston Heights ran from about 1900 to 1910. During that decade, architectural styles began to change. Several families built scattered, large homes, but Victorian style detailing became less prominent and the desired form shifted from a narrow, two-story house to the lower and wider Colonial Revival cottage, which featured a large dormer in the center of its hipped roof, while simple Doric columns supported an attached porch extending across the front elevation. The ornamentation of the windows sometimes featured the use of wooden tracery, and the presence of a transom and sidelights around the door were all characteristics of this period.

Other styles of the early 20th century began to appear in Houston Heights in the years before the annexation of the neighborhood in 1918 into the City of Houston. Wealthy suburbanites continued to build elaborate homes on the tree lined boulevard, which was finally paved with brick in 1912. An adaptation of the several prominent styles became popular for a while. A simple example of Prairie influence still can be seen today at 1448 Heights Boulevard (N.R.; City Landmark), while the detailed house at 1536 Heights Boulevard (N.R.; City Landmark) is a well-preserved example influenced by the Craftsman Bungalow style, both of which are located within the proposed historic district. Some houses became to be constructed with brick, featured hipped roofs with small central dormers, and with attached porches, some of which wrapped both sides of the houses. More and more houses also began to feature porches supported by tapered half-columns mounted on brick piers.

The Folk Victorian, Queen Anne (modified L-plan), Colonial Revival and Bungalow styles are well represented in the proposed Houston Heights Historic District East. The house at 1421 Heights is the best example of an elaborate Colonial Revival style home with its prominent, two-story portico. An excellent example of the Hip Bungalow style is found at 1420 Harvard Street with its unusual Craftsman porch detailing. Some of the most intriguing houses in Houston Heights are eclectic and almost defy stylistic analysis. The Folk Victorian home, located at 1823 Oxford Street, is an exceptional example of the “folk” houses built by local craftsman in Houston Heights. Other more stylized eclectic houses in Houston Heights include the house at 1605 Heights Boulevard and its carriage house (N.R.), designed by architect, Alfred Finn – the Woodward House, a symmetrical, stucco house with Mediterranean motifs. Several examples of the Dutch Colonial Revival style are also

found in Houston Heights, some of which were designed by Jacob H. Daverman, an architect in Grand Rapids, Michigan. Daverman's nationwide advertisements proclaimed the design his "most popular." Daverman competed with George F. Barber to sell the most house plans, modified at the request of the owner, by mail. It should be noted that few Houston Heights buildings appear to have been custom designed by local architects. The majority were likely selected from popular, early 20th century architectural pattern books, such as those produced by Daverman as well as Barber, or else they were designed and constructed by local builders or developers. The house at 1448 Harvard is an example of the Dutch Colonial style of architecture within the proposed historic district.

The schools and churches that were organized in the neighborhood about this time contributed to the image of the area as a suitable place in which a family might live and grow. The buildings built to house these organizations served a similar purpose with respect to the visual continuity of the community. Many such buildings were built in the mid-20s: All Saints Catholic Church (Romanesque Revival style, N.R.); Alexander Hamilton Junior High (Jacobean Revival style), Reagan Senior High (also Jacobean Revival style; N. R. eligible); Emmanuel Lutheran Church (Gothic Revival style; N. R.), and the Heights Christian Church (eclectic classical styling; N.R.; pending City Protected Landmark), the latter three being located within the boundary of the proposed historic district. Each of these buildings were constructed of brick and occupy a prominent corner site, or in the cases of Hamilton School, an obvious location at the terminus of a street, Heights Boulevard and Reagan School, an obvious location at the terminus of Columbia Street. As the population grew, so did the need for the municipal government to provide services to the people.

In 1914, the two-story, red-brick Houston Heights City Hall was constructed in Jacobean Revival style at the northeast corner of W. 12th Street and Yale (N.R.; RTHL; City Protected Landmark). The architect was Alonzo C. Pigg. This building also served as the fire station and jail (1914-1918) during the years in which Houston Heights was an independent town until being annexed by the City of Houston. The building was built on the East side of Yale Street across from the original Houston Heights High School, which burned in 1924 (site is now Milroy Park). The Houston Heights City Hall was then used as Fire Station No. 14 by the City of Houston after annexation. It is now leased to the HHA by the city, and they have restored it and use it to serve and benefit the Houston Heights community. The original jail cell (now a vault) is still preserved in the historic building.

A small commercial center also developed in the 100 Block of W. 12th directly across from the Houston Heights City Hall. Two large, two-story brick commercial buildings were built there -- both of which display the construction date and the name of Brown, in the upper parapet walls. One was constructed in 1916 and the other one in 1922

The commercial buildings of Houston Heights proudly bespoke their purpose during that historic period in which American business and industry were all important. They were often as simple as the small, frame filling station at 1400 Oxford (N.R.), which served the community from 1929 until the 1950s. It served an important supporting function when Houston and Houston Heights evolved from their early dependence upon mass transportation toward the use of the automobile for individual mobility. Still extant are a small number of these very early gasoline stations, some of which are located on Yale at 6th Street and Heights Boulevard at 8th Street. Another circa 1925 service station, which features a stream-lined canopy supported by a single support post, is located within the proposed historic district at 147 E. 11th Street. Adjacent to this service station, are two early commercial business centers which provided retail and services to early residents of Houston Heights. This business center no doubt developed around the Masonic Hall which was built at Harvard and 11th in 1918, also located

within the boundaries of the proposed historic district. Another historic gas station is still located at Yale and Washington, which was an old Humble Oil Gas Station, designed by Alfred C. Finn, and it has been adapted in use as a social bar.

The large Renaissance Revival building, built in 1926-27 for the telephone company at 743 Harvard (N.R.), illustrates how large businesses could be sensitive to the communities in which they built. This particular placement, both the size and material of the building, complemented Harvard School on the opposite corner. Further, the contrasting stone trim with its Renaissance-inspired details of cherubs, lions, and grapes (used often on commercial buildings of that period), contributes to the building's visual appeal.

The commercial strip at the southernmost section of Houston Heights and located on the north side of Washington Avenue at Heights Boulevard, was once part of Chaney Junction, also referred to as Chaneyville. These buildings are the only remaining examples of the near Houston Heights' development that occurred during that prosperous era. This strip connected the primarily residential community with downtown Houston. Outstanding among the row of commercial buildings is the impressive building at 3620 Washington Avenue (N.R.), designed by Joseph Finger, and which housed first the Citizens State Bank, and then the Heights State Bank, providing a grand entrance to the neighborhood. In fact the developer originally constructed two monumental entry gate piers (demolished) on either side of Heights Boulevard at Washington Avenue to introduce what lay ahead in their new development, Houston Heights. Chaneyville was also the site of Abbott Street School. Also, on the south side of Washington Avenue, at Chaneyville, were several other large, two-story brick commercial buildings that fronted Washington. The entire area was completely demolished in the mid-1980s.

It is unfortunate that Houston Heights development during the decades since the 1920s have not always been as attentive to the aesthetic values of the community as were their earlier counterparts. As the population became generally more mobile, much of the sense of the human scale was lost on the major arteries of transportation in and around Houston Heights on Shepherd, 11th Street, 20th Street, White Oak Boulevard (6th Street), Interstate Highway 10, and Interstate Highway 610. Intrusions to the usual scale and style of the area mostly occurred when buildings were constructed in strips along these major streets and highways, on the fringes of the neighborhood, or in a few very concentrated sections. Also, as the original restrictions in deeds expired or were not enforced after annexation, some smaller homes were built in vacant spaces among large houses, even on Heights Boulevard. And in the 1950s and 1960s, several of the finest original, single family homes have been demolished and replaced with multi-unit apartment complexes of unaesthetic design and poor construction. Some small businesses, usually of concrete block, including the one at 1401 Heights Boulevard, have likewise been built with little respect in regards to materials, proportions or placement in relationship to the residential buildings around them. Other sections of Houston Heights, particularly in the northwestern industrial area, experienced modern residential development during the housing boom after World War II. A few long, brick, ranch style houses of the 1950s and 1960s dot the neighborhood as well. Since the early 1990s more and more of the Victorian-era and bungalow cottages are being demolished and replaced. Although most of these new homes being built are single-family and are built on raised, pier and beam foundations, (characteristic of historic Houston Heights), they are usually larger, taller and wider and are also built closer both to the street as well as to the side property lines. Moreover, they are usually built in architectural styles and feature elements that were never found in Houston Heights, much less in Houston.

Despite these challenges, there has been some positive change in the appearance of Houston Heights and in the attitude of its residents during the past decade. Much of the development that occurred in the late 1940s through the 1970s was inappropriate, both in use as well as type. It is the intent of the historic district designation not only to recognize the historical significance of Houston Heights, but also to identify the types and locations of inappropriate development and to guide appropriate, new development to these sites in order to improve the character of the historic neighborhood, while not diminishing it. Such changes have led to the revitalization of many such inner-city neighborhoods. Individuals, both long-term residents and newcomers, began to improve many of the deteriorating residences. Houses that had been allowed to crumble slowly, as many of the original occupants died, have been returned to their earlier condition and significance, and again to display fine turn-of-the-century detailing. Sensitive development is being encouraged, especially in areas that are already endangered. Other early examples of more, dense-type housing is found in the cluster of modern townhouses at 1012-1018 Heights Boulevard as well as at Harvard and 13th. These two-story, frame buildings were also landscaped to blend more easily with the earlier homes. Details and colors compatible with the surrounding turn of the century houses made this camouflage even more effective. They were built during the earliest period when developers began to build more dense, cluster-type homes, where elsewhere, they were building townhouses with front-loading garages, which would not be appropriate in any historic neighborhood. Efforts such as these were made early-on in Houston Heights to maintain the comfortable, residential atmosphere traditionally found in the neighborhood when denser housing was the norm elsewhere. The trend to construct the modern, new single-family homes is more desirable than past development of the more, dense townhouse type. However, new construction should never result in the loss of any “contributing” and “potentially contributing” sites that have been identified within the proposed and pending historic districts.

The historic homes, the large trees that overhang the narrow streets, the well-kept yards, and the sidewalks (which were often not included in such early suburbs)--all help preserve a scale that welcomes pedestrians. Except for the Heights Boulevard esplanade, which is actively used for jogging and walking, there are few open spaces which can serve as parks. The HHA, however, developed two pocket parks on Heights Boulevard – Marmion Park at Heights and 18th, and Donovan Park at Heights and 7th. Both park sites were purchased by the HHA to thwart very, inappropriate planned development, and today, they have been transformed to wonderful, useful park space, owned and maintained by the HHA. Another park, Milroy Park, is located at 1205 Yale Street at W. 12th, and is included within the boundary of the pending Houston Heights Historic District West. The park is owned by the City of Houston, which partnered with the Houston Heights Association in the past when improvements were made to the park.

ARCHITECTURAL SIGNIFICANCE OF HOUSTON HEIGHTS AND HOUSTON HEIGHTS HISTORIC DISTRICT EAST:

The one and two-story houses and cottages found throughout Houston Heights are usually of frame construction, and are executed in a variety of styles. Influences from the Colonial Revival, Queen Anne, English Cottage, Hip Bungalow, Bungalow Duplex, Prairie, American Four-Square, Gable front cottage, Craftsman Bungalow, Bungalow and Folk Victorian styles clearly dominate, but a few noteworthy examples of other styles likewise occur. Houston Heights as an inner-city neighborhood declined from the 1950s to the 1970s until the HHA was formed which embarked on heroic efforts not only to recognize the neighborhood for its historical and architectural significance but also to spark a revitalization effort. They commissioned an initial windshield survey of the entire area which was

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Houston Archaeological and Historical Commission

Planning & Development Dept.

conducted in June and July of 1979, by Ellen Beasley, preservation consultant based in Galveston, Texas, and by Katy London, project assistant. During this survey, each building in the area was evaluated and marked on large field maps as "significant," "possibly significant," "contributing," or "compatible" to the character of the neighborhood, or as "detracting" from it. After a careful evaluation of these maps through several visits to the area for further inspection, and after a preliminary study of local history, a large number of buildings were determined to be of individual significance to the community. The buildings chosen served as examples of the kinds of buildings that were constructed in the neighborhood, or were buildings with strong historical associations with that development. Searches of both primary and secondary literary sources were conducted, and more detailed research (i. e., the tracing of deeds, and the consultation of city directories and newspaper files) was done for the significant buildings and the people associated with them. A survey form of the Texas Historical Commission was completed for each significant building and photographs were taken. No archaeological surveying or testing was done. On July 11 and 12, 1982, a second windshield survey, was made of Houston Heights by Peter Flagg Maxson of the Texas Historical Commission and by Clayton Lee, a lifelong resident of Houston Heights. Virtually all sites being nominated were revisited, and properties, which had been significantly rehabilitated or remodeled and which had become deteriorated or otherwise changed since the initial Beasley/London survey, were re-photographed to insure that nomination photographs accurately portrayed existing conditions.

Within Houston Heights today there are approximately 8,000 buildings, of which 102 were nominated in the first group to the National Register of Historic Places in 1983. Included in those nominations were the Heights Boulevard Esplanade (N.R.). Several other buildings, or clusters of buildings and structures, were to be nominated as additional research and/or sympathetic rehabilitation was completed. Another survey was initiated by the Houston Heights Association Historical Committee in 1984, which also proposed the designation of at least two historic districts. An additional 31 buildings were added to the National Register of Historic Places subsequently in 1986 to 1993. At the time of the initial nominations, it was proposed also that the neighborhood contained thousands of important, historic buildings which were found significant collectively, and should be included within multiple "historic districts" within the boundaries of the entire platted neighborhood of Houston Heights. The historic districts that have been proposed in Houston Heights would include only a portion of those original 8,000 buildings. Again in 1994 the Houston Heights Association commissioned another survey for the entire neighborhood, which also validated the creation of multiple historic districts.

The eastern portion of Houston Heights, which is proposed as the Houston Heights Historic District East, includes the following proposed boundaries: the west side of Oxford Street only (eastern boundary), north from East 11th Street (southern boundary), Heights Boulevard (western boundary) which also includes the north and south sides of W. 12th and W. 17th Streets between Yale and Heights; and the northern boundary is the south side of E. 20th Street from Harvard to Oxford and the south side of E. 19th Street at Heights. This portion of Houston Heights, as originally planned, was more diverse in its development history than the recently designated Houston Heights Historic District West, which was almost totally residential. The proposed historic district, while primarily residential too, also includes several school sites, several small, local corner stores and gas stations, numerous churches, a few fraternal halls, several institutional buildings (Heights Woman's Club Building, Houston Heights City Hall, Heights Library), and of course, Heights Boulevard Esplanade.

Under the jurisdiction of the City of Houston, which had no zoning regulations, more non-residential uses as well as more inappropriate commercial development was established within Houston Heights, which has geographically changed the neighborhood somewhat by re-defining some areas where

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significance has been diminished. In regards to the proposed Houston Heights Historic District East, most of these changes occurred along Yale Street on the west. Other inappropriate changes that have occurred are along E. 20th Street between Columbia and Oxford, and between Arlington and Cortland, but where many historic homes are facing Harvard, Cortland and Arlington, whose side yards are adjacent to E. 20th Street, the architectural integrity has been retained there -- thus these streets delineate and reflect the proposed boundary of the Houston Heights Historic District East.

The area just to the northwest of the proposed Houston Heights Historic District East, is defined as the "commercial" district of the original Houston Heights, which will be the subject of a subsequent historic district application. Although there are many residential buildings in this area as well as churches, it primarily contains the original Houston Heights commercial district, including the waterworks, the post office, two theatres, another telephone company building, a small factory building, and Cooley School. One of the best examples of new, compatible commercial construction there is Sterling Bank at W. 19th and Ashland. Not only did the new construction replace a "non-contributing, non-historic" commercial building on the site, but the features of the new building as well as the height, scale and site placement is compatible also with the adjacent historic buildings on W. 19th. This entire area was encircled by the original streetcar line which turned west from Heights Boulevard onto W. 19th Street, then turned south on Railroad, now Nicholson, then turned east onto W. 17th, and then again turned south onto Heights Boulevard -- thus the proposed historic district could be called "Houston Heights Streetcar Historic District." Other areas of Houston Heights, which are located to the east and to the south of the proposed Houston Heights Historic District East, could be the subject of subsequent historic district applications as well. Residents of the adjacent areas to Houston Heights to the east of Oxford, including all or parts of Pinelawn, Ridgewood, Freeland, as well as Stude 1st and 2nd have expressed interest at one time or another in the creation of historic districts, and these areas would qualify for historic district designations too -- subject to obtaining a majority support from the property owners there. These neighborhoods, including Houston Heights, are under the civic umbrella of the Houston Heights Association.

Residents of Houston Heights and the surrounding historic neighborhoods, as more and more of the historic cottage are being demolished or moved away to others areas of Houston, are becoming concerned that the historic fabric as well as significance of their neighborhoods are being replaced with large "MacMansions," not only a trend in Houston but a national trend where there is no historic preservation review. The Houston Heights Association is well aware of this trend. In 1994 they had hired the Austin, Texas firm of Hardy, Heck and Moore, which is nationally respected as preservation consultants, to complete an extensive historic resources survey of Houston Heights at a cost of \$10,000. The survey not only confirmed that Houston Heights was both historically and architecturally significant, and warranted historic district designations, but their recommendations also supported previous recommendations for the creation of multiple historic districts. The expenditure and survey planning efforts of the HHA was finally set into motion recently when the residents of Houston Heights initiated the first of several planned applications for historic district applications, including Houston Heights Historic District West, which was designated by City Council on December 19, 2007. It was soon followed by the Houston Heights Historic District East, which is the subject of this historic district application. The residents, in partnership with the HHA, support the designation applications and feel that once historic district designations are adopted, they anticipate that the education provided through the city's Historic Preservation Ordinance will benefit not only the residents and developers alike, but the community at-large. The ultimate objective is to achieve appropriate restoration and preservation of the existing historic resources, which is vital to protecting the architectural significance

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of Houston Heights, but also to encourage new development that only replaces “non-contributing, non-historic” sites (shown on the attached inventory) which is also compatible to and reinforces the architectural significance. The objective is to encourage:

- 1) Appropriate restoration of the remaining, historic buildings that have been classified as “potentially contributing” where architectural integrity has been diminished and should be returned as well as preserving the “contributing” buildings where their architectural integrity has been continuously maintained or it has been restored by appropriate restoration -- shown on the proposed historic district inventory (attached). A few examples of “contributing” buildings where their architectural integrity has been continuously maintained or it has been restored by appropriate restoration include: the Hipped bungalows at: 1420 Harvard, 1203 Heights, 1219 Arlington, 1206 Arlington, 1141 Arlington, 1409 Arlington; Colonial Cottage at: 1411 Heights; Bungalows at: 1631 Harvard, 1245 Cortland, 1118 Arlington, 1231 Arlington, 1305 Arlington, 1131 Columbia; Bungalow Duplexes at 1202 Heights, 1525 Heights, 1214 Yale; Folk Victorian at 1823 Oxford; English Cottage at 1146 Harvard, 1548 Cortlandt; Queen Anne at 1102 Heights Boulevard and its original carriage house; 1435 Heights, 1515 Heights, 1210 Harvard, 1213 Harvard, 1235 Harvard, 1602 Harvard, 1801 Harvard; Queen Anne (L-plans) at 1534 Harvard, 1218 Cortlandt, 1401 Cortlandt, 1546 Arlington, 509 E. 11th; Craftsman Bungalows at: 1407 Heights Boulevard, 1132 Heights, 1148 Heights, 1203 Heights, 1218 Heights, 1440 Heights, 1635 Harvard, 1333 Cortland, 1620 Cortlandt, 1637 Cortlandt, 1407 Arlington, 1637 Columbia, 1209 Oxford, 1407 Oxford, 109 E. 12th; Prairie at 1418 Heights Boulevard; 1801 Heights, 323 E. 15th; American Four-Squares at: 1117 Heights Boulevard, 1330 Heights, 1536 Heights, 1624 Heights; American Four-Square (Queen Anne influence/Colonial Revival influence) at 121 E. 16th; Colonial Revivals at 1348 Heights; 1421 Heights; Dutch Colonials at 1445 Harvard; Art Deco at 1210 Heights (Apartment building); Mission Revival at 1123 Harvard; Pedimented Bungalow at 1150 Cortlandt; Renaissance Revival at 1605 Heights; Mediterranean Revival at 1845 Harvard; Tudor Revival at 1341 Cortlandt (Apartments).
- 2) Appropriate additions to the historic building, which are subordinate and oriented to the rear and although they are attached, the additions do not alter the historic roof shape, and the additions appear as a secondary building behind the historic building, including the orientation of parking and parking structures to the side and rear of historic buildings. A few examples of appropriate rear additions include: Craftsman bungalows at 1311 Harvard, 1611 Harvard, 1525 Cortlandt, 223 E. 12th; Queen Anne at 1214 Heights, 1129 Arlington, 1122 Harvard (subordinate, side addition); Prairie/Craftsman at 1448 Heights, 1303 Cortlandt; Queen Anne modified L-plan at 1209 Cortlandt; and Hipped Bungalow at 1417 Arlington.
- 3) New construction that only replaces buildings that have been identified as “non-historic, non-contributing” on the inventory of the proposed historic district (attached), but moreover, the new construction is reflective of the context, placement and elements of the types and styles of buildings located within Houston Heights, and which are relevant to the particular architectural significance of Houston Heights. A few examples of appropriate new construction include: 1539 Heights, 1630 Harvard, 1534 Arlington, 1636 Arlington, 1101 Cortlandt, 1243 Cortlandt, 1321 Cortlandt, 1445 Cortlandt, 1609 Cortlandt, 1615 Cortlandt, 1504 Harvard, 1411 Columbia, and 1422 Columbia.

The City of Houston is generally regarded as one of the great boom cities of the later 20th century. Indeed, most visitors to the Space City with its soaring office buildings little suspect the existence of a

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relatively intact, turn-of-the-century residential neighborhood just northwest of the central business district. Houston Heights, however, is unique in the City of Houston for various reasons. To begin with, it has a strong individual identity with its own history, having been a separate, incorporated "city" from 1896 to 1918 with its own government, ordinances and taxing entity. It has had its own churches, philanthropies, commerce, industry and its own systems of transportation and education. Much more than Houston as a whole, Houston Heights has had a strong continuity of ownership, and a firm sense of identity and camaraderie. These are reflected today in the strong neighborhood association of old and new residents, dedicated to the preservation and rehabilitation of Houston Heights. Furthermore, the fabric of Houston Heights is different from that of other older areas of Houston. It was arguably the first planned suburb of Houston, as well as the earliest and largest planned streetcar development in Texas. Its landscape and architecture still strongly evoke its early 20th-century appearance. In spite of pressures for real estate development, a gradual half century decline in the neighborhood, and the fact that Houston is the only major city in the country without zoning laws, buildings have survived which are significant in many fields, including architecture, commerce, communications, community planning, education, industry, politics, religion, and the humanitarian field.

The decade of the 1890s was an exciting period of development for Americans. Towns were becoming cities; cities were expanding. In Texas, this was especially true as many speculators drew people from other states. The Houston area attracted thousands of these adventurers, and it was in this climate that Houston Heights began. The new town was planned and promoted by men from Nebraska, and it supplied the housing needed for the growing population of the crowded city. Similar "streetcar suburbs" across the country were often swallowed as the urban areas expanded and grew around them. Although Houston Heights was annexed by Houston in 1918, the flavor of the neighborhood was firmly established and is still very much in evidence today. In a major city that has no zoning laws, it is especially significant that this residential community retains relatively intact its collection of late 19th and early 20th century dwellings, as well as its strong neighborhood identity. During the last decade, Houston Heights has experienced a resurgence as Houstonians and newcomers reevaluate the advantages of inner city living.

The land upon which O. M. Carter and his Omaha and South Texas Land Company developed their new town had long been important to the area of the city of Houston. This section of southeastern Texas was first occupied by Indians of the Coastal Plains. Although a Spaniard had visited the area in the early 16th century, it was not until 1745 that the French from New Orleans and the Spanish began to vie for control of the region. At that time, the area that included much of Houston Heights was controlled by Chief Canos of the Orcoquisacs. This chief successfully played the two European powers against one another for many years. The area was once heavily forested, and wildlife was abundant which was supported by White Oak Bayou.

In the early 19th century, as Americans began to settle the region, grants of land were given to many of the pioneers by the Mexican government. The tracts of land that were awarded at that time to John Richardson Harris and John P. Austin would eventually become the City of Houston after Texas won independence as a Republic. Harris had established a thriving port on Buffalo Bayou by the time the war began, and a town, Harrisburg, had grown around it. This was burned immediately before the Battle of San Jacinto in 1836, but was rebuilt after the war. Shortly after the Revolution, the town of Houston was laid out on the bayou above Harrisburg, and began its period of steady growth. Speculation on this land began when the Allen Brothers, John and Augustus, acquired most of the Austin League and began promotion of this town in the wilderness, named after Sam Houston. The rapidly growing town served as the capital of the Republic until 1839. It was during this period, when

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provisions were scarce and expensive, and housing as an even greater challenge, that the series of yellow fever epidemics began in which the high area north of the White Oak Bayou first became important to the settlement. With each new outbreak of the disease, anxious residents sought to escape the source. Thus a community of tents appeared on the opposite side of the bayou from Houston in the region that would later become Houston Heights.

The importance of Houston as a trading center grew rapidly as the movement of Americans westward increased. The population swelled dramatically after the Civil War with a great influx of black people from the South; and the lack of adequate housing again aggravated a major bout with yellow fever in 1867. The period from 1874 to 1890 brought tremendous commercial expansion to Houston as Buffalo Bayou was made more navigable and the construction of the Houston Ship Channel was begun. The city began to function more and more as a port. Another means of transportation that greatly affected the city during that era was the railroad. By 1890, Houston had grown to be a principal center for the railroads in Texas. As trade and the transportation business grew, and as technology provided new methods of transportation, the need for housing increased for those who participated in this booming commerce. Creative investors such as Oscar Martin Carter recognized the desire of the growing middle class to move away from the noise and dirt of the crowded city. Thus in the 1880s and 1890s, plans were made for several new suburban developments in Texas, of which Houston Heights remains by far the largest and the most intact. Carter came to Houston from Nebraska in 1887 to scout out the new, emerging city and discovered that Houston was destined to become a great city one day soon. He was so impressed with what he saw that he felt investing there heavily, as well as encouraging others to do so, would be very beneficial to them all. Carter had been involved in banking and real estate in that state and in Colorado, and his move to Texas followed the organization of the Omaha and South Texas Land Company. The company began purchasing about 1,756 acres of what was to become Houston Heights in May, 1891, and made over \$500,000 worth of improvements before offering lots for sale in 1893.

The blocks were carefully arranged, some principal streets were covered with shell "macadamized" and a waterworks was established. Scattered open spaces were planned to supplement the 60-foot wide esplanade on Heights Boulevard. The trees and other natural features that now line the streets and make the scenery so pleasant were planned and planted during that early period of preparation. Carter also built a commercial strip at 19th and Ashland and arranged for stores to be opened there to attract new residents. As was common in most promotional towns, he built a grand hotel (destroyed by fire, 1915) in which prospective buyers could stay as they inspected the area.

According to Sister Agatha's history of Houston Heights, "in general the streets were named for colleges and universities" and/or show the background of the men who developed Houston Heights. The streets within the proposed Houston Heights Historic District East, including Oxford, Columbia, Yale and Harvard Streets, were no doubt named after the alma maters of O. M. Carter's business associates in Houston Heights. However, further research by Randy Pace since Sister Agatha's book was published, reveals more about the names of the streets. The developers of Houston Heights certainly named the thoroughfares, running north and south, after important places associated with them. Moreover, the streets running east and west were not called streets, but avenues. It was only after the City of Houston annexed Houston Heights that the "numbered" avenues began to be called streets. Not only did the prominently named streets give Houston Heights a more cosmopolitan connotation, but the thoroughfares with "Avenue" following their specific numbered name, which was spelled out originally, were more prestigious as well. Many of the streets in Houston Heights, such as Allston, Rutland, and Portland Streets (now named Tulane), were certainly named after cities in

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Massachusetts from whence many of the developers and investors hailed. O. M. Carter himself had been born in Massachusetts in 1842. Allston, Massachusetts was also a very fashionable streetcar suburb of Boston, which certainly gave inspiration to the Texas developers for their fashionable streetcar suburb, Houston Heights. Originally named, "North Houston," it was changed in short order to Houston Heights, a name which implied not only fashion and prominence but desirability as well. Commonwealth Avenue, which begins in Allston, Massachusetts and spans through Boston, is the most prominent Boulevard there with its extremely wide esplanade. Former Governor Oliver Ames of Massachusetts, who lived on Commonwealth Avenue, was also an investor in Houston Heights, as was former Governor Alvin Saunders of Nebraska. O. M. Carter was a supporter of Saunders and had ran his election campaign for Senator in Nebraska. Commonwealth Avenue in Boston was certainly the inspiration for the design of Heights Boulevard with its own grand 60-foot wide esplanade. Originally, the developer of Houston Heights called Heights Boulevard, boastingly and appropriately, "The Boulevard." It was renamed Heights Boulevard after annexation by the City of Houston.

Allston Heights, Massachusetts is where a substantial part of the campus of Harvard University is located. Harvard was also a name chosen by O. M. Carter as one of the other street names in Houston Heights. Harvard Street, also located within the boundaries of the proposed historic district, was likely named after Harvard University, not only the likely alma mater of one or more of the influential investors in Houston Heights, but even Carter's own sons were graduates of Harvard University. Carroll M. Carter, who graduated with a degree in engineering from Harvard, operated the Carter Mine Company in Gunnison County, Colorado, where the Carter family mined successfully for gold.

Yale, another name chosen by Carter, was named after the university in New Haven, Connecticut. Yale Street incidentally, in earlier days, was a very prestigious, residential thoroughfare. Examples of prominent homes that have been lost include the Ralph E. Bradshaw House at 201 W. 19th at Yale, and the Rev. and Mrs. Henry J. Brown House at 442 W. 19th at Yale. In fact the boundaries of both Houston Heights Historic District East as well as West are adjacent to one another in the 1200 Block of Yale, where Milroy Park is located on the west side and the Houston Heights City Hall is located on the east side.

Carter had tried early on to entice an associate of his, F. E. Clark from Lawrence, Massachusetts, to come to Houston Heights to expand his eastern ventures there. Clark was affiliated with the Pemberton Mills, owned by the Essex Company, which was one of the largest cotton mills in the world. The building that was first constructed on Lawrence Street, which was named after Lawrence, Massachusetts, was a box spring and mattress factory, but it was later occupied by the Oriental Textile Mill (N.R., City LM). The Oriental Textile Mill even developed an area of about four blocks near the plant as "Factory Village," a clustering of small houses for the workers. These houses have now been replaced by more industries and new modern row housing.

Also in Lawrence, Massachusetts was another large cotton mill, the Arlington Mills, whose name most likely inspired the name for Arlington Street in Houston Heights as well, which is located within the boundaries of the proposed Houston Heights Historic District East. As for the name of Cortlandt Street, also located within the proposed boundaries, its origin must have been taken from the Dutch name, "Van Cortlandt" which is the origin also for the name of a town in New York as well as one in Nebraska. In Nebraska, where Carter and Cooley originally planned their venture of Houston Heights, there is also a town named Cortlandt, which was a name suggested by the railroad officials there, doubtlessly named after Cortlandt, New York. One or both of the towns in New York and Nebraska were likely in some way associated with one or more of the original investors in Houston Heights.

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During the time that Carter and his associates developed Houston Heights, Carter also acquired both mule-drawn streetcar systems in Houston, namely the Houston City and Bayou City Street Railway Companies, and converted them into the Houston Heights Street Railway, with its track providing easy access to Houston from all sections of Houston Heights. This provided transportation for the majority of the area's residents who were not employed by factories in the neighborhood, but worked in Houston. The right-of-way ran northward on the east side of Heights Boulevard, turning west on W. 19th Street, then south on Railroad (now Nicholson) to W. 17th, and back to the west side of Heights Boulevard running south. This track thus encircled the original commercial area of Houston Heights and also placed the focus of the fashionable, streetcar suburb on Heights Boulevard. Heights Boulevard was also the first street in Houston Heights to be paved with brick in 1912, as all streets up until this time, were macadamized, or paved with shell.

The first lots to be sold in the new town were bought in 1893 by Silas D. Wilkins. Wilkins was one of the carpenters for the Omaha and South Texas Land Company, and he had helped to ready the area for residents. Wilkins later became the second postmaster of Houston Heights. The Panic of 1893 delayed the sale of lots somewhat. Also that year, the Omaha and Houston Land Improvement Company (Omaha and South Texas Land) failed, and Carter was forced to use funds from the Houston City Street Railway Company, legally or not, to carry on the development expenses of Houston Heights. By the time of the U S Census of 1900, Houston Heights had a total population of 800. It was not until 1896 that the community became incorporated as a "town," and assumed its own municipal government.

The first residence to be built on Heights Boulevard was appropriately the home of one in the original group of investors, D. D. Cooley. This landmark was built in 1893 as an example of the type of house to be built on the grand boulevard. D. D. Cooley had come to Houston with Carter in 1887 to be the first general manager of the real estate office of the Omaha and South Texas Land Company. From the beginning, he was extremely interested in making education easily available to the residents. He helped establish the first schools, including one for black children, and the first elementary school was named for him. In addition to land, Cooley had financial interests in oil, rice, and insurance. The entire Cooley family was active socially in the neighborhood. Cooley donated the land upon which the clubhouse for the Houston Heights Woman's Club was built at 1846 Harvard (N.R.; City Protected Landmark), which is located within the boundaries of the proposed Houston Heights Historic District East. The Cooley descendants remain influential in Houston today in medicine and business.

John A. Milroy was the member of the "first five citizens," as the original group of investors was called, who was perhaps the most influential in the actual sale of lots and the movement of residents into the area. After gaining experience in real estate in the Northwestern United States, Milroy moved to Houston in 1893 to join Carter and his company. He and his family first lived in the fine house, built in 1898 at 1602 Harvard (N.R.), also located within the proposed historic district. In 1897, Milroy moved into the large, intricately detailed home, built in 1893 at 1102 Heights Boulevard (N.R.; RTHL; City Landmark), also included with the proposed boundaries. For 20 years, Milroy was the general agent of the Houston Heights Office of Carter's company, assuming the power of attorney to all lands owned by O. M. Carter in Texas in 1906. Of equal importance were his eight terms as mayor of the municipality of Houston Heights beginning in 1899. His children were also very active in the community, and his older daughter, Helen, was widely associated with philanthropic and charitable groups. It is interesting to note that this man, who had been so instrumental in the initial success of the Houston Heights, lived for only a few months after its annexation by Houston in 1918. Milroy Park, located at 1205 Yale Street at W. 12th, was named for John A. Milroy, the Mayor of Houston Heights

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from 1899 to 1907. The park is included within the boundaries of the recently designated Houston Heights Historic District West. The east side of the 1200 Block of Yale and also the location of the Houston Heights City Hall, is located within the boundaries of the proposed Houston Heights Historic District East.

The first mayor of Houston Heights was William G. Love, who served from the incorporation as a village in 1896 until 1899. His greater service to Houston Heights, however, was as its legal advisor. He was also appointed District Attorney for Harris and Galveston counties in 1907, and was elected to that position in the next year, serving until 1910. The large, Queen Anne style house, built in 1905 at 1505 Heights Boulevard, with its classical detailing on the porch and delicately ornamented windows, was the home of Mayor Love until his death in 1926. The home is included within the boundaries of the proposed Houston Heights Historic District East

Although David Barker was mayor of Houston Heights for six years, he was primarily an investor in real estate. He was president (1924-42) of the Park Place Company that developed a large subdivision east of Houston. During his administration in Houston Heights (1907-13), several major improvements were accomplished. Heights Boulevard and several other streets were paved, schools were constructed, and the first city hall was built. The census figures of 1910 show an increase since 1900 of more than 6,000 people in Houston Heights.

These improvements were funded through bonds made possible by a charter from the State of Texas in 1911, which granted the town of Houston Heights the emergency power to tax. After proving his ability to handle public funds, Barker was elected Harris County Commissioner in 1914. As such, he ordered construction of the first concrete roads to be built in Harris County. And from 1928 until 1936, he served as the Land and Tax Commissioner of Houston. His well preserved house, built in 1910 at 116 E. 16th (N.R.; City Landmark), is a lasting reminder of the man who contributed much to his immediate community and the entire city. The home is located within the boundaries of the proposed Houston Heights Historic District East.

The home of Houston Heights' fourth mayor, Robert F. Isbell, also survives at 639 Heights Boulevard (N.R.; City Landmark). It is noteworthy in that it features a large second-floor room designed specifically to accommodate public meetings. The last mayor of Houston Heights was James B. Marmion, who served from 1914 until annexation in 1918. His primary concern was in creating parks for the little town, although probably the most prominent event during his administration was the dedication of the Houston Heights City Hall at Yale and W. 12th (N.R.; City Protected Landmark). The Houston Heights Association was able to purchase the site of the Cooley home as a park when inappropriate development was proposed there. With the generous gift of \$300,000 from Houston Endowment on June 14, 1979, HHA not only purchased the Cooley site but also purchased the Donovan Park site at Heights and 7th. The HHA named the park at Heights and E. 18th in honor of J. B. Marmion for his dedication and public service not only to Houston Heights, but Marmion had always had an interest in parks. Prior to serving as Houston Heights' last mayor, J. B. Marmion had been a member of the City of Houston City Council and Chairman of the Streets, Bridges and Public Grounds Committee, which oversaw the maintenance of Sam Houston Park, Houston's first public park (1899; City PL). "Because of the intensive use to which Sam Houston Park was subjected, maintenance seems to have been a problem." In the summer of 1906, J. B. Marmion commenced a major remodeling of "City Park" in order to improve its facilities. During Marmion's oversight of City Park, the zoological garden and conservatory, which was kept in and about the Noble House, was

removed.” The collection of animals, which had cost \$200 a month to feed, was sold to an amusement park in Little Rock, Arkansas according to the Standard History of Houston.

The HHA also constructed in Marmion Park its award winning Kaiser Pavilion in 1985. The Kaiser Pavilion was designed by John Martin and Associates, architect, and the landscaping for the park was designed by SWA Group. Both design firms have received national recognition for their work. The Kaiser Pavilion was designed to emulate the Cooley home’s unique turret, and the Pavilion was named after Mr. and Mrs. Clarence H. Kaiser, supporters of the effort. The park was dedicated on May 31, 1986. In 1996 Donovan Park was once again revitalized when HHA contacted Robert Leathers, a nationally recognized landscape architect, who had initiated the idea of creating parks, which were designed by kids and built by volunteers. HHA successfully revitalized Donovan Park at Heights and 7th Street which was next to the Missouri, Kansas and Texas Railroad. The park was designed with both a Victorian as well as railroad theme, inspired by 8th grade students of Harvard Elementary School. School children also use the park as it is near their school campus. The Victorian theme was inspired by the neighborhood architecture while the railroad theme for the park was inspired by the railway line (since abandoned). The name of the park honored James G. Donovan, the last city attorney of Houston Heights, who drafted the “dry ordinance” in 1912, which remains in effect “until time runeth not.” Much of Houston Heights remains dry today – an extremely unique ordinance adopted by Houston Heights and continuously enforced by the City of Houston.

The survival of the homes of four mayors, a mayor pro tempore, and the Houston Heights City Hall, all of which are located within the boundaries of the proposed Houston Heights Historic District East, as well as the surviving Houston Heights Waterworks structure (N.R.), is quite unexpected in an area of the state beset with much change. It was during Marmion’s administration that the citizens of Houston Heights acknowledged that they could no longer supply proper tax revenue to provide for the education for their children. It seems that the principal issue leading to annexation was the inadequacy of the local school system. The importance of this issue is a good indication of the orientation of the community as a neighborhood for families. From the outset of this project, Carter planned Houston Heights as a modest suburb. There were a few land dealers, such as William A. Wilson, who acted as investors and developers in the area but, in general, Carter sought to prevent speculation. His advertisements and his methods of promotion do not appear to have been aimed at the very wealthy, but at the growing class of white-collar workers, young professionals, and the skilled craftsmen of the working class. His philosophy has been maintained in practice by the residents over the years, whether consciously or not. The social and economic make-up of the present Houston Heights probably is quite similar to that of Houston Heights of 1915. The early occupants of the large, fanciful homes along Heights Boulevard were often doctors, lawyers, or dealers in real estate. The grand, turn-of-the-century house, built in 1893 at 1802 Harvard (N.R.; City Landmark), was owned by a series of successful real estate men in its first years, including Henry P. Mansfield, Allen Kincaide, and Alexander Peddie. It is located within the boundaries of the proposed Houston Heights Historic District East. Dealing in real estate was a popular and prosperous profession at that time. John E. McDonald, 1801 Ashland (N.R.; demolished 2007), and C. L. Sumbardo, 1101 Heights Boulevard (N.R.; City Landmark), were two more examples of early residents of Houston Heights with profitable careers of dealing in land. The house at 1101 Heights Boulevard is also included within the boundaries of the proposed historic district.

The greater portion of Houston Heights was residential, however, and as Houston Heights grew, it was not uncommon for a new resident to use the skills of his trade to build a home for his own family in addition to those he built professionally. An example of such craftsmen was Samuel Webber, a brick

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mason. In 1903, he built a house at 407 Heights Boulevard (N.R.; City Landmark). A few years later, as his craft improved and he became more prosperous, he built a second house, at 1011 Heights Boulevard (N.R.; City Landmark). The home features a round tower and a porte-cochere in addition to more intricate detailing in the brickwork. Smaller, more modest cottages were also built by resident-carpenters and other members of the building trade. The popular, L-shaped cottage was the most common form in the early years. After about 1910, the trend shifted to 20th century styles, with several varieties of bungalows. The architecture of Houston Heights clearly indicates the kinds of people who settled the area.

Expansions in Houston Heights paralleled advances of business and industry in Houston. The new commercial opportunities provided more people the prosperity to own homes. The majority of the early residents of Houston Heights belonged to this new middle class, and most of the homes in the neighborhood are built of styles found in the popular publications of that era: bungalows, two-story, American Four Squares, etc. The first occupants of such houses were often bookkeepers, drillers of oil wells, teachers, or small businessmen. It was extremely important for such people to be part of a community such as Houston Heights. The green, open spaces in which children could play, the schools, the churches, the social and civic clubs were all necessary elements.

Moreover, within the boundaries of the proposed historic district are some of the most significant and important fraternal halls, including the Reagan Lodge No. 1037 (Masonic) at 1606 Heights Boulevard (1948), Reagan Lodge No. 1037 Masonic Hall at 1100 Harvard (1918), and the Odd Fellows Hall (1928) at 115 E. 14th. According to Sister Agatha, the Houston Heights Lodge No. 225, Independent Order of Odd Fellows was issued a charter on May 6, 1905, by F. H. Kneeland. Sister Agatha lists the following petitioners for the charter in 1905: G. W. Hawkins, R. H. Towles, P. V. Myers, R. E. Turrentine, and J. S. Patterson. The first report, December 31, 1905, showed the following 43 members: G. W. Arnold, A. A. Berger, J. R. Brown, W. O. Backus, Sylvester Branham, W. V. Cox, J. C. Denny, T. E. Dillworth, F. B. Davis, J. W. Foote, B. G. Fenner, J. A. Gillette, G. W. Hawkins, H. E. Henrichsen, Charles Horn, R. A. Hudgins, W. H. Hergist, L. H. Hood, F. M. Johnson, R. D. Jeter, W. G. Love, J. B. Lucas, G. T. Lowery, P. V. Myers, C. A. McPherson, J. S. Patterson, L. A. Pledger, H. M. Platt, M. W. Parry, B. Patella, Ben Reinicke, H. H. Reeves, J. C. Smith, R. H. Towles, W. L. Thompson, R. E. Turrentine, W. B. Vaughn, F. C. Van Liew, G. W. Wilson, C. A. Wallace, Charles Winkler, J. H. Wilson, and J. R. Gadon. When Fraternal Hall, located on Yale at 12th burned in 1912, the lodge had to start anew. Seven faithful members during this period kept the organization alive and met in the hall above Dexter's store on W. 17th and Rutland. In later years the Odd Fellows would grow into a strong group and build the hall at 115 E. 14th Street, located within the boundaries of the proposed historic district. Their sign on the building today identifies it as the Thomas J. Rusk Heights Lodge No. 225, Independent Order of Odd Fellows, Anson Jones Encampment No. 1 and the Albert Sydney Johnston Canton No. 1. The cornerstone confirms the building was erected in March, 1928. Officers were: W. E. Sittler, President; M. A. Case, Vice President; S. H. Webber, Treasurer; G. W. Hawkins, Secretary; D. J. Holt, A. C. Morris, and C. H. Cheves, Directors.

The John H. Reagan Lodge No. 1037 A.F. & A. M. – Heights Chapter No. 258 O. E. S. was chartered December 12, 1910. It was organized over the volunteer fire department building at 908 ½ Yale Street, next to Dr. William Olive's Drug Store at 910 Yale Street. The charter members were: W. O. Backus, A. C. Bernard, A. M. Coulter, P. E. Damron, Emil G. Dietrich, J. C. Fowler, J. M. French, J. A. Gordon, A. E. Groves, C. C. Hart, James F. Helms, Charles Horn, Jr., Charles Horn, Sr., E. M. Johnson, E. F. Neville, William Olive, R. Ratzel, H. G. Reimers, R. J. Shallcross, J. C. Stiel, O. J. Turnsek, and W. H. Ward. The Masters of Reagan Lodge from its beginning until annexation were: J.

M. French, James F. Helms, W. H. Ward, A. C. Bernard, C. C. Hart, Sr., R. J. Shallcross, C. I. Voss, J. A. Jackson, and R. D. Hardcastle. In 1917, the Masons purchased the lot at 1100 Harvard and built an imposing Masonic Hall there in 1918. The highly ornamented and stylized Classical Revival building is an important and significant building in Houston Heights. The Masons held their meetings in this building until 1947, when they constructed a Neo-Classical styled Masonic Hall in 1948 at 1606 Heights Boulevard, where they continue their activities today. All buildings are located within the proposed historic district, and with the exception of the Masonic Hall at 1606 Heights Boulevard, have now been successfully adapted to other uses.

Another very important social and cultural organization in Houston Heights was the Houston Heights Woman's Club. According to Sister Agatha, "Since its first settlement a very decided civic activity had marked the Heights, the Houston Heights Literary Club being the outstanding organization for women. On January 15, 1900, sixteen women of the Heights met at the home of Mrs. C. R. Cummings and formed the Literary Club. Almost immediately after organization of the club, the president, Mrs. Cummings, moved from the Heights and Mrs. C. A. McKinney succeeded in office. In the famous *Blue Book* for 1907-1908 is the following entry: HOUSTON HEIGHTS LITERARY CLUB - Organized January, 1899 - Membership - 35. Meets every Wednesday from October to June at home of president. Officers and executive board: Mrs. W. G. Love, president; Mrs. W. W. Kellogg, first vice-president; Mrs. D. M. Duller, second vice-president; Mrs. Geo. C. Van Demark, recording secretary; Mrs. M. Sheehan, corresponding secretary; Mrs. P. B. Thornton, treasurer. Executive board; Mesdames W. G. Love, W. W. Kellogg, D. M. Duller, Geo. C. Van Demark, F. F. Dexter, W. E. Bennett, and H. N. Jones, Course of study for 1907-8, 'American Studies.'"

Sister Agatha continues, "Mrs. C. A. McKinney gave 1900 for the club's date of organization, so evidently the *Blue Book* made a mistake in its earlier date. Meetings were held at the home of the president until increased membership made it necessary to have a club room. O. M. Carter then gave space in his power house at the waterworks on W. 19th Avenue. Meanwhile the Literary Club was outgrowing its single interest and expanding into enough departments to incorporate itself into the more general title of Woman's Club. In February, 1911, the Arts and Crafts Club, the Musical and Social Club, and the original Literary Club merged into the Houston Heights Woman's Club. All these different groups had come from the membership of the Literary Club or its associates. The charter members of the Woman's Club were: Mesdames W. E. Bennett, O. F. Carroll, Thomas S. Lowry, A. W. Cooley, G. W. Hawkins, S. H. Webber, W. A. Renn, C. A. McKinney, W. A. McNeill, M. D. Ritter, H. S. Robinson, A. B. Sheldon, P. B. Thornton, and W. B. Welling." The first president of the Houston Heights Woman's Club was Mrs. W. A. Renn, who presided at a reception for the opening of the building on Friday, October 18, 1912.

According to Pace's history of Houston Heights, the "women held a carnival in 1911 to raise money for the building. The carnival was held on the Heights playground, now the site of Hamilton Junior High School, at Heights Boulevard and E. 20th Avenue. The club also held benefit plays to raise money. Most were organized, produced and directed by Mrs. Myrtle Cook Lowery, one of the Heights' most beloved citizens, who graduated from her early home theatricals to become a nationally famous actress." Sister Agatha relates, "*The Gilded Fool*, starring E. V. Whitty, was the first benefit sponsored by the ladies for the building fund." Edmond V. Whitty's own home, located at 124 W. 17th Avenue (City LM), as well as the Community Garden next door, face the south side of the Heights Christian Church at 1703 Heights – all of which are located within the proposed historic district boundary.

According to Pace's history of Houston Heights, "the Houston Heights Woman's Club building was built in 1912 on a lot donated for that purpose by Mrs. D. D. Cooley (Helen Winfield Cooley). Her husband, D. D. Cooley, who was superintendent of construction of the Omaha and South Texas Land Company, which developed Houston Heights in 1891, owned many lots in the new development. It was the practice of Mr. Cooley to give his wife lots for her birthdays and anniversaries, one of which she donated to the Woman's Club for their new clubhouse. Mrs. D. D. Cooley was a charter member of the Houston Heights Literary Club, which developed into the Houston Heights Woman's Club." The *Suburbanite* has notice of the formal opening of the Club House on Friday, October 18, 1912." Pace further notes, "the cost of the building was \$1,500 and by way of comparison the price of the piano (financed by the Music Study Department) was the same amount. Under the able direction of Mrs. W. A. Renn, President of the Woman's Club, the members had their building clear of debt within a year of its erection. Their only trouble was the stage. It was built high, when ladies wore skirts that touched the floor, and twice had to be lowered as skirts got higher and higher."

Sister Agatha continues, "aside from its cultural character, the old Literary Club was an agency for great good among the poor in the Heights. The ladies held a ball once a year at the old skating rink and the proceeds were used as a charity fund. In various other ways the treasury of the club was replenished to serve as a community chest. Committees were appointed to investigate calls for aid and an amount of money was disbursed. The ladies would file the request together with a report on actual conditions found to warrant help, and then would give food and medical aid as far as they were able. There was no other social service available. Later, the Woman's Club also fostered the first school library in the Heights. Actually in the beginning the books were kept in the principal's office, but the teachers could send there and secure material for classroom use. At least the club had provided books. Very few schools in those days had a library room provided to house the books. When the Literary Club in February, 1911, merged with its sub-divisions to form the Woman's Club, it must have made other arrangements for its charity work because the *Suburbanite* on March 11, 1911, shows members of the Literary Club forming a new organization for that specific purpose: At a meeting held at the home of Mrs. M. Sheehan Monday afternoon for the purpose of forming a United Charity Organization in the Heights, the following officers were elected: President, Rev. C. A. Earl; Vice-President, Mrs. J. M. Limbocker; Treasurer, Mrs. M. Sheehan; Recording Secretary, Mrs. E. F. Patterson; Corresponding Secretary, Mrs. W. A. Renn."

"A few weeks later the *Suburbanite* gives an encouraging report on its tag day receipts for charity sponsored by this new organization. The following year the newspaper again mentioned Tag Day and named the ladies responsible during Christmas week "to tag all going and coming on the street cars." Each lady had a number of young helpers appointed for different hours. These young ladies would board the car as it went round the belt and persuade each passenger to buy a tag. Perhaps the dread disease that gripped all Houston was the immediate cause for the organization of the United Charities. On April 6, 1912, the *Suburbanite* gives notice about closed theaters and public places of meeting all over Houston and the Heights: Cerebro-Spinal Meningitis. What do you know about it? Let us urge you to learn more about it by coming to the Baptist Temple, Thursday . . . The club women of the Heights founded their different groups for mutual pleasure and cultural improvement, but they also considered social work and educational help as part of their reason for organization."

The members of the Houston Heights Woman's Club were dedicated to their projects and activities as exemplified by the accomplishment of the construction of their own clubhouse. Many social and cultural events have been held at the clubhouse. Since 1912 the building is still used by the Houston Heights Woman's Club as originally planned, and where plans have been made and implemented to

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help others in need, and where they continue their work even today. The Houston Heights Woman's Club at 1846 Harvard (N.R.; City Protected Landmark) is located within the boundaries of the proposed historic district.

The churches of the community were also of great importance during that period, contributing to the town's image of respectability. The religious life of the neighborhood was also an important part of the social activities. No where else in Houston is a more concentrated grouping of historic church buildings than in Houston Heights. Today, still extant in Houston Heights are religious, historic buildings for many denominations, including Lutheran, Church of Christ, Heights Christian Church, First Baptist, Baptist Temple, Methodist, Episcopal, Catholic (church and school buildings) and Presbyterian. There are many sanctuary buildings within the proposed historic district that still survive, although some have been adapted to residential uses, such as the Second Church of Christ, Scientist (1922) at 1402 Harvard Street and the Reorganized Church of Jesus Christ of Latter Day Saints (1930; demolished) at 945 Oxford. The Second Church of Christ, Scientist was restored in 1997 and is now used as a residence. At that time, one of the educational wings, the one on the north side of the main church, was detached and relocated to 1416 Harvard, where it was also restored as a single-family dwelling. The other wing on the south side of the church was also restored in place and also partially adapted into a garage with access from the adjacent alley at the rear. The builder, Steve Watters, who owned Sterling Victorian Homes and who died March 22, 1997 shortly after saving the historic church, was posthumously honored with a Good Brick Award from the Greater Houston Preservation Alliance in 1998 for his very creative restoration and successful, adaptive use project. Another church building, the Reorganized Church of Jesus Christ of Latter Day Saints (1930) at 945 Oxford, unfortunately, was demolished. It is located just south of the proposed historic district. However, the original, brick monument sign (1930) still remains today on the site as well as the modern, Educational Hall, located to the rear of the church, which has now been adapted for use as a residence.

The most significant religious buildings that are located within the proposed Houston Heights Historic District East include: Immanuel Evangelical Lutheran Church at 1448 Cortland (aka 306 E. 15th Street) (1932; Gothic Revival; N.R.), the unusual Immanuel Lutheran Church Gymnasium and Parish Hall at 1448 Cortlandt (1949, Barrel Roof style) and the new Immanuel Lutheran Church at 1447 Arlington (1961, Neo-Gothic style); Church of Christ at 120 E. 16th Street (1925; Alfred C. Finn, architect; Neo-Classical style, N.R., RTHL); Second Church of Christ, Scientist at 1402 Harvard (1922, Craftsman style); Heights Christian Church at 1703 Heights Boulevard (1927; C. N. Nelson, architect; Classical Revival style, N.R., pending City PL, and utilized today by Opera in the Heights) as well as the newer Heights Christian Church at 1745 Heights Boulevard (1965; Neo-Gothic style); Heights Methodist Episcopal Church, South – in 1950 renamed Grace United Methodist Church - at 1245 Heights (1971; Neo-Gothic style) and the Grace Methodist Church Chapel/Educational Building/Office at 1226 Yale (1951, Gothic Revival style) as well as Grace Methodist Church Hall, built in 1926 in the Craftsman style at 1240 Yale (aka 116 W. 13th) which is located directly behind the present sanctuary; and also of importance are the iron horse hitching rings that are still installed in the concrete street curb adjacent to Grace Methodist Church Hall at 116 W. 13th -- the rings most likely date from 1912 when the original red brick church was built which faced Yale at 13th (demolished 1970); and lastly, St. Andrew's Episcopal Church at 1819 Heights Boulevard (1947; Gothic Revival style).

Education was a high priority among the leaders of Houston Heights from the beginning. Two elementary schools were constructed by 1898, to serve the northern and eastern sections of Houston Heights, including Harvard Elementary School, and Houston Heights High School was built in 1904 (that burned 20 years later), on the site of present-day Milroy Park. A few additions were made to these

schools while Houston Heights existed as a separate municipality; but major new construction did not occur until after annexation of the town by the City of Houston. New schools were built in the 1920s, including Heights High School (now Alexander Hamilton Middle School, built in 1920 at 139 W. 20th (Maurice J. Sullivan, architect). Another school, John H. Reagan Senior High School, was built in 1927 at 401 E. 13th Street (N.R. eligible; John F. Staub and Louis A. Glover, William Ward Watkin, consulting architects). The latter school building, which was recently restored and HISD, to their credit, added several, sympathetic and appropriate additions, is located directly adjacent to the boundaries of the proposed Houston Heights Historic District East.

The first branch of the Houston Public Library was constructed in Houston Heights at 1302 Heights Boulevard (N.R.; City PL; J. M. Glover, architect). It was built the following year after the Julia Ideson Library was constructed in 1924 at 500 McKinney (William W. Watkin, J. M. Glover, architects; N.R., RTHL, City PL). The Heights Branch Library is located within the boundaries of the proposed historic district. Its cornerstone, which is located at the southeast corner of the building, gives the construction date as 1925 and by whom constructed – Universal Construction Company. The contract for its construction was let in February 1925 per the Texas General Contractors Association Monthly Bulletin, at the cost of \$39,950 - that is 1920s dollars, and in today's values, it would be a huge sum, and most likely it would be cost prohibitive to even try to reconstruct the same building today with the materials and labor required and used in the 1920s. The cornerstone also shows the following: Oscar F. Holcombe was mayor; the President of the HPL was W. A. Vinson; the building committee was Harris Masterson and E. P. West – both prominent Houstonians – even the name of the first librarian of HPL is shown at that time, Julia Ideson, who by the way, spoke at the opening of the building on March 18, 1926.

The architectural style of the Heights Branch Library conveys important information as well. The classical revival styles, such as Italian Renaissance, were very popular in the 1920s especially, of which this building is a significant example -- a style also chosen often by architects for public buildings to represent civic pride as well as cultural sophistication. The classical detailing of the building both exterior as well as interior, embellishes and reinforces its purpose as well. Heights Branch Library is constructed of hollow tile blocks with an exterior cladding of stucco and a pitched, terra-cotta red, tiled roof. The Italian Renaissance detail, executed in cast stone, marks the impressive, monument entrance bay. The entrance bay was constructed to project slightly forward of the tile-roofed library building. The graceful protruding entrance bay features large, round arched portals flanked by aedicular, framed smaller windows over which are square, decorative panels with ocular windows. Pilasters with arabesque decorations rise to a heavy cornice over which is a niched parapet that emphasizes the entrance. The pilasters are capped with an ornamental half Corinthian capital. The name "Public Library" Houston Heights is carved across the lower entablature. The massive arched entrance is highlighted with egg and dart cast molding. Inside the vestibule is the library entrance which also features a prominent arched transom above the paired wood entry doors. Prominently ornamented on the face of the niched parapet wall, above the main entry, is the bas-relief of three doves, above which is a bas-relief of an open book, and then above them is another bas-relief of a winged urn, holding a classical fan motif embellishment. Of course the open book is symbolic of the building's important use as a library and the three doves are symbolic of the contents of the library – what its patrons should want and seek knowledge about – the PAST, the PRESENT and the FUTURE. Sitting on the top of the lower pediment cornice, at each end, are two pineapple finials, which are the universal symbols of "WELCOME." This same motif is one of the reliefs located at the top left hand corner of the cornerstone for the Julia Ideson Library at 500 McKinney – the emblem and below the relief are the

words “Houston Public Library.” The cornerstone is located just to the left side of the main entry of Julia Ideson Library. The other relief on the top right hand side of the cornerstone is the seal of the City of Houston. Also notable about the Heights Branch Library are the symmetrical placement of 3 bays on either side of the pedimented entry, with each bay featuring fanlight casement windows with rounded, arched window transoms above.

The Heights Branch Library, a magnificent Renaissance Revival style building, is truly a significant and historic building not only to Houston Heights but to the City of Houston as well. It was also the fitting location for the Recorded Texas Historical Landmark (Subject Marker) for Houston Heights that was dedicated and installed during the Houston Heights Centennial in 1991, co-chaired by Bart Truxillo and Jenny Bennett. The dedication event for historic markers as well as the birthday party was chaired by Joann Boote, Chair of the Houston Heights Historical Committee. The Houston Heights subject marker dedicated that day was researched and authored by Randy Pace, who was a past Chair of the Houston Heights Historical Committee, and past Board member of the Houston Heights Association. The marker was dedicated during the Centennial of Houston Heights on May 5, 1991 with much pomp and circumstance. The event even included a salute to Houston Heights by the Reagan High School marching band, which played “Happy Birthday” at the marker dedication. The marker dedication at the library was followed by a grand parade led by the Reagan Band which proceeded up Heights Boulevard to Marmion Park at 18th and Heights Boulevard, where another Recorded Texas Historical Landmark (Subject marker) was dedicated for D. D. Cooley. The marker was researched and authored by Gayle Cooley, wife of Dan Cooley, to honor her husband’s great-grandfather, D. D. Cooley, a founder of Houston Heights. The marker was placed on the site where Cooley’s grand Queen Anne style home once stood.

Following the dedication of the two RTHL markers, there was also a birthday celebration party at the historic Heights Christian Church at 1703 Heights Boulevard. The church also hosted the Houston Heights Museum collection as well as the contemporary photograph exhibition of Heights photographers, both of which were housed there during the centennial celebration. During the birthday party, Larry Hamm played the “Houston Heights Polka” on the piano. The polka most likely had not been heard for almost 100 years since its first debut, and was performed with great fervor and accomplishment by Mr. Hamm during the celebration. The polka had been originally composed by Clifford Grunewald in 1893 and had been dedicated to his friend, Colonel N. L. Mills, Superintendent of Real Estate, Omaha and South Texas Land Company. The lively tune was reminiscent of the very active real estate boom in the community at that time. In addition to the placement of the Recorded Texas Historical Landmarks at the Heights Library and Marion Park, several other sites and buildings in Houston Heights have been designated as Recorded Texas Historical Landmarks too. Moreover, many other sites are eligible for the designation by the Texas Historical Commission in Austin whose program is administered locally by the Harris County Historical Commission in Houston.

The City of Houston grew tremendously following World War I, partly because of the deepening of the ship channel and expansion of the petroleum and chemical industries. A major result of this was the extension of several major streets and highways and, in later years, the construction of new interstate highway systems. These routes have been both detrimental and helpful to Houston Heights. Although providing easier access into the area, encouraging more development, and causing major commercial strips to form along primary arteries, the highways have generally respected and followed the original boundaries of Houston Heights, and have helped provide a buffer zone for the area. Heights Boulevard runs through the center of the neighborhood and continues to be the focus of movement and activity within the community.

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Eventually, as happened in many inner-city neighborhoods, more commercial and industrial interests began to creep into the area after World War II. In a city without zoning, it has been doubly difficult and challenging for communities such as Houston Heights to remain intact. As long-term residents move away or died, the land was often developed by interests that are insensitive to the community into which they are moving. Even areas that remain residential declined as many of the houses became rental property. This phenomenon has been a problem in Houston Heights, but the strong identification of the residents and of the local businessmen with the community has helped limit intrusions to the fringes and to certain concentrated areas.

A major factor in the protection of the atmosphere of the neighborhood, and in the revitalization of the area in recent years, has been a strong, Heights-based financial power. The first of the local banks, Citizens State, built an elaborate building on Washington Street in 1925 as a cluster of other commercial buildings was being constructed in that block. This fine building, which later became the Heights State Bank, still provides a touch of grandeur as one enters Houston Heights from the south. However, virtually all housing stock between Washington Avenue and IH 10 has been demolished after the construction of the interstate highway at White Oak Bayou. However, the HHA was instrumental in working with Texas Department of Transportation, the City of Houston, and Harris County Commissioner L. Franco Lee to save the twin bridges, and HHA raised additional funds to restore the iron, lamp posts on the bridges over White Oak Bayou at Heights Boulevard and at Yale when the neighborhood celebrated its centennial in May 1991. The historic bridges had been constructed by the City of Houston in 1925. Those bridges replaced the original twin, wooden bridges built on Heights Boulevard by the Omaha and South Texas Land Company in 1892.

The pattern of promotion, booming growth, uncertainty, and decline that was experienced by Houston Heights is similar to that of many inner-city neighborhoods. Also similar was the rejuvenation of the area which began in the 1970s. A major reason for the success of the work done to save this endangered area is the strong sense of community. The efforts began with people who were returning to childhood homes, and with long-term residents who had always identified themselves as citizens of Houston Heights and suddenly realized that their community needed help. Many Houston Heights residents are elderly and have lived here all their lives. Their dedication to the community has had a strong influence in the area's stability.

The City of Houston is generally considered one of the most transient in the United States, while Houston Heights boasted unusual longevity of ownership in many structures. Homes of the Mulcahy, Doyle (demolished in 2007), Countryman, Zagst, Kleinhaus, Allbach, Borgstrom, Burnett, and Knittel families, as well as the Schauer filling station, have had the same owners since their time of construction, or until quite recently. Family occupancies of 25 or 50 years was not unusual in other buildings of Houston Heights. It should also be noted that while Houston Heights lost a quarter of its population after 1950, the trend was reversed in 1975, and the neighborhood has been growing.

The Houston Heights Association (HHA) was organized in 1973, and has been an energetic force in restoring pride in the neighborhood, as well as in renovating buildings. Demolition of a few key structures, especially landmarks on Heights Boulevard, saddened and stirred up those who are concerned about loss of historic buildings. The Cooley home had been demolished in 1968 to the chagrin of all residents. Houston Heights residents of today just relived that same chagrin when the significant Queen Anne style home, located at 945 Heights Boulevard (N.R. eligible), was demolished in 2007 for new development. The HHA has sought to draw attention to the early heritage of the area with various activities and improvements along Heights Boulevard, including two private parks,

Marmion and Donovan Park. In the early 1970s they have also placed small, wooden gazebos at various locations on the Heights Boulevard esplanade.

In March 1979 when the City of Houston was presented with the Lombard Lamp from her sister city, Hamburg, Germany, it was placed on the Heights Boulevard esplanade at E. 11th and Heights, which is located within the boundaries of the proposed Houston Heights Historic District East. The Lombard Lamp is an ornate cast-iron and aluminum street lamp which is a replica of the historic streetlights that adorn the Lombard Bridge over the River Elle in Hamburg. Originally built in 1865, the bridge was adorned with the lamps in 1869 and the work stipulated that the "execution of the candelabra must be conducted in the finest manner, in gray iron, completely pure without any form of chiseling...the casting process must be the absolute best yet developed for works of this nature." Designed by Hamburg sculpture Carl Borner, the lavish base is composed of cherubs, garlands and other decorative features. Although it is hollow, the fifteen-foot lamp weighs more than 1200 pounds, and supports fine glove-shaped luminaires (ball-shaped globes are used on the Heights Lamp). When the lamps were given and dedicated to American cities, including New York, Chicago, Boston and Houston, Mayor Helga Elster of Hamburg commented at the time, "We hope to shed light on a bridge of friendship ...". The Lombard Lamp in Boston was placed in the esplanade of Commonwealth Avenue. Since Heights Boulevard was modeled after Commonwealth Avenue when Houston Heights was developed, the Houston Lombard Lamp was placed in the ideal location as it illuminates and graces the historic neighborhood as well. A celebration was held at Lombard Lamp in May 1985 at which time Houston Heights was recognized for its Multiple Resource Area designation by the National Park Service. A plaque was dedicated and installed at the base of Lombard Lamp to honor the occasion. The dedication event was chaired by Joann Boote, Chair of the Houston Heights Historical Committee. The plaza which now includes the Lombard Lamp was built in 1999. The plaza was named the Melvalene and Carl Cohen Plaza in honor of the Cohens, who were long-term supporters of the Houston Heights Association. Carl Cohen had even served as the first president of the HHA.

The HHA has also completed other improvements in the esplanade of Heights Boulevard including the Rose Garden at Heights and E. 20th Street in 1985, where the garden is paved with bricks bearing the names of long-term supporters of the Houston Heights Association (HHA). In the last few years, HHA has embarked upon their greatest initiative by reforesting the parkway on either side of Heights Boulevard where were planted numerous live oak trees in addition to the installation of decorative street lamp standards. The HHA has also reforested the esplanade and installed a jogging trail enhanced by benches and trellises. The jogging trail, which is one of the most utilized areas in Houston Heights and which was installed and is maintained by Paul Carr and his dedicated committee, was also named after Mr. Carr, one of Houston Heights' most dedicated and long-term volunteers. At the entry to Houston Heights at I-10, the HHA also installed a brick monument entry wall which denotes the entrance to historic Houston Heights. Also installed there to honor supporters of Houston Heights, especially the Heights Boulevard Esplanade, is a memorial plaza with an obelisk, benches and drinking fountains for both humans as well as pets. Also, work throughout the area is being done privately by individuals who want to preserve their homes and the community as they were originally intended to be. Interestingly, a strong mission to preserve and promote the history of Houston Heights led the HHA to reprint Sister M. Agatha's "History of the Houston Heights" (1956) in 1971. Tremendous public response to the second printing in 1975 has led to a third in 1976 and a fourth in 1981. Another extensive history of the neighborhood, told through historic as well as modern-day photographs accompanied by history text, was produced during the Centennial in 1991 by the HHA. It was researched and written by G. Randle Pace "Randy" and Deborah Markey and was entitled, "Houston

Heights, a Historical Portrait and a Contemporary Perspective 1891 – 1991.” Only the latter book is still available for purchase from the HHA.

The original plan for Houston Heights has never really changed. Although each historic building there includes details that are unique to it, these are but variations on common themes. The similarity in scale, materials, and setback provide a visual unity to the streetscapes. The rich landscaping enhances the comfortable atmosphere of this relatively quiet community within the busy city. The diverse, yet compatible, architecture of Houston Heights illustrates the social mixture of the neighborhood. The combination of industrial, commercial, and residential buildings remain today in a balance not far from that originally planned by Carter. Although that rich architectural mix is at risk, it is hopeful that inappropriate changes or further loss of the historic buildings can be minimized by the designation of historic districts and the education which accompanies it.

The commercial center of the original Houston Heights was successfully revitalized in 1988 when W. 19th Street was designated as an Urban Texas Main Street project at the instigation of the Houston Heights Association and property owners and merchants along W. 19th. The first business to open was Carter & Cooley Deli in 1989, which still operates its business in their restored 1921 Simon Lewis Building. The Simon Lewis Building, built on the original site of the Houston Heights Hotel (destroyed by fire), was first occupied by Ward Drug, which operated there for over 30 years. The Ward family even lived above their drugstore, and that space is now occupied by several offices. The deli was named to honor Oscar Martin Carter and Daniel Denton Cooley, the founders of Houston Heights, as nothing in the neighborhood up to that time had borne their names. The Main Street program was created by the National Trust for Historic Preservation, and is managed by the Texas Historical Commission. In many ways, the area can still be identified as the town of Houston Heights, an area whose historic resources qualify for designation within the proposed historic district, Houston Heights Historic District East. It is a neighborhood with "...vernacular, popular, (and) traditional building design, landscape architecture, (and) urban design or planning..." that "had an important influence on the historic ... appearance and development of the State, region, (and) community...." The proposed Houston Heights Historic District East qualifies for historic district designation under Criteria 1, 3, 4, 5, 6 and 8.

There are many sites located within the proposed Houston Heights Historic District East which would qualify for individual designations as well, including National Register of Historic Places (N.R.), Recorded Texas Historical Landmark (RTHL), City of Houston Landmark (City LM) or City of Houston Protected Landmark (City PL) or all of the above. To date, the following sites have been designated individually:

Burge House at 1801 Heights Boulevard (N.R.; City LM); Mansfield House and Carriage House at 1802 Harvard (N.R.; City LM); Houston Heights Woman's Club at 1846 Harvard (N.R.; City PL); Wisnoski House at 1651 Columbia Street (N.R.; City LM); 1640 Harvard (N.R.); David Barker House at 121 East 16th (N.R., RTHL; City LM); Heights Christian Church at 1703 Heights Boulevard (N.R.; pending City PL); Woodward House and Carriage House at 1605 Heights Boulevard (N.R.; Alfred Finn, architect); Gillette House at 301, 303 15th Street (N.R.); 1517 Cortland (N.R.; City LM); 1515 Harvard (N.R.); Dr. B. F. Coop House at 1536 Heights (N.R., City LM); Dr. Ellis House at 1515 Heights Boulevard (N.R., City LM); 1437 Heights Boulevard (N.R.); 1421 Heights Boulevard (N.R., City LM); 1421 Harvard (William A. Wilson, builder; N.R.); Cummings House at 1418 Heights Boulevard (B. C. Williams, builder, N.R., City LM); Keller House at 1448 Heights Boulevard (N.R., City LM); Borgstrom House at 1401 Cortlandt (N.R.; City LM); Upchurch House at 301 East 14th

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(N.R., City LM); Immanuel Lutheran Church at 1448 Cortlandt (N.R.); 1304 Cortlandt (N.R.; City LM); Houston Public Library, Heights Branch at 1302 Heights (N.R.; City PL; J. M. Glover, architect); House and Carriage House at 1210 Harvard (N.R.); Wilson House at 1206 Cortlandt (N.R.; City LM); Schlessor-Burrows House at 1123 Harvard (N.R.); Milroy House and Carriage House at 1102 Heights Boulevard (N.R., RTHL, City LM); 1111 Heights Boulevard (N.R., City LM); Perry-Swilley House at 1101 Heights Boulevard (N.R., City LM); Houston Heights City Hall 107 W. 12th (N.R.; City PL; Alonzo C. Pigg, architect); Heights Boulevard Esplanade (N.R.); Marshall W. Kennedy House at 1122 Harvard (N.R.; City LM); 1435 Heights Boulevard (N.R.; City LM; William A. Wilson, builder); Emil Lindenberg House at 1448 Harvard (N.R.; City LM); George L. Burlingame House at 1238 Harvard (N.R., City LM); 1220 Harvard (N.R.; City LM); 1217 Harvard (N.R.); Forrest A. Nairn House at 1148 Heights Boulevard (N.R.; City LM); Ghent W. Rogers House at 1150 Cortlandt (N.R., City LM); 1222 Harvard Street (N.R.; City LM); Glenn W. Morris House at 1611 Harvard (N.R.; City LM; Crain Ready Cut Homes, builder); Gerloff House at 221 East 12th Avenue (N.R., City LM); Milroy-Mueller House at 1602 Harvard (N.R.; City LM); and Edmond and Maude Whitty House at 124 W. 17th (City LM).

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The information and sources for this application have been reviewed, verified, edited and supplemented with additional research and sources by Randy Pace, Historic Preservation Officer, Planning and Development Department, City of Houston.

APPROVAL CRITERIA:

According to Section 33-222 of the Historic Preservation Ordinance:

Application for designation of an historic district shall be initiated by either:

(b)(1) The owners of at least 51 percent of the tracts in the proposed district, which tracts shall constitute 51 percent of the land area within the proposed district exclusive of street, alley and fee simple pipeline or utility rights-of-way and publicly owned land, shall make application for designation of an historic district. In case of a dispute over whether the percentage requirements have been satisfied, it shall be the burden of the challenger to establish by a preponderance of the evidence through the real property records of the county in which the proposed historic district is located or other public records that the applicants have not satisfied the percentage requirements.

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Of the total 798 tract owners, 424 tract owners signed petitions in support or 53.13%. The total land area of tracts whose owners signed in support of the designation constitutes 52.02% percent of the total land area within the proposed district.

(b) Notwithstanding the foregoing, no building, structure, object or site less than 50 years old shall be designated as a landmark or archaeological site, and no area in which the majority of buildings, structures or objects is less than 50 years old shall be designated as an historic district, unless it is found that the buildings, structure, object, site or area is of extraordinary importance to the city, state or nation for reasons not based on age.

There are a total of 848 buildings in the proposed historic district. Of those 848 buildings, 195 are classified as “contributing” and 383 are classified as “potentially contributing” or 68.16% are classified as historic. There are 270 buildings that are classified as “non-contributing” (50 years of age or less, or 50 years of age or more and severely altered).

According to the approval criteria in Section 33-224 of the Historic Preservation Ordinance :

(a) The Houston Archaeological and Historical Commission and the Houston Planning Commission, in making recommendations with respect to designation, and the City Council, in making a designation, shall consider one or more of the following criteria, as applicable:

- | S | NA | S - satisfies | NA - not applicable |
|-------------------------------------|-------------------------------------|--------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event (Sec. 33-224(a)(2));
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;

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Planning & Development Dept.

- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present (Sec. 33-224(a)(7));
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride (Sec. 33-224(a)(8)).

STAFF RECOMMENDATION:

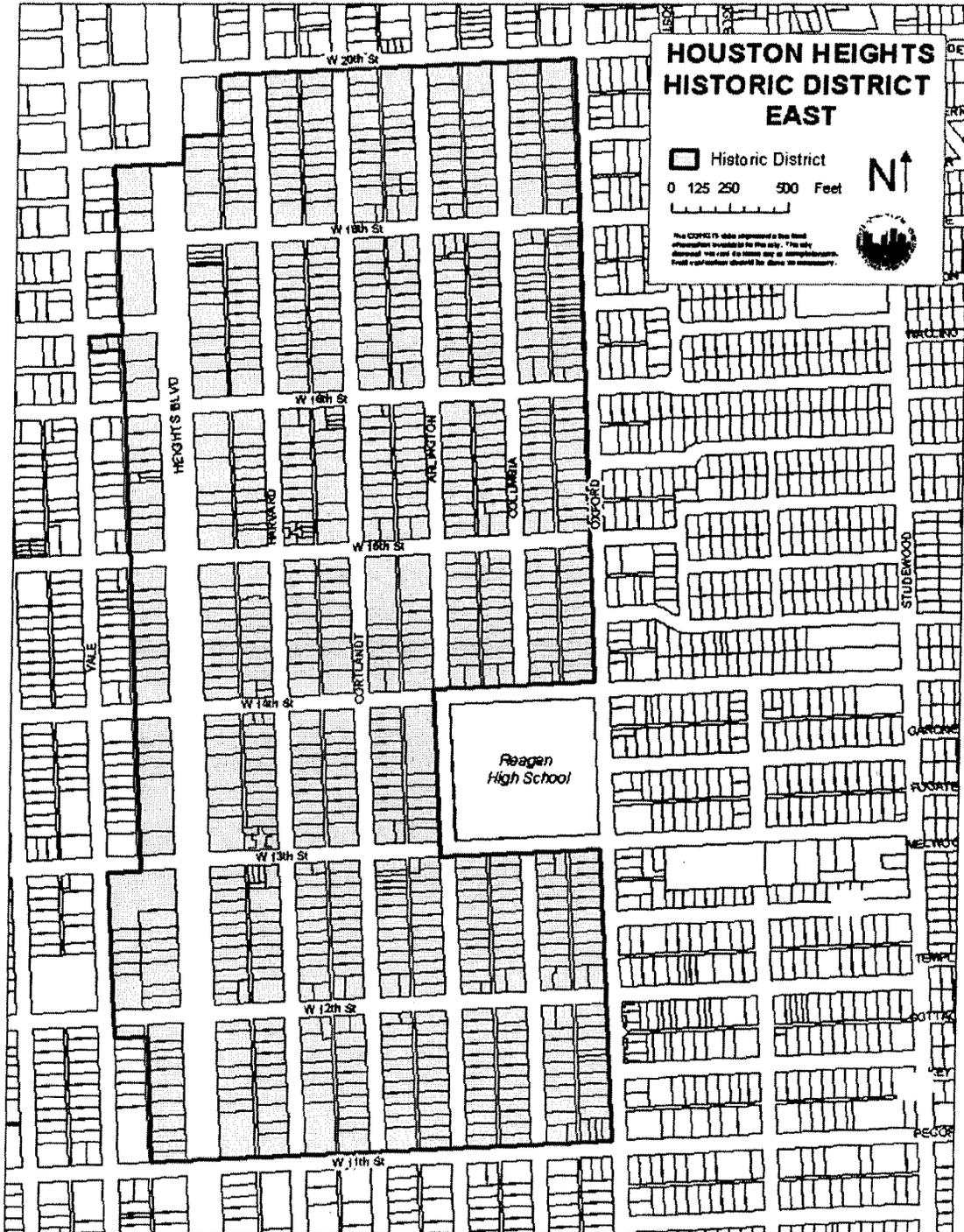
Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the historic district designation of Houston Heights Historic District East.

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Planning & Development Dept.

EXHIBIT A SITE LOCATION MAP HOUSTON HEIGHTS HISTORIC DISTRICT EAST HOUSTON, TEXAS



TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

SUBJECT: Approval of a resolution designating 2 Historic Landmarks (See attachment - page 2 of 2)		Category #	Page 1 of 2	Agenda Item # 14
FROM (Department or other point of origin): Planning and Development		Origination Date 1/24/2008	Agenda Date FEB 20 2008	
DIRECTOR'S SIGNATURE: <i>Martine R. Saprick</i>		Council District affected: G		
For additional information contact: Thomas McWhorter Phone: 713-837-7963		Date and identification of prior authorizing Council action: N/A		
RECOMMENDATION: (Summary) Approval of a resolution designating 2 Historic Landmarks: (see attachment - page 2 of 2)				
Amount and Source of Funding:			F & A Budget:	
SPECIFIC EXPLANATION: In accordance with Chapter 33 of the Code of Ordinances relating to historic preservation, the property owner or the Houston Archaeological and Historical Commission (HAHC) may initiate an historic landmark application. All applications were initiated by the respective property owners. Public Hearings were held by the HAHC and the Houston Planning Commission on December 12, 2007 and January 3, 2008 respectively. Both commissions determined that the applications satisfied applicable criteria of the ordinance and unanimously recommended approval of the two historic landmark designations. There were no objections to the applications. MLG: tm Attachments: Applications and Staff Reports xc Marty Stein, Agenda Director Emily Todd, Mayor's Liaison for Cultural Affairs Anna Russell, City Secretary Arturo G. Michel, City Attorney Deborah McAbee, Land Use Division, Legal Department Harold L. Hurtt, Chief, Police Department Phil Boriskie, Chief, Fire Department				
REQUIRED AUTHORIZATION				
F & A Director:		Other Authorization:		Other Authorization:

Date	Subject: Approval of a resolution designating 2 Historic Landmarks	Originator's Initials RF	Page <u>2</u> of <u>2</u>
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LANDMARKS NAME /ADDRESS:	INITIATED BY:	COUNCIL DISTRICT:	HAHC HEARING:	PLANNING COMMISSION HEARING:
1. Dr. Conway and Bessie Blume House 3640 Inwood Drive	Owner	G	12-12-2007	1-03-2008
2. J. Robert Neal House 2960 Lazy Lane	Owner	G	12-12-2007	1-03-2008

Photos of the proposed landmarks can be found by going to the following link on the Planning Department's web site:
http://www.houstontx.gov/planning/historic_pres/pending.htm.

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Dr. Conway and Bessie Blume House

OWNERS: Florence and Thomas Langford

APPLICANTS: Same as Owners

LOCATION: 3640 Inwood Drive - River Oaks

30-DAY HEARING NOTICE: N/A

AGENDA ITEM: Va

HPO FILE NO.: 07L191

DATE ACCEPTED: Nov-1-2007

HAHC HEARING DATE: Dec-12-2007

PC MEETING DATE: Jan-3-2008

SITE INFORMATION

Tract 8, Block 78, River Oaks Section 9, City of Houston, Harris County, Texas. The site includes a historic two-story, brick veneer residence.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY:

The Dr. Conway and Bessie Blume House, located at 3640 Inwood Drive, is associated with a nationally recognized arborist and entrepreneur, Dr. Conway M. Blume. The residence was designed for Dr. Blume in 1948 by Houston architects, Hiram A. Salisbury and T. George McHale. The body of work created by these architects is substantial and includes many examples in River Oaks and Southampton, as well as St. Johns School and the St. John's Chapel, designed in association with Mackie and Kamrath Architects. The Blume House qualifies for Landmark Designation under Criteria 1, 4, and 6.

HISTORY AND SIGNIFICANCE:

Notable Houston architects, Hiram A. Salisbury and T. G. McHale, designed the house at 3640 Inwood Drive in 1948 for Dr. Conway Moncure and Bessie Rarick Blume. Dr. Blume was born on November 13, 1890, in Bienville Parish, Louisiana, and moved to Houston around 1923. In Houston, he founded Blume System Tree Experts. According from information gleaned from Houston City Directories and other internet resources, Dr. Blume's company lasted well after his death in 1950 and into the 1990s. In the City Directory of 1948, Dr. Blume is listed as "President and Inventor" of the company, whose offices were located at 2736 Virginia. He was an active advertiser in the River Oaks Times, and an October 1947 advertisement in that publication states:

"Tree Beauty by Blume – This beautiful and steadily growing Spanish live oak tree is off to a good start as a permanent treasure of charm, shade and practical value. The Blume System Tree Experts planted it in February 1945 for Dr. and Mrs. R.H. Hooper at 3735 Chevy Chase... Recognized as one of America's great reputable institutions for handling all tree problems, the Blume System is located at 2736 Virginia Street, just off Westheimer."

Dr. Blume lived at 3640 Inwood Drive for only two years before his death. The Houston Post obituary, appearing on August 3, 1950, describes Dr. Blume as a nationally known arborist. It mentions his involvement as President of the Southern Shade Tree Conference, member of the National Arborist Association, and member of the National Shade Tree Conference. He was also active in the Houston community, with memberships at River Oaks Country Club, Houston Club, Houston Chamber of

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Planning and Development Department

Commerce, Rotary Club, Holland Lodge No.1, Scottish Rite, and Arabia Temple Shrine. He was a charter member of St. Luke's Methodist Church and a member of its board of stewards.

Bessie Blume continued to live in the home after Dr. Blume's death until the mid-1950s when the house was sold to Joseph B. Saunders. Saunders was the President and Treasurer of Triangle Refineries Inc. Later owners included Ray A. Pittman, Jr., who listed his occupation as "investments"; John H. Pace who worked with Pace and Company Builders; and most recently, Hal Kuntz.

According to architectural historian Stephen Fox, Hiram A. Salisbury (1892-1973), the architect for the Blume House, was born in Omaha, Nebraska. Salisbury studied architecture under a fellowship from the American Institute of Architects and later graduated from the School of Architecture at New York's Columbia University (1913-1914). He worked as a draftsman for Thomas R. Kimball from 1910-1923 and for George B. Prinz from 1923-1926. Salisbury established his own architectural firm in Houston in 1926, and he is first listed in the 1927 Houston City Directory with his office in the Post-Dispatch (subsequently Shell) Building, where he had his office until 1937.

Beginning in 1928, Salisbury collaborated on many projects with fellow architect, T. George McHale. Their projects included residential, commercial, and churches. Among their more notable projects are the St. John's School located at 2401 Claremont St, St. Stephens Episcopal Church located at 1805 W. Alabama, and many of the homes located in River Oaks, Southampton and other affluent Houston neighborhoods. Salisbury and McHale also designed a new automobile dealership for Houston auto dealer and philanthropist Jack Roach in the 6000 Block of Harrisburg Road in 1941. In 1938-39, Salisbury and McHale relocated their office to the River Oaks Community Center at 2017 W. Gray, and in 1945, they relocated again to 3501 Allen Parkway.

Thomas George McHale (1903-1975) was also born in Omaha, Nebraska, and attended school at the University of Notre Dame. Following the receipt of his architectural degree, McHale became a draftsman for John Latenzer & Sons, where he worked from 1919 until 1923. In 1924 he worked for James A. Allen and Leo A. Daly. In 1925, he began working for George B. Prinz where he joined Salisbury. They both left that firm to form their own firm in 1927. Inez P. McHale, McHale's wife, was a celebrated Houston interior decorator. The McHales lived first at 1106 Palm Avenue and then moved to No. 2 Courtlandt Place.

In 1930, Hiram A. Salisbury and his wife lived at 3412 Yupon between Hawthorne and Harold. By 1953, the Salisburys were living at 610 Saddlewood Lane. Salisbury continued his practice in Houston until approximately 1962, when he retired to Medford, Oregon. He served as the President of The American Institute of Architects, Houston Chapter, in 1954.

A list of identified works of Salisbury (HAS) in association with McHale (TGMcH) and others, which was researched and provided by Stephen Fox, includes: Masonic Temple, 118 N. 11th St., Mc Allen TX, 1926; Southampton Home Sensible, 2218 Dunstan Rd, 1927; W. L. Pearson House, Corpus Christi TX, 1927; Ironcraft Studio Building (altered), 3901-07 Main St., 1927; H. Q. Rickman House, 2223 Stanmore, 1927 (American Architect 5 Jan 1928); Nelms Building (H. S. Tucker & Co. Oakland-Pontiac dealership) (demolished), 2310 Main St., 1927; E. E. Johnson House, 949 S. Ohio Ave., Mercedes TX, 1927; Emergency Clinic and Hospital Unit 2 (demolished), 1316 75th St., 1928; Mrs. H. F. Lawson Building (demolished), 1010 Holman Ave., 1929; Robert H. Pentz House, 2159 Inwood Dr., 1930; Speculative House (Paul Weaver House), 3443 Inwood Dr., 1930; Benson-Hall Construction Co. House (A. E. Kerr, Jr., House), 2005 Bellmeade Rd., 1931; Frank L. Webb House, 2935 Chevy Chase Dr., 1931; W. E. Sampson House (demolished), 984 Kirby Drive, 1932, with Cameron Fairchild; Charles A. Perlitz House (demolished 2005), 1005 Sul Ross Ave., c. 1932; Stewart P. Coleman House, 6

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Shadowlawn Circle, 1933; W. E. Montieth House, 5 Shadowlawn Circle, 1934; James Anderson House, 5216 Dunlavy St., 1934; C. Milby Dow Bay House "Raven Moor", near Baytown, 1935; Henry A. Sauer House, 2229 Inwood Dr., 1935, HAS & TGMcH; Damon Wells House, 1659 North Blvd., 1935, HAS; Larry J. Langdon House, 2131 Troon Rd., c. 1936; Elwood Fouts House (altered), 3470 Inwood Dr., 1936, HAS & TGMcH; Francis G. Coates House, 3417 Del Monte Dr., 1936, HAS & TGMcH; J. E. Cooper House, 2247 Dryden Rd., 1936, HAS with H. Edward Maddox, and Claude E. Hooton; Pfeiffer House, River Oaks Boulevard (demolished May 2004); George B. Corless House, 1936 Larchmont Rd., 1936, HAS & TGMcH; H. F. Junker House, 2226 Shakespeare Rd., 1936, HAS & TGMcH; St. James Episcopal Church, 1500 N. Thompson St., Conroe TX, 1936-37, HAS & TGMcH; J. Sayles Leach House (demolished), 2207 River Oaks Blvd., 1937, HAS & TGMcH (*House & Garden*); Royston H. Patterson House, 7370 Sims Dr., 1937, HAS & TGMcH; John S. Bonner House, 1705 North Blvd., 1938, HAS & TGMcH; Lucien L. Powell House, 2111 Pine Valley Dr., 1938, HAS & TGMcH; Wheeler Nazro House, 3400 Piping Rock Lane, 1938, HAS & TGMcH; P. L. Williams House, 3612 Rio Vista Dr., 1938, HAS & TGMcH; Katrina Byram House, 2135 University Blvd., 1939, HAS & TGMcH; Ned Gill House, 949 Kirby Dr., c. 1940; Harry J. Kuhn House (demolished), 22 N. West Oaks, 1940, HAS & TGMcH; William S. Bonner House, 1412 North Blvd., 1940, HAS & TGMcH; E. H. Lorehn House (altered), 2198 Troon Rd., 1940, HAS & TGMcH; W. Leland Anderson House, 1519 South Blvd., 1940, HAS & TGMcH; George C. Schmidt House (demolished), 21 Westlane Place, 1940, HAS & TGMcH; Dr. Paul Ledbetter House, 3508 Inwood Dr., 1941, HAS & TGMcH; Thomas D. Anderson House (attribution but not proven), 3929 Del Monte Dr., 1941; Chapel, St. John The Divine Episcopal Church, 2450 River Oaks Blvd., 1941, HAS & TGMcH and MacKie & Kamrath, Birdsall P. Briscoe, consulting architects; St. Stephen's Episcopal Church, 1805 W. Alabama Ave., 1941, HAS & TGMcH; Jack Roach Building, 6000 Block of Harrisburg Blvd., 1941, HAS & TGMcH; Adolph Pfeffer House, 2109 River Oaks Blvd., 1930s, HAS & TGMcH; W. E. Parry House, 2407 Pelham Dr., 1930s, HAS & TGMcH; Russell L. Jolley House, 2527 Pelham Dr., 1930s, HAS & TGMcH; Jack Roach House, 3001 Del Monte Dr., 1939, HAS & TGMcH; Donald Kolp House, 3434 Wickersham Lane, 1940s, HAS & TGMcH; Parish House, Christ the King Lutheran Church, 2353 Rice Blvd., 1946-49, HAS & TGMcH; St. John's School, 2401 Claremont Lane, 1945-49, HAS & TGMcH and MacKie & Kamrath; St. Luke's Episcopal Hospital, 6720 Bertner Ave., Texas Medical Center, 1946-54, Staub & Rather and HAS; St. Paul's Episcopal Church, 7843 Park Place Blvd., 1946-48, HAS & TGMcH; North Side State Bank Building, 2010 N. Main St., 1947-48, HAS & TGMcH; Wyatt Metal & Boiler Works Building addition, 6100 Kansas, 1948, HAS & TGMcH; Dr. Blume House, Houston, 1948, HAS & TGMcH; Condit Elementary School addition, 7000 S. Third St., Bellaire TX, 1949, HAS & TGMcH; Trinity Presbyterian Church, 7000 Lawndale Ave., 1949, HAS & TGMcH; St. John's Episcopal Church, 514 Carter St., Marlin TX, 1949, HAS & TGMcH; Blue Triangle YWCA Building, 3005 Mc Gowen Ave., 1951, HAS and Birdsall P. Briscoe; St. George's Episcopal Church (demolished), 510 13th Ave. N., Texas City TX, 1950, HAS & TGMcH; St. Paul's Lutheran Church, 1208 5th St., Rosenberg TX, 1950, HAS & TGMcH; St. Thomas Episcopal Church, 207 Bob-O-Link Lane, Wharton TX, 1951, HAS & TGMcH; Wheeler Nazro House "Doe Run Farm," Washington-on-the-Brazos TX vicinity, 1951, HAS & TGMcH; St. John The Divine Episcopal Church, 2450 River Oaks Blvd., 1952-54, MacKie & Kamrath and HAS; Retreat House, 1952-53, TGMcH; St. John's Lutheran Church, 3920 Ave. L, Galveston TX, 1953-54, HAS & TGMcH; St. Michael's Episcopal Church, 1601 Lake Rd., La Marque TX, 1953, HAS & TGMcH; Parish buildings, St. Michael the Archangel Catholic Church, 1801 Sage Rd., 1955, TGMcH; and the Walter Shult House, 500 Hillcrest Dr., Richmond TX, 1957, HAS & TGMcH.

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- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation (Sec. 33-224(a)(3));
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city (Sec. 33-224(a)(4));
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood (Sec. 33-224(a)(5));
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation (Sec. 33-224(a)(6));
- (7) Whether specific evidence exists that unique archaeological resources are present (Sec. 33-224(a)(7));
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride (Sec. 33-224(a)(8)).
- (9) If less than 50 years old, or proposed historic district containing a majority of buildings, structures, or objects that are less than 50 years old, whether the building, structure, object, site, or area is of extraordinary importance to the city, state or nation for reasons not based on age (Sec. 33-224(b)).

STAFF RECOMMENDATION:

Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the Dr. Conway and Bessie Blume House at 3640 Inwood Drive.

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SITE LOCATION MAP
DR. CONWAY AND BESSIE BLUME HOUSE
3640 INWOOD DRIVE
NOT TO SCALE



**LANDMARK, PROTECTED LANDMARK OR ARCHAEOLOGICAL SITE
DESIGNATION APPLICATION
CITY OF HOUSTON, TEXAS**

- Complete all information. Incomplete applications may cause delays in processing.
- If you have questions or need help, call the Planning & Development Department at 713/837-7796.

To Be Completed by Planning Staff

Date accepted as complete: 11/30/2007 HPO File Number: 07-L192
 Accepted By: [Signature]

APPLICANT INFORMATION

Legal Owner's Name of Site (Please print)	
John P. and Theresa A. Havens	
Address	2960 Lazy Lane Boulevard
City	Houston State TX
Zip Code	Day Phone (713) 385-0884 (C)
77019	Fax Phone
Signature	Date
<u>[Signature]</u>	<u>2/7/07</u>

Agent's Name (if applicable)(Please print)	
Address	
City	State
Zip Code	Daytime Phone
	Phone
Signature	Date

PROPOSED DESIGNATION

- Landmark (subject to 90-day waiver*) Protected Landmark (and Landmark) Archaeological Site
 (NOT subject to 90-day waiver* and also subject to Demolition by Neglect Provision)

*Sec. 33-250 -90 day waiver certificate and Sec. 33-254 - Demolition by Neglect - see Code of Ord. - Chapter 33 VII - Historic Preservation - (www.houstontx.gov/codes/chapters31to35.html)

SITE INFORMATION

NOTE: Site information is required and must accompany the application.

Site Address	2960 Lazy Lane Boulevard
General description	Historic 2 story brick home built by John Staub for Mr. J. Robert Neal in 1931-33.

Tax account number	060151000007
Subdivision	River Oaks Homewoods
	Track E

DOCUMENTATION MUST BE PROVIDED WITH APPLICATION (WHERE APPLICABLE)

- IF Site is already designated as a City of Houston Landmark, OR listed individually in the National Register of Historic Place OR designated as a Recorded Texas Historic Landmark OR State Archeological Landmark:

A) Complete copy of the original nomination. If site has received multiple designations, or if there have been any amendments/revisions which provide information necessary to meet designation criteria found in the Historic Preservation Ordinance, please provide this information too.

LANDMARK DESIGNATION REPORT

LANDMARK/SITE NAME: J. Robert Neal House
OWNER: Theresa A. and John P. Havens
APPLICANT: Theresa A. and John P. Havens
LOCATION: 2960 Lazy Lane, Houston, Texas
30-DAY HEARING NOTICE: N/A

AGENDA ITEM: Vb
P.C. MEETING DATE: 1-3-2008
HPO FILE NO.: 07L192
DATE ACCEPTED: 11-30-07
HAHC HEARING DATE: 12-12-07

SITE INFORMATION

Tract E, River Oaks Homewoods, City of Houston, Harris County, Texas. The site includes a historic two-story, limestone clad single family residence.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY:

The residence at 2960 Lazy Lane was built for James Robert Neal in 1933. James Robert Neal was at one time Vice President of the family owned Cheek-Neal Coffee Company, which would later be sold and become Maxwell House Coffee, and was Vice President of Second National Bank in Houston. The design of the house was the work of renowned Houston architect John F. Staub. John Staub is best known as an architect of single-family houses and is closely identified with the River Oaks neighborhood. According to Stephen Fox, J. Robert Neal was a client with "aristocratic ambitions" who desired a home in "pure Louis XVth style." The house at 2960 Lazy Lane is an especially important home which has been featured in many publications including: The Country Houses of John F. Staub by Stephen Fox, The Architecture of John F. Staub by Howard Barnstone, River Oaks Magazine (1941), the Houston Architectural Guide, and the American Institute of Architects Tour of River Oaks. The house qualifies for Landmark designation under criteria 1, 3, 4, 5, and 6.

HISTORY AND SIGNIFICANCE:

The home at 2960 Lazy Lane attracted immediate attention upon its groundbreaking in 1931. Construction was completed two years later in June 1933. Initially, in March 1931, the Houston Post announced the acquisition of part of the lot with the following:

"River Oaks Estate is bought by J.R. Neal" – J.R. Neal on Wednesday purchased from Second National Bank, executors of the estate of H.M. Garwood, a two acre estate in River Oaks for a cash consideration of \$32,500, it was revealed in a deed of filed with the Country Clerk..."

Almost exactly a year later, in March 1932, a large photograph of the unfinished home appeared with the following in the Houston Press:

"Home with 'Skyscraper' Frame" –... The home, which with the land will cost \$250,000, has an "office building frame of steel and will contain 20 rooms. John F. Staub was the architect and contractors are West and Jensen."

Finally, in June 1933, the River Oaks Magazine "Home for All Times" carried the following:

"Mr. and Mrs. Robert Neal have moved into their new home. Their site comprises almost four acres at 2960 Lazy Lane. The house is the work of John Staub after the best tradition of the French Renaissance."

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The home at 2960 Lazy Lane was built by John F. Staub for James Robert Neal (1894-1939). J. Robert Neal was born in Fulton, Kentucky and moved to Houston when he was ten years old. His parents, Mr. and Mrs. J.W. Neal, came to Houston to establish one of the plants of the Cheek-Neal Coffee Company. The Cheek-Neal Coffee Company was a family concern co-founded by J.W. Neal and manufactured Maxwell House coffee.

Mr. Neal received his early education in the public schools of Houston, and later attended Washington and Lee University. He graduated with a B.A. in 1915 and went on to complete post graduate work at Wharton School of Finance at the University of Pennsylvania. He returned in Houston in 1916 to become a vice president at the family run coffee company. The company was later sold to Postum Corporation (later General Foods) in 1928 for \$42 million. The proceeds were divided among the Company's eight owners.

After the sale of Cheek-Neal Coffee in 1928, his father, J.W. Neal, acquired a substantial stake in Houston's Second National Bank. He became Chairman of the Board of Directors and made his son a Vice President. At the time of J. Robert Neal's death in 1939, he was an active Vice President of the bank and a member of the Board of Directors. Mr. Neal's outside activities included: President of the Houston Building Company, a director of J. Weingarten Inc., a director of the Houston Chamber of Commerce, a director of River Oaks Country Club, a member of Arabia Temple Shrine, the Houston Club, Corinthian Yacht Club and Cheyenne Mountain Club of Colorado Springs. Mr. Neal died at the age of 45 of a brain tumor while in Boston Massachusetts.

Stephen Fox prominently features the Neal home in his book, The Country Houses of John F. Staub. In particular, Fox explores the psychology behind the building of the home. Fox writes:

"Mr. and Mrs. J.W. Neal (his parents) were earnest and industrious. They were stalwart members of the Second Baptist Church and after 1928 became the primary benefactors of Memorial Hospital, Houston's Baptist hospital. J. Robert Neal's very different personality and ambitions were evident in the instruction he gave Staub, in Staub's recollection, to design a "pure Louis Quinze" style house. The Neal House, which was built between 1931 and 1933, by Houston contactors West and Jensen for \$169,659, would seem to have represented an unconscionable extravagance by the elder Neals."

Also according to Stephen Fox, "The Neal house and gardens were Neal's greatest achievement." The Neal home stayed in the family until 1954 when it was sold to oilman John W. Mecom. In 1997, the Mecom family sold to David Dewhurst, III who never occupied the home. The current owners, John and Terri Havens, purchased the home in 2001 from Lieutenant Governor Dewhurst.

According to the Handbook of Texas online, John Staub (1892-1981) began his architectural practice in New York in 1916. In 1921, he came to Houston to supervise a project in the Shadyside neighborhood, and went on to establish his own practice here in 1923. Staub is best known as an architect of single-family houses and is closely identified with the River Oaks neighborhood. His first independent commission in Houston was the River Oaks Country Club. He was then retained by the Hogg brothers to design two model homes for the developing River Oaks subdivision. As his career progressed, he was tapped as primary architect (with Birdsall Briscoe named associate architect) to design Bayou Bend, the home of Ima Hogg. Between 1924 and 1958, he designed thirty-one houses in River Oaks, in addition to making designs for homes that were never built, as well as designing renovations and extensions for existing homes. Outside of River Oaks, Staub homes from this period were built in Broadacres, Courtlandt Place, and the Fort Worth neighborhood of River Crest. Additional Staub homes may be found in Beaumont, Dallas, and Memphis, Tennessee, some of which are open to the public as museums.

According to Howard Barnstone's book, some of the River Oaks homes designed by John F. Staub include:

- House for Country Club Estates, 3374 Chevy Chase, 1924
- Joseph H. Chew House, 3335 Inwood, 1925
- House for Country Club Estates, 3260 Chevy Chase, 1925
- Kemberton Dean House, 1912 Bellmeade, 1925
- John F. Staub House, 3511 Del Monte, 1925
- Hubert B. Finch House, 3407 Inwood, 1926
- Bayou Bend for Ima Hogg, 2940 Lazy Lane, 1926
- Judge Frederick C. Proctor Home, 2950 Lazy Lane, 1926 (as associate to Birdsall Briscoe), Demolished.
- Harry C. Hanszen House, 2955 Lazy Lane, 1930
- John Sweeney Mellinger House, 3452 Del Monte, 1930
- Wallace E. Pratt House, 2990 Lazy Lane, 1931, Demolished.
- George A. Hill, Jr. House, 1604 Kirby Drive, 1931
- Robert J. Neal House, 2960 Lazy Lane, 1931
- Hugh Roy Cullen House, 1620 River Oaks Boulevard, 1933
- David D. Bruton House, 2923 Inwood Drive, 1933
- Clarence M. Frost House, 2110 River Oaks Boulevard, 1933
- Ravenna for Stephen P. Farish, 2995 Lazy Lane, 1934
- William J. Crabb House, 2416 Pine Valley Drive, 1935, Demolished.
- Robert Bowles House, 3015 Inwood Drive, 1935
- George S. Heyer Home, 2909 Inwood Drive, 1935
- Oak Shadows for Ray L. Dudley, 3371 Chevy Chase, 1936
- Tom Scurry House, 1912 Larchmont, 1936
- James L. Britton House, 1824 Larchmont, 1936
- Robert D. Strauss House, 1814 Larchmont, 1937
- John M. Jennings House, 2212 Troon Road, 1937
- Dan J. Harrison House, 2975 Lazy Lane, 1938
- Claud B. Hamill House, 2124 River Oaks Boulevard, 1938
- Edward H. Andrews House, 3637 Inwood Drive, 1939, demolished
- Rienzi for Mr. and Mrs. Harris Masterson, III, 1406 Kirby Drive, 1952 (S,R&H)
- House for Mr. and Mrs. Ben M. Anderson, 3740 Willowick, 1956 (S,R&H)
- House for Mr. and Mrs. George A. Peterkin, Senior, 2005 Claremont, 1957 (S,R&H)

In addition to residential work, Staub designed the parish house of Palmer Memorial Church, the Junior League Building, and the Bayou Club in Houston. His firm designed buildings for the campuses of the University of Texas, Rice University, University of Houston, and the Texas Medical Center. He was the primary architect on the John Reagan High School project as well. Staub, Rather, and Howze also consulted with Jim Goodwin of Pierce and Pierce in the new building and planetarium for the Houston Museum of Natural Science.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

The James Robert Neal house located at 2960 Lazy Lane was designed and constructed in the French Louis XVth style. The home is two stories with an attic under a high mansard roof. The plan is L-shaped with two wings connected by a pavilion on a diagonal axis. The exterior walls of the J. Robert Neal house are clad in Limestone and decorative plaster. The extensive use of scoring, quoining, and pilasters on the building are

hallmarks of the Louis XVth style. Of particular note is the high relief carving in the pediment located above the second story windows located to north of the main entry on the building's primary (east) facade.

Windows are paired multi lite casement windows which lead on to second story balconettes situated behind shallow decorative cast iron railings. According to Architectural Historian Stephen Fox, the paired casement windows are of a smooth aluminum sash which helped to impart a touch of 1930's architecture while looking the part of 18th century France from a distance.

The home is situated on a two acre lot in the Homewoods section of River Oaks, and its gardens were originally designed by the Olmsted Brothers of Brookline, Massachusetts. The interior of the home features a Louis Quinze stair rail salvaged from France and two Louis Seize mantelpieces. In his book, Stephen Fox has written an extensive description of the architecture of the home which is quoted in this report.

The home was purchased by John and Terri Havens in 2001. At the time of purchase, the home had been vacant for several years and was in need of restoration. One of the issues which required immediate attention was the basement which flooded regularly (sometimes by several feet). The homeowners corrected the problem by restoring the French drain system which had become completely clogged. The basement now serves as a children's' playroom.

The 2001 restoration included: all new electrical, plumbing and HVAC. At the same time all bathrooms were renovated, and the kitchen was completely remodeled. Also during the time of the renovation a family room was added to the rear first floor with a second story children's study and guest bedroom located above. The rear addition is not visible from a public right of way and has minimal impact on the architectural integrity of the house.

The new owners have spent several years carefully restoring the historic home at 2960 Lazy Lane. In October 2007, the Havens family finally moved into the home after the completion of their five year restoration. The home is in an exceptional state of preservation and continues to be one of the signature homes in River Oaks and in Houston. Most recently the homeowners, John and Terri Havens, celebrated their home's restoration with a book signing party there for Stephen Fox's book, The Country Houses of John F. Staub, in which their home is featured prominently.

The information and sources provided by the applicant for this application have been reviewed, verified, edited and supplemented with additional research and sources by Thomas McWhorter, Planning and Development Department, City of Houston.

BIBLIOGRAPHY:

Handbook of Texas Online, "Staub, John Fanz"

<http://www.tsha.utexas.edu/handbook/online/articles/SS/fst94.html>

Barnstone, Howard, The Architecture of John F. Staub: Houston and the South, University of Texas Press, 1979.

Fox, Stephen, The Country Houses of John F. Staub, Texas A&M University Press, 2007.

Fox, Stephen, ed., "Houston Architectural Guide", 2nd edition, American Institute of Architects/Houston Chapter, 1999.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

Houston Chronicle, "Robert Neal Funeral to be Set Here", November 28, 1939.

Houston Architectural Survey, Rice University, 1980.

APPROVAL CRITERIA FOR LANDMARK DESIGNATION:

Sec. 33-224. Criteria for designation of a Landmark.

(a) The HAHC and the commission, in making recommendations with respect to designation, and the city council, in making a designation, shall consider one or more of the following criteria, as appropriate for the type of designation:

- | S | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|---------------|----------------------|---------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
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- (1) Whether the building, structure, object, site or area possesses character, interest or value as a visible reminder of the development, heritage, and cultural and ethnic diversity of the city, state, or nation;
- (2) Whether the building, structure, object, site or area is the location of a significant local, state or national event;
- (3) Whether the building, structure, object, site or area is identified with a person who, or group or event that, contributed significantly to the cultural or historical development of the city, state, or nation;
- (4) Whether the building or structure or the buildings or structures within the area exemplify a particular architectural style or building type important to the city;
- (5) Whether the building or structure or the buildings or structures within the area are the best remaining examples of an architectural style or building type in a neighborhood;
- (6) Whether the building, structure, object or site or the buildings, structures, objects or sites within the area are identified as the work of a person or group whose work has influenced the heritage of the city, state, or nation;
- (7) Whether specific evidence exists that unique archaeological resources are present;
- (8) Whether the building, structure, object or site has value as a significant element of community sentiment or public pride.

STAFF RECOMMENDATION: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the J. Robert Neal House at 2960 Lazy Lane.

SUBJECT: An Ordinance amending fourth amended and restated ordinance relating to the issuance of City of Houston, Texas, General Obligation Commercial Paper Notes, Series D; and declaring an emergency	Category #	Page 1 of 2	Agenda Item # 15
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FROM (Department or other point of origin): Finance Department and Office of the City Controller	Origination Date: February 13, 2008	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE: 	Council District Affected: All
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For additional information contact: Michael Shannon 713 221-0201 Jim Moncur 713 247-2950	Date and identification of prior authorizing Council action: 6/5/02 2002-465; 5/28/03 2003-505; 10/8/03 2003-0937; 5/5/04 2004-404; 9/8/2004 2004-944
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RECOMMENDATION: (Summary) Approve an ordinance amending the fourth amended and restated ordinance relating to the issuance of City of Houston, Texas General Obligation Commercial Paper Notes, Series D (the "Series D Notes").

Amount of Funding: Not Applicable	F&A Budget:
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Source of Funding: <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)
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SPECIFIC EXPLANATION:

In 1993, City Council authorized commercial paper programs to provide appropriation capacity and on time funding for capital projects during the construction phase. The commercial paper notes are later refunded to long-term fixed rate bonds with an amortization that match the useful life of the project being financed.

On June 5, 2002, Council approved the Series D Notes with an initial authorization of \$165 million to provide appropriation capacity and funding specifically for the implementation of the \$776 million 2001 Bond Election. Subsequent Council action has increased that authorization to the current level of \$500 million. In 2006, Council authorized the creation of the City of Houston, Texas General Obligation Commercial Paper Notes Series G to provide the capacity for the \$276 million remaining on the 2001 Bond Election since the \$500 million capacity on the Series D notes was nearly exhausted. The combination of the Series D Notes and Series G Notes (\$776 million total) completes the commercial paper authorization for the 2001 Bond Election.

In December 2007, the City refunded \$65.5 million of the Series D Notes as part of the City of Houston, Public Improvement Bond issuance, Series 2007 and therefore created \$65.5 million of capacity within the Series D Notes. It is requested that Council amend the fourth amended and restated ordinance to allow that capacity to be used for appropriation and funding for the initial implementation of the 2006 Bond Election. Since the commercial paper authorization for the 2001 Bond Election is complete, we are now moving to create commercial paper authorization for the 2006 Bond Election. At a later date Council will be requested to create a new commercial paper facility specifically for the 2006 Bond Election. By extending the use of the Series D Notes to the 2006 Bond Election, the expense and effort involved in creating the new commercial paper line can be delayed and existing capacity can be utilized at little or no additional expense to the City.

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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Date: February 13, 2008	Subject: An Ordinance amending fourth amended and restated ordinance relating to the issuance of City of Houston, Texas, General Obligation Commercial Paper Notes, Series D; and declaring an emergency	Originator's Initials	Page 2 of 2
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The allocation of the \$65.5 million of initial commercial paper authorization related to the 2006 Bond Election is as follows:

FUND	DEPARTMENT	AMOUNT
4500	FIRE	\$500,000
4501	HOUSING	\$1,000,000
4502	PARKS	\$12,750,000
4504	POLICE	\$5,000,000
4509	GEN GOVERNMENT	\$11,300,000
4508	HEALTH	\$5,000,000
4507	LIBRARY	\$12,000,000
4503	SOLID WASTE	\$0
4506	STREETS	\$18,000,000
	TOTAL	<u>\$65,550,000</u>

The Finance Working Group recommends the approval of this request.

Cc: Arturo Michel, City Attorney
Marty Stein, Agenda Director

<p>SUBJECT: Ordinance authorizing the appropriation of \$15,542,042 out of the Reimbursement of Equipment/Projects Fund (Fund 1850), approving the Purchase and Sale Agreement between the City of Houston and Louis Macey, Trustee, et al.; authorizing payment of the purchase price and related expenses for the acquisition of five downtown blocks for municipal purposes; authorizing the abandonment and sale of Jackson Street from Capitol Avenue to Rusk Avenue, and approving the sale of the City's real property interest under the east one-half of such street (Parcels SY8-078 and SY8-074).</p> <p>OWNERS: Louis Macey, Trustee (Block 203 -Parcel QY7-015); Macey Family Properties, Ltd., a Texas limited partnership, Macey Properties, Inc., a Texas corporation, its sole general partner (Blocks 204 and 219 - Parcels QY7-016 and QY7-019); Macey Family Properties II, Ltd., a Texas limited partnership, Macey Properties, Inc., a Texas corporation, its sole general partner (Block 205 and Part of 218 - Parcels QY7-017 and QY7-018A); and Louis Macey, Trustee, or his nominee or assigns (Part of Block 218 - Parcel QY7-018B).</p> <p>WBS K-002008-0002-2-01</p>	<p>Category # 7</p>	<p>Page 1 of 3</p>	<p>Agenda Item #</p> <p style="text-align: right; font-size: 2em;">16</p>
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<p>FROM: (Department or other point of origin):</p> <p>Department of Public Works and Engineering</p>	<p>Origination Date:</p> <p style="text-align: center;">2-16-08</p>	<p>Agenda Date</p> <p style="text-align: center;">FEB 20 2008</p>
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<p>DIRECTOR'S SIGNATURE:</p>  <p>Michael S. Marcotte, P.E., DEE, Director</p>	<p>Council District affected:</p> <p>I Key Map 493R</p>
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<p>For additional information contact:</p> <p>Andrew F. Icken, Deputy Director Phone: (713) 837-0510 Planning and Development Services Division</p>	<p>Date and identification of prior authorizing Council Action:</p>
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RECOMMENDATION: (Summary)

It is recommended that City Council approve an ordinance authorizing the appropriation of \$15,542,042 out of the Reimbursement of Equipment/Projects Fund (Fund 1850), approving the Purchase and Sale Agreement between the City of Houston and Louis Macey, Trustee, et al.; authorizing payment of the purchase price and related expenses for the acquisition of five downtown blocks for municipal purposes; and authorizing the abandonment and sale of Jackson Street from Capitol Avenue to Rusk Avenue, and approving the sale of the City's real property interest under the east one-half of such street (Parcels SY8-078 and SY8-074).

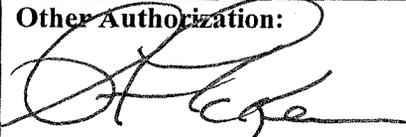
<p>Amount and Source of Funding: \$15,542,042 Reimbursement of Equipment/Projects Fund (Fund 1850)</p> <p style="text-align: right; margin-right: 50px;"><i>PLR 2/15/08</i></p>	<p>F & A Budget:</p>
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SPECIFIC EXPLANATION:

The City of Houston, continuing its program to provide for the future needs of a growing community, is acquiring property for municipal purposes in the downtown area. The proposed ordinance authorizes the purchase of five blocks in downtown Houston, comprised of Blocks 203, 204, 205, 218, and 219, South Side of Buffalo Bayou (S.S.B.B.) in Houston, Harris County, Texas for the acquisition of five downtown blocks for municipal purposes. In addition, the City will abandon Jackson Street between Capitol Avenue and Rusk Avenue to the abutting owners of Block 100, Macey Family Properties II, Ltd.

CUIC #20GCT019

REQUIRED AUTHORIZATION

<p>F&A Director:</p> 	<p>Other Authorization:</p>	<p>Other Authorization:</p>  <p>Andrew F. Icken, Deputy Director Planning and Development Services Division</p>
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Date	<p>SUBJECT: PROPERTY: Ordinance authorizing the appropriation of \$15,542,042 out of the Reimbursement of Equipment/Projects Fund (Fund 1850), approving the Purchase and Sale Agreement between the City of Houston and Louis Macey, Trustee, et al.; authorizing payment of the purchase price and related expenses for the acquisition of five downtown blocks for municipal purposes; and authorizing the abandonment and sale of Jackson Street from Capitol Avenue to Rusk Avenue, and approving the sale of the City's real property interest under the east one-half of such street (Parcels SY8-078 and SY8-074).</p> <p>OWNERS: Louis Macey, Trustee (Block 203 -Parcel QY7-015); Macey Family Properties, Ltd., a Texas limited partnership, Macey Properties, Inc., a Texas corporation, its sole general partner (Blocks 204 and 219 - Parcels QY7-016 and QY7-019); Macey Family Properties II, Ltd., a Texas limited partnership, Macey Properties, Inc., a Texas corporation, its sole general partner (Block 205 and Part of Block 218 - Parcels QY7-017 and QY7-018A); and Louis Macey, Trustee, or his nominee or assigns (Part of Block 218 - Parcel QY7-018B).</p> <p>WBS K-002008-0002-2-01</p>	Originator's Initials	Page <u>2</u> of <u>3</u>
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[Macey Properties, Inc. (Louis Macey, President) General Partner] and LAM Block 100, Ltd. [II LAM Ship Channel LLC, (Louis A. Macey, Manager) General Partner] and sell the City's real property interest under the east one-half of such street (Parcels SY8-078 and SY8-074) to the abutting owners of Block 100.

The Department of Public Works and Engineering negotiated with the Sellers to purchase five downtown blocks in Houston, Harris County, Texas (Blocks 203, 204, 205, 218 and 219, S.S.B.B. - Parcels QY7-015 thru QY7-019) for \$15,442,042 (approximately \$49.25 per square foot). The City determined the total fair market value of the blocks to be \$50-55 per square foot, based on appraisals by Michael Urban, MAI, SRA. The purchase price and acquisition costs/related expenses will be paid from funds appropriated out of the Reimbursement of Equipment/Projects Fund (Fund 1850). The City is examining long-term funding options for the acquisitions, including but not limited to reimbursement from TIRZ #15 (East Downtown Zone). The East Downtown Zone was expanded by City Council in December 2007 in anticipation of this possibility.

The ordinance also authorizes the abandonment and sale of Jackson Street, from Capitol Avenue to Rusk Avenue. The abutting property owners, Macey Family Properties II, Ltd. [Macey Properties, Inc. (Louis Macey, President) General Partner] and LAM Block 100, Ltd. [II LAM Ship Channel LLC, (Louis A. Macey, Manager) General Partner] will acquire (a) the City's right-of-way interest in the west one-half of Jackson Street, Parcel SY8-073 and SY8-077, and (b) the City's real property interest under the east one-half of Jackson Street that abuts City-owned property, Parcel SY8-074 and SY8-078. The purchase price of Parcels SY8-073, SY8-074, SY8-077, and SY8-078 will be the fair market value as determined by appraisal obtained by the Director of the Public Works and Engineering Department or his designee. The proceeds from the abandonment and sale of Jackson Street will be used to reduce the purchase price of the acquisition of the five downtown blocks, [(Block 203 -Parcel QY7-015), (Block 204 -Parcel QY7-016), (Block 219 - Parcel QY7-019), (Block 205 - Parcel QY7-017), (part of Block 218 - Parcel QY7-018A), (part of Block 218 -Parcel QY7-018B)]. The abutting property owners plan to assemble the property being abandoned and sold into their abutting property to create a contiguous site for development. The abandonment of Jackson Street will be effective at the time the Sellers of the five blocks convey the five downtown blocks to the City and complete all requirements established by the Public Works and Engineering Department associated with the abandonment and any set forth in the Purchase and Sale Agreement. If at the time the Sellers of the five blocks convey the blocks to the City there are outstanding requirements to be completed, funds as determined by the Public Works and Engineering Department will be escrowed to cover the cost of completing those requirements.

The cost of the purchase is as follows:

LAND:

Parcels QY7-015, QY7-016, QY7-017, QY7-018A, QY7-018B, QY7-019 (Fee).....	\$ 15,442,042.00
ESTIMATED CLOSING COSTS	\$ 100,000.00
TOTAL CONSIDERATION AND CLOSING COSTS.....	\$ 15,542,042.00

\$15,542,042 out of the Reimbursement of Equipment/Projects Fund (Fund 1850), approving the Purchase and Sale Agreement between the City of Houston and Louis Macey, Trustee, et al.; authorizing payment of the purchase price and related expenses for the acquisition of five downtown blocks for municipal purposes; and authorizing the abandonment and sale of Jackson Street from Capitol Avenue to Rusk Avenue, and approving the sale of the City's real property interest under the east one-half of such street (Parcels SY8-073 and SY8-074).

OWNERS: Louis Macey, Trustee (Block 203 -Parcel QY7-015); Macey Family Properties, Ltd., a Texas limited partnership, Macey Properties, Inc., a Texas corporation, its sole general partner (Blocks 204 and 219 - Parcels QY7-016 and QY7-019); Macey Family Properties II, Ltd., a Texas limited partnership, Macey Properties, Inc., a Texas corporation, its sole general partner (Block 205 and Part of Block 218 - Parcels QY7-017 and QY7-018A); and Louis Macey, Trustee, or his nominee or assigns (Part of Block 218 - Parcel QY7-018B).

WBS K-002008-0002-2-01

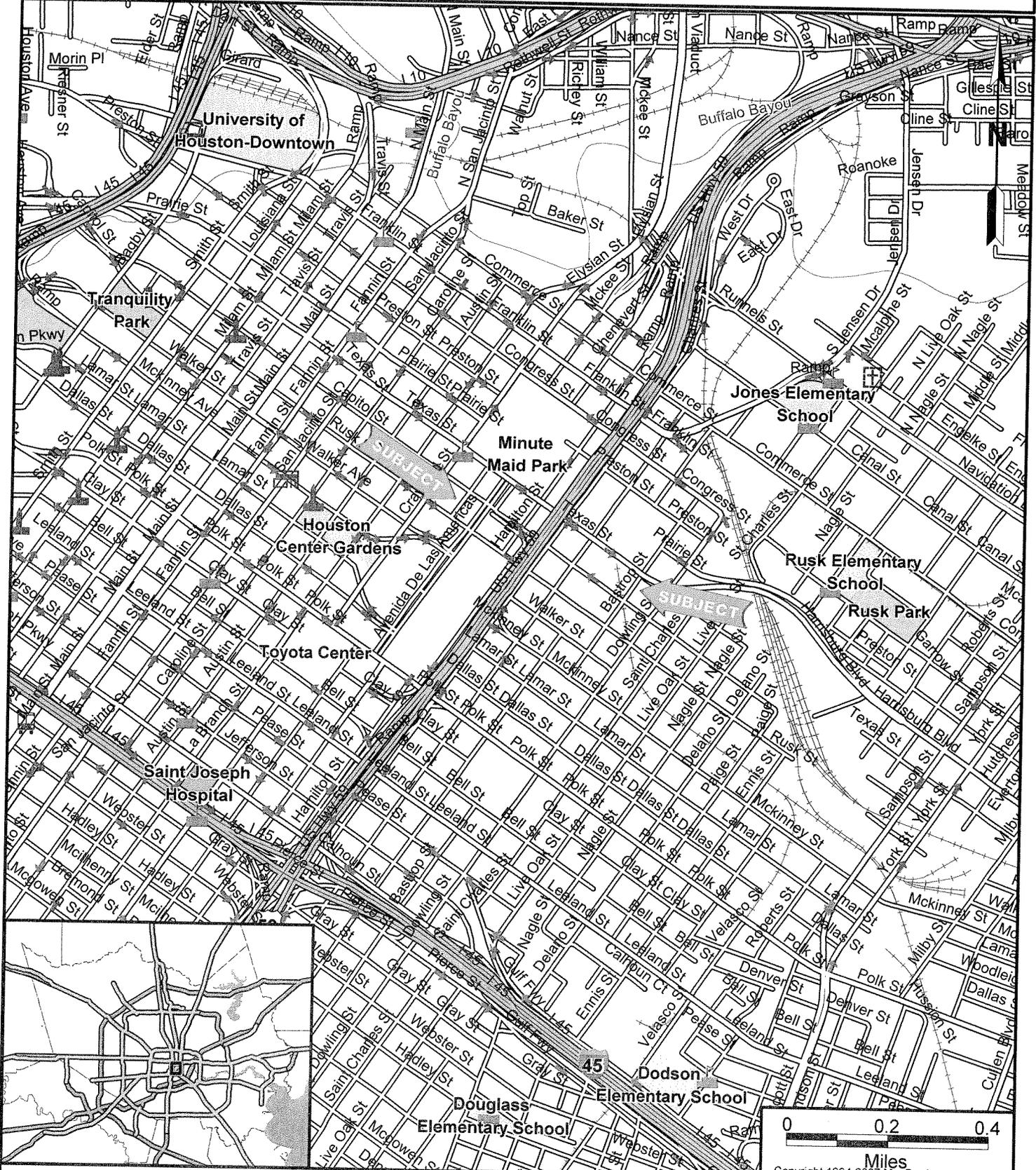
Initials

3 of 3

Therefore, it is recommended that an Ordinance be approved authorizing the appropriation of \$ 15,542,042.00 out of the Reimbursement of Equipment/Projects Fund (Fund 1850); approving the Purchase and Sale Agreement between the City of Houston and Louis Macey, Trustee, et al.; authorizing payment of the purchase price and related expenses for the acquisition of the five downtown blocks for municipal purposes; and authorizing the abandonment and sale of Jackson Street from Capitol Avenue to Rusk Avenue, and approving the sale of the City's real property interest under the east one-half of such street (Parcels SY8-078 and SY8-074). The acquisition parcels are as follows: Parcel QY7-015 being all of Block 203; Parcel QY7-016 being all of Block 204; Parcel QY7-017 being all of Block 205; Parcels QY7-018A and B, being all of Block 218; and Parcel QY7-019, being all of Block 219, all blocks being within the South Side of Buffalo Bayou, in Houston, Harris County, Texas.

LOCATION MAP

Description: Acquisition of Five Downtown Blocks and Abandonment and Sale of Jackson Street
 Blocks 203, 204, 205, 218, 219 SSBB
 Parcels QY7-015 thru QY7-019
 Prepared by: City of Houston, 611 Walker, Houston, TX 77002



CAUTION:

Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets.
 Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.

<p>SUBJECT: Ordinance authorizing the conveyance of Block 193, South Side of Buffalo Bayou (Parcel SY8-071), owned by the City of Houston, in exchange for \$250,000 and the acquisition of Block 220, South Side of Buffalo Bayou (Parcel QY7-020) owned by 800 Dowling, LP, a Texas limited partnership, Houston SPFP, LLC, its sole general partner; authorizing payment of related expenses for the acquisition of downtown Block 220, South Side of Buffalo Bayou for municipal purposes; and authorizing the lease-back of Block 193 from 800 Dowling, LP. and payments of rent due under the lease terms. OWNER: 800 Dowling, LP, a Texas limited partnership; Houston SPFP, LLC, its sole general partner; Thomas H. Schwartz, Manager. WBS K-002008-0003-2-02</p>	<p>Category # 7</p>	<p>Page 1 of 2</p>	<p>Agenda Item # 17</p>
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WSP

<p>FROM: (Department or other point of origin): Department of Public Works and Engineering</p>	<p>Origination Date: 2-16-08</p>	<p>Agenda Date FEB 20 2008</p>
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<p>DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., DEE, Director</p>	<p>Council District affected: I Key Map 493R</p>
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<p>For additional information contact: Andrew F. Icken, Deputy Director Phone: (713) 837-0510 Planning and Development Services Division</p>	<p>Date and identification of prior authorizing Council Action:</p>
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RECOMMENDATION: (Summary)
It is recommended that City Council approve an ordinance authorizing the conveyance of Block 193, South Side of Buffalo Bayou (Parcel SY8-071), owned by the City of Houston, in exchange for \$250,000 and the acquisition of Block 220, South Side of Buffalo Bayou (Parcel QY7-020) owned by 800 Dowling, LP, a Texas limited partnership, Houston SPFP, LLC, its sole general partner; authorizing payment of related expenses for the acquisition of downtown Block 220, South Side of Buffalo Bayou for municipal purposes; and authorizing the lease-back of Block 193 from 800 Dowling, LP. and payments of rent due under the lease terms.

<p>Amount and Source of Funding: \$150,000 Water and Sewer System Operating Fund (Fund 8300)</p>	<p>F & A Budget: PR 2/15/08</p>
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SPECIFIC EXPLANATION:
The City of Houston, continuing its program to provide for the future needs of a growing community, is acquiring property for municipal purposes in the downtown area. The proposed ordinance authorizes the acquisition for municipal purposes of one block in downtown Houston, bounded by Bastrop, Walker, Dowling and Rusk Streets and located in Block 220, South Side of Buffalo Bayou, Houston, Harris County, Texas in exchange for the conveyance of City-owned property located at 319 St. Emanuel, Block 193, South Side of Buffalo Bayou, Houston, Harris County, Texas.

The Department of Public Works and Engineering negotiated with the Seller to acquire Block 220, South Side of Buffalo Bayou, (Parcel QY7-020), with land and improvements valued at \$2,533,000.00 (approximately \$45 per square foot) plus a cash payment of \$250,000 in exchange for the conveyance of City-owned property located at 319 St. Emanuel, Block 193, South Side of Buffalo Bayou, with land and improvements valued at \$3,525,000 (approximately \$45 per square foot). These values were based on appraisals prepared by Michael Urban, MAI, SRA. As part of the transaction, the City will lease back the property located at 319 St. Emanuel for a base period of five years with three one-year renewal options in an amount not to exceed \$1,600,000.

CUIC #20GCT020

REQUIRED AUTHORIZATION

<p>F&A Director:</p>	<p>Other Authorization:</p>	<p>Other Authorization:  Andrew F. Icken, Deputy Director Planning and Development Services Division</p>
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Date	SUBJECT: PROPERTY: Ordinance authorizing the conveyance of Block 193, South Side of Buffalo Bayou (Parcel SY8-071), owned by the City of Houston, in exchange for \$250,000 and the acquisition of Block 220, South Side of Buffalo Bayou (Parcel QY7-020) owned by 800 Dowling, LP, a Texas limited partnership, Houston SPFP, LLC, its sole general partner; authorizing payment of related expenses for the acquisition of downtown Block 220, South Side of Buffalo Bayou (S.S.B.B.) for municipal purposes; and authorizing the lease-back of Block 193 from 800 Dowling, LP. and payments of rent due under the lease terms. OWNER: 800 Dowling, LP, a Texas limited partnership; Houston SPFP, LLC, its sole general partner, Thomas H. Schwartz, Manager. WBS K-002008-0003-2-02	Originator's Initials	Page <u>2</u> of <u>2</u>
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The City's conveyance of its property at 319 St. Emanuel is being done pursuant to Local Government Code Section 272.001(b) (6) which allows sales of such property other than by sealed bid to the highest bidder when the property is located within a reinvestment zone and the municipality desires development of the property under a project plan adopted by the reinvestment zone. Block 193 is currently located within the TIRZ #15 (East Downtown Zone) boundaries. The TIRZ #15 will adopt an amendment to its Project Plan to incorporate the redevelopment of Block 193.

The acquisition costs/related expenses and lease-back payments will be paid from the Water and Sewer System Operating Fund (Fund 8300). Estimated rental amount through the remainder of FY08 is \$50,000. Subsequent annual lease payments will be paid from Fund 8300.

The basis of this exchange is as follows:

Purchase Price: Title to Block 220 plus a payment by Seller to the City of \$250,000 will be exchanged for the City's title to Block 193, SSBB

Lease-Back Rental Rates:

Years 1-5:	\$175,000 per year
Year 6:	\$225,000 per year
Years 7 and 8:	\$250,000 per year

All rental rates are to be on a "triple net" lease basis, (and ad valorem taxes will be paid by the City to the extent required by law).

Seller shall lease Block 193 (including the improvements thereon) back to the City for an initial term of 5 years; City shall have the right and option to renew and extend the initial term of the lease-back for an additional 3 years (Year 6, Year 7, and Year 8), upon giving Seller not less than 6 months advance written notice of the exercise of such right and option before the expiration of the then-current year of the term.

CITY'S ESTIAMATED EXPENSES/CLOSING COSTS	\$100,000.00
CITY'S RENTAL PAYMENTS FY08.....	<u>\$ 50,000.00</u>
TOTAL ESTIMATED EXPENDITURES FY08.....	\$150,000.00

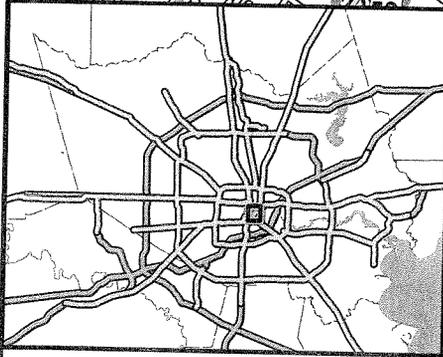
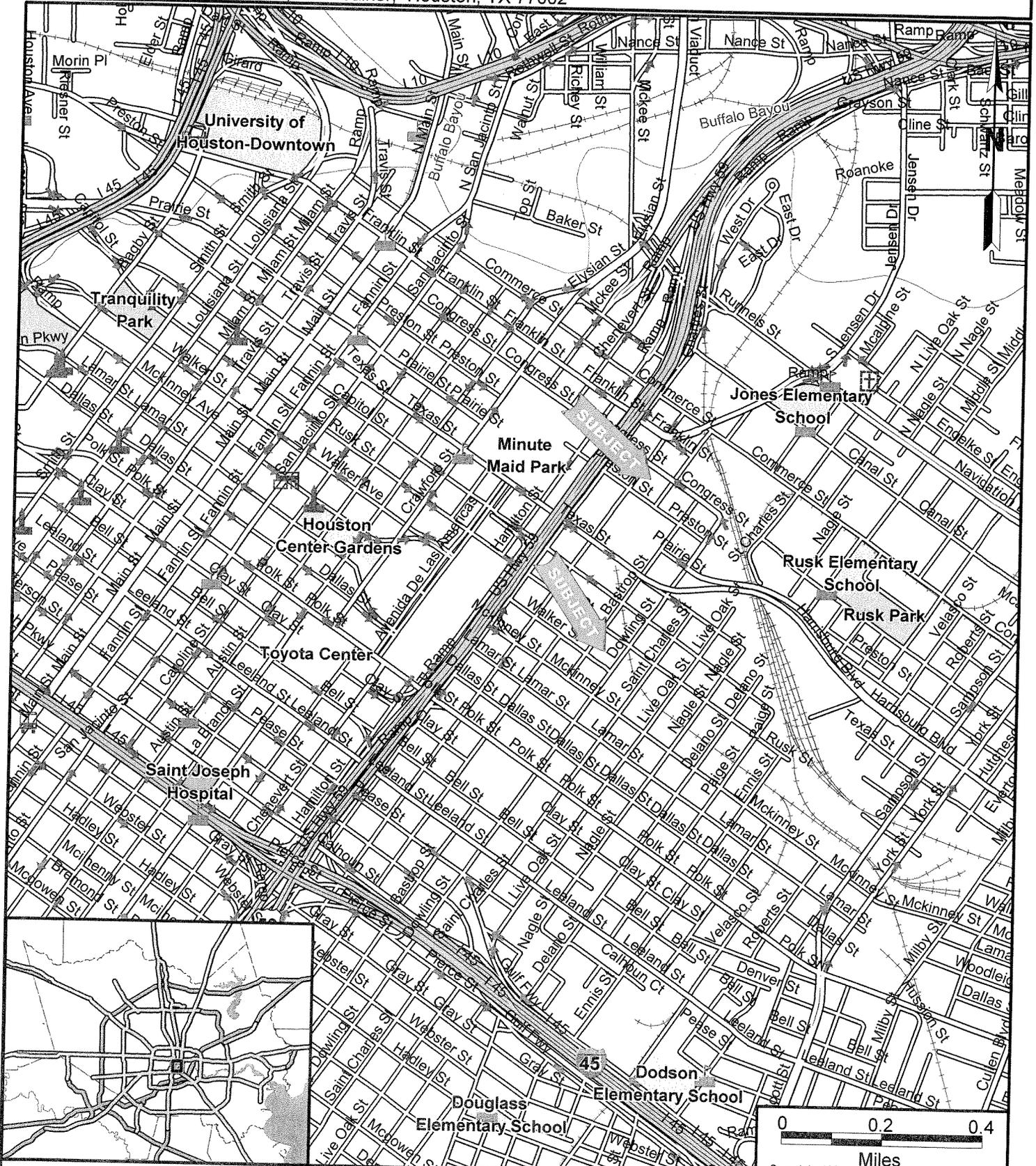
Therefore, it is recommended that an Ordinance be approved authorizing the conveyance of Block 193, South Side of Buffalo Bayou, Houston, Harris County, Texas (Parcel SY8-071), owned by the City of Houston, in exchange for \$250,000 and the acquisition of Block 220, South Side of Buffalo Bayou, Houston, Harris County, Texas (Parcel QY7-020) owned by 800 Dowling, LP, a Texas limited partnership, Houston SPFP, LLC, its sole general partner; authorizing payment of related expenses for the acquisition of downtown Block 220, on the South Side of Buffalo Bayou, in Houston, Harris County, Texas; and authorizing the lease-back of Block 193 from 800 Dowling, LP. and payments of rent due under the lease terms in an amount not to exceed \$1,600,000.

MSM:NPC:gct
cc: Marty Stein

LOCATION MAP

Description: Exchange of Block 220, SSBB for Block 193 SSBB (319 st. Emanuel)
Parcels QY7-020 and SY8-071

Prepared by: City of Houston, 611 Walker, Houston, TX 77002



CAUTION:

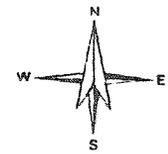
Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.

20005063

Harris County Appraisal District



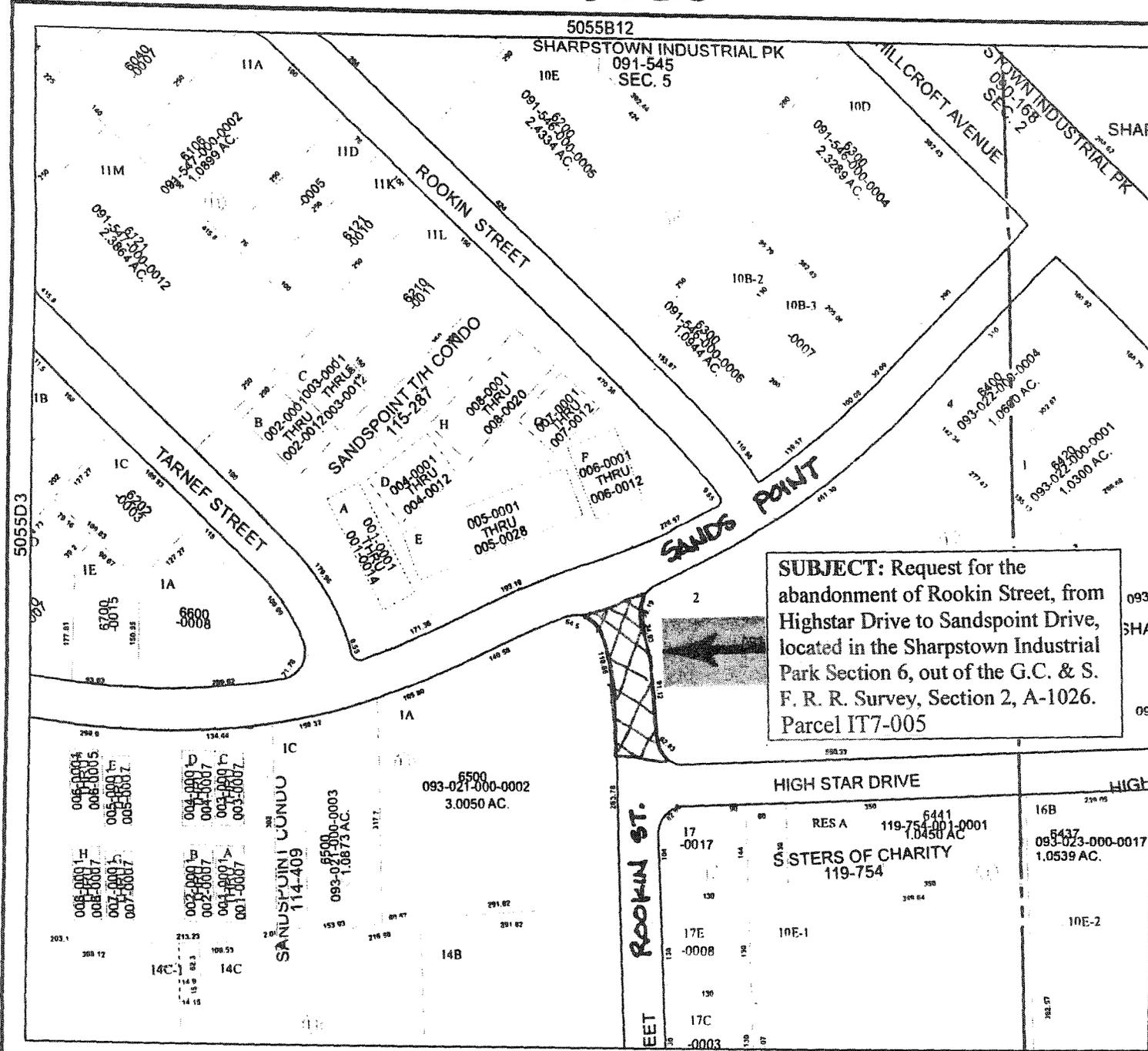
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PUBLICATION DATE:
10/20/2005



MAP LOCATION

FACET 5055D

1	2	3	4
5	6	7	8
9	10	11	12



SUBJECT: Request for the abandonment of Rookin Street, from Highstar Drive to Sandspoint Drive, located in the Sharpstown Industrial Park Section 6, out of the G.C. & S. F. R. R. Survey, Section 2, A-1026. Parcel IT7-005

5055D8

5055D3

5155C1

0933HA

09

HIGH

16B

10E-2

ROOKIN ST.

5055B12

SHARPSTOWN INDUSTRIAL PK
091-545
SEC. 5

MILLCROFT AVENUE
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STOWN INDUSTRIAL PK
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SEC. 2

ROOKIN STREET

TARNEF STREET

SANDS POINT

HIGH STAR DRIVE

SANDSPUNT CONDO
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SANDSPUNT TH CONDO
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MOTION by Council Member Khan that the recommendation of the Director of the Department of Public Works and Engineering, reviewed and approved by the Joint Referral Committee, on request from the Directors of the Building Services and Health and Human Services Departments of the City of Houston, in cooperation with Neighborhood Centers Inc., (NCI) (Angela Blanchard, President), for the abandonment of Rookin Street, from Highstar Drive to Sandspoint Drive, located in the Sharpstown Industrial Park Section 6, out of the G. C. & S. F. R. R. Survey, Section 2, A-1026, Parcel No. IT7-005, be adopted as follows:

1. The City abandon Rookin Street, from Highstar Drive to Sandspoint Drive, located in the Sharpstown Industrial Park Section 6, out of the G. C. & S. F. R. R. Survey, Section 2, A-1026 and incorporate the entire area into its fee-owned Multi-Service Center property;
2. NCI be required to relinquish its underlying fee interest in Rookin Street to the City of Houston to allow for the entire area to be incorporated into the City's fee-owned property and to be designated as a utility corridor to allow all private and public utilities to remain in place;
3. NCI be required to install a fire hydrant at the corner of Highstar Drive and Rookin Street, which shall be connected to the water line in Highstar Drive, all at no cost to the City and under the proper permits ;
4. NCI be required eliminate the public street appearance of the abandoned portion of Rookin Street by extending the curbs and sidewalks across the portion of street being abandoned, all no cost to the City and under the proper permits;
5. NCI be required to implement a traffic marking and signing plan prepared by an engineer including an advance warning sign on northbound Rookin Street south of Highstar Drive and modification of the centerline striping to form a curve between Highstar Drive and Rookin Street, all at no cost to the City and under the proper permits. The traffic marking and signing plan must be reviewed and approved by the Traffic and Transportation Division of the Public Works and Engineering Department;

6. NCI be required to construct and maintain a pedestrian plaza consisting of brick pavers and including, but not limited to, such amenities as benches in the abandoned portion of Rookin Street between the City's multi-service center and NCI's community center, which will be easily removable and replaceable for utility access and maintenance, all at no cost to the City and under the proper permits
7. NCI be required to furnish the Department of Public Works and Engineering with a durable, reproducible (Mylar) survey plat and field notes of the affected property;
8. NCI and/or BSD be required to obtain a letter of no objection from each of the privately owned utility companies for the street right-of-way being abandoned; and
9. The Legal Department be authorized to prepare the necessary transaction documents.

Seconded by Council Member Alvarado and carried.

Mayor White, Council Members Lawrence, Johnson,
Clutterbuck, Edwards, Wiseman, Khan, Holm, Garcia,
Alvarado, Brown, Lovell and Green voting aye
Nays none
Council Member Berry absent

PASSED AND ADOPTED this 20th day of December, 2006.

Pursuant to Article VI, Section 6 of the City Charter, the
effective date of the foregoing motion is December 26, 2006.



Ann Russell
City Secretary

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Amendment to the Fire Classified Personnel Ordinance	Category #3	Page 1 of 1	Agenda Item # 19
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FROM (Department or other point of origin): Human Resources Department Houston Fire Department	Origination Date February 5, 2008	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE: <i>C. Aldridge</i> Candy Clarke Aldridge, Acting HR Director	Council District affected: All
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For additional information contact: Karen DuPont 713.859.4934	Date and identification of prior authorizing Council action: Amends Fire Classified Personnel Ordinance 2007-1281
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RECOMMENDATION: (Summary)
At the request of the Houston Fire Department, the Human Resources Department puts forth this amendment to the Classified Personnel Ordinance to delete one Communications Senior Captain position and to add two Inspector positions.

Amount Source of Funding: General Fund 1000 \$63,328 Net (includes fringe benefits)	Budget:
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SPECIFIC EXPLANATION:
Amendments to the Fire Classified Personnel Ordinance are as follows:

A. Delete one Senior Communications Officer position
Under a 1991 court order and injunction (cause number 91-00592), the Houston Fire Department maintained a vacancy in the Communications Senior Captain rank pending the return to active duty of Senator Mario Gallegos. As part of a recent settlement agreement approved by City Council, Senator Gallegos relinquished any claim he had to this position. Therefore, this position is no longer needed.

B. Add two Inspector positions
City Council recently approved an Ordinance affecting fire protection and alerting systems in mid-rise occupancies. There are approximately 100 buildings in this classification that will require monitoring to ensure compliance with the Ordinance. Approximately 1/4 of the buildings in this classification will require on-going educational initiatives aimed at teaching occupants how to exit the building safely in the event of a fire alarm.

REQUIRED AUTHORIZATION

Finance Director: <i>Michelle Mitchell</i>	Other Authorization: <i>Dir Bahig 2.6.08</i>	Other Authorization:
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SUBJECT: Ordinance establishing conditions for payment of a hiring incentive amount for police trainees		Category #	Page 1 of <u>1</u>	Agenda Item # <u>20</u>
FROM: (Department or other point of origin): Houston Police Department		Origination Date		Agenda Date FEB 20 2008
DIRECTOR'S SIGNATURE:  Harold Hurtt, Chief, Houston Police Department		Council Districts affected: All		
For additional information contact: Joe Fenninger, Deputy Director, Budget & Finance Phone: (713) 308-1770  2/18/08		Date and identification of prior authorizing Council Action:		
RECOMMENDATION: (Summary) Approve an ordinance establishing a hiring incentive for police recruits in the four academy classes beginning in 2008, who successfully complete all Police Academy and TCLEOSE requirements, and who make a five-year commitment of service to the City of Houston. ←				
Amount of Funding:		FY 2008 - \$1,120,000 FY 2009 - \$1,680,000		F & A Budget:
SOURCE OF FUNDING: <input checked="" type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)				
<u>SPECIFIC EXPLANATION</u>				
<p>The Houston Police Department is recommending approval of an ordinance that would establish a hiring incentive for police trainees who enter the Houston Police Academy prior to September 2008. This incentive would be payable to those recruits who make a five year commitment of service to the City of Houston and successfully complete all Academy and TCLEOSE requirements. The ordinance would allow the Houston Police Department to successfully recruit more qualified and committed police recruits to increase available manpower in an attempt to address the growing concern about crime rates in the City of Houston. Furthermore, a hiring incentive would attract more recruits and would offset the growing number of retirements within the Houston Police Department. This hiring incentive would most importantly allow the City of Houston to compete with both local and federal law enforcement agencies by offering a competitive first year salary. In addition, because the four academy classes for calendar year 2008 which will receive this hiring incentive are planned and budgeted, this will help to ensure that the classes are filled to capacity with qualified recruits. Additionally, passage of this ordinance would not conflict with or require any amendments to the Houston Police Department's Meet and Confer contract.</p> <p>This ordinance would allow these academy classes to receive the hiring incentive in a ladder distribution. The two academy classes that start in March and May would receive a total of \$12,000, with half to be received by the recruit at the execution of a legally binding agreement, and half to be received after successful completion of the Police Academy and all TCLEOSE and Civil Service requirements. The two classes that start in June and August would receive a total of \$8,000, split in the same manner. Each recruit would make a five-year commitment to the City of Houston and if, for any reason, the recruit leaves the City prior to completing the five year commitment, the recruit must repay all principal sums. The repayment will be reduced by 20% for every full year of service. However, a recruit in good standing who leaves before the five-year period, for either medical reasons or as a result of being called to active military duty, will be exempt from this pay-back provision.</p>				
REQUIRED AUTHORIZATION				
F&A Director:		Other Authorization:		Other Authorization:

mgf

SUBJECT: Ordinance establishing conditions for assignment pay to classified P/O's to increase recruiting, hiring, training & retention efforts with new recruits	Category #	Page 1 of <u>1</u>	Agenda Item # <div style="text-align: right; font-size: 2em;">21</div>
FROM: (Department or other point of origin): Houston Police Department	Origination Date February 15, 2008		Agenda Date FEB 20 2008
DIRECTOR'S SIGNATURE:  Harold Hurtt, Chief, Houston Police Department	Council Districts affected: All		
For additional information contact: Joe Fenninger, Deputy Director, Budget & Finance Phone: (713) 308-1770	Date and identification of prior authorizing Council Action: Ord. No. 1991-392 (March 20, 1991)		

RECOMMENDATION: (Summary)
 Approve an ordinance amending existing program allowing assignment pay for classified P/O's for recruiting and mentoring qualified applicants through the Houston Police Department.

Amount of Funding: FY 2008 - \$0 FY 2009 - \$200,000	F & A Budget:
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SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund
 Other (Specify)

SPECIFIC EXPLANATION

The Police Mentor Program functions as a valuable asset in the recruiting, hiring, training and long-term retention of police officers for the City of Houston. Currently, the Program provides that a Police Officer or Sergeant may be assigned as a Police Mentor for one police cadet/probationary officer per fiscal year and may receive up to \$1,000.00 for participation in the program. There must be a direct link and effect between the mentor's recruitment and the identification and acceptance of the police applicant by the Houston Police Department. It is envisioned that the Mentor will have regular meetings with an applicant first as a cadet going through the Police Academy and then continuing on after the cadet has completed the Academy and is completing the period in which he is considered a probationary police officer. The Mentor will be available to offer encouragement and guidance and to serve as a resource in helping address questions or concerns that may arise.

Under the proposed amendments, eligibility to participate in the program will be expanded to include Lieutenants and Captains and participating personnel may mentor more than one cadet/probationary officer per fiscal year. Additionally, under the proposed amendments the assignment pay would increase. The Mentor awards would be divided into two equal installments of \$1,000 each. The first \$1,000 would be paid upon graduation from the Police Academy. The second \$1,000 would be paid after the Probationary Police Officer has successfully completed the one year probationary period and is assigned as a Police Officer, Civil Service Grade III. This second installment will also be contingent upon certification that the mentor has fulfilled any internal rules and/or guidelines for the mentor promulgated in advance by the Chief of Police. Such rules and/or guidelines will be provided to the police applicant and the possible mentor at the beginning of the Police Mentor process.

Passage of this ordinance will encourage eligible classified officers to actively recruit applicants, and help assimilate these new employees into the life of a successful long-term City of Houston police officer.

REQUIRED AUTHORIZATION

F&A Director:	Other Authorization:	Other Authorization: Michelle Mitchell, Director, Department of Finance
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To: Mayor Via City Secretary

REQUEST FOR COUNCIL ACTION

08HACS

Subject: An Ordinance Authorizing the Execution of a Contract Between the City of Houston and Houston Area Community Services, Inc. for Tenant-Based Rental Assistance Program and Supportive Services.	Category	Page 1 of 2	Agenda Item # <div style="text-align: right; font-size: 2em;">22</div>
From (Department or other point of origin): Richard S. Celli, Director Housing and Community Development Department	Origination Date 1/3/2008	Agenda Date <div style="text-align: center; font-size: 1.2em;">FEB 20 2008</div>	
Director's Signature 	Council District affected: <div style="text-align: center;">District C</div>		
For additional information contact: Dena Gray Phone: 713.868.8335	Date and Identification of prior authorizing Council action: N/A		
Recommendation: (Summary) Approval of an ordinance authorizing the execution of a Contract between the City of Houston and Houston Area Community Services, Inc. to provide funding for the administration and operation of a Tenant-based Rental Assistance project with Supportive Services under the Housing Opportunities for Persons with AIDS ("HOPWA") Program.			
Amount of Funding <div style="text-align: center;">\$1,045,000 - HOPWA Grant</div>		F & A Budget: 	
Source of Funding <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify) Grant Funds (5000)			
Specific Explanation <p>The Housing and Community Development Department ("HCDD") recommends approval of a Contract between the City of Houston and Houston Area Community Services, Inc. ("HACS") to finance HACS administrative and tenant-based rental assistance costs associated with its HIV/AIDS program. This program provides a bridge in services for individuals in a transitional stage due to lost employment or similar circumstances.</p> <p>Houston Area Community Services was established in 1997 to provide intensive case management, outreach programs and housing options to people with HIV/AIDS. Through HIV/STI grants received beginning in 1999, HACS has served annually in excess of 15,000 individuals at risk for HIV/STI through its counseling, testing, and referral program, health education, and risk reduction programs as well as prevention case management. HACS's current annual budget is over \$4 million, and their scope of services has expanded to include prevention care services, HIV/STD counseling, testing, and treatment; outpatient primary medical care, case management, and housing related services; mental health and substance abuse treatment services; and peer support programs.</p> <p>HACS has a very strong reputation in the community as a HIV service provider and is responsible for the management of several local, state and federal grants. Funding sources for the agency has included: U.S. Dept. of Health and Human Services grants from Harris County for HIV/AIDS Case Management Program and Outreach Services, the Center for Disease Control, Substance Abuse and Mental Health Services, Houston Regional HIV/AIDS Resource Group, Inc. (Ryan White Title II and IV), and the City of Houston's HIV/AIDS Prevention grant.</p>			
Required Authorization			
F & A Director	Other Authorization	Other Authorization	
 	 	<div style="text-align: right; font-size: 1.5em;">WOT</div>	

Date 1/3/2008	Subject: An Ordinance Authorizing the Execution of a Contract Between the City of Houston and Houston Area Community Services, Inc. for a Tenant-Based Rental Assistance Program.	Originator's Signature 	Page 2 of 2
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U.S. Dept. of Housing and Urban Development (HUD) grants has included Supportive Housing Program funding from Depelchin for Case Management and Scattered Site Housing and the City's HOPWA program. HACS management of these grants constitutes service to hundreds of HIV positive persons and their families.

HACS is presently requesting \$1,045,000 to provide tenant-based rental assistance and supportive services to a minimum of eighty (80) scattered-site housing units for HIV/AIDS individuals and their family members for this anticipated 12-month contract. This funding will provide housing assistance and supportive services to approximately eighty (80) clients and eighty (80) family members for a minimum of one hundred and sixty (160) beneficiaries served.

Total Funds and Services:	\$1,045,000
Number of Persons Served:	80 clients + 80 family members
Category of Persons:	Low-income individuals living with HIV/AIDS

The tenant-based rental assistance program will provide approximately \$550/month to clients in long-term rental situations. This assistance will be available each month for a 12-month period, at the end of which the client must re-qualify for the program.

This contract will provide funding for the following HOPWA activities during a 12-month period.

Administrative	\$73,150
Supportive Services	\$352,311
Tenant-based Rental Assistance	\$619,539
Total	\$1,045,000

This project was reviewed by the Housing and Community Development Committee on June 13, 2007, and was recommended for Council Action.

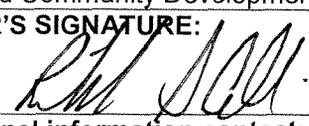
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Cc: City Secretary
Finance and Administration
Legal Department
Mayor's Office

HCD 08-18b

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

Emergency Relocation PPC.doc

SUBJECT: An Ordinance authorizing pre-positioned Professional Services Agreements for Emergency Relocation Services between the City of Houston and GMC Consultants, Inc. and Coytrecan Properties, Inc.		Category #	Page 1 of 2	Agenda Item # 23
FROM (Department or other point of origin): Richard S. Celli, Director Housing and Community Development		Origination Date 2/13/2008	Agenda Date FEB 20 2008	
DIRECTOR'S SIGNATURE: 		Council District affected: All		
For additional information contact: Eliezer Arce, Jr. Phone: 713-868-8456		Date and identification of prior authorizing Council action:		

RECOMMENDATION: (Summary)

Adopt an Ordinance authorizing pre-positioned Professional Services Agreements for Emergency Relocation Services between the City of Houston and GMC Consultants, Inc. and Coytrecan Properties, Inc.

Amount of Funding: No initial allocation. If activated, total spending authority for both contracts shall not exceed \$200,000, subject to availability of funds.

F&A Budget:

SOURCE OF FUNDING General Fund Grant Fund Enterprise Fund

Housing Special Revenue Funds (Fund 2000)

SPECIFIC EXPLANATION:

The Housing and Community Development Department (HCDD) requests City Council approval of pre-positioned Services Agreements for Emergency Relocation Services between the City of Houston and GMC Consultants, Inc. and Coytrecan Properties, Inc. for up to \$200,000, if funds are available under the approved Housing Special Revenue Fund (Fund 2000) specific for this purpose.

The purpose of these contracts will be to facilitate emergency relocation services for low-income Houstonians with children, disabled persons and senior citizens to remove them from hazardous, unsafe and/or unhealthy living conditions and place them in suitable, decent and affordable housing alternatives.

Upon activation, the contractor(s) will set up an intake and processing center from which to coordinate services (within 24 hours of being notified of an emergency) to assess the eligibility of tenants for services based on HUD's income guidelines. Services will be limited to leaseholders of subject properties who are at least 18 years of age, who have permanent residence status, can provide income documentation meeting HUD's income guidelines, and who can provide evidence of a new lease to comparable housing within a 10 mile radius of property being vacated. At a minimum, identity, demographic information, income, leaseholder status, moving expenses and new lease and address should be verified and documented.

The contractor(s) will notify the Houston Housing Authority or Harris County Housing Authority as to any Section 8 recipients on-site to ensure that they coordinate with their designated housing support counselors for relocation services.

Accompanied by local law enforcement, the contractor(s) (or his or her representatives) will perform a daily walk-through of the property to distribute flyers and brochures notifying tenants of available relocation and social support services, the application process and deadline, alternative housing options, tenants legal rights and responsibilities as well as information about public and private service providers.

The contractor(s) will hire movers and coordinate with qualifying tenants, movers, local storage facilities and apartment complexes within 10 square miles, if possible to coordinate relocation services. (Reasonable exceptions to the 10 mile limit may be allowed in cases where evacuees fear for their health or safety).

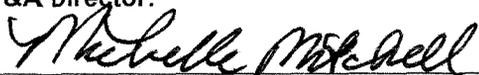
REQUIRED AUTHORIZATION

NDT

F&A Director:

Other Authorization:

Other Authorization:



Date: 2/13/2008	Subject: Emergency Relocation Services Contract	Originator's Initials: <i>PC</i>	Page: 2 of 2
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In cases of extremely urgent need, the contractor(s) may provide basic necessities such as food and potable water. However, every effort should be made to contact area food pantries to provide food and/or prepared meals.

Within one week of completing relocation services, the contractor(s) will complete and submit a written report detailing the following: general description of the conditions on site, name and address of site, number of units, occupancy rate, number of families on site, management and ownership information; number of persons taken in for initial assessment; number of persons receiving direct relocation assistance (how much, for what services) and disposition of each intervention; number of persons referred to public/private social service providers; demographic breakdown including race/ethnicity, age, income, and residency status of assisted tenants; after actions reports noting successes and deficiencies in service delivery (see below) and recommendations for future improvement; expense reports and reasonable supporting documentation including invoices and receipts.

No funds will be allocated unless contracts are activated. Supplemental allocation of up to \$200,000 are authorized only if funds are available from the Housing Special Revenue Fund. Aggregate allocations under this contract and any other contract, purchase order, and/or miscellaneous payments shall not exceed the Housing Special Revenue Fund allocation for this specific purpose.

RC:JC:ea

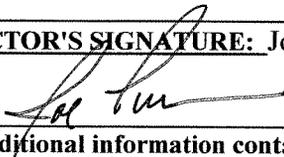
cc: City Attorney
City Secretary
Finance and Administration
Mayor's Office

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

Subject: An ordinance approving and authorizing a First Amendment to the ASAP ("After School Achievement Program") Agreement with HISD to add Brookline Elementary, Cage Elementary, Houston Gardens Elementary, Love Elementary, Dowling Middle School, Fleming Middle School, and Sharpstown Middle School as additional sites.	Category #	Page 1 of 2	Agenda Item
			24

FROM (Department or other point of origin): Houston Parks and Recreation Department	Origination Date: January 31, 2008	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE: Joe Turner, Director 	Council District(s) affected: B,D,F,H,I
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For additional information contact: Doug Earle, 713-845-8075 Twonda Thompson, 713-845-1146 Dan Pederson, 713-845-1248	Date and Identification of prior authorizing Council Action: 2007-1253
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RECOMMENDATION: (Summary):
Approval of a First Amendment to the ASAP Agreement with Houston ISD to add Brookline Elementary, Cage Elementary, Houston Gardens Elementary, Love Elementary, Dowling Middle School, Fleming Middle School, and Sharpstown Middle School as additional sites.

Amount of Funding: \$90,000.00 Title V Fund (5030) \$90,000.00 Safe & Drug Free Communities and Schools (5030)	F&A Budget:
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SPECIFIC EXPLANATION:

On November 7, 2007, pursuant to Ordinance No. 2007-1253, City Council approved an agreement with the Houston Independent School District (HISD) to provide \$709,000 in funding for the After-School Achievement Program at 24 locations. The Houston Parks & Recreation Department now recommends the approval to provide an additional \$180,000 funding for Brookline Elementary, Cage Elementary, Houston Gardens Elementary, Love Elementary, Dowling Middle School, Fleming Middle School, and Sharpstown Middle School as additional ASAP sites. This will increase the total funding to \$889,000 at 27 locations throughout the City of Houston offering quality after-school programming.

LIST OF PARTICIPATING SITES:

<u>Houston ISD</u>	<u>Council District</u>	<u>Funding Amount</u>
Brookline Elementary School	I	\$22,500.00
Cage Elementary School	I	\$22,500.00
Dowling Middle School	D	\$30,000.00
Fleming Middle School	B	\$30,000.00
Houston Garden Elementary School	B	\$22,500.00
Love Elementary School	H	\$22,500.00
Sharpstown Middle School	F	\$30,000.00

F&A Director:	Other Authorization:	Other Authorization:
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TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Authorization for Mayor to accept FAA AIP Grant offers up to \$65,000,000 for projects at George Bush Intercontinental Airport/Houston, William P. Hobby Airport and Ellington Field.	Category #2	Page 1 of 2	Agenda Item # 25
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FROM (Department or other point of origin): Houston Airport System	Origination Date February 4, 2008	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE: 	Council District affected: B, E & I
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For additional information contact: Eric R. Potts  Phone: 281-233-1999 Carlos A. Ortiz Phone: 281-233-1842	Date and identification of prior authorizing Council action:
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AMOUNT & SOURCE OF FUNDING: REVENUE: FAA Airport Improvement Program Grant \$17,750,000.00 – Entitlement funds \$10,000,000.00 – Entitlement funds, LOI \$ 7,250,000.00 – Discretionary funds, LOI \$30,000,000.00 - Potential Discretionary funds \$65,000,000.00 Total	Prior appropriations:
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RECOMMENDATION: (Summary) Enact an ordinance authorizing the Mayor to accept FAA AIP grant offers up to \$65,000,000 for pending FAA AIP grant applications and potential discretionary funds for Federal Fiscal Year (FFY) 2008.

SPECIFIC EXPLANATION: <p>Preliminary notification from the Federal Aviation Administration (FAA) indicates that the Houston Airport System's (HAS) allocated share of entitlement and Letter of Intent (LOI) grants for Federal Fiscal Year (FFY) 08 is approximately \$35,000,000.00. Entitlement grant funds will pay for Airfield, Taxiway, and Runway Improvement Projects at George Bush Intercontinental Airport, William P. Hobby Airport and Ellington Field. Grant applications for entitlement and LOI funding will be forwarded to the FAA Southwest Region office for action.</p> <p>This year's FAA LOI commitment is \$17,250,000.00 which is split into a discretionary grant of \$7,250,000.00 and an entitlement grant of \$10,000,000.00. These LOI funds reimburse HAS for a portion of the costs associated with the New North Runway 8L-26R (Project No. 522, CIP A-0304 & CIP A-0444).</p> <p>The FAA has initially programmed discretionary funds to fund George Bush Intercontinental Airport Project 423 (CIP A-0514) Rehab Runway 9-27 (up to \$27,000,000), Noise Abatement Program grant and a Voluntary Airport Low Emission (VALE) Program grant. The exact amount and availability of this funding is unknown.</p> <p>The FAA has indicated a potential exists for additional discretionary funds to become available in this year's FAA final disbursement of discretionary funds near the end of September 2008. Approval to accept the Federal Fiscal Year 2008 discretionary grants in advance enables HAS to react quickly and take advantage of any FAA funding if it becomes available.</p>

REQUIRED AUTHORIZATION		
F&A Budget: 	Other Authorization:	Other Authorization:

Date: February 4, 2008	Subject: Authorization for Mayor to accept FAA AIP Grant offers up to \$65,000,000 for projects at George Bush Intercontinental Airport/Houston, William P. Hobby Airport and Ellington Field.	Originator's Initials KBG	Page 2 of 2
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Approval of this ordinance authorizes the Mayor to accept grant offers for the City within the shortened time and assure the funds are not lost. Therefore, HAS is requesting authorization for the Mayor to accept grant offers in a cumulative amount up to \$65,000,000.00.

RMV:ERP:CAO:kgb

Attachments

cc: Ms. Marty Stein Mr. Carlos A. Ortiz
Mr. Anthony W. Hall, Jr. Mr. Frank D. Crouch
Mr. Arturo G. Michel Mr. John S. Kahl
Ms. Velma Laws Mr. Adil Godiwalla
Mr. Richard M. Vacar Mr. John Silva
Mr. Dave Arthur Ms. Janice D. Woods
Mr. Eric R. Potts Ms. Kathy Elek
Ms. Marlene McClinton Mr. Robert Wigington

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance authorizing the removal of the 25-foot building line within Tract I, out of the William White One Third League, A-836, as established by deed in favor of building lines as established by the Code of Ordinances.	Category # 7	Page 1 of <u>1</u>	Agenda Item # <i>26</i>
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date <i>2-14-08</i>	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE: <i>MS Michael S. Marcotte</i> Michael S. Marcotte, P.E., DEE, Director	Council District affected: G <i>100</i> Key Map 491R
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For additional information contact: Nancy P. Collins <i>for</i> Phone: (713) 837-0881 Senior Assistant Director-Real Estate	Date and identification of prior authorizing Council Action:
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RECOMMENDATION: (Summary) It is recommended City Council approve an ordinance authorizing the removal of the 25-foot building line within Tract I, out of the William White One Third League, A-836, as established by deed in favor of building lines as established by the Code of Ordinances.

Amount and Source of Funding: Not Applicable	F & A Budget:
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SPECIFIC EXPLANATION:

As part of a deed (Deed) recorded on December 7, 1951 in the Harris County Deed Records, Volume 2353, Page 60, Rosario Messina and Josephine Messina, Grantors, established and conveyed to the City of Houston, Grantee, the 25-foot building line within what is now known as Tract I, out of the William White One Third League, A-836 for future street expansion.

Rosario-Messina Properties Ltd [RMGP, LLC, a Texas Limited Liability Company (Catherine Messina Cash, Sole Manager), General Partner], Sam A. Messina, a natural person, and Sam A. Messina Trusts (Sam A. Messina, Trustee), the owners of Tract I, have requested the 25-foot building line be removed as provided in the Deed in favor of building lines as established by the Code of Ordinances to facilitate a pending sale of Tract I.

Therefore, it is recommended City Council approve an ordinance authorizing the removal of the 25-foot building line within Tract I, out of the William White One Third League, A-836, as established by deed in favor of building lines as established by the Code of Ordinances.

MSM: NPC: dob

c: Deborah McAbee
John Sakolosky, P.E.
Marty Stein

s:\dob\20dob027.doc CUIC #20DOB027

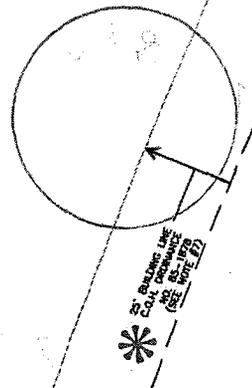
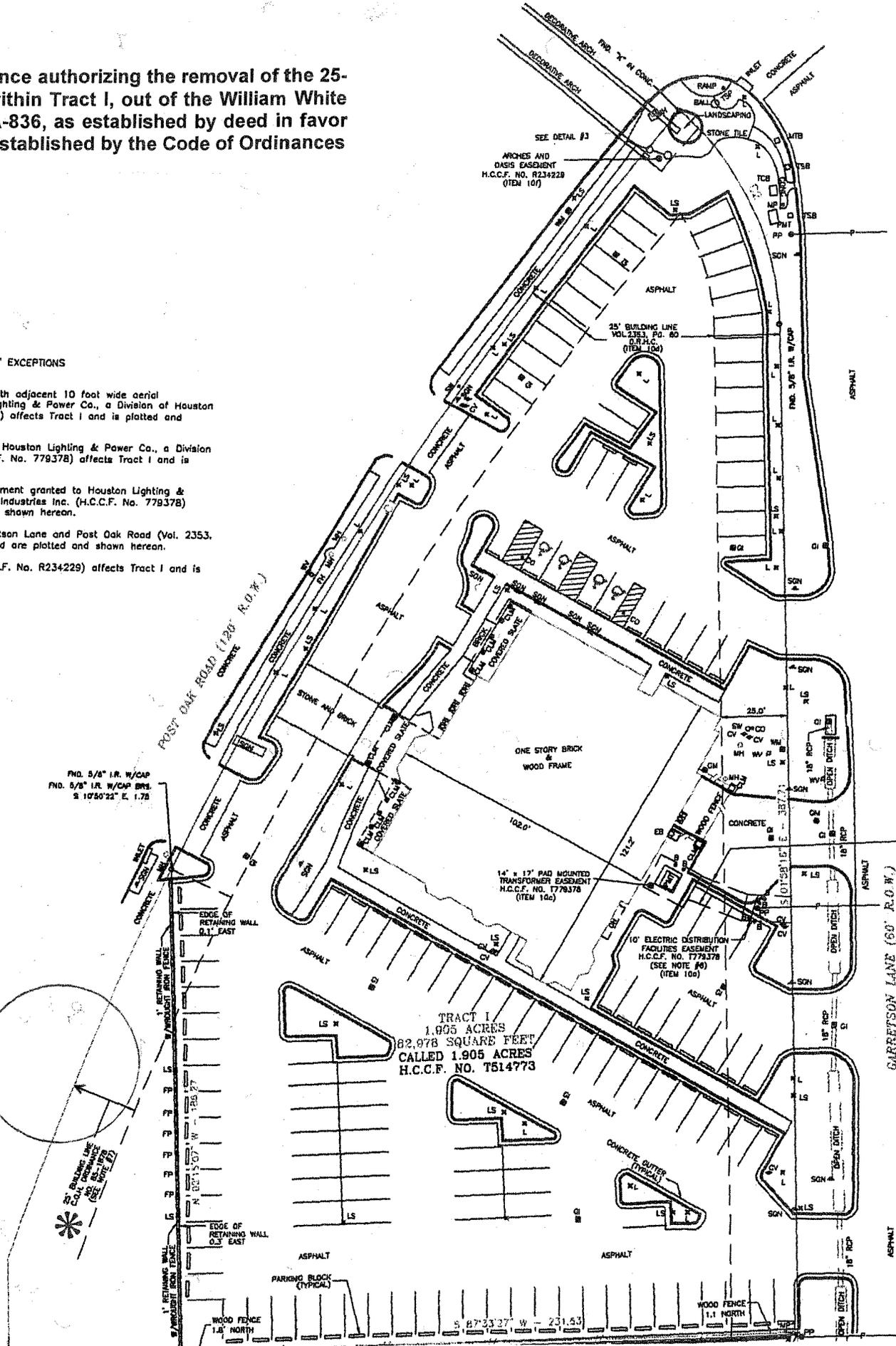
REQUIRED AUTHORIZATION

F&A Director:	Other Authorization: <i>Marlene L. Gafrick</i> Marlene L. Gafrick, Director Planning and Development Department	Other Authorization: <i>Andrew F. Icken</i> Andrew F. Icken, Deputy Director Planning and Development Services Division
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20DOB027 Ordinance authorizing the removal of the 25-foot building line within Tract I, out of the William White One Third League, A-836, as established by deed in favor of building lines as established by the Code of Ordinances

SCHEDULE "B" EXCEPTIONS

- 10a. 10 foot wide easement together with adjacent 10 foot wide aerial easements granted to Houston Lighting & Power Co., a Division of Houston Industries in (H.C.C.F. No. 177378) affects Tract I and is plotted and shown hereon.
- 10b. 10 foot wide easement granted to Houston Lighting & Power Co., a Division of Houston Industries Inc. (H.C.C.F. No. 779378) affects Tract I and is plotted and shown hereon.
- 10c. 14 foot wide by 17 foot long easement granted to Houston Lighting & Power Co., a Division of Houston Industries Inc. (H.C.C.F. No. 779378) affects Tract I and is plotted and shown hereon.
- 10d. 25 foot building lines along Garretson Lane and Post Oak Road (Vol. 2353, Pg. 80 D.R.H.C.) affect Tract I and are plotted and shown hereon.
- 10f. Arches and Gasis Easement (H.C.C.F. No. R234229) affects Tract I and is plotted and shown hereon.



TRACT I
1.905 ACRES
82,978 SQUARE FEET
CALLED 1.905 ACRES
H.C.C.F. NO. T514773

POST OAK ROAD (120' R.O.W.)

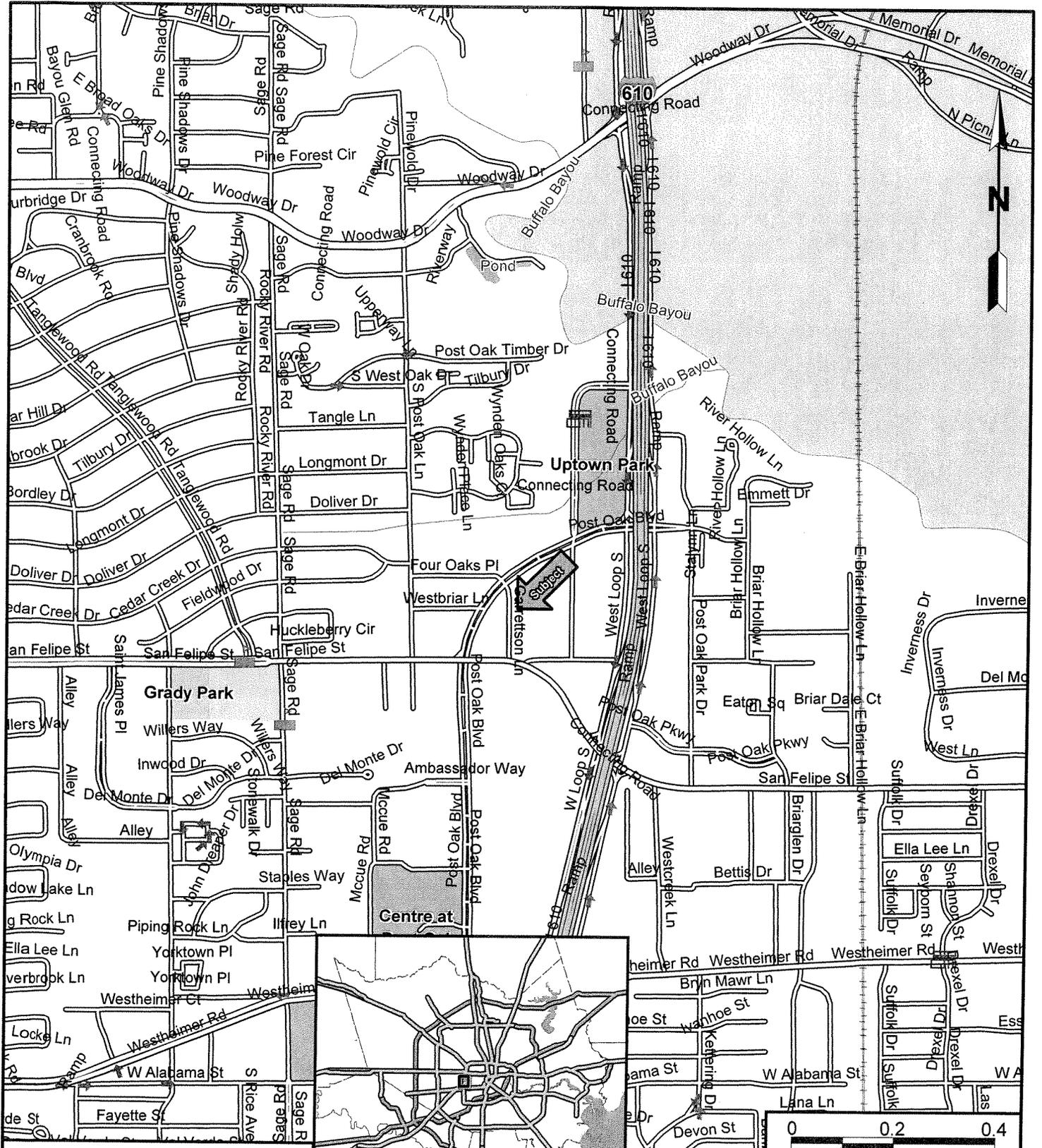
GARRETSON LANE (60' R.O.W.)

WOOD FENCE 1.8' NORTH

WOOD FENCE 1.1' NORTH

S 87°33'37" W - 231.53

20DOB027 Ordinance authorizing the removal of the 25-foot building line within Tract I, out of the William White One Third League, A-836, as established by deed in favor of building lines as established by the Code of Ordinances



Subject: 1700 Post Oak Blvd

CAUTION:

The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

SUBJECT: Petition for the City's consent to the addition of six (6) tracts totaling 117.5138 acres to Encanto Real Utility District (Key Map No. 291-F)	Category #	Page 1 of <u>1</u>	Agenda Item # 27
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2/7/08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE <i>Michael S. Marcotte</i> Michael S. Marcotte, P.E., DEE	Council District affected: "ETJ"
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For additional information contact: Jun Chang, P.E. <i>JC</i> Senior Assistant Director Phone: (713) 837-0433	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)
The petition for the addition of 117.5138 acres of land to Encanto Real Utility District be approved.

Amount of Funding: NONE REQUIRED	F & A Budget:
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SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund
 Other (Specify)

SPECIFIC EXPLANATION:

Encanto Real Utility District has petitioned the City of Houston for consent to add 117.5138 acres of land, located in the city's extraterritorial jurisdiction, to the district.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

The district is located in the vicinity of Spring-Stuebner Road, Willow Creek, Gosling Road, and Mossy Oaks Road. The district desires to add 117.5138 acres, thus yielding a total of 637.9389 acres. The district is served by the Encanto Real Utility District Wastewater Treatment Plant, which is owned and operated by the district. The nearest major drainage facility for Encanto Real Utility District is Spring Creek which flows into the San Jacinto River and finally into Lake Houston.

Potable water is provided by the district. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

Attachments

cc: Marty Stein Marlene Gafrick Jeff Taylor Dan Krueger Jack Sakolosky
Bill Zrioka Waynette Chan Deborah McAbee Gary Norman

F & A Director	REQUIRED AUTHORIZATION Other Authorization: <i>Andrew F. Icken</i> Andrew F. Icken Deputy Director Planning & Development Services Div.	20JZC387 Other Authorization:
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CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

received
1/25/06

Application Accepted as Complete (to be completed by PW&E)

Application is hereby made for consent of the City of Houston to the creation/ addition of 117.5138 acres to Encanto Real Utility District under the provisions of Chapters 49 & 54 Texas Water Code.

Kara E. Richardson
Attorney for the District

Attorney: Kara E. Richardson, David M. Marks, P.C.

Address: 3700 Buffalo Speedway, Suite 830, Houston, TX Zip: 77098 Phone: 713-942-9922

Engineer: Wayne Ahrens, Dannenbaum Engineering Corporation

Address: 3100 W. Alabama, Houston, TX Zip: 77098 Phone: 713-520-5970

Owners: Perry Senn, KPS Land Investments, L.P.

Address: 5910 FM 2920, Suite B, Spring, TX Zip: 77388 Phone: 281-350-6252

(If more than one owner, attach additional page. List all owners of property within the District)

LOCATION

INSIDE CITY OUTSIDE CITY NAME OF COUNTY (S) Harris
Survey James Cooper and F.H. Herring Abstract 189 and 369

Geographic Location: List only major streets, bayous or creeks:

North of: Spring-Stuebner Road East of: Gosling Road
South of: Willow Creek West of: Mossy Oaks Road

WATER DISTRICT DATA

Total Acreage of District: 520.4251 Existing Plus Proposed Land 637.9389

Development Breakdown (Percentage) for tract being considered for annexation:

Single Family Residential 100 Multi-Family Residential 0

Commercial 0 Industrial 0 Institutional 0

Sewage generated by the District will be served by a : District Plant Regional Plant

Sewage Treatment Plant Name: Encanto Real Utility District Wastewater Treatment

NPDES/TPDES Permit No: WQ0013648001 TCEQ Permit No: 13648-001



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): 0.25

Ultimate Capacity (MGD): 0.50

Size of treatment plant site: 2.74 Acres square feet/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: 0.25 MGD.

If the treatment plant is to serve other Districts or properties (i.e. regional), please indicate total permitted capacity of the plant. List all Districts served, or to be served, within the plant and their allotted capacities

(If more than two Districts – attach additional page):

Total permitted capacity: N/A

MGD of (Regional Plant).

Name of District: N/A

MGD Capacity Allocation N/A

or property owner(s)

Name of District: N/A

MGD Capacity Allocation N/A

Water Treatment Plant Name: Encanto Real Water Plant

Water Treatment Plant Address: 5050 Beaver Crest, Spring, Texas

Well Permit No: Well #2065

Existing Capacity:

Well(s): 1,000 GPM

Booster Pump(s): 1,500 GPM

Tank(s): 125,000 Gallons MG

Ultimate Capacity:

Well(s): 1,000 GPM

Booster Pump(s): 2,500 GPM

Tank(s): 250,000 MG

Size of Treatment Plant Site: 1.262 Acres

square feet/acres.

Comments or Additional Information: _____

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

SUBJECT: Petition for the City's consent to the addition of 0.647 acres of land to Montgomery County Municipal Utility District No. 84 (Key Map No. 295-M)	Category #	Page 1 of 1	Agenda Item # 28
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2/7/08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE <i>Michael S. Marcotte</i> Michael S. Marcotte, P.E., DEE	Council District affected: "ETJ"
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For additional information contact: Jun Chang, P.E. Senior Assistant Director Phone: (713) 837-0433	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)

The petition for the addition of 0.647 acres of land to Montgomery County Municipal Utility District No. 84 be approved.

Amount of Funding: NONE REQUIRED	F & A Budget:
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SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund

Other (Specify)

SPECIFIC EXPLANATION:

Montgomery County Municipal Utility District No. 84 has petitioned the City of Houston for consent to add 0.647 acres of land, located in the city's extraterritorial jurisdiction, to the district.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

The district is located in the vicinity of North Park Drive, Sorters Road, FM 1314 and US Highway 59. The district desires to add 0.647 acres, thus yielding a total of 366.781 acres. The district is served by a regional plant, Montgomery County Municipal Utility District No. 83 Wastewater Treatment Plant. The other district served by this plant is Montgomery County Municipal Utility District No. 84. The nearest major drainage facility for Montgomery County Municipal Utility District No. 84 is the San Jacinto River which flows into Lake Houston.

Potable water is provided by the district. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

Attachments

cc: Marty Stein Marlene Gafrick Jeff Taylor Dan Krueger Jack Sakolosky
Bill Zrioka Waynette Chan Deborah McAbee Gary Norman

REQUIRED AUTHORIZATION 20JZC378

F & A Director	Other Authorization: <i>Andrew F. Icken</i> Andrew F. Icken Deputy Director Planning & Development Services Div.	Other Authorization:
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CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Received
12/11/07
Mew

Application Accepted as Complete (to be completed by PW&E)

Application is hereby made for consent of the City of Houston to the creation/ addition of 0.647 acres to Montgomery County MUD No. 84 under the provisions of Chapters 49 and 54, Texas Water Code.

[Signature]

Attorney for the District

Attorney: Joseph M. Schwartz, Schwartz Page & Harding, L.L.P

Address: 1300 Post Oak Boulevard, Suite 1400, Houston, TX Zip: 77056 Phone: 713-623-4531

Engineer: Keith Bille, Costello, Inc.

Address: 9990 Richmond Avenue, Suite 450, Houston, TX Zip: 77042 Phone: 713-783-7788

Owners: Lennar Homes of Texas Land and Construction, Ltd., dba Friendswood Development Company

Address: 550 Greens Parkway, Suite 100, Houston, TX Zip: 77067 Phone: 281-874-8558

(If more than one owner, attach additional page. List all owners of property within the District)

LOCATION

INSIDE CITY OUTSIDE CITY NAME OF COUNTY (S) Montgomery
Survey Sarah McFadden Survey Abstract 393

Geographic Location: List only major streets, bayous or creeks:

North of: North Park Drive East of: Sorters Road
South of: F.M. 1314 West of: U.S. Highway 59

WATER DISTRICT DATA

Total Acreage of District: 366.134 Existing Plus Proposed Land 366.781

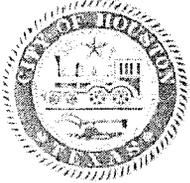
Development Breakdown (Percentage) for tract being considered for annexation:

Single Family Residential 100% Multi-Family Residential 0%
Commercial 0% Industrial 0% Institutional 0%

Sewage generated by the District will be served by a : District Plant Regional Plant

Sewage Treatment Plant Name: Montgomery County MUD No. 83

NPDES/TPDES Permit No: 14482-001 TCEQ Permit No: N/A



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): 0.2

Ultimate Capacity (MGD): 0.6

Size of treatment plant site: 6.05 ~~square feet~~/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: _____ MGD.

If the treatment plant is to serve other Districts or properties (i.e. regional), please indicate total permitted capacity of the plant. List all Districts served, or to be served, within the plant and their allotted capacities

(If more than two Districts – attach additional page):

Total permitted capacity: 0.6

MGD of (Regional Plant).

Name of District: MC MUD No. 83

MGD Capacity Allocation 0.3

or property owner(s)

Name of District: MC MUD No. 84

MGD Capacity Allocation 0.3

Water Treatment Plant Name: Montgomery County MUD No. 83

Water Treatment Plant Address: 20816 Sausalito Lane, Porter, Texas

Well Permit No: 1700581

Existing Capacity:

Well(s): 1@1600 GPM

Booster Pump(s): 3@600 GPM

Tank(s): 1@0.171 MG

Ultimate Capacity:

Well(s): 1@1600 GPM

Booster Pump(s): 3@600 & 2@1150 GPM

Tank(s): 1@0.171 & 1@0.260 MG

Size of Treatment Plant Site: 2.23

~~square feet~~/acres.

Comments or Additional Information: _____



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

CHECKLIST

- The attorney for the district signed the application.
- The rounding of the acreage is consistent throughout the metes and bounds, petition, application, survey, and vicinity map, if listed.
- All documents are scanned electronically including survey and vicinity maps and copies submitted by e-mail or cd-rom (the original with original signature must be delivered in hard copy).

Attachments

- Petition to the state.
- Exhibit A metes and bounds.
- Exhibit B Consent Conditions, either ETJ (2006 version) or in-city. If this is an in-city mud, exhibit must state bonds must be approved by the city.
- The sealed survey plat is included.
- An 8 ½ inches by 11 inches vicinity map is attached and shows nearby roads and depicts the original boundary of the district (East West South and North direction delineated correctly on maps). If this is an annexation, also highlight the area to be annexed.
- Letters from adjacent districts and municipalities stating availability of utility service are attached. (This is for creation petitions and is applicable only if there is not an existing regional plant.)
- Certificates of Authority from lien holders.
- An application fee of \$425 per each non-contiguous tract included.

Please submit a complete original with all attachments to:

City of Houston, Planning & Development Services Division, Attention: Veronica Osegueda, 611 Walker St., 21st Floor; Houston, TX 77002.

An electronic copy of the entire consent application, including all attachments, will expedite processing and is encouraged. Please submit the electronic copy to mudreview@cityofhouston.net.

PLEASE NOTE, APPLICATION WILL NOT BE ACCEPTED AS COMPLETE FOR PROCESSING UNLESS ALL ITEMS ARE INCLUDED. INCOMPLETE APPLICATIONS ARE SUBJECT TO RETURN.

The applicant may be contacted at anytime during the review process for additional information, even after the application is accepted as complete.

Please direct any questions regarding consent applications to mudreview@cityofhouston.net.

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Petition for the City's consent to the addition of 3.89 acres of land to Montgomery County Municipal Utility District No. 98 (Key Map No. 296-S, T)	Category #	Page 1 of <u>1</u>	Agenda Item # 29
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2/7/08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE <i>Michael S. Marcotte</i> Michael S. Marcotte, P.E., DEE	Council District affected: "ETJ"
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For additional information contact: Jun Chang, P.E. <i>gc</i> Senior Assistant Director Phone: (713) 837-0433	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)

The petition for the addition of 3.89 acres of land to Montgomery County Municipal Utility District No. 98 be approved.

Amount of Funding: NONE REQUIRED	F & A Budget:
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SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund

Other (Specify)

SPECIFIC EXPLANATION:

Montgomery County Municipal Utility District No. 98 has petitioned the City of Houston for consent to add 3.89 acres of land, located in the city's extraterritorial jurisdiction, to the district.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

The district is located in the vicinity of Kingwood Drive, US Highway 59, North Park Drive, and Russell Palmer Road. The district desires to add 3.89 acres, thus yielding a total of 212.86 acres. The district is served by the City of Houston's Kingwood West Wastewater Treatment Plant. The nearest major drainage facility for Montgomery County Municipal Utility District No. 98 is Mills Branch which flows into Lake Houston.

Water is provided by the City of Houston. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their construction.

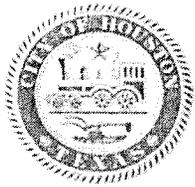
The Utility District Review Committee recommends that the subject petition be approved.

Attachments

cc: Marty Stein Marlene Gafrick Jeff Taylor Dan Krueger Jack Sakolosky
Bill Zrioka Waynette Chan Deborah McAbee Gary Norman

REQUIRED AUTHORIZATION 20JZC382

F & A Director	Other Authorization: <i>Andrew F. Icken</i> Andrew F. Icken Deputy Director Planning & Development Services Div.	Other Authorization:
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CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

12/21/07 [Signature]

Application Accepted as Complete (to be completed by PW&E)

Application is hereby made for consent of the City of Houston to the creation/ addition of 3.89 acres to MC MUD 98 under the provisions of Chapter 49 Texas Water Code.

[Signature]
Attorney for the District

Attorney: Schwartz, Page & Harding, L.L.P.

Address: 1300 Post Oak Blvd., Suite 1400, Houston, Texas Zip: 77056 Phone: 713 623 4531

Engineer: A. Hasan Syed, P.E. Edminster Hinshaw Russ & Assoc

Address: 10555 Westoffice Dr., Houston, Texas Zip: 77042 Phone: 713 784 4500

Owners: K-Mill at Russell Palmer, Ltd.

Address: 800 Bering Drive, Suite 225 Zip: 77057 Phone: 713-783-0308

(If more than one owner, attach additional page. List all owners of property within the District)

LOCATION

INSIDE CITY OUTSIDE CITY NAME OF COUNTY (S) Montgomery
Survey Mary Owens Abstract A-405

Geographic Location: List only major streets, bayous or creeks:

North of: Kingwood Drive East of: US 59
South of: Northpark Drive West of: Russell Palmer Road

WATER DISTRICT DATA

Total Acreage of District: 208.97 Existing Plus Proposed Land 212.86

Development Breakdown (Percentage) for tract being considered for annexation:

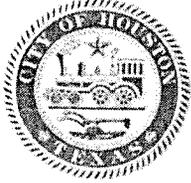
Single Family Residential 100% Multi-Family Residential 0%

Commercial 0% Industrial 0% Institutional 0%

Sewage generated by the District will be served by a : District Plant Regional Plant

Sewage Treatment Plant Name: Kingwood West

NPDES/TPDES Permit No: N/A TCEQ Permit No: N/A



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): .378

Ultimate Capacity (MGD): N/A

Size of treatment plant site: N/A square feet/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: N/A MGD.

If the treatment plant is to serve other Districts or properties (i.e. regional), please indicate total permitted capacity of the plant. List all Districts served, or to be served, within the plant and their allotted capacities

(If more than two Districts – attach additional page):

Total permitted capacity: N/A

MGD of (Regional Plant).

Name of District: N/A

MGD Capacity Allocation N/A

or property owner(s)

Name of District: N/A

MGD Capacity Allocation N/A

Water Treatment Plant Name: N/A

Water Treatment Plant Address: N/A

Well Permit No: N/A

Existing Capacity:

Well(s): N/A

GPM

Booster Pump(s): N/A

GPM

Tank(s): N/A

MG

Ultimate Capacity:

Well(s): N/A

GPM

Booster Pump(s): N/A

GPM

Tank(s): N/A

MG

Size of Treatment Plant Site: N/A

square feet/acres.

Comments or Additional Information: Both wastewater and water treatment plants are owned and operated by City of Houston. The District is contracting with City of Houston for sewer treatment and treated water.



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

CHECKLIST

- The attorney for the district signed the application.
- The rounding of the acreage is consistent throughout the metes and bounds, petition, application, survey, and vicinity map, if listed.
- All documents are scanned electronically including survey and vicinity maps and copies submitted by e-mail or cd-rom (the original with original signature must be delivered in hard copy).

Attachments

- Petition to the state.
- Exhibit A metes and bounds.
- Exhibit B Consent Conditions, either ETJ (2006 version) or in-city. If this is an in-city mud, exhibit must state bonds must be approved by the city.
- The sealed survey plat is included.
- An 8 ½ inches by 11 inches vicinity map is attached and shows nearby roads and depicts the original boundary of the district (East West South and North direction delineated correctly on maps). If this is an annexation, also highlight the area to be annexed.
- Letters from adjacent districts and municipalities stating availability of utility service are attached. (This is for creation petitions and is applicable only if there is not an existing regional plant.)
- Certificates of Authority from lien holders.
- An application fee of \$425 per each non-contiguous tract included.

Please submit a complete original with all attachments to:

City of Houston, Planning & Development Services Division, Attention: Veronica Osegueda, 611 Walker St., 21st Floor; Houston, TX 77002.

An electronic copy of the entire consent application, including all attachments, will expedite processing and is encouraged. Please submit the electronic copy to mudreview@cityofhouston.net.

PLEASE NOTE, APPLICATION WILL NOT BE ACCEPTED AS COMPLETE FOR PROCESSING UNLESS ALL ITEMS ARE INCLUDED. INCOMPLETE APPLICATIONS ARE SUBJECT TO RETURN.

The applicant may be contacted at anytime during the review process for additional information, even after the application is accepted as complete.

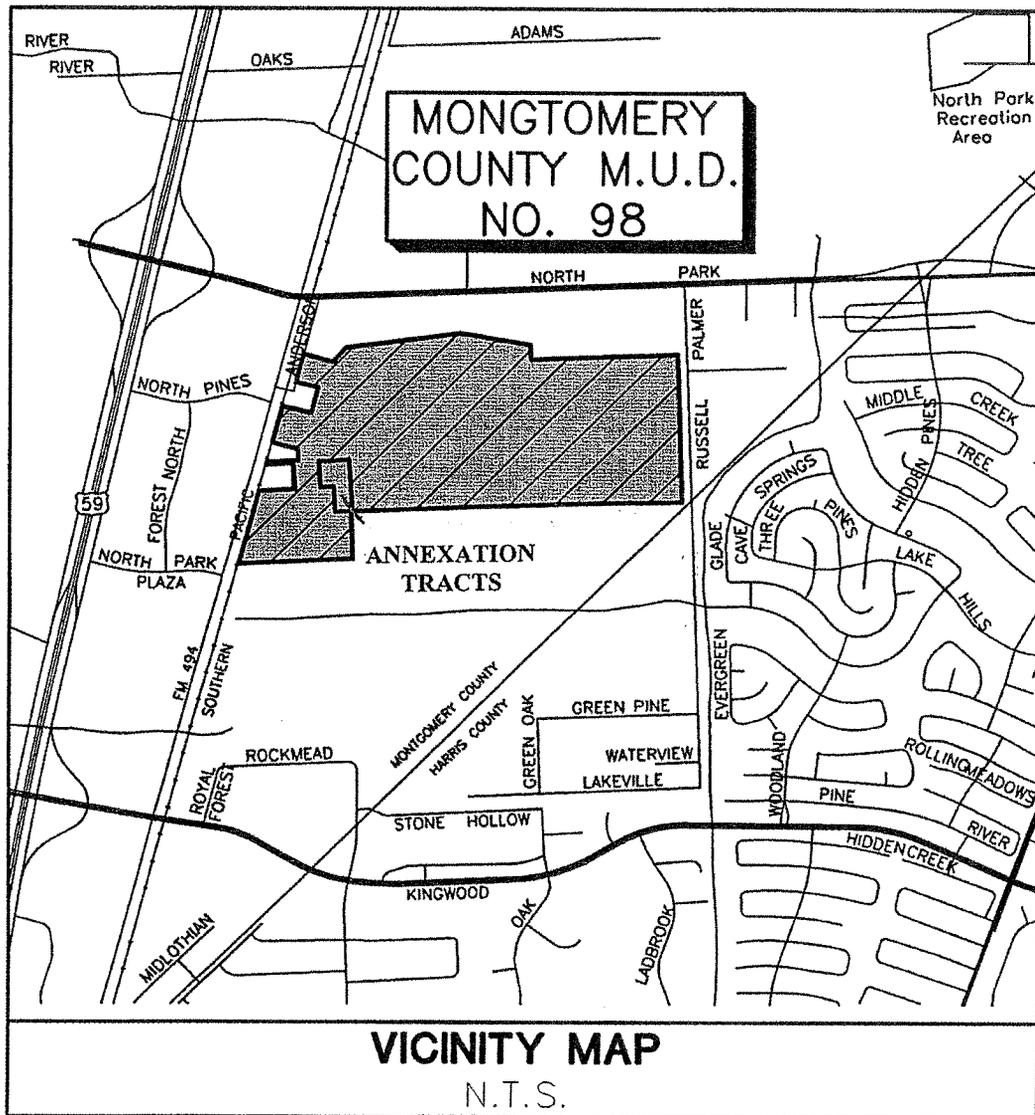
Please direct any questions regarding consent applications to mudreview@cityofhouston.net.

Water District Consent Application Form Continued
Second Owner Information

Mr. Jim L. Snelson
8008 Wiggins, Houston, Texas 77029
Phone: 281-731-9956

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 98

Proposed Addition of 3.89 Acres of Land
(Key Map Page No. 296 S&T)



380

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Petition for the City's consent to the addition of 38.04 acres of land to West Harris County Municipal Utility District No. 21 (Key Map No. 370-X)	Category #	Page 1 of 1	Agenda Item # 30
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2/7/08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE <i>Michael S. Marcotte</i> Michael S. Marcotte, P.E., DEE	Council District affected: "ETJ"
---	--

For additional information contact: Jun Chang, P.E. Senior Assistant Director Phone: (713) 837-0433	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)

The petition for the addition of 38.04 acres of land to West Harris County Municipal Utility District No. 21 be approved.

Amount of Funding: NONE REQUIRED	F & A Budget:
--	--------------------------

SOURCE OF FUNDING: General Fund Grant Fund Enterprise Fund

Other (Specify)

SPECIFIC EXPLANATION:

West Harris County Municipal Utility District No. 21 has petitioned the City of Houston for consent to add 38.04 acres of land, located in the city's extraterritorial jurisdiction, to the district.

The Utility District Review Committee has evaluated the application with respect to wastewater collection and treatment, potable water distribution, storm water conveyance, and other public services.

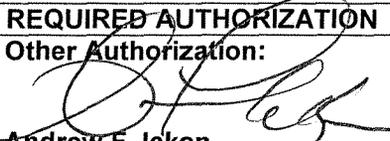
The district is located in the vicinity of Taub Road, Fallbrook Drive, Windfern, and Fairbanks N Houston. The district desires to add 38.04 acres, thus yielding a total of 596.25 acres. The district is served by the West Harris County Municipal Utility District No. 21 Wastewater Treatment Plant, which is owned and operated by the district. The nearest major drainage facility for West Harris County Municipal Utility District No. 21 is Greens Bayou which flows into the Houston Ship Channel.

Potable water is provided by the district. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their construction.

The Utility District Review Committee recommends that the subject petition be approved.

Attachments

cc: Marty Stein Marlene Gafrick Jeff Taylor Dan Krueger Jack Sakolosky
Bill Zrioka Waynette Chan Deborah McAbee Gary Norman

REQUIRED AUTHORIZATION 20JZC388	
F & A Director	Other Authorization:  Andrew F. Icken Deputy Director Planning & Development Services Div.
	Other Authorization:



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

1/10/08 *[Signature]*

Application Accepted as Complete (to be completed by PW&E)

Application is hereby made for consent of the City of Houston to the creation/ addition of 38.04 acres to West Harris County MUD No. 21 under the provisions of Chapter 49 and 54 of the Texas Water Code.

[Signature]
Attorney for the District

Attorney: Young and Brooks

Address: 1415 Louisiana, 5th Floor, Houston, Texas Zip: 77002 Phone: 713-951-0800

Engineer: Edminster, Hinshaw, Russ and Associates, Inc.

Address: 10555 Westoffice Drive, Houston, Texas Zip: 77042 Phone: 713-784-4500

Owners: Liberty Property Limited Partnership

Address: _____ Zip: _____ Phone: _____

(If more than one owner, attach additional page. List all owners of property within the District)

LOCATION

INSIDE CITY OUTSIDE CITY NAME OF COUNTY (S) Harris
Survey L.M. Pryor Survey Abstract 635

Geographic Location: List only major streets, bayous or creeks:

North of: Taub Road East of: Reid Road (Wirfern)
South of: Fallbrook Drive West of: Fairbanks N. Houston

WATER DISTRICT DATA

Total Acreage of District: 558.21 Existing Plus Proposed Land 596.25

Development Breakdown (Percentage) for tract being considered for annexation:

Single Family Residential 0 Multi-Family Residential 0

Commercial 100 Industrial 0 Institutional 0

Sewage generated by the District will be served by a : District Plant Regional Plant

Sewage Treatment Plant Name: West Harris County M.U.D. No. 21 Wastewater Treatment Plant

NPDES/TPDES Permit No: TX 0109126 TCEQ Permit No: 13623-001



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): 0.25

Ultimate Capacity (MGD): 0.25

Size of treatment plant site: 4.30 square feet/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: 0.25 MGD.

If the treatment plant is to serve other Districts or properties (i.e. regional), please indicate total permitted capacity of the plant. List all Districts served, or to be served, within the plant and their allotted capacities

(If more than two Districts – attach additional page): N/A

Total permitted capacity: _____

MGD of (Regional Plant).

Name of District: _____

MGD Capacity Allocation _____

or property owner(s)

Name of District: _____

MGD Capacity Allocation _____

Water Treatment Plant Name: West Harris County MUD No. 21 - Water Supply & Storage Facility

Water Treatment Plant Address: 8350 Fallbrook Drive

Well Permit No: HGSD Permit No. 42641

Existing Capacity:

Well(s): 1 1800 GPM

Booster Pump(s): 4 6500 GPM

Tank(s): 1 0.42 MG

Ultimate Capacity:

Well(s): 1 1800 GPM

Booster Pump(s): 4 8000 GPM

Tank(s): 2 0.84 MG

Size of Treatment Plant Site: 1.56

square feet/acres.

Comments or Additional Information: _____

ATTACHMENT "A"

Owner: Liberty Property Limited Partnership
Address: c/o Liberty Property Trust
8827 N. Sam Houston Parkway West
Houston, Texas 77064

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance designating the 1300 block of Kipling Street, north and south sides, between Yupon and Graustark Streets as a Special Minimum Lot Size Area		Category #	Page 1 of _____	Agenda Item # 31
FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department		Origination Date 10/17/2007		Agenda Date FEB 20 2008
DIRECTOR'S SIGNATURE: <i>MS Marlene L. Gafrick</i>		Council District affected: D		
For additional information contact: Kevin Calfee Phone: 713.837.7768		Date and identification of prior authorizing Council action: N/A		
RECOMMENDATION: (Summary) Approval of an ordinance designating the 1300 block of Kipling Street, north and south sides, between Yupon and Graustark Streets as a Special Minimum Lot Size Area, pursuant to Chapter 42 of the Code of Ordinances.				
Amount and Source of Funding:			F & A Budget:	
<p>SPECIFIC EXPLANATION: In accordance with Section 42-194 of the Code of Ordinances, the property owner of Lot 6, Block 73, of the Montrose Annex Subdivision initiated an application for the designation of a special minimum lot size area. The application includes written evidence of support from the owners of 64% of the area. Notification was mailed to the 10 property owners indicating that the special lot size area application had been made. The notification further stated that written protest could be filed with the Planning and Development Department within thirty days of mailing. Since no protests were filed, no action was required by the Houston Planning Commission.</p> <p>It is recommended that the City Council adopt an ordinance establishing a Special Minimum Lot Size of 5,950 sf.</p> <p>MLG;jh</p> <p>Attachments: Planning Director's Approval, Special Minimum Lot Size Application, Evidence of support, Map of the area</p> <p>xc: Marty Stein, Agenda Director Anna Russell, City Secretary Arturo G. Michel, City Attorney Deborah McAbee, Land Use Division, Legal Department</p>				
REQUIRED AUTHORIZATION				
F & A Director:		Other Authorization:		Other Authorization:

Special Minimum Lot Size Area No. 265

Planning Director's Approval

Planning Director Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<p><i>SMLSA includes all property within at least one block face and no more than two opposing block faces;</i></p> <p>The application is for the 1300 block of Kipling Street, north and south sides.</p>
X		<p><i>At least 60% of the proposed SMLSA is developed with or is restricted to not more than two single-family residential (SFR) units per lot;</i></p> <p>100% of the proposed application area is developed with not more than two SF residential units per property, excluding two properties used for religious assembly.</p>
X		<p><i>Demonstrated sufficient evidence of support;</i></p> <p>Petition signed by owners of 64% of the SMLSA.</p>
X		<p><i>Establishment of the SMLSA will further the goal of preserving the lot size character of the area; and,</i></p> <p>A minimum lot size of 5,950 sq ft exists on nine (9) lots in the blockface.</p>
X		<p><i>The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.</i></p> <p>The subdivision was platted in 1913. The houses originate from the 1910's. The establishment of a 5,950 sq ft minimum lot size will preserve the lot size character of the area.</p>
<p><i>The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for at least 70% of the application area.</i></p> <p>Nine (9) out of ten (10) lots (representing 97% of the application area) are at least 5,950 sq ft in size.</p>		

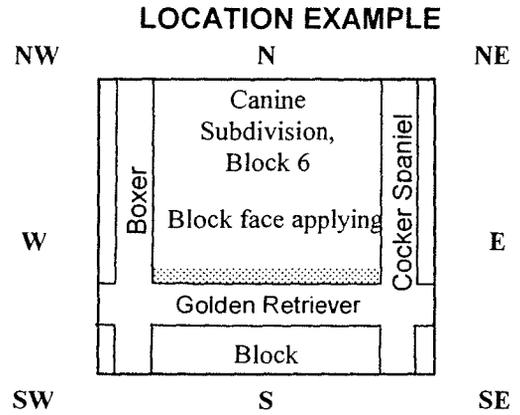
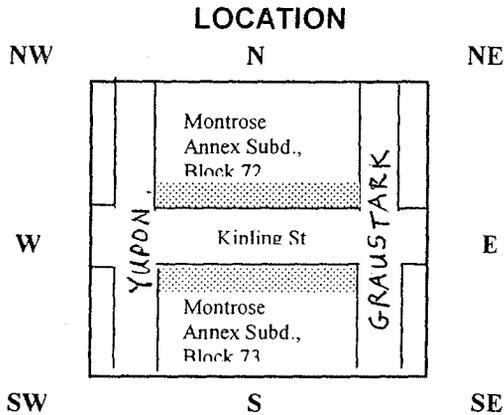
The Special Minimum Lot Size Area meets the criteria.

Marlene L. Gafrick
 Marlene L. Gafrick, Director

10/15/07
 Date

SPECIAL MINIMUM LOT SIZE APPLICATION

To expedite this application, please complete entire application form.



1. BOUNDARY:

Block #s 72,73
TRS 3B,4A, 5A, 3,4,5, 9, 10,11, 9B,10A,11A and Lot 12 of Blk 72, TRS 1,2,3B, 1A, 2A,3A,7A,8A, 9A, 7,8,9 and Lot 6 of Blk 73

Lot #'s _____

Subdivision Name Montrose Annex

Street Name & Side (s) South and North sides of Kipling St

Lot (s) Address 1300 ~~Block~~ Kipling St

Odd/Even Addresses Odd & Even Addresses

BOUNDARY EXAMPLE:

Block 6

Lots 1-5

Canine Subdivision

North side of Golden Retriever Ln.

800 Block Golden Retriever Ln.

Odd Addresses

2. CONTACTS:

Applicant Susan Raffle Phone # 713.529-5446

Address 1309 Kipling E-mail [REDACTED] Fax # _____

City Houston State TX Zip 77006

Other _____ Phone # _____

Address _____ E-mail _____ Fax # _____

City _____ State _____ Zip _____

3. PROJECT INFORMATION (STAFF USE ONLY-DO NOT FILL IN):

File # MLS 265

Census Tract 4107

Lambert # 5356

City Council District D

Key Map # 493 S

Super Neighborhood 24

PETITION

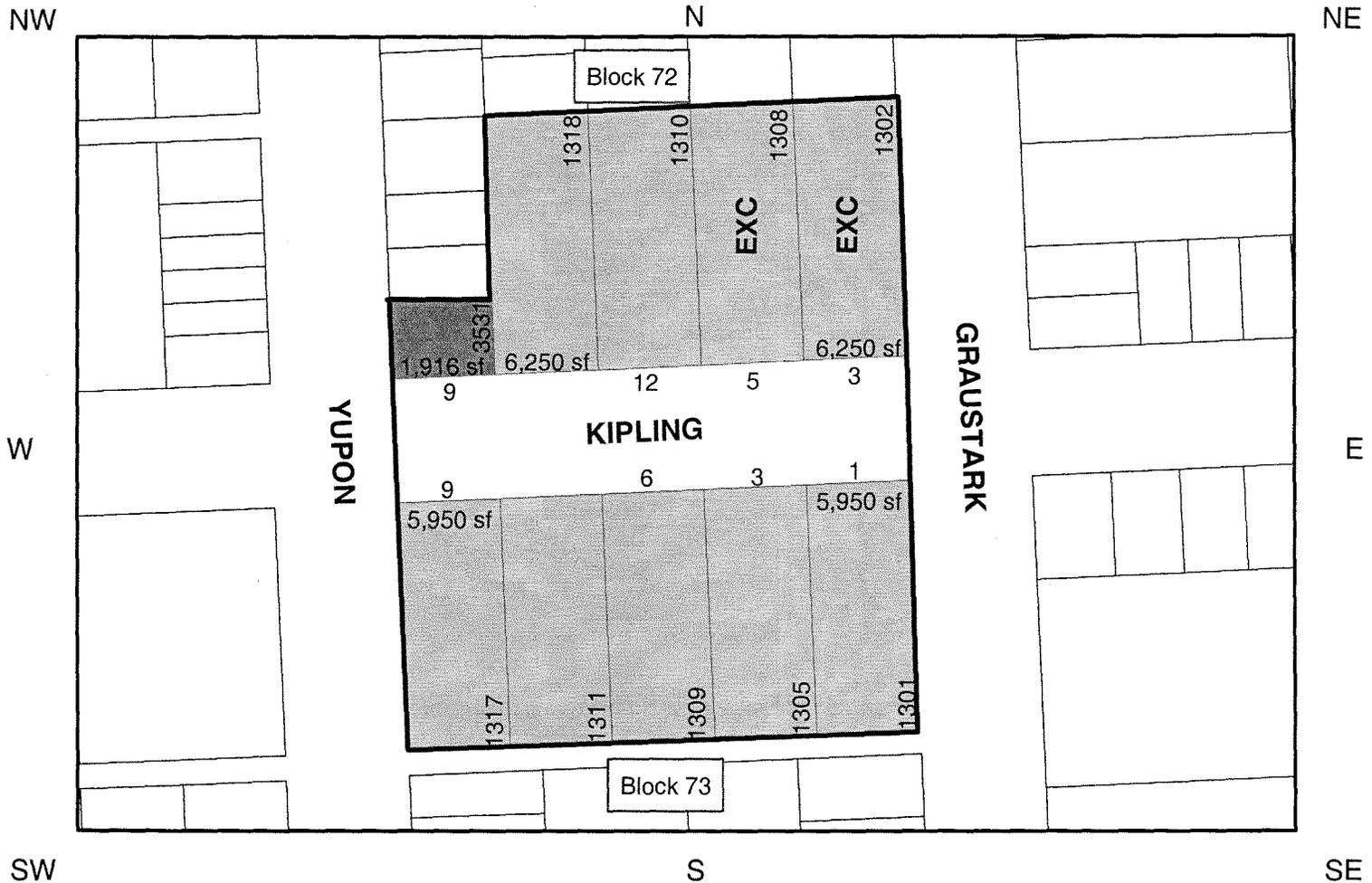
April 11, 2007

I, Susan Raffle, owner of property within the proposed boundaries of the Special Minimum Lot Size Requirement Area, specifically, **Lot 6, Block 73 of Montrose Annex**, do hereby submit this petition as prescribed by the Code of Ordinances, City of Houston, Sections 42-194. With this petition and other required information, I request to preserve the character of the existing lot sizes for **Block 72, TRS 3B, 4A, 5A, 3,4,5, 9, 10, 11, 9B,10A, 11 A and Lot 12 & Block 73, TRS 1, 2, 3B, 1A, 2A, 3A, 7,8,9, 7A, 8A, 9A and Lot 6 of Montrose Annex** through the application of and creation of a Special Minimum Lot Size Requirement Area.



Susan Raffle
Petitioner

MONTROSE ANNEX



5, 950 sf Special Minimum Lot Size

MAP/SKETCH

SMLSA No. 265

-  Properties that meet the 5, 950 sf Special Minimum Lot Size
-  Properties less than the 5, 950 sf Special Minimum Lot Size
- MF** Multi Family
- COM** Commercial
- VAC** Vacant
- EXC** Excluded

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An ordinance renaming Colling Park Drive to Green Colling Park Drive located in City Park West Sec.2 from West Orem south approximately 1,246.06 feet to its terminus.	Category #	Page 1 of	Agenda Item # 32
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date 11/07/07	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE: Marlene L. Gafrick	Council District affected: D
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For additional information contact: Jennifer Ostlind Phone: 7-7871	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary) Approval of an ordinance renaming Colling Park Drive to Green Colling Park Drive located in City Park West Sec.2. Its beginning point is from West Orem south approximately 1,246.06 feet to its terminus.

Amount and Source of Funding:	F & A Budget:
--------------------------------------	--------------------------

SPECIFIC EXPLANATION:
The Planning and Development Department received a request to rename Colling Park Drive to Green Colling Park Drive located in City Park West Sec.2. Beginning at West Orem, it extends south approximately 1,246.06 feet to its terminus. The proposed street name complies with the street naming standards. The Department has notified the affected property owners and public agencies and has received no objections.

MLG:JO:Et

Attachment: Name Change Request
Petition
Map

cc: Marty Stein, Agenda Director
Anna Russell, City Secretary
Michael Marcotte, Director, Public Works and Engineering
Arturo Michael, City Attorney
Bill Hlavacek, Public Works and Engineering

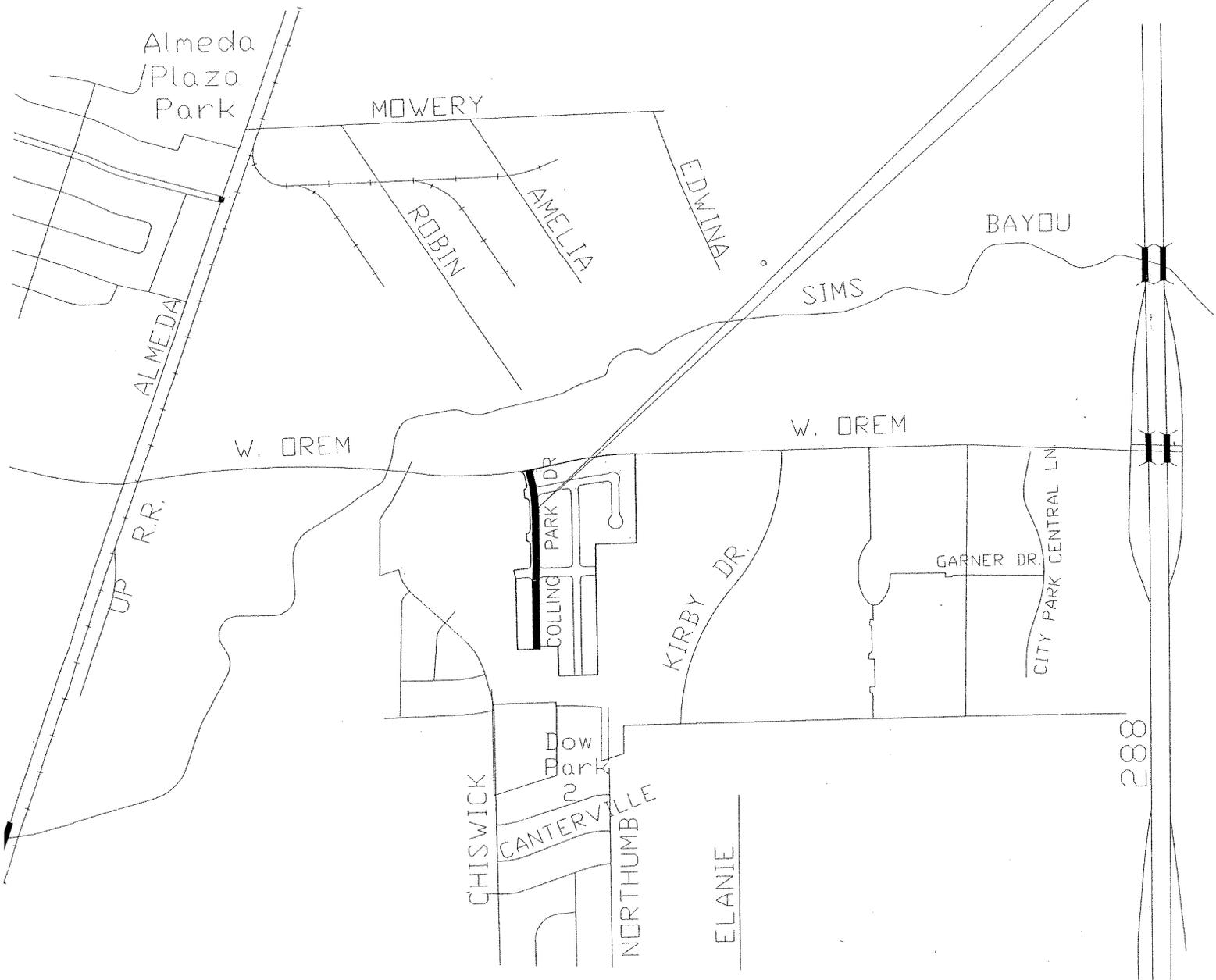
F & A Director:	Other Authorization:	Other Authorization:
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MS

48

RS

PROPOSED STREET NAME CHANGE OF COLLING PARK DRIVE
TO GREEN COLLING PARK DRIVE (Key Map 572.R)



GBF-LIC 288, Ltd.

800 Bering Drive, Suite 225 · Houston, Texas 77057-2130
713-783-0308 · Fax 713-783-0704

June 12, 2007

Mrs. Marlene Gafrick
Director of Planning and Development Department
P.O. Box 1562
Houston, Texas 77251-1562

**Re: City Park West Sec. 2
Developer Change of Street Name Request**

Dear Madam:

We have been notified that during the review of the preliminary plat for City Park West Sec. 4 (Ref. No. 2007-1002), a duplicate street name was discovered. The street in question, **Colling Park Drive**, was to be extended into City Park West Sec. 4 from the recorded plat of City Park West Sec. 2, recorded in November, 2005, at Film Code No. 594033 of the Harris County Map Records.

The similar street name *Collin Park* was found on Key Map page 575V, as was *Collins*, found on Key Map page 298X, *Collins Road*, found on Key Map pages 413L, 414L and 414M, as well as *Collins Place*, found on Key Map page 493M.

Based on the information above, we request that the street named **Colling Park Drive** in City Park West Sec. 2 be changed to **Green Colling Park Drive**.

Please note that at the present time GBF/LIC 288, Ltd. is the sole property owner on **Colling Park Drive**.

Please be assured that the appropriate street signage will be installed upon approval of the name change.

Sincerely,



Wayne McDonald
Senior Vice President
GBF/LIC 288, Ltd.

mns
Enclosure
c: file

TCB
5757 Woodway, Suite 101 West, Houston, Texas 77057-1599
T 713.780.4100 F 713.780.0838 www.tcb.aecom.com

June 6, 2007

Mrs. Marlene Gafrick
Director of Planning and Development Department
P.O. Box 1562
Houston, Texas 77251-1562

Subject: Request for Street Name Change by Houston City Council Action – Colling Park Drive to Green Colling Park Drive, City Park West Sec. 2, recorded in November, 2005, at Film Code No. 594033 of the Harris County Map Records

Dear Mrs. Gafrick:

As engineers for and on behalf of Sam Yager Incorporated, we respectfully request your consideration of our above referenced petition for a street name change by action of the Houston City Council.

The plat of City Park West Sec. 2 was recorded on November, 2005 at Film Code No. 594033 of the Harris County Map Records. Said plat has a street named "**Colling Park Drive**". Said street was to be extended into the proposed plat of City Park West Sec. 4. During the review of the preliminary plat for City Park West Sec. 4 (City of Houston Ref. No. 2007-1002), it was determined that "**Colling Park Drive**" was a duplicate street name.

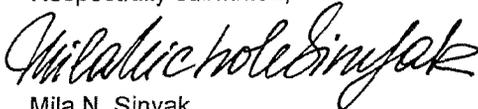
The similar street name *Collin Park* was found on Key Map page 575V, as was *Collins*, found on Key Map page 298X, *Collins Road*, found on Key Map pages 413L, 414L and 414M, as well as *Collins Place*, found on Key Map page 493M.

There are currently no property owners on **Colling Park Drive**.

Based on the information above, we respectfully ask that you consider our request and place this item on your next available agenda for a Public Hearing and Approval to change the name of said "**Colling Park Drive**" to "**Green Colling Park Drive**", by Houston City Council action.

Please be assured that the appropriate street signage will be installed upon approval of the name change.

Respectfully submitted,



Mila N. Sinyak
Technical Specialist II

Attachments

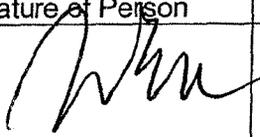
cc: Greg P. Voinis, Sam Yager Incorporated
Jennifer Ostlind, COH Planning Dept.
Robert S. Wempe, Principal, TCBAECOM.

GBF-LIC 288, Ltd.

800 Bering Drive, Suite 225 · Houston, Texas 77057-2130
713-783-0308 · Fax 713-783-0704

**Petition to change the name of
Colling Park Drive to Green Colling Park Drive,
Located in City Park West Sec.2,
Key Map 572R**

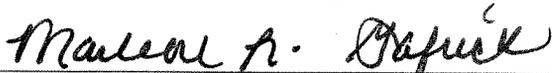
June 2007

Signature of Person	Printed Name	Address and Zip Code	Approve	Disapprove
	Wayne McDonald Senior Vice President	GBF LIC 288 LTD PO Box 2030 Austin TX 78768-2030	X	

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance approving Enterprise License Agreement with Environmental Systems Research Institute, Inc. (ESRI), establishing a maximum contract amount and appropriating funds	Category #	Page 1 of 1	Agenda Item # 33
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FROM (Department or other point of origin): Department of Planning and Development	Origination Date 02-15-08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE: 	Council District affected: All
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For additional information contact: Max Samfield Phone: x7-7740	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)
Adopt an ordinance approving an Enterprise License Agreement (ELA) with Environmental Systems Research Institute, Inc.; establishing a maximum contract amount of \$1,810,000; and appropriating \$125,000 from the Equipment Acquisition Fund.

Amount and Source of Funding: Maximum contract of \$1,810,000 for 3 years: Year 1: \$575,000 Central Service Revolving Fund (1002); \$125,000 FY 08 Equipment Acquisition Fund (1800) WBS #700001 Years 2 and 3: \$500,000 Central Service Revolving Fund (1002) and \$55,000 FY 08 Equipment Acquisition Fund (1800) WBS #700001	F & A Budget:
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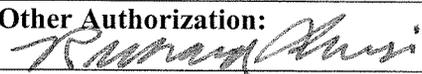
SPECIFIC EXPLANATION: In April, 2007, Mayor White signed an Executive Order authorizing the creation of a City of Houston Enterprise Geographic Information System (EGIS), to be developed and maintained by the Planning and Development Department. The long-term goal is to create a regional GIS environment that supports the sharing of data, GIS services and resources such as applications and programs among city departments, area governments, utilities and related agencies.

The Director of Planning and Development recommends approving a 3-year Enterprise License Agreement (ELA) with Environmental Systems Research Institute, Inc. (ESRI) in an amount not to exceed \$1,810,000. Environmental Systems Research Institute, Inc. produces Geographic Information Systems (GIS) software that is used throughout the City of Houston (COH). Currently, individual departments and divisions hold separate contracts and accounts with ESRI for the purchase of software licenses and software maintenance and support services. Under the Enterprise Licensing Agreement (ELA), the City's various accounts will be merged into a single, annually invoiced account. The ELA will provide the City with unlimited use of the current suite of ESRI software products, with only minor exceptions. Additionally, ESRI will provide premium level support services and assign a specific technical support team to assist with enterprise planning.

Under the proposed agreement, COH will commit to a three (3) year ELA term, with a guaranteed annual fee of \$500,000 plus \$55,000 for a flexible services account, which may be applied to any of the services available from ESRI, including production, consulting, training, or royalty-based products excluded under the ELA. The Department also requests the appropriation of \$125,000 from the FY08 Equipment Acquisition Fund (EAF) to fund additional consulting and related support services offered by ESRI and deemed essential to ensuring the successful implementation of the City's Enterprise GIS. The remainder of the funding for the contract will be from the Central Service Revolving Fund. The purchase of additional hardware and software will be the subject of future Council action.

The EGIS is an analytical tool that enables City Departments to transparently access, analyze, map and report citywide data. This is accomplished by making data that is centrally stored available to users throughout the City. The advantages of EGIS are many, including lower hardware costs, better utilization of computing and storage capacities, application of universal data standards and improved data transportability. EGIS will provide data to policy makers in a highly graphical environment, will help assure timely delivery of critical data to services providers such as the Houston Emergency Center, Police and Fire Departments.

cc: Jo Wiginton, Legal Department
Richard Lewis, Director, Information Technology Department
Marty Stein, Mayor's Office

REQUIRED AUTHORIZATION		
F & A Director:	Other Authorization: 	Other Authorization:

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 7710

Subject: Formal Bids Received for Maintenance, Testing and Repair of Emergency Power Units for Various Departments
S30-L22367

Category #
4

Page 1 of 2

Agenda Item

34

FROM (Department or other point of origin):
Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date
February 04, 2008

Agenda Date
FEB 20 2008

DIRECTOR'S SIGNATURE
Calvin D. Wells

Council District(s) affected
All

For additional information contact:
Jacquelyn L. Nisby Phone: (713) 247-1814
Ray DuRousseau Phone: (713) 247-1735

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)
Approve an ordinance awarding a contract to Universal Engine Services, LLC on its low bid in an amount not to exceed \$1,371,154.50 for maintenance, testing and repair of emergency power units for various departments.

Maximum Contract Amount: \$1,371,154.50	F & A Budget
---	-------------------------

\$1,338,154.50 - General Fund (1000)
\$ 33,000.00 - Fleet Maintenance Fund (1005)
\$1,371,154.50 - Total

SPECIFIC EXPLANATION:
The City Purchasing Agent recommends that City Council approve an ordinance awarding a three-year contract to Universal Engine Services, LLC on its low bid in an amount not to exceed \$1,371,154.50 for maintenance, testing and repair of emergency power units for various departments. The City Purchasing Agent may terminate this contract at any time upon 30-days written notice to the contractor. Under this contract, the contractor will be required to provide maintenance, testing and repair services on approximately 172 standby generator sets for the General Services Department and approximately 16 standby generator sets for the Public Works & Engineering Department. These standby generator sets are used as a backup power system during loss of normal electrical power at various City facilities.

This project was advertised in accordance with the requirements of the State of Texas bid laws. Nine prospective bidders downloaded this solicitation document on SPD's e-bidding website and three bids were received as outlined below.

	<u>Company</u>	<u>Total Amount</u>
1.	Universal Engine Services, LLC	\$1,371,154.50
2.	S.R. Bray d/b/a Power Plus	\$1,488,067.50
3.	GHX Power Systems	\$2,517,971.74

The scope of work requires the contractor to provide all labor, supervision, parts, materials, equipment, tools, and transportation necessary to provide load testing, preventative maintenance and repair services, as necessary, on standby generator sets, auxiliary engine drive units and appurtenances at various locations within the City.

Item Nos. 1 through 172 (monthly maintenance services) will not be awarded.

REQUIRED AUTHORIZATION

F&A Director:	Other Authorization:	Other Authorization:
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ef

NOT

2/20

Date: 2/4/2008	Subject: Formal Bids Received for Maintenance, Testing and Repair of Emergency Power Units for Various Departments S30-L22367	Originator's Initials RM	Page 2 of 2
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M/WBE Subcontracting:

This invitation to bid was issued as a goal-oriented contract with a 4% M/WBE participation level. Universal Engine Services, LLC has designated the below-named company as its certified M/WBE subcontractor.

<u>Name</u>	<u>Type of Work</u>	<u>Dollar Amount</u>
Oil Products Distribution, Ltd.	Oil, Oil Filters	\$54,846.18

This contract will be monitored by the Affirmative Action Division.

ESTIMATED SPENDING AUTHORITY			
Department	FY 08	Out Years	Total
General Services Department	\$65,145.50	\$1,273,009.00	\$1,338,154.50
Public Works & Engineering Department	\$ 3,000.00	\$ 30,000.00	\$ 33,000.00
Total	\$68,145.50	\$1,303,009.00	\$1,371,154.50

Buyer: Richard Morris

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 7735

Subject: Emergency Mold Remediation at Tidwell Park for the General Services Department
S25-N22726

Category #
1 & 4

Page 1 of 1

Agenda Item

35

FROM (Department or other point of origin):

Calvin D. Wells
City Purchasing Agent
Finance and Administration Department

Origination Date

January 24, 2008

Agenda Date

FEB 20 2008

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected

B

For additional information contact:

Jacquelyn L. Nisby Phone: (713) 247-1814
Ray DuRousseau Phone: (713) 247-1735

Date and Identification of prior authorizing

Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance authorizing the appropriation of \$38,00.00 out of the Parks Consolidated Construction Fund (Fund 4502) for emergency mold remediation at Tidwell Park for the General Services Department.

Payment Amount \$38,000.00

F & A Budget

\$38,000.00 Parks Consolidated Construction Fund (4502) WBS F-000509-0060-4

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City council approve an ordinance authorizing the appropriation of \$38,000.00 out of the Parks Consolidated Construction Fund (Fund 4502).

On December 4, 2007, the General Services Department requested assistance with mold remediation at the Tidwell Park Gymnasium, located at 9720 Spaulding. The Strategic Purchasing Division issued a purchase order to address the emergency.

Informal bids were taken in accordance with current City policies and procedures, and a purchase order was issued to the low responsive and responsible bidder, LVI Facility Services, Inc.

The scope of work requires the contractor to provide all labor, materials, equipment, supervision and transportation necessary to remove and properly dispose of approximately 10,300 square feet of water-damaged and mold-infested ceiling insulation.

This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (2) of the Texas Local Government Code for exempted procurements.

Buyer: Tom Smyer

REQUIRED AUTHORIZATION

F&A Director:

Other Authorization:

Other Authorization:

MS

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 7816

Subject: Approve an Ordinance Awarding a Contract to the Sole Respondent for Dewatering, Processing, Hauling and Disposal of Biosolids for the Wastewater Operations Branch, Public Works & Engineering/S37-T22542

Category #
4

Page 1 of 2

Agenda Item

36

FROM (Department or other point of origin):
Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date
February 13, 2008

Agenda Date

DIRECTOR'S SIGNATURE *for Kevin M. Cleeman*

Council District(s) affected
All

For additional information contact:
Joseph Majdalani Phone: (713) 641-9182
Ray DuRousseau Phone: (713) 247-1735

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance awarding a contract to Synagro of Texas-CDR, Inc. in the maximum amount of \$28,250,000.00 for dewatering, processing, hauling and disposal of biosolids for the Wastewater Operations Branch of the Public Works & Engineering Department.

Maximum Contract Amount \$28,250,000.00

F & A Budget

\$28,250,000.00 - Water & Sewer System Operating Fund (8300)

PLR 2/14/08

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an ordinance awarding a five-year contract to the sole respondent, Synagro of Texas-CDR, Inc., in the maximum contract amount of \$28,250,000.00 for dewatering, processing, hauling and disposal of biosolids for the Public Works & Engineering Department (PW&E). The PW&E Director may terminate this contract at any time upon 90-days written notice to the contractor.

This contract will provide services for the City's dewatering, processing, hauling and disposal services and wastewater treatment needs at the City of Houston's wastewater treatment facilities. These services must meet or exceed all requirements of the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ), as well as local regulations governing these activities.

This Request for Proposal (RFP) for contract renewal was advertised in accordance with the requirements of the State of Texas bid laws and one proposal was received. Prior to posting, the market was carefully researched and it was concluded that Synagro was the only company in Harris County, and this region of Texas, with the resources required to undertake the wastewater treatment and biosolids hauling and disposal needs as defined within the RFP. Nevertheless, the Strategic Purchasing Division conducted a thorough search for additional vendors who could possibly perform these services. As a result, 37 vendors were identified and notified of the RFP. Additionally, the RFP was structured in such a way that maintenance and dewatering at the Sims Bayou Wastewater Treatment facility could have been contracted separately. Ten prospective proposers attended the pre-proposal conference. Despite the aforementioned, only one proposal was received. Subsequent to the receipt of the proposal, prospective proposers were contacted to determine the reason for the limited response to the RFP. Potential respondents advised that they could not meet the scope of work requirements specified in the RFP. Moreover, those vendors surveyed with regards to the Sims Bayou Wastewater Treatment facility indicated that they did not have the technology or the expertise to maintain a facility such as the Sims Bayou Wastewater Treatment facility.

REQUIRED AUTHORIZATION

F&A Director:

Other Authorization: *[Signature]*

Other Authorization: *[Signature]* **NOT**

65CDW2842A

JF

2008

all

Date: 2/13/2008	Subject: Approve an Ordinance Awarding a Contract to the Sole Respondent for Dewatering, Processing, Hauling and Disposal of Biosolids for the Wastewater Operations Branch , Public Works & Engineering/S37-T22542	Originator's Initials JH	Page 2 of 2
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M/WDBE Subcontracting

This RFP was issued as a goal-oriented contract with a 12% M/WDBE participation level. **Synagro of Texas-CDR, Inc.** has designated the below-named companies as its certified M/WDBE subcontractors.

<u>Company</u>	<u>Type of Work</u>	<u>Amount</u>	<u>Percentage</u>
AmPac Chemical Company, Inc.	Chemicals	\$1,977,500.00	7.0%
Pulido Trucking, L.P.	Trucking	\$1,412,500.00	5.0%
	TOTAL:	\$3,390,000.00	

The Affirmative Action Division will monitor this contract.

Estimated Spending Authority

Department	FY 2008	Out Years	Total
Public Works & Engineering	\$2,000,000.00	\$26,250,000.00	\$28,250,000.00

Buyer: Joyce Hays

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 7794

Subject: Ordinance for the Appropriation of Funds to Purchase a Supply Delivery Van for the Fire Department

Category #
1

Page 1 of 1

Agenda Item

37

FROM (Department or other point of origin):
Calvin D. Wells
City Purchasing Agent
Administration & Regulatory Affairs Department

Origination Date
January 31, 2008

Agenda Date
FEB 20 2008

DIRECTOR'S SIGNATURE *for Kevin M. Colman*

Council District(s) affected
All

For additional information contact:
Ray DuRousseau Phone: (713) 247-1735
Phone:

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)
Approve an ordinance authorizing the appropriation of \$36,953.00 out of the Equipment Acquisition Consolidated Fund (Fund 1800) for the purchase of a supply delivery van for the Fire Department.

Appropriation Amount - \$36,953.00

F & A Budget
KMC

\$36,953.00 - Equipment Acquisition Consolidated Fund (Fund 1800)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an ordinance authorizing the appropriation of \$36,953.00 out of the Equipment Acquisition Consolidated Fund (Fund 1800) for the purchase of a supply delivery van for the Fire Department.

The van that will be purchased is included in the adopted FY2008 Equipment Acquisition Plan.

Buyer: Louis Reznicek

REQUIRED AUTHORIZATION

F&A Director:

Other Authorization:

Other Authorization:

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 7822

Subject: Ordinance Approving a Compromise and Settlement Agreement and Contract Amendment with the Texas Procurement Center, LLC (TPC)

Category #
6

Page 1 of 2

Agenda Item

38

FROM (Department or other point of origin):

Richard Lewis
Chief Information Officer
Information Technology

Origination Date

February 14, 2008

Agenda Date

FEB 20 2008

DIRECTOR'S SIGNATURE



Council District(s) affected
All

For additional information contact:

Richard Lewis **Phone:** (832) 393-0082
Frank Rodriguez **Phone:** (832) 393-9610

Date and Identification of prior authorizing Council Action:

00-0279 4/12/2000, 01-1180 12/19/2001

RECOMMENDATION: (Summary)

It is recommended that Council adopt an ordinance approving a Compromise and Settlement Agreement to facilitate payment to vendors with outstanding purchase orders and approving a third amendment to the Master Agreement with Texas Procurement Center, LLC (TPC), providing for a maximum contract amount.

Additional spending authority not to exceed \$455,000 - 1 year

F & A Budget

TPC will assign 100% of fees under this contract to the City for the purpose of paying vendors who have not been paid for goods and services provided

SPECIFIC EXPLANATION:

BACKGROUND

In April of 2000 City Council approved contracts with the Texas Dept. of Information Resources (DIR) and the Texas Procurement Center (TPC) following a practice of aggregating information technology (IT) purchasing to drive down cost and streamline the procurement process dating back to 1994. The original TPC contract was amended in 2001 and 2005 to increase the spending authority. In 2003 Council approved a contract with TPC for reverse auction services, which was also amended in 2004.

On Oct.6, 2003 the City Controller provided the Mayor and City Council the first of three contract compliance audit reports covering the period April, 2000 through June of 2002 involving \$21.6 million in expenditures. Subsequent follow-up contract reviews were provided on Feb. 16 and Oct. 11, 2005 involving another \$12.1 million bringing the total spending to \$33.7.

The findings included in these audit reports cited thirty eight (38) instances of non-compliance with the contract terms. Of this total, the auditors attributed city departments to be accountable for thirty two (32) situations of non-compliance and TPC for five (5), although they also cited that TPC's records were not complete. The findings total about 3.9 percent of the spending. In addition to the audits, HPD's Office of the Inspector General conducted an investigation.

BUSINESS PROCESS

The business process spelled out in the original contract required TPC to solicit and evaluate proposals for IT purchasing, issuing purchase orders to successful vendors and paying vendors subsequent to the City paying TPC for the vendors cost plus TPC's fee not to exceed 5% of the vendors cost. This process resulted in duplication of efforts in terms of processing purchase orders, receivers and invoice/payments and also created business risk.

REQUIRED AUTHORIZATION

F&A Director:

Other Authorization:

Other Authorization:

Date: 2/14/2008	Subject: Ordinance Approving a Compromise and Settlement Agreement and Contract Amendment with the Texas Procurement Center, LLC (TPC)	Originator's Initials FR	Page 2 of 2
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During the period July 2002 and June 2006, spending with TPC by the City averaged \$6.7 million annually. Subsequent to the audit reports and the OIG investigation, TPC related spending dropped to \$780,430 during FY07. This created a lack of liquidity for TPC and TPC failed to pay vendors timely. The City provided a notice of default to TPC dated August 17, 2007 and has been working with TPC to resolve the delayed payments to vendors, settle the outstanding dispute, and change the terms of the contract. As of this writing there are seventeen purchase orders open with payables that TPC owes to vendors involving approximately \$550,000.

COMPROMISE & SETTLEMENT

It is recommended that Council approve a third amendment with TPC and a compromise and settlement agreement in order to facilitate payment to the vendors with outstanding purchase orders and receivables due. This will require TPC to assign its fees to the City under this contract, and a portion of its fees on other contracts for the purpose of paying vendors. Approximately \$200,000 in TPC fees has been retained by the City anticipating favorable Council action on this potential settlement. The third amendment extends the contract twelve months, limits TPC to payments for its fee only and authorizes payment to vendors directly by the City.

To: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An ordinance appropriating funds, approving and authorizing payments for land acquisition costs, appraisal fees, and other services for the Hirsch Road Paving Project. WBS NO. N-000617-0001-2-01	Category #7	Page 1 of 1	Agenda Item # 39
FROM: (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2-7-08		Agenda Date FEB 20 2008
DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., DEE, Director	Council District affected: B Key Map 454 P,K		
For additional information contact: Nancy P. Collins Phone: (713) 837-0881  Senior Assistant Director	Date and identification of prior authorizing Council Action:		

RECOMMENDATION: (Summary) Approve an ordinance appropriating funds, approving and authorizing payments for land acquisition costs, appraisal fees, and other services for the Hirsch Road Paving Project.

Amount and Source of Funding: \$500,000 Street and Bridge Consolidated Construction Fund 4506 N-00663A-00RE-2-01 <i>fy 01/3/06</i>	F & A Budget:
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SPECIFIC EXPLANATION:
The Hirsch Road Paving Project provides for right-of-way acquisition, engineering, and construction of two 24-foot- wide concrete roadways with curbs, sidewalks, and necessary underground utilities; Phase 1: Kelly to Bennington; Phase 2: Bennington to Crosstimbers. Improvements will upgrade existing roadways to major thoroughfare standards.

The Department of Public Works and Engineering is submitting an ordinance appropriating funds, approving and authorizing payments for land acquisition costs, appraisal fees, and other services for the Hirsch Road Paving Project.

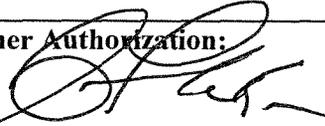
Therefore, it is recommended that a blanket appropriation ordinance be passed authorizing payments for the costs of land purchases/condemnations, appraisal fees, title policy premiums and/or other services in connection with negotiations to settle purchases, recording fees, and court costs and expert witness fees associated with condemnations for the Hirsch Road Paving Project. Parcels with a consideration that exceeds the spending authority threshold set by State law will be submitted to City Council as they are negotiated. The same appropriation ordinance will apply to all acquisitions made using these funds. This will expedite the process of acquiring land in support of the listed capital improvements project.

PRN: NPC:DW:bsm
cc: Marty Stein
Reid Mrsny, P.E.

G:\wpdata\closing\RCA-fy08hirschroad blanket.wpd

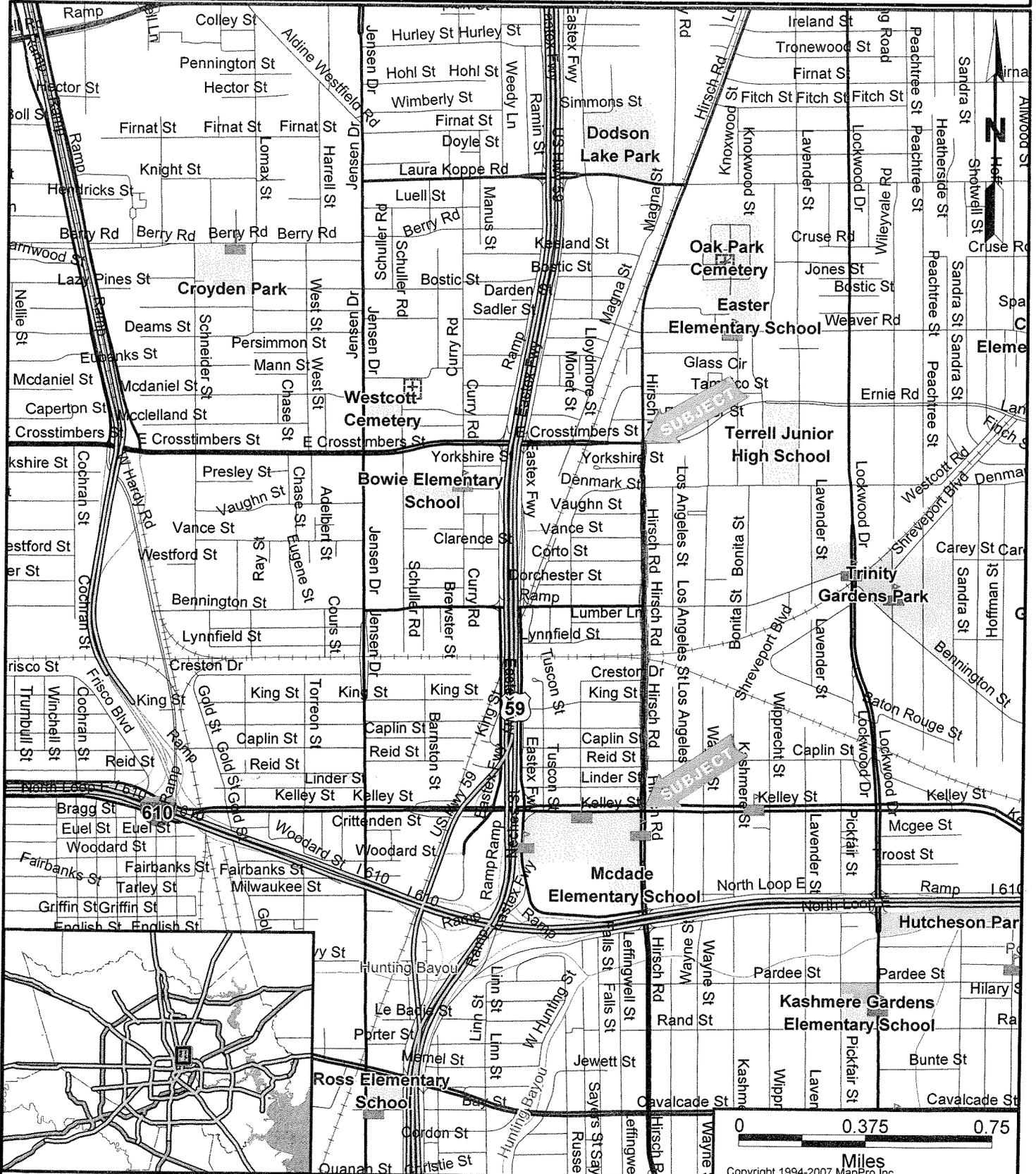
CUIC #20BSM02

REQUIRED AUTHORIZATION

F&A Director: <i>Budgets</i> 	Other Authorization:  Daniel W. Krueger, P.E., Deputy Director Engineering and Construction Division	Other Authorization:  Andrew F. Icken, Deputy Director Planning and Development Services Division
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LOCATION MAP

Description: Hirsch Road Paving Project
 From Kelley to Crosstimbers
 WBS# N-000617-0001-2-01, Key Map 454 P, K
 Prepared by: City of Houston, 611 Walker, Houston, TX 77002



CAUTION:

Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets.
 Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.

To: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: PROPERTY: An ordinance approving and authorizing the purchase of Parcel JY6-030 located within the City of Houston Southeast Water Purification Plant at 2620 Genoa Red Bluff Road for the SOUTHEAST WATER PURIFICATION PLANT EXPANSION PROJECT WBS S-000012-0020-2-1 OWNER: Exxon Mobil Corporation	Category #7	Page 1 of 1	Agenda Item # 40
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FROM: (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2-14-08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., DEE	Council District affected: E Key Map 577 Q
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For additional information contact: Nancy P. Collins Phone: (713) 837-0881 Senior Assistant Director 	Date and identification of prior authorizing Council Action: Ordinance 2005-1102, passed September 21, 2005
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RECOMMENDATION: (Summary)
An ordinance be passed approving and authorizing the purchase of Parcel JY6-030

Amount and Source of Funding: No additional funding required (covered under Blanket Appropriation Ordinance 2005-1102 S-00019A-00RE-2-01 Water and Sewer System Consolidated Construction Fund 8500) 	F&A Budget:
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SPECIFIC EXPLANATION:
The SOUTHEAST WATER PURIFICATION PLANT EXPANSION PROJECT provides for the acquisition of an additional 3.5-acres of land to accommodate the expansion of the City of Houston Southeast Water Purification Plant. The expansion will enable the City to provide an increase of 80 million gallons of purified water a day to the expanding Southeast Houston area.

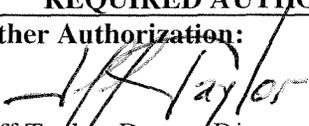
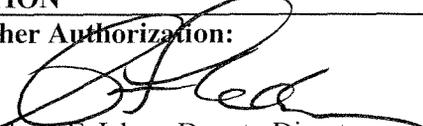
The City desires to acquire 152,460 square feet of land out of Exxon Mobil Corporation's abandoned Well Site 13. The City's offer was based on an appraisal by Tom Kvinta, SRA, Independent Fee Appraiser. The valuation was reviewed and recommended for approval by a senior staff appraiser of this department. The breakdown is as follows:

Parcel JY6-030 (Fee)	
LAND	\$76,230.00
Title Policy Services	\$ 1,350.00
TOTAL AMOUNT	\$77,580.00

It is recommended that an ordinance be passed approving and authorizing the purchase of Parcel JY6-030 located within the City's Southeast Water Purification Plant on Genoa-Red Bluff Road, owned by Exxon Mobil Corporation, and authorizing the Mayor to execute and the City Secretary to attest a Purchase and Sales Agreement. This parcel being a tract of land containing 152,460 square feet (3.5 acres) described in the deed from Red Bluff Development Company to Exxon Corporation recorded under Harris County Clerk's File No. G855040 in the Official Public Records of Real Property, Harris County, Texas in the Sylvester Murphy Survey, A-53, according to the City of Houston field notes.

MSM:NPC:eg
S/Guajardo/Southeast WPP Expansion/JY6-030 Ordinance/Purchase RCA
cc: Marty Stein

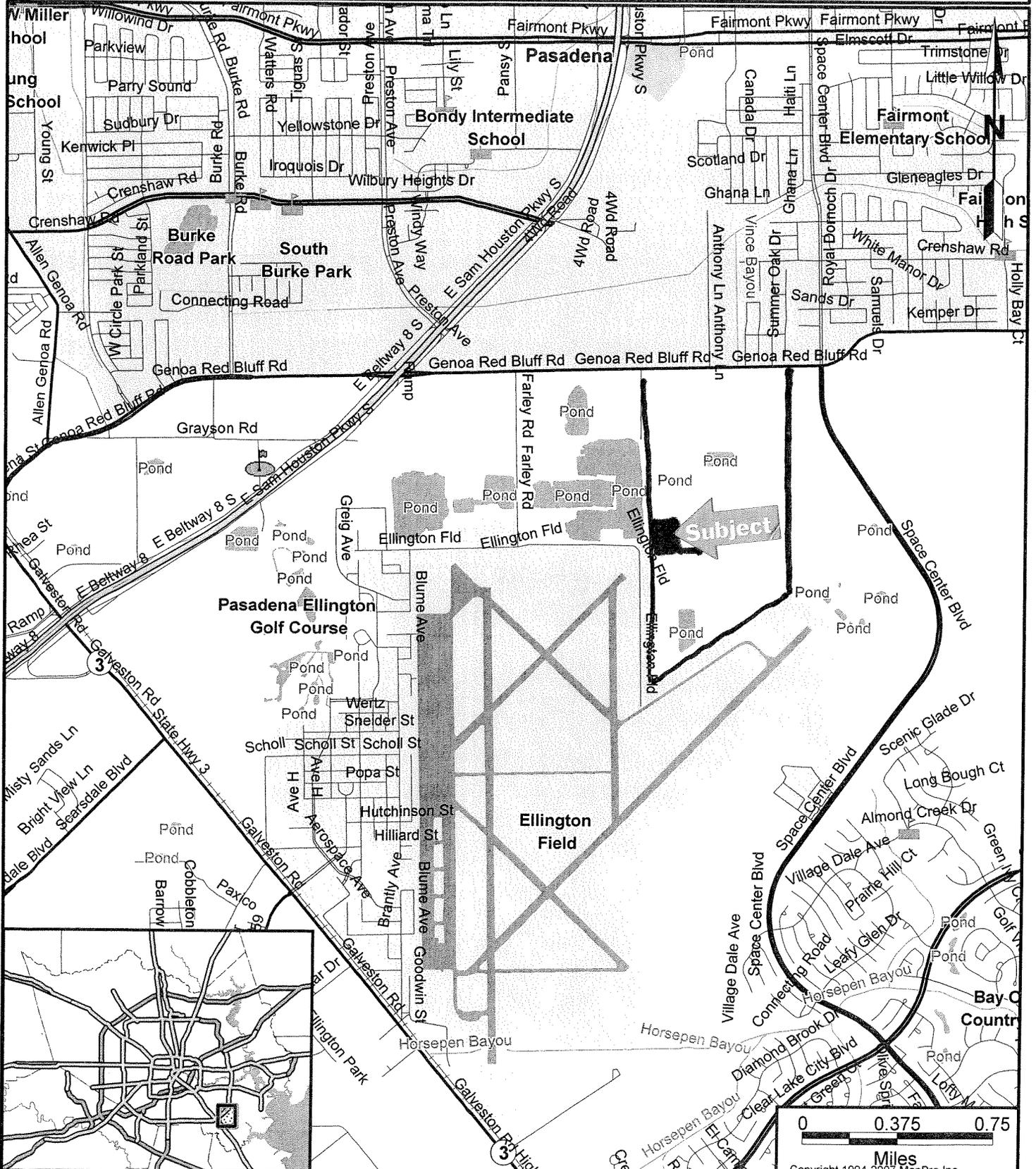
CUIC #20ELG14

REQUIRED AUTHORIZATION		
F&A Director:	Other Authorization:  Jeff Taylor, Deputy Director Public Utilities Division	Other Authorization:  Andrew F. Icken, Deputy Director Planning and Development Services Division

LOCATION MAP

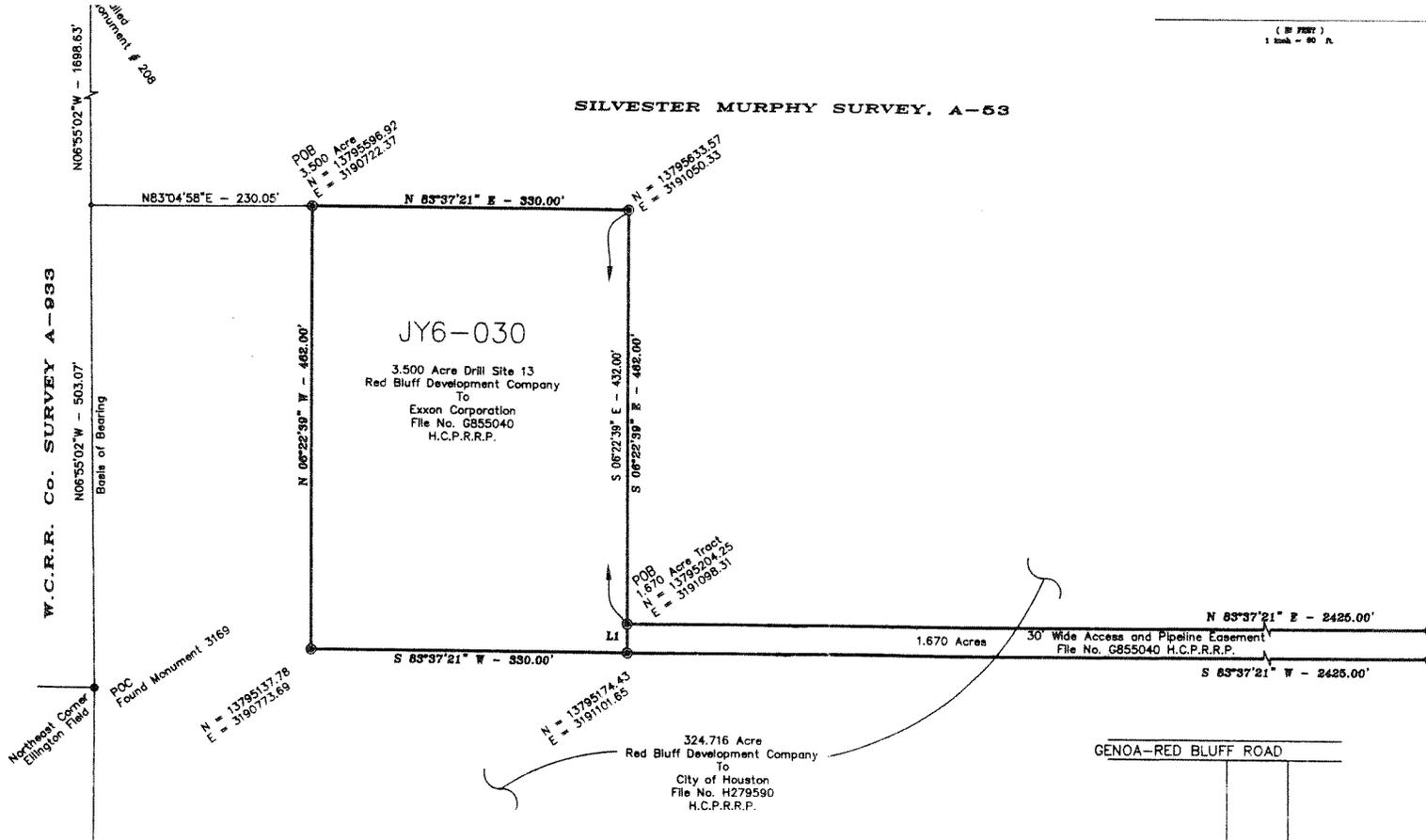
Description: Southeast Water Purification Plant Expansion Project
WBS S-00012-0020-01-2, Exxon Mobil Parcel JY6-030
Key Map Page 577 Q

Prepared by: City of Houston, 611 Walker, Houston, TX 77002



CAUTION:

Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.



SILVESTER MURPHY SURVEY, A-53

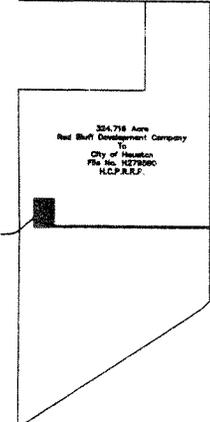
JY6-030

3.500 Acre Drill Site 13
Red Bluff Development Company
To
Exxon Corporation
File No. G855040
H.C.P.R.R.P.

324.716 Acre
Red Bluff Development Company
To
City of Houston
File No. H279590
H.C.P.R.R.P.

32.766 Acres
Red Bluff Development Company
To
Exxon Corporation
File No. P282857
H.C.P.R.R.P.

GENOA-RED BLUFF ROAD



PARENT TRACT
(N.T.S.)

(BY FEET)
1 inch = 40' R.

Reasons of Real Property
To
POE
POC
POB

Line #	Bearing	Distance
L1	S 08°22'39\"	432.00'
L2	S 08°22'39\"	482.00'

I, DON TED MALER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS SURVEYED ON THE GROUND DURING MAY, 2008 THRU JUNE, 2008 UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

DON TED MALER
REGISTERED PROFESSIONAL LAND SURVEYOR NO.4342
STATE OF TEXAS



NOTES:

- 1) This survey was done without the benefit of a Title Commitment.
- 2) Set 5/8" IR V/Cap indicates a 5/8" iron rod set with a plastic cap stamped "Ratnala & Bahl Inc."
- 3) This plat was prepared along with a Metes and Bounds Description of even date.
- 4) Coordinates shown hereon are surface coordinates based on the Texas State Plane Coordinate System, South Central Zone, NAD83 (SPO3 adjustment), and have been converted to grid values by applying a scale factor of .999980733

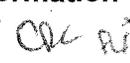
Boundary Survey 3.500 Acre Drill Site & 30' Wide Access and Pipeline Easement				
City of Houston Harris County Houston, Texas				
RATNALA & BAHL, INC.				
DESIGN	DRAWN	DATE	SCALE	NOTES
GEN	EP	MAY 2008	1"=40'	
FILE NO. 08109-11				
CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DEPARTMENT				
DATE: 08/09/08				
CHIEF SURVEYOR: [Signature]				
TIGHT BY TRAY SECTION				
KEY MAP NO. 877 - R		GEN MAP NO. 0802 C11		
PARCEL NO. JY6-030				
CIP NO.				
GPS NO. S-0012-20-2				
C.M. NO.				



SUBJECT: Professional Services Contract for Pre-Design Services Manhattan Construction Company Consolidation of Various HPD Facilities WBS No. G-000103-0001-3	Page 1 of 2	Agenda Item 41
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FROM (Department or other point of origin): General Services Department	Origination Date 01-30-08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE Issa Z. Dadoush, P.E.  1/17/08	Council District(s) affected: All
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For additional information contact: Jacquelyn L. Nisby  Phone: 713-247-1814	Date and identification of prior authorizing Council action:
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RECOMMENDATION: Approve a Professional Services Contract for Pre-Design Services and appropriate funds for the project.

Amount and Source Of Funding: \$680,000.00 Police Consolidated Construction Fund (4504)	F & A Budget: 
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SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council approve a Professional Services Contract for Pre-Design Services with Manhattan Construction Company to provide pre-design and programming services for the consolidation of various Houston Police Department (HPD) facilities.

The existing facilities under consideration are the Police Administration Building at 1200 Travis, the Central Police Station at 61 Riesner, Police Radio Communications at 62 Riesner, Technology Services at 33 Artesian, and Fleet Administration at 52 Riesner. These facilities are no longer suitable to meet the needs of HPD due to their age, size, operational costs, location, increased security requirements, and HPD expansion. GSD submitted a preliminary program report to HPD in March 2007, recommending the consolidation of these facilities. Collocation of these services on one campus will better serve the community and reduce operational costs.

On March 23 and March 30, 2007, GSD advertised a Request for Qualifications (RFQ) for Design/ Build Services for a new facility to replace these Houston Police Department facilities. The RFQ contained selection criteria that ranked respondents on experience, technical approach, and quality assurance program. The Statements of Qualifications were due on April 30, 2007, and six firms responded. GSD formed a selection committee comprised of representatives from GSD, HPD, and Convention and Entertainment Facilities Department to evaluate the respondents. The selection committee interviewed all six firms. Based on the advertised criteria, Manhattan Construction Company received the most points and offers the best value for the City.

REQUIRED AUTHORIZATION 25DSGN12 

General Services Department:  Phil Golembewski, P.E. Chief of Design & Construction Division	Houston Police Department:  Harold Hurtt Chief of Police
--	--

Date	SUBJECT: Professional Services Contract for Pre-Design Services Manhattan Construction Company Consolidation of Various HPD Facilities WBS No. G-000103-0001-3	Originator's Initials MHT	Page 2 of 2
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PROJECT DESCRIPTION: The initial phase of this project will involve pre-design services, which will include an analysis of existing police facilities. The assessment will establish space projections, based on HPD's long-range goals and objectives, and city growth projections. Cost projections associated with the construction of a new police campus, as well as an executive summary with recommended implementation strategies, will also be included in the pre-design services. The consultant will program and plan for new building(s) options at a prototypical site to include building massing, site planning with parking, civil and site analysis for flooding and detention requirements, and construction cost analysis. The consultant will deliver a Final Program Document based on current and future needs of the HPD, produce a Final Master Plan based on the preferred option, prepare budget estimates, develop outline description of proposed building systems, and issue a Final Report.

The consultant will incorporate LEED (Leadership in Energy and Environmental Design™) standards in the project to achieve a certification level goal of Silver.

FUNDING SUMMARY: The contract provides for a Basic Services Fee to be paid as a lump sum and certain Additional Services to be paid on a reimbursable basis.

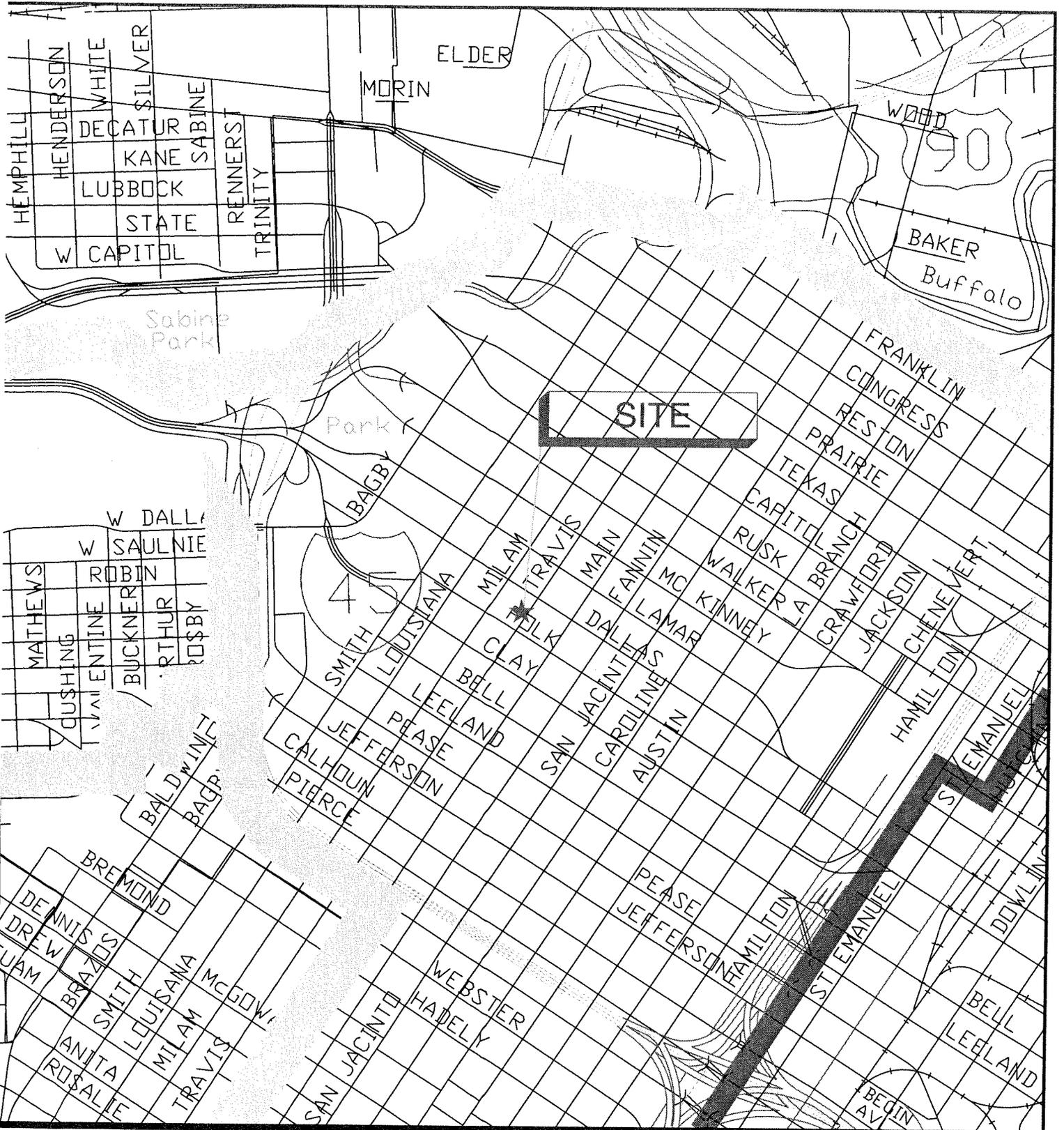
\$ 615,000.00	Basic Services Fee
\$ 50,000.00	Additional Services Fee
<u>\$ 15,000.00</u>	Reimbursable Expenses
\$ 680,000.00	Total Contract Services

M/WBE PARTICIPATION: A MWBE goal of 12% has been established for this contract. Affirmative Action reviewed the process and determined that the goal is appropriate due to the limited scope of the contract as described in the attached correspondence. The consultant has submitted the following certified firm to achieve the goal:

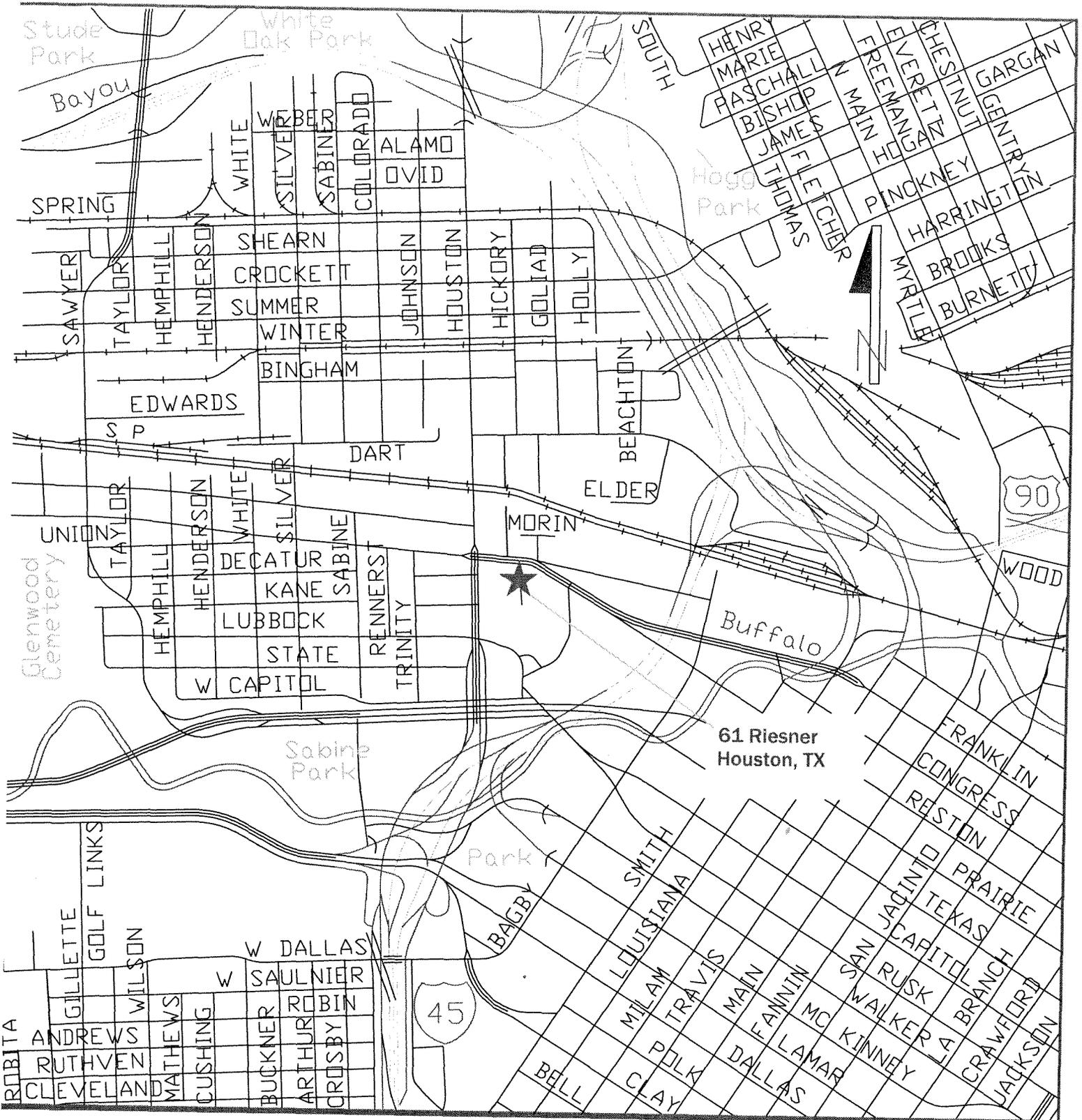
<u>Firm</u>	<u>Scope of Work</u>	<u>Amount</u>	<u>% of Contract</u>
Kyo Consulting, Inc.	Programming Support	\$73,800.00	12%


IZD:PSG:RAV:JLN:MHT:ps

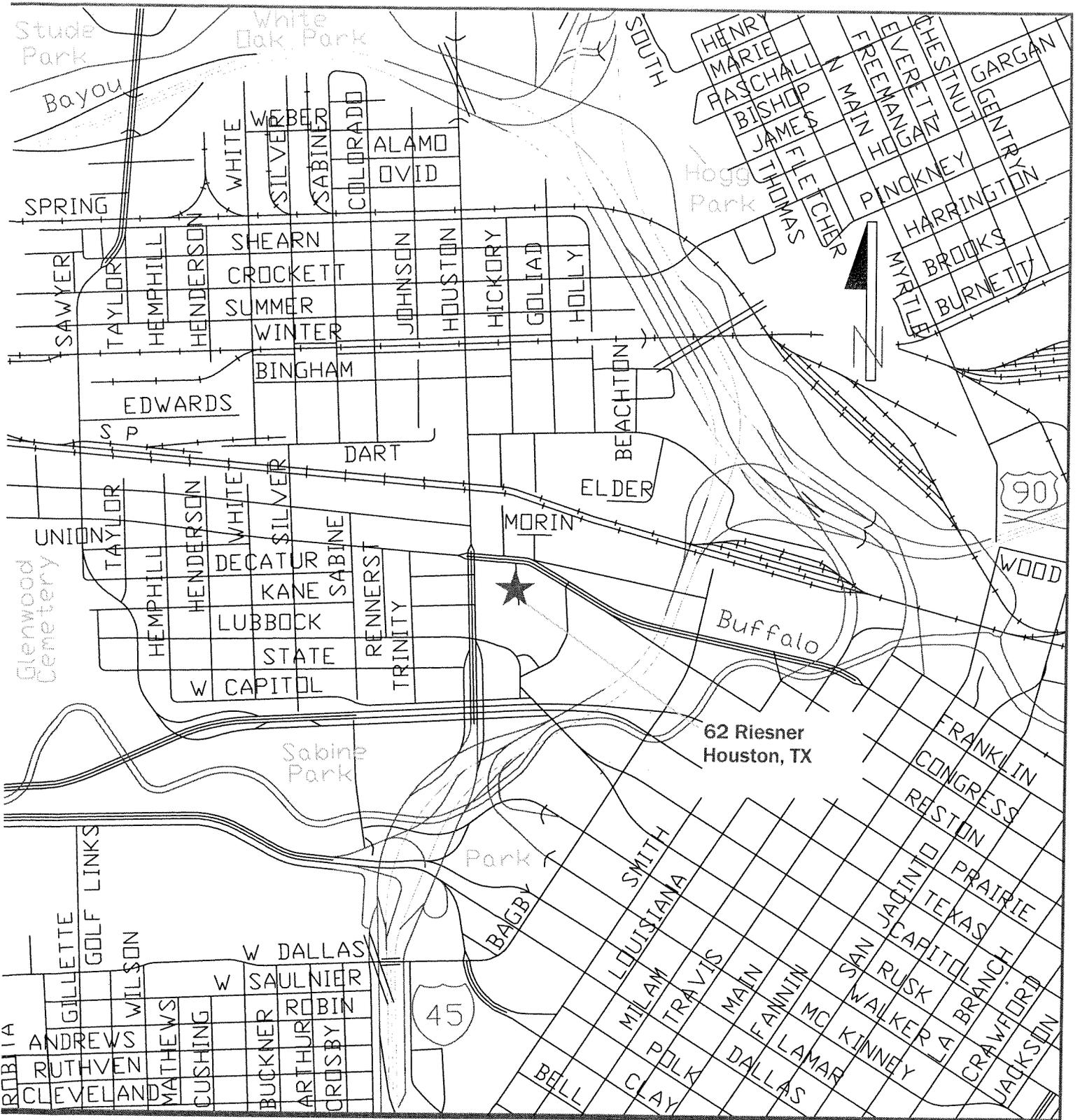
c: Marty Stein, Velma Laws, Jacquelyn L. Nisby, Kirk Munden, Jack Williams, Joseph Kurian, James Tillman IV, Kim Nguyen, File No. G-000103-0001-4/507



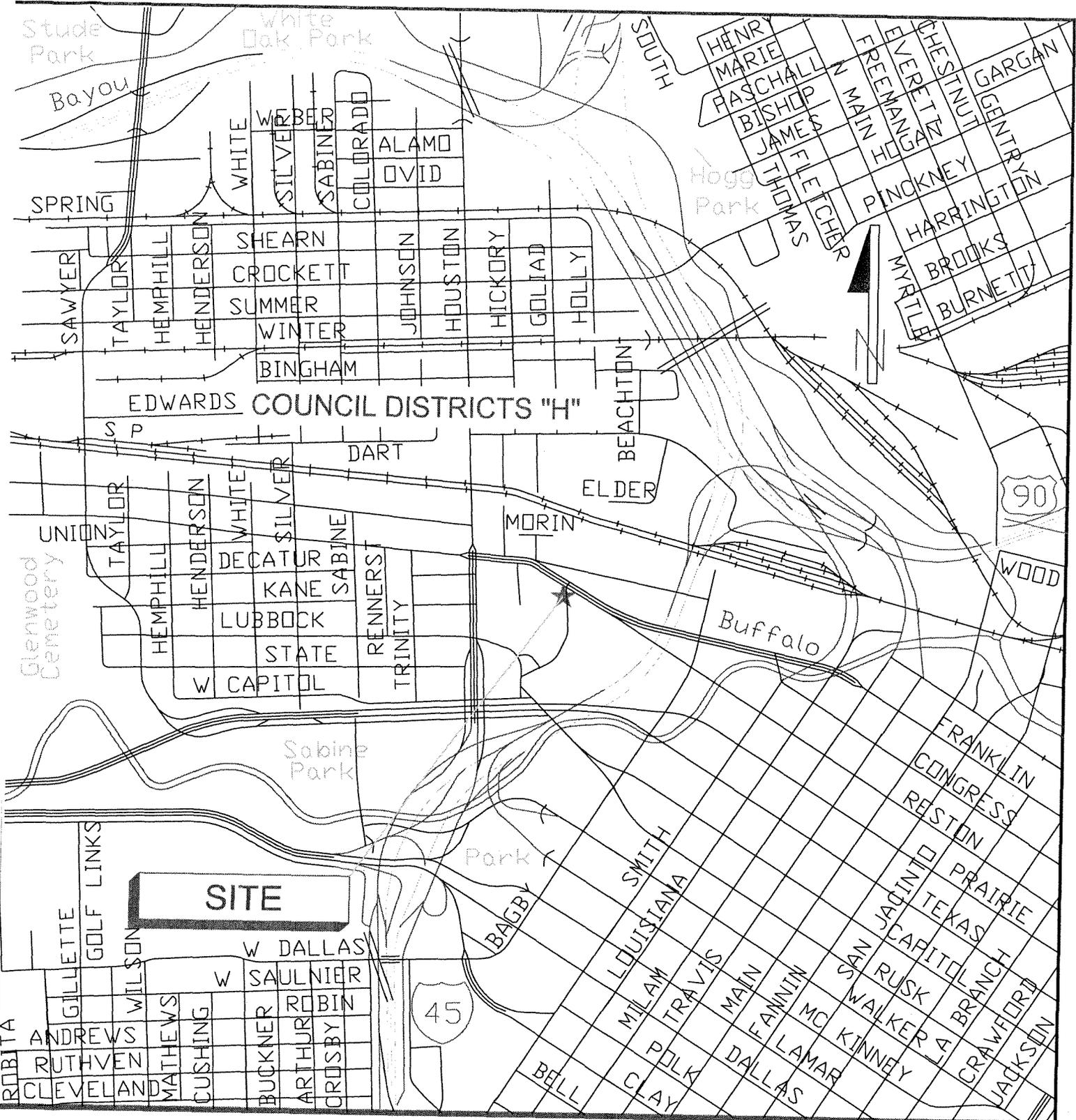
**FACILITY CONSOLIDATION
 1200 TRAVIS
 HOUSTON, TX 77002**



**FACILITY CONSOLIDATION
RIESNER COMPLEX, 61 RIESNER
HOUSTON, TX 77002**



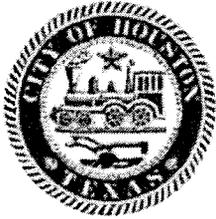
FACILITY CONSOLIDATION
RIESNER COMPLEX, 62 RIESNER
HOUSTON, TX 77002



**FACILITY CONSOLIDATION
33 ARTESIAN
HOUSTON, TX 77002**

COUNCIL DISTRICTS "H"

KEY MAP NO. 493L



CITY OF HOUSTON
General Services Department

Interoffice

Correspondence

A handwritten signature in black ink, appearing to read "Issa Z. Dadoush".

To: Velma Laws, Director
Affirmative Action and Contract
Compliance

From: Issa Z. Dadoush, P.E., Director

Date: January 3, 2008

Subject: Consolidation of Various HPD Facilities
MWBE Goal
WBS No. H-000103-0001-3

We would like to request the establishment of a 12% goal for the Consolidation of Various HPD Facilities programming/pre-design contract services for \$680,000.00 with Manhattan Construction Company.

Programming Services are pre-design services that are performed primarily by the prime consultant (see attached). In the past the usual MWBE participation level for programming contracts has been 0% due to a negligible MWBE availability. Due to the size of this project, we have been able to identify some MWBE participation. Upon completion of this Contract we anticipate entering into a Design/Build contract with Manhattan Construction Company for this Project. The MWBE participation for the design services will be 24%.

If you have any questions regarding this information, please call me directly at 713-247-2157.

READ AND APPROVED:

A handwritten signature in black ink, appearing to read "Velma Laws".

Velma Laws, Director
Affirmative Action and Contract Compliance

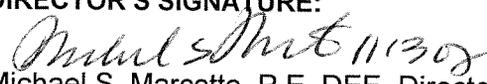
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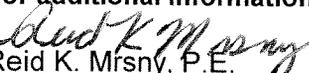
c: Marty Stein, Kirk Munden, File

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Professional Engineering Services contract between the City and Brown & Gay Engineers, Inc. for Engineering Services associated with the Rehabilitation of Water Storage Tanks and Cathodic Protection Systems at various locations. WBS No. S-000600-0034-3	Page 1 of 2	Agenda Item # 42
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FROM: (Department or other point of origin): Department of Public Works and Engineering	Origination Date: 11/16/07	Agenda Date: FEB 20 2008
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DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E. DEE, Director	Council District affected: A, B, C, D, F, G 
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For additional information contact:  Reid K. Mrsny, P.E. Phone: (713) 837-0452 Senior Assistant Director	Date and identification of prior authorizing Council action:
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RECOMMENDATION: Approve Professional Engineering Services Contract with Brown & Gay Engineers, Inc. and appropriate funds.

Amount and Source of Funding: \$540,000.00 from Water and Sewer System Consolidated Construction Fund No. 8500. 

PROJECT NOTICE/JUSTIFICATION: This project is part of the City's water storage tank rehabilitation and replacement program. It is required to meet the area's water demand and also ensures compliance with the Texas Commission on Environmental Quality (TCEQ) regulations.

DESCRIPTION/SCOPE: This project consists of rehabilitation of four (4) water storage tanks and rehabilitation of Cathodic Protection Systems for six (6) ground storage tanks.

LOCATION: This project is located as follows:

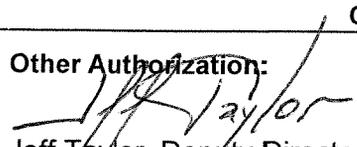
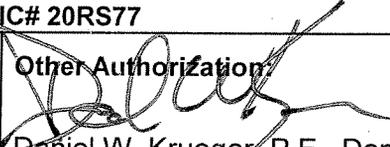
Rehabilitation of water storage tanks:

<u>TANK</u>	<u>ADDRESS</u>	<u>KEY MAP GRID</u>
Chasewood GST-1	7650 Chasewood Dr.	570V
Glenshire GST-1	12002 Kensington	569D
Glenshire GST-2	12002 Kensington	569D
District 123 GST-1	10003 S. Kirkwood	529W

Rehabilitation of Cathodic Protection systems for the following tanks:

<u>TANK</u>	<u>ADDRESS</u>	<u>KEY MAP GRID</u>
Southwest GST-5	4410 Westpark Dr.	491Z
Katy-Addicks GST-2	11500 Old Katy Road	489B
Spring Branch GST-1&2	9400 Kempwood Dr.	450K
Acres Homes GST-1&2	1810 Dolly Wright St.	412S

SCOPE OF CONTRACT AND FEE: Under the scope of the contract, the consultant will perform Phase I – Preliminary Design, Phase II – Final Design, Phase III – Construction Phase Services and Additional Services. Basic Services Fee for Phase I is based on the cost of time and materials with a not-to-exceed agreed upon amount. The Basic Services Fee for Phase II and Phase III will be negotiated on a lump sum basis after the completion of Phase I. The negotiated maximum for Phase I Basic Services is \$91,998.00. The total Basic Services appropriation is \$293,000.00

REQUIRED AUTHORIZATION CUIC# 20RS77 NDT		
F&A Budget: 	Other Authorization:  Jeff Taylor, Deputy Director Public Utilities Division	Other Authorization:  Daniel W. Krueger, P.E., Deputy Director Engineering and Construction Division

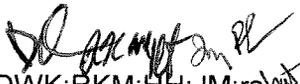
Date	Subject: Professional Engineering Services contract between the City and Brown & Gay Engineers, Inc. for Engineering Services associated with the Rehabilitation of Water Storage Tanks and Cathodic Protection Systems at various locations. WBS No. S-000600-0034-3	Originator's Initials <i>PS</i>	Page 2 of 2
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The contract also includes certain Additional Services to be paid as either lump sum or on a reimbursable basis. The Additional Services include surveying, geotechnical investigation, environmental site assessments, coating assessments and debris hauling. The total Additional Services appropriation is \$197,200.00.

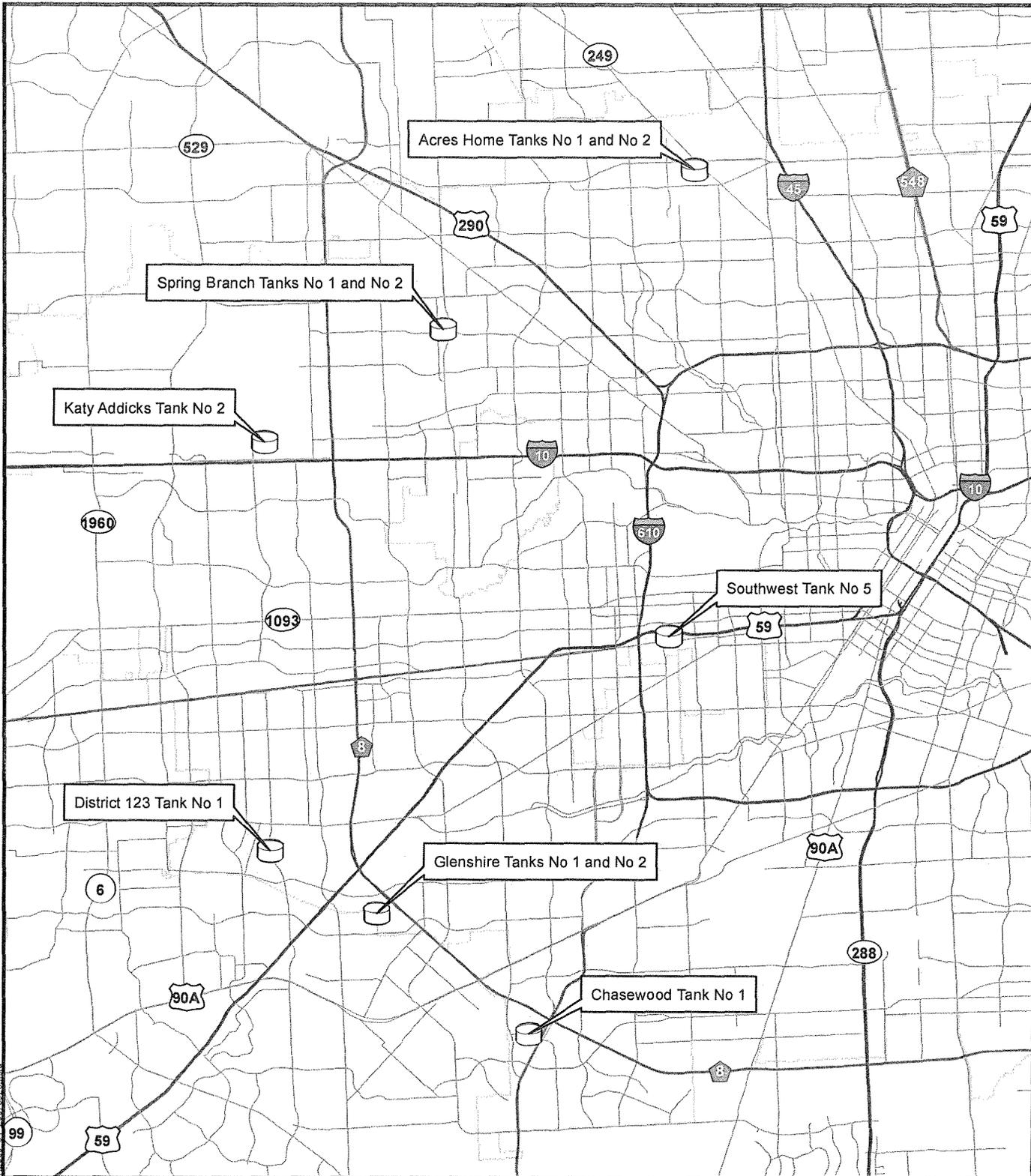
The total cost of this project is \$540,000.00 to be appropriated as follows: \$490,200.00 for Contract Services and \$49,800.00 for project management.

M/WBE PARTICIPATION: The M/WBE goal for this project is set at 24%. The Engineer has proposed the following firms to achieve this goal.

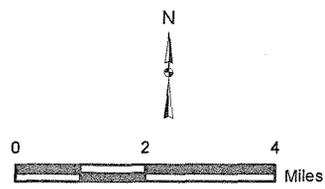
<u>MWBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Kennedy Coating Inspection Services, Inc.	Tank cleaning & preparation	\$75,510.00	15.40%
2. Western Group Consultants	Surveying	\$55,812.00	11.38%
3. Infrastructure Associates, Inc.	Structural Inspection & Electrical design	\$34,350.00	7.01%
4. V&A Consulting Engineers, Inc.	Coating Assessment	<u>\$18,864.00</u>	<u>3.85%</u>
TOTAL		\$184,536.00	37.64%


MSM:DWK:RKM:HH:JM:rs/vat
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- c:** Marty Stein
Velma Laws
Susan Bandy
Michael Ho, P.E.
Craig Foster
File S-000600-0034-3 (3.7)



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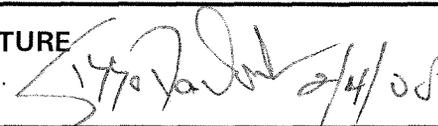
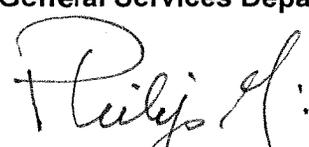
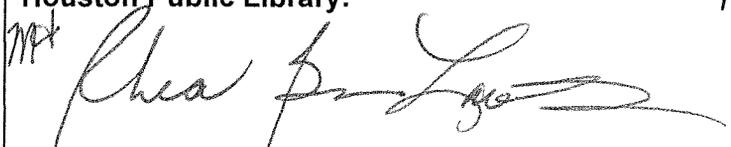
BROWN & GAY
ENGINEERS, INC.

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 Fax: 281-558-9701
- Civil engineers and surveyors -

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**Rehabilitation of Ground Storage Tanks
and Cathodic Protection Systems
WBS No. S-000600-0034-3**

Date: September 2007	BGE Job No: COH23-60	Exhibit: 1
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SUBJECT: Professional Architectural Services Contract John Kirksey Associates, Architects, Inc. New Kingwood Library WBS No. E-000097-0002-3		Page 1 of 2	Agenda Item 43
FROM (Department or other point of origin): General Services Department		Origination Date 2/13/08	Agenda Date FEB 20 2008
DIRECTOR'S SIGNATURE Olssa Z. Dadoush, P.E. 		Council District(s) affected: E	
For additional information contact: Jacquelyn L. Nisby  Phone: 713-247-1814		Date and identification of prior authorizing Council action: Ordinance No. 2006-1261 dated 12/20/06	
RECOMMENDATION: Approve architectural services contract and appropriate funds for the project.			
Amount and Source Of Funding: \$591,700.00 General Improvements Consolidated Construction Fund (4509)			F & A Budget: 
SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council approve an architectural services contract with John Kirksey Associates, Architects, Inc., to perform design and construction phase services for a new facility for the Kingwood Library. On April 7 and April 14, 2006, GSD advertised a Request for Qualifications (RFQ) for a new Kingwood Library for the FY07 Library Program. The RFQ contained selection criteria that ranked respondents on experience, technical approach and quality assurance program. The Statements of Qualifications were due on May 1, 2006, and 14 firms responded. GSD formed a selection committee comprised of representatives from GSD, the Houston Public Library and Harris County Public Library to evaluate the respondents. The selection committee short-listed and interviewed five firms. John Kirksey Associates, Architects, Inc. received the most points and offers the best value for the City based on the advertised criteria.			
PROJECT LOCATION: 2601 Bens Branch Drive (intersection of Bens Branch Dr. and Bens View Lane) (Key Map 337B)			
PROJECT DESCRIPTION: The Houston Public Library and Harris County Library will partner to facilitate the development of a vacant track of land into the new Kingwood Library. The project will design a new 30,000-square foot library that will be operated and maintained by Harris County. The facility will house approximately 150,000 traditional library materials, 70 computers for public use and seat over 160 patrons. The new library will serve residents seeking information through traditional print materials, audio-visual materials or through the internet, informational databases and programs. The library will also be a meeting place for organizations and groups throughout northeast Harris County and will serve as a site for video conferencing.			
The Architect will incorporate LEED™ (Leadership in Energy and Environmental Design) credits to achieve certification.			
REQUIRED AUTHORIZATION		CUIC ID# 25DSGN05	
General Services Department:  Phil Golembiewski, P.E. Chief of Design & Construction Division		Houston Public Library:  Rhea Brown Lawson, Ph.D. Director	

Date	SUBJECT: Professional Architectural Services Contract John Kirksey Associates, Architects, Inc. New Kingwood Library WBS No. E-000097-0002-3	Originator's Initials VTN	Page 2 of 2
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PREVIOUS HISTORY AND PROJECT SCOPE: On December 20, 2006, City Council approved a Pre-Design Services contract with John Kirksey Associates, Architects, Inc. to provide pre-design and programming services for the new Kingwood Library that included building configuration, space requirements, site planning, civil site analysis for flooding and detention requirements and construction costs analysis.

SCOPE OF CONTRACT AND FEE: The contract provides for a Basic Services Fee to be paid as a lump sum and certain Additional Services to be paid on a reimbursable basis.

\$ 494,000.00	Basic Services
\$ 50,000.00	Additional Services
\$ 37,500.00	Reimbursable Expenses
\$ 581,500.00	Total Contract Services
\$ 10,200.00	Civic Art (1.75%)
\$ 591,700.00	Total Funding

M/WBE INFORMATION: An MWBE goal of 24% has been established for this contract. The Architect has submitted the following certified firms to achieve the goal:

<u>Firm</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Infrastructure Associates, Inc.	MEP Engineers	\$ 68,000.00	11.69
Henderson + Rogers, Inc.	Structural Engineers	\$ 65,000.00	11.18
E&C Engineers & Consultants, Inc.	LEED Commissioning	\$ 20,500.00	3.53
Total		\$153,500.00	26.40%


IZD:PG:RAV:JLN:VTN:vtn

c: Marty Stein, Issa Z. Dadoush, P.E., Rhea Brown Lawson, Ph.D., Wendy Teas Heger, AIA, Richard Vella, AAIA, James Tillman IV, Calvin Curtis, Esq., Jacquelyn L. Nisby, Esq., Gabriel Mussio, Mary M. Villarreal, Joseph Kurian, Venky Nagasandra, AIA, File E-000097-0002-3

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Award Construction Contract Carrera Construction, Inc. Carverdale and Schwartz Park Improvements WBS Nos: F-0504C2-0001-4/F-0504C2-0002-4	Page 1 of 2	Agenda Item 44
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FROM (Department or other point of origin): General Services Department	Origination Date 2-14-08	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE: Issa Z. Dadoush, P.E. <i>[Signature]</i>	Council District affected: A
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For additional information contact: Jacquelyn L. Nisby <i>[Signature]</i> Phone: 713- 247-1814	Date and identification of prior authorizing Council action:
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RECOMMENDATION: Award construction contract and appropriate funds for the project.

Amount and Source of Funding: \$793,316.00 Parks Consolidated Construction Fund (4502)	F & A Budget: <i>[Signature]</i>
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SPECIFIC EXPLANATION: The General Services Department recommends that City Council award a construction contract to Carrera Construction, Inc., on its low bid amount of \$704,277.00 for construction services in connection with Carverdale and Schwartz Park Improvements for the Houston Parks and Recreation Department.

PROJECT LOCATIONS: Carverdale Park 9801 Tanner (450A) Schwartz Park 8203 Vogue (451N)

PROJECT DESCRIPTION: The scope of work consists of the following:

Carverdale Park – Expand parking lot to provide thirty spaces, lighting, trees and shrubs with associated irrigation, sod and site detention.

Schwartz Park – Electrical service upgrades to the swimming pool and softball field; parking lot improvements including cement stabilized crushed limestone, accessible parking spaces; installation of ornamental bollards at east parking area, and seal and re-stripe main parking lot; drainage improvements; removal and replacement of the main entrance sidewalks and playground fall surface; clean and re-stripe tennis and basketball courts and new site furnishings.

The contract duration for this project is 150 calendar days. M2L Associates, Inc. is the design consultant and the construction manager for this project.

BIDS: The following four bids were received on December 6, 2007:

	<u>Bidder</u>	<u>Accepted Bid Amount</u>
1.	Carrera Construction, Inc.	\$704,277.00
2.	Meridian Commercial, L.P.	\$795,650.00
3.	Resicom, Inc.	\$868,950.00
4.	Millis Development & Construction, Inc.	\$931,287.00

REQUIRED AUTHORIZATION CUIC ID # 25PARK17

General Services Department: <i>[Signature]</i> Phil Golembiewski, P.E. Chief of Design and Construction		Parks and Recreation Department: <i>[Signature]</i> Joe Turner Director
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Date	Subject: Award Construction Contract Carrera Construction, Inc. Carverdale and Schwartz Park Improvements WBS Nos: F-0504C2-0001-4/F-0504C2-0002-4	Originator's Initials DR	Page 2 of 2
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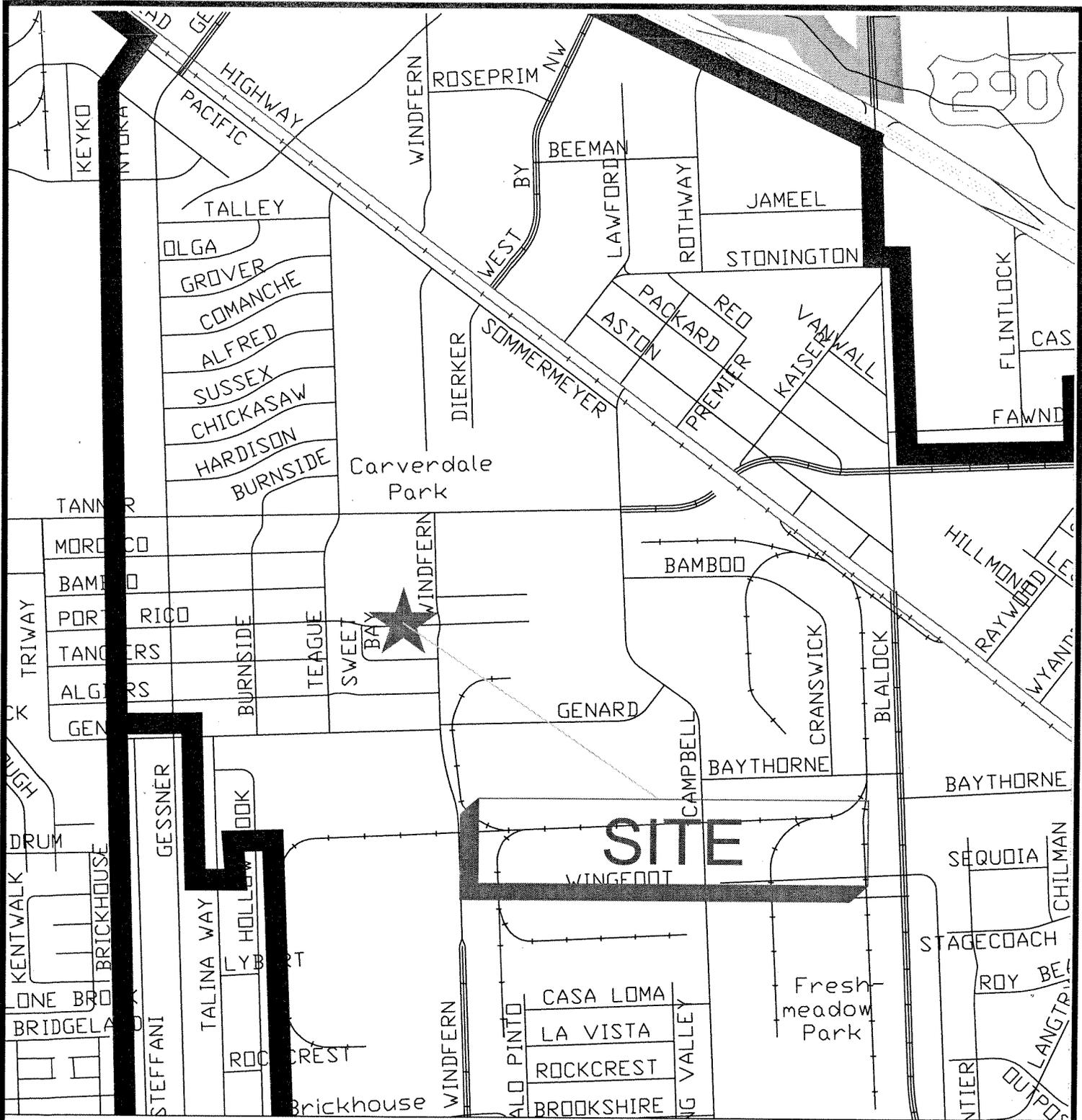
AWARD: It is recommended that City Council award the construction contract to Carrera Construction, Inc., and appropriate funds for the project, including additional appropriations of \$12,000.00 for engineering testing services under the existing contract with Alliance Laboratories, Inc. and \$29,500.30 for construction management services under the existing contract with M2L Associates, Inc.

FUNDING SUMMARY:

\$	704,277.00	Construction Contract
\$	35,213.85	5% Contingency
\$	739,490.85	Total Contract Services
\$	12,000.00	Engineering Testing
\$	29,500.30	Construction Management
\$	12,324.85	Civic Art (1.75%)
\$	793,316.00	Total Funding

MS *DR*
IZD:PJG:JLN:LJ:DR:bo

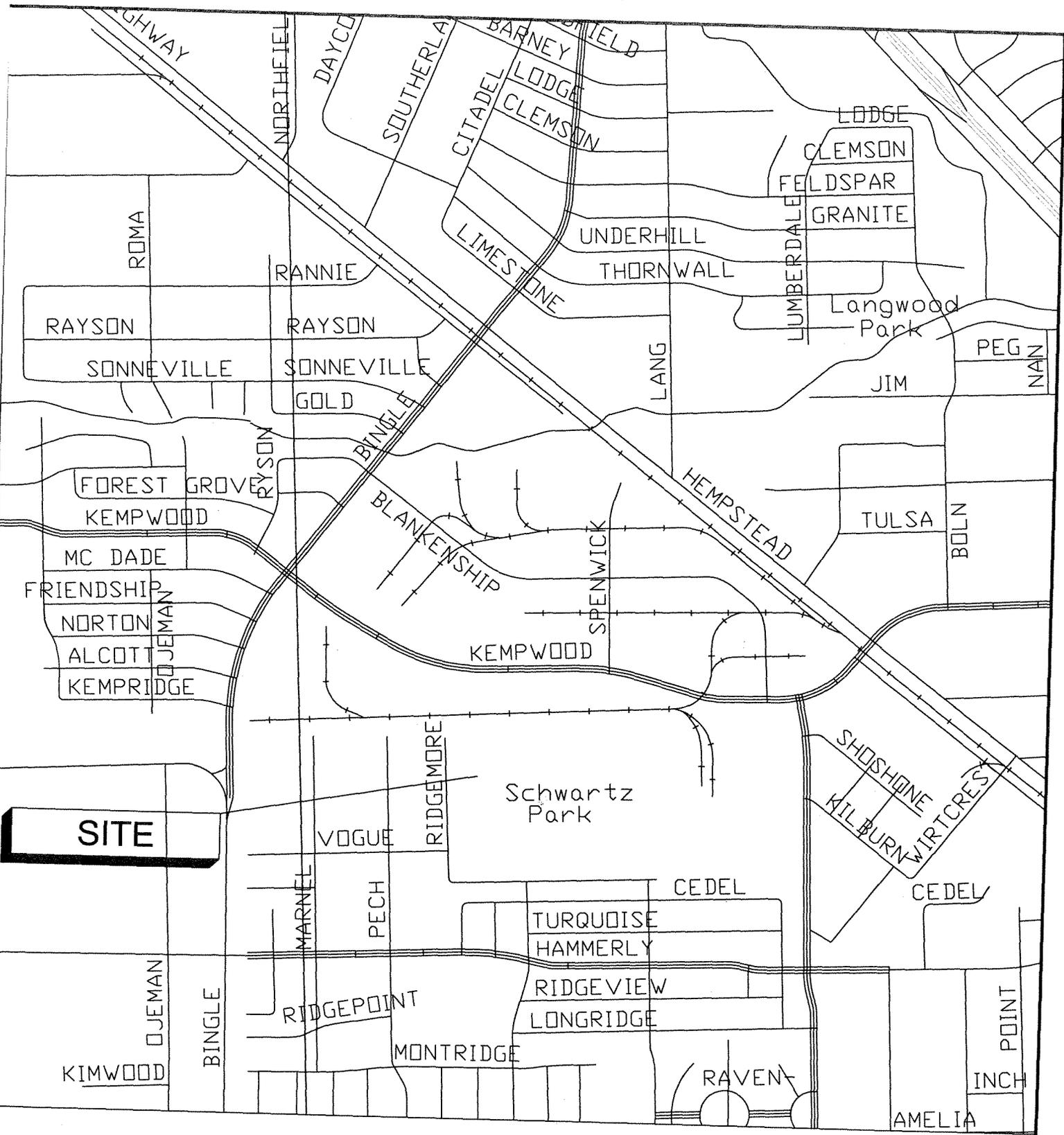
- c: Marty Stein
Jacquelyn L. Nisby
Mark Ross
Lisa Johnson
Joseph Kurian
Gabriel Mussio
James Tillman IV
Sydney Igleheart
File 812



CARVERDALE PARK
 9801 TANNER
 HOUSTON, TX

COUNCIL DISTRICT "A"

KEY MAP NO. 450 A



SCHWARTZ PARK
 8203 VOGUE HOUSTON, TX

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Contract Award for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods WBS# R-000266-0114-4	Page 1 of 2	Agenda Item # 45
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 11-1-07	Agenda Date FEB 20 2008
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DIRECTOR'S SIGNATURE <i>Michael S. Marcotte</i> Michael S. Marcotte, P.E., DEE, Director	Council District affected: All
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For additional information contact: Joseph G. Majdalani, P.E. Senior Assistant Director Phone: (713) 641-9182	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: (Summary)

Accept low bid, award construction contract, and appropriate funds.

Amount and Source of Funding: \$2,706,004.00 from Water and Sewer System Consolidated Construction Fund No. 8500. This project is eligible for low interest funding through the State Revolving Fund (SRF), Tier III. *Patricia 10/17/07*

Michael S. Marcotte
F&A Budget: *Michael S.*

SPECIFIC EXPLANATION: This project is part of the Neighborhood Sewer Rehabilitation Program and is required to renew/replace various deteriorated neighborhood collection systems on an emergency basis throughout the City.

DESCRIPTION/SCOPE: This project consists of sanitary sewer rehabilitation by sliplining and pipe bursting methods. The contract duration for this project is 540 calendar days.

LOCATION: The project area is generally bounded by the City Limits.

BIDS: Four (4) bids were received on August 16, 2007 for this project as follows:

Bidder	Bid Amount
1. PM Construction & Rehab, L.P.	\$2,493,900.45
2. North Houston Pole Line, L.P.	\$2,676,964.55
3. Reliance Construction Services, L.P.	\$2,735,401.95
4. Underground Technologies, Inc.	\$2,804,870.90

File/Project No. WW 4257-90 **REQUIRED AUTHORIZATION** **CUIC# 20RBW 195**

F&A Director:	Other Authorization:	Other Authorization: <i>Jeff Taylor</i> Jeff Taylor, Deputy Director Public Utilities Division	<i>MDT</i>
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Date	Subject: Contract Award for Sanitary Sewer Rehabilitation by Sliplining and Pipe Bursting Methods WBS# R-000266-0114-4	Originator's Initials	Page 2 of 2
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AWARD: It is recommended that this construction contract be awarded to PM Construction & Rehabilitation L.P. with a low bid of \$2,493,900.45, and that Addendum No. 1, dated 08/13/2007 and Addendum No. 2, dated 08/15/2007 be made part of this contract.

PROJECT COST: The total cost of this project is \$2,706,004.00 to be appropriated as follows:

- Bid Amount \$2,493,900.45
- Contingencies \$124,695.02
- Project Management \$37,408.53
- Engineering Testing Services \$50,000.00

Engineering Testing Services will be provided by Tolunay-Wong Engineers, Inc. under a previously approved contract.

M/W/SBE PARTICIPATION: The low bidder has demonstrated a good faith effort to comply with the M/WBE goals of the Texas Water Development Board and the SBE goals of the City of Houston. The bidder has proposed an MBE participation of 14%, WBE participation of 5%, and SBE participation of 3%.

<u>MBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
Deanie Hayes, Inc.	Supplies	\$149,634.03	6.00%
Chief Solutions, Inc.	Clean & TV Sewer Lines	\$99,756.02	4.00%
T. Gray Utility & Rehab Co., LLC	MH Rehab.	\$99,756.02	4.00%
	TOTAL	\$349,146.07	14.00%

<u>WBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
CBL Industries, LLC	Asphalt Paving	\$124,695.02	5.00%
	TOTAL	\$124,695.02	5.00%

<u>SBE - Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
5M Rope & Supply, LLC	Supplies	\$74,817.00	3.00%
	TOTAL	\$74,817.00	3.00%

All known rights-of-way and easements required for this project have been acquired.

JTM
MSM:JT:JGM:RK:FOS:mf

cc: Marty Stein
Jeff Taylor
Susan Bandy, CPA
Velma Laws
Michael Ho, P.E.
File No. WW 4257-90

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Motion establishing a public hearing date for an amendment to the Project and Financing Plan for TIRZ #15 (East Downtown Zone).	Category # 1	Page 1 of <u>1</u>	Agenda Item # <u>46</u>
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FROM: (Department or other point of origin): Finance Department	Origination Date February 8, 2008	Agenda Date
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DIRECTOR'S SIGNATURE: <i>Michelle Mitchell</i>	Council Districts affected: 1
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For additional information contact: Robert Fiederlein Phone: 713.437.6491	Date and identification of prior authorizing Council Action: Ord. 2007-1441, 12/12/07
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RECOMMENDATION: (Summary)
Establish a public hearing date regarding amendments to the Project and Financing Plan for TIRZ #15 (East Downtown Zone).

Amount and Source of Funding: No Funding Required	F & A Budget:
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Specific Explanation:

On February 6, 2008 the board of directors of the East Downtown Redevelopment Authority and the board of directors of TIRZ #15 (East Downtown Zone) approved amendments to the Project and Financing Plan for the Zone and have transmitted a proposed Amended Project and Financing Plan for City Council consideration. Per Section 311.01(e) of the Tax Code the ("TIRZ Act"). A public hearing must be held prior to the adopting an ordinance approving the amended plan. The TIRZ Program recommends establishing a public hearing for February 27, 2008.

cc: Marty Stein, Agenda Director Deborah McAbee, Senior Assistant City Attorney
 Anna Russell, City Secretary Arturo Michel, City Attorney

REQUIRED AUTHORIZATION

F&A Director:	Other Authorization: <i>[Signature]</i>	Other Authorization: <i>[Signature]</i>
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