

AGENDA - COUNCIL MEETING - TUESDAY - FEBRUARY 17, 2009 - 1:30 P. M.
COUNCIL CHAMBER - SECOND FLOOR - CITY HALL
901 BAGBY - HOUSTON, TEXAS

PRAYER AND PLEDGE OF ALLEGIANCE - Council Member Khan

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 18, 2009 - 9:00 A. M.

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

MAYOR'S REPORT

CONSENT AGENDA NUMBERS 1 through 54

MISCELLANEOUS - NUMBERS 1 through 3

1. REQUEST from Mayor for confirmation of the reappointment of **MR. ROBERT D. TANNER**, to Position Six, representing HISD, of the **SOUTHWEST HOUSTON REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS**, for a term to expire December 31, 2010
2. REQUEST from Mayor for confirmation of the reappointment of **MR. MARK WORSCHER**, to Position Three, representing HISD, of the **ST. GEORGE PLACE REDEVELOPMENT AUTHORITY BOARD OF DIRECTORS**, for a term to expire December 31, 2010

MISCELLANEOUS - continued

3. RECOMMENDATION from Director Department Public Works & Engineering to accept the January 2009 Semiannual Report and Recommendations of the Planning Commission, acting as the Capital Improvements Advisory Committee, relating to the implementation of the Water and Wastewater Impact Fees Program and to transfer revenues and interest generated by the Water and Wastewater Impact Fees in the amount of \$5,952,846.07 for Revenue Bond Debt Service as recommended in the Report

ACCEPT WORK - NUMBER 4

4. RECOMMENDATION from Director General Services Department for approval of final contract amount of \$739,436.00 and acceptance of work on contract with **CARRERA CONSTRUCTION, INC** for Carverdale and Schwartz Park Improvements - 4.99% over the original contract amount
DISTRICT A - LAWRENCE

PROPERTY - NUMBERS 5 through 9

5. RECOMMENDATION from Director Department of Public Works & Engineering, reviewed and approved by the Joint Referral Committee, on request from Greg Travis, Travis Law Firm, Inc., on behalf of MBI, Ltd., [MBGP, Inc., (Rex L. Mosser, President), General Partner], for abandonment and sale of Hohl Street, from the west line of Lot 2, Block 2, east to its terminus, and the sale of two tracts of fee-owned land, in exchange for the conveyance to the City of a full-width utility easement, a 40-foot storm sewer easement, and right-of-way necessary for the construction of a cul-de-sac at the terminus of Hohl Street, located in the E. O. Greiner Subdivision, out of the J. T. Harrel Survey, Parcels SY9-030A-C, VY9-027, LY9-030 and AY9-020 - **DISTRICT H**
6. RECOMMENDATION from Director Department of Public Works & Engineering, reviewed and approved by the Joint Referral Committee, on request from Hart Schleicher of Capital Real Estate Commercial, on behalf of Kurkel Manufacturing, Inc., (Bob Kurtz, President), for abandonment and sale of Semmes Street, from Brooks Street south to its terminus, located in the S. F. Noble Addition, Parcel SY9-028 - **DISTRICT B - JOHNSON**
7. RECOMMENDATION from Director Department of Public Works & Engineering, reviewed and approved by the Joint Referral Committee, on request from Barry Hunsworth, Gene Carroll & Assoc., L.P., on behalf of Medistar River Oaks Medical Center, Ltd., [Medistar River Oaks Management, LLC (Robert M. Hodge, Vice President), General Partner], Portsmouth Oaks, Ltd., [Portsmouth Management, LLC (Robert M. Hodge, Vice President), General Partner], and Hospital Properties of Houston, L.P. [HPH Management, LLC (Charles W. Johnson, President), General Partner], for abandonment and sale of a 10-foot-wide utility easement, within Reserve A, Block 1 of the Twelve Oaks Medical Center Subdivision, out of the A. C. Reynolds Survey, A-61, Parcels SY8-013, SY8-038 and SY8-039 - **DISTRICT C - CLUTTERBUCK**
8. RECOMMENDATION from City Attorney to deposit the amount of the Award of Special Commissioners, into the Registry of the Court, pay all costs of Court and file objections to the award in connection with eminent domain proceeding styled City of Houston v. Ha Phuong Corporation, a Texas Corporation, et al., Cause No. 887,616; for acquisition of Parcel AY6-029; for the **LONG POINT @ BLALOCK INTERSECTION IMPROVEMENTS PROJECT (Oak Tree - Freedonia)** - **DISTRICT A - LAWRENCE**
9. RECOMMENDATION from City Attorney to settle eminent domain proceeding styled City of Houston v. Autotronic Systems, Inc, et al., Cause No. 890,961; for acquisition of Parcel AY6-028; for the **LONG POINT @ BLALOCK INTERSECTION IMPROVEMENTS PROJECT (Oak Tree - Freedonia)** - **DISTRICT A - LAWRENCE**

