

# Crestwood / Glen Cove Neighborhood News



*A Publication of Crestwood Civic Club*

Volume 16, Issue 1

Things continue to change in and around our neighborhood. The area between Memorial Park, White Oak and Buffalo Bayous, and downtown, is one of the fastest growing areas of the country. Since the 2000 census, the area population has increased by 60% and the number of households have doubled. This is mostly attributed to the high-density development, east of our neighborhood.

This means we are one of the few traditional single family residential neighborhoods inside the loop, and remain a very desirable place to live. The minimum lot size designations we have received and neighborhood security we have will help insure that continues.

Last fall we had another successful

neighborhood party, organized by civic club board member Suneeta Rangwani, and hosted by Cherrill Farnsworth and Pete Pavluk. About 80 people showed up to enjoy the food and camaraderie. And the HFD fire trucks were a BIG hit with the children...and adults. We will discuss some possible changes to the party in the upcoming meeting.

Changes also mean the civic club is looking for new board members. If you have the time and an interest, please come to the meeting and let the board members know.

*Mike VanDusen*



## In this issue:

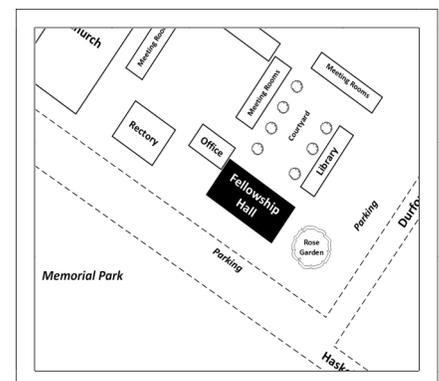
Neighborhood Meeting	1
Bullet Train	2
Minimum Lot Size	2
Security	3
Cherrill & Pete	3
Nearby Construction	3
Changes in City Code	4
Club Information	5

## All-Neighborhood Meeting is April 3rd, 7pm !

April						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Residents are invited to our next All-Neighborhood Meeting to be held Tuesday, April 3, at the Fellowship Hall at St Theresa Catholic Church. The meeting will begin at 7pm.

Street parking is available on Haskell, next to the hall, or in the church parking lot on Durford.



## Texas Bullet Train



by Mike VanDusen

Many residents have probably heard about the proposed high-speed train linking Houston and Dallas. As a Crestwood resident, you might ask “Why should I care?” There are two reasons.

The Houston terminal requires about 60 acres for trains and parking. A site being considered is on the east side of N Post Oak. Some residents have children attending the Awty School, and this site would require closing and condemning a newly opened campus. The train company has selected the Northwest Mall as its preferred site, and this would leave the Awty campus intact. However, the Federal Railroad Administration has not finalized their environmental impact statement, and the site will remain undecided until the agency records its decision.

The second reason for concern is the impact the terminal will have on secondary transportation. Each proposed trainset will carry a maximum of 400 passengers.

The proposed track and terminal design will support arrivals every 10 minutes. This means as many as 2,400 passengers could arrive every hour, and they will want to leave the terminal to reach their desired destination.

The train company expects most passengers will travel to Downtown Houston, with Galleria, Energy Corridor, and Medical Center as other destinations. The City and Metro would like to promote rapid mass transit as the preferred method of travel.

But the terminal garage will support 6,500 vehicles, including taxis. This will allow significant numbers of single vehicles to proceed south on Hempstead to the I10 intersection. Any knowledgeable driver that sees I10 east-bound congestion will continue south to Memorial to reach downtown.



## Minimum Lot Size

A minimum lot size application for the west side of Haskell was submitted to the city on January 24. This is the last group of homes on the north side of Memorial seeking a designation. The 30-day protest period for the Haskell application should have expired by the time you get this newsletter. If there are no protests filed, the application should be forwarded to the city attorney’s office for ordinance draft, and come before council later in the year.

### NOTICE OF SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION

The Planning and Development Department has received an application for the establishment of a Special Minimum Lot Size Block (Section 42-197 of the Code of Ordinances) for

**Haskell, west side, between  
Byway and Arnot**

For information, contact the  
Houston Planning and Development Department at  
(832) 393-6600

When the Haskell application was submitted, a map of the properties on Crestwood, south of Memorial was given to the Planning Department to help determine the feasibility of lot size designations along that street.

The existence of private roadways and separate subdivisions with unique deed restrictions in Crestwood Acres, makes an application a bit more complicated.



## Crestwood Security Call for Participation

by Lon Stern

Currently, about 50% of our neighbors are paying for the security service that is a proven crime deterrent for all. As everyone knows, our neighborhood has become essentially crime-free, since Top Gun began patrolling several years ago. As recently as last month, Top Gun officers successfully chased away several suspicious people who seemed to be opportunists, eyeing the holiday packages on our doorsteps and appearing to be checking homes for targeting. Crime continues all around our neighborhood and criminal activity is up city-wide since Hurricane Harvey. Every single household benefits from Top Gun's neighborhood patrolling and all our home values have been preserved with the patrols (realtors use this point in their sales pitches). If every household would participate in the Security Program, the participant fee could be cut in half to less than \$1000/yr. On the other hand, if the participation rate declines, the Security program will not be sustainable long-term; patrols will have to be decreased and we will all suffer the consequences of more criminal threats.

Participation in the program has many benefits: e.g., 1) on-property checks, 2) security officer assistance, such as responses

to security concerns at your home, being escorted to your door when concerned about returning home alone, 3) officer response to security alarms (within minutes), 3) vacation watch monitoring of your home, and 4) monitoring your home for packages, newspapers, etc. that may build up, making the home appear un-occupied, while you are away.

Conversely, for non-participants, Top Gun officers are legally prohibited from accessing their property and therefore from responding to any issues or requests from non-participants.

Our plea is that every neighbor not currently participating will join the Security Program in 2018, so we can all bear the cost of the safe neighborhood we all currently enjoy.

To enroll in the Security program or receive additional program information, please email [security@crestwoodsecurity.org](mailto:security@crestwoodsecurity.org).



## Farewell

Longtime residents, Cherrill Farnsworth and Pete Pavluk, are leaving us after spending almost 20 years in the neighborhood. Pete has been on the civic club board for several years, and Cherrill has been the blockhead for East Cowan, north of Blossom, for about 10 years.

Cherrill and Pete have also opened their home to the neighborhood, hosting security meetings and the annual block party. Their diligence and personal approach to their neighbors has resulted in good community spirit and one of highest percentage of security patrol participation of any block in the neighborhood.

They will be missed!

## Looking Up

When driving down Washington Avenue in the future, you'll be looking up more than in the past. A portion of the low-rise apartment complex at the corner of Washington and Heights is giving way to a mid-rise supermarket with garage parking.

Further west, the Bethel Lutheran Church south of the train tracks between Shepherd and Durham, is being replaced by a high-rise residential development, with retail on the first floor. This will be a seven-story building, covering a city block.

# Proposed Changes to City Municipal Code

by Mike VanDusen

There are two changes to the City of Houston municipal code that may be of interest to residents.

The first would allow for a dockless bike sharing pilot program, and the second are changes affecting the management of flood plains.

The Super Neighborhood Alliance, a citywide federation of neighborhood organizations, has been reviewing the proposed changes and is offering feedback to the city administration.

## Dockless Bike Sharing

Dockless bike sharing (rental) has been operating in China for several years, and is starting to take major US cities by storm. Unlike the Houston BCycle model that uses kiosks at defined locations, the dockless model uses a smart phone app to locate and rent a GPS equipped bike that could be anywhere.

BCycle currently has about 600 bikes deployed. The proposed city code would allow an unlimited number of vendors to each deploy 3,500 bikes in the first year of operation. The vendors are promoting largescale deployment to ensure availability.

After reviewing the proposed code and reading of successes and failures in other US cities, Alliance members met with the

city department director that had written the proposed code to discuss the following concerns:

1. The code provides little control of bike deployment. Bikes can be discarded on sidewalks, in streets, and on private or public properties.

While the code requires vendors to collect and redeploy bikes in a timely manner, and provides for penalties upon failure to do so, the city lacks sufficient resources to oversee and enforce these code requirements.

2. The bikes will likely be ridden on city sidewalks that are typically narrow, substandard, and in disrepair. This will put riders in conflict with pedestrians.

3. The “leave anywhere, free of charge” model tacitly depends on a parking subsidy born by city.

Because of the neighborhood’s proximity to Memorial Park, the dumping of shared bikes could become an issue.

Alliance members subsequently learned that several council members share the same concerns. Currently, the dockless bike deployment is on hold while the code is being redrafted. But expect to see some form of dockless deployment in

the future.

## Flood Plain Management

Harvey was one of the largest disasters to affect Houston, and several residents suffered flood related losses as a result.

Current city code requires new development or major repair of homes within the 100-year flood plain to be elevated 1’ above the plain to prevent future flood loss. Harvey showed that the 100-year flood zone guideline does not offer sufficient protection from flooding. Many neighborhood homes that flooded are not in the 100-year flood zone.

The proposed changes to code would use the 500-year flood zone as a proxy for the 100-year zone until the maps can be updated in the future. A further change would require building more than 1’ above the 500-year flood plain elevation.

After review of the proposed code changes, Alliance members feel that the changes are insufficient and are suggesting additional changes to city council.

One concern is that elevated construction in the 500-year zone could increase the risk of flooding to homes immediately adjacent to the zone. This could affect more residents in our neighborhood.

## Board Members

President	Mike VanDusen	(713) 864-0221	<a href="mailto:president@crestwoodglencove.org">president@crestwoodglencove.org</a>
Treasurer	Kathy Bernobich		<a href="mailto:treasurer@crestwoodglencove.org">treasurer@crestwoodglencove.org</a>
Secretary	- Open -		<a href="mailto:secretary@crestwoodglencove.org">secretary@crestwoodglencove.org</a>
Board Member	Lon Stern		<a href="mailto:board2@crestwoodglencove.org">board2@crestwoodglencove.org</a>
Board Member	- Open -		<a href="mailto:board4@crestwoodglencove.org">board4@crestwoodglencove.org</a>
Board Member	Suneeta Ranjwani		<a href="mailto:board5@crestwoodglencove.org">board5@crestwoodglencove.org</a>
Board Member	Christine Kirschner		<a href="mailto:board3@crestwoodglencove.org">board3@crestwoodglencove.org</a>
Board Member	Tom Tynan		<a href="mailto:board1@crestwoodglencove.org">board1@crestwoodglencove.org</a>
Architecture Committee Liaisons	Gail Baxter Lon Stern Alan Svoboda Mike VanDusen	(713) 864-0221	<a href="mailto:architecture@crestwoodglencove.org">architecture@crestwoodglencove.org</a>



## Blockheads

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

## Crestwood Civic Club

P.O. Box 131594  
Houston, Texas 77219-1594

email: [info@crestwoodglencove.org](mailto:info@crestwoodglencove.org)

[www.crestwoodglencove.org](http://www.crestwoodglencove.org)

Happy, Healthy, and Wholesome