PURCHASING AND TABULATION OF BIDS - NUMBERS 10 through 14

10. **ORATOR PLUS, INC** for Image Capturing Cameras and Panoramic Video Spherical Photograph Immersive Digital Recorders for the Mayor's Office of Public Safety and Homeland Security \$134,400.00 - Grant Fund
11. **GILBREATH COMMUNICATIONS, INC** for Public/Disaster Preparedness Education/Outreach Programs and Companion Marketing through the Interlocal Agreement for Cooperative Purchasing with Houston-Galveston Area Council - \$581,595.00 - Grant Fund
12. **KNAPP CHEVROLET, INC** for an Ambulance through the Interlocal Agreement for Cooperative Purchasing with Houston-Galveston Area Council for Houston Fire Department - \$92,225.00 Equipment Acquisition Consolidated Fund
13. ORDINANCE appropriating \$1,596,132.75 out of Equipment Acquisition Consolidated Fund for Purchase of Medium- and Heavy-Duty Cabs & Chassis and Truck Bodies for Various Departments
 - a. **RUSH TRUCK CENTERS OF TEXAS, L.P.** - \$2,747,108.84, **TEXAS UNDERGROUND, INC** - \$328,141.68, **SANTEX TRUCK CENTER, LTD.** - \$388,690.00 and **HOUSTON FREIGHTLINER, INC** - \$86,719.00 for Medium- and Heavy-Duty Cabs & Chassis and Truck Bodies through the Interlocal Agreement for Cooperative Purchasing with Houston-Galveston Area Council for Various Departments - \$3,550,659.52 – Enterprise, Equipment Acquisition Consolidated and Stormwater Funds
14. **BASELINE PAVING AND CONSTRUCTION, INC** for HVAC Replacement at Fire Station No. 44 for General Services Department - \$62,652.00 and contingencies for a total amount not to exceed \$68,917.20 - In-House Renovation Revolving Fund

RESOLUTIONS AND ORDINANCES - NUMBERS 15 through 54

15. RESOLUTION acknowledging and supporting the development and construction of Costa Vizcaya II Multi-Family Project located in Council District A, for purposes of the Texas Department of Housing and Community Affairs requirement for a proposed new Affordable Housing Tax Credit Development which is to be located within one (1) linear mile from an existing Affordable Housing Tax Credit Development which received an allocation of Housing Tax Credits within the last three years and which will be located in a Census Tract that has more than 30% Housing Tax Credit units per total households in the Census Tract - **DISTRICT A - LAWRENCE**
16. RESOLUTION acknowledging and supporting the development and construction of South Acres Ranch II, a Single-Family Project located in Council District D, for purposes of the Texas Department of Housing and Community Affairs requirements for a proposed new Affordable Housing Tax Credit Development which is to be located within one (1) linear mile from an existing Affordable Housing Tax Credit Development which received an allocation of Housing Tax Credits within the last three years - **DISTRICT D - ADAMS**
17. RESOLUTION designating certain properties within the City of Houston as historic landmarks:

Western Electric Company Building	100 Jackson Street	<u>DISTRICT I - RODRIGUEZ</u>
Eller Wagon Works -		
Pittsburgh Plate Glass Building	101 Crawford Street	<u>DISTRICT I - RODRIGUEZ</u>
Waddell's Housefurnishing Company Buildings	806-810 Sampson Street	<u>DISTRICT I - RODRIGUEZ</u>

RESOLUTIONS AND ORDINANCES - continued

18. RESOLUTION designating certain properties within the City of Houston as landmarks and protected landmarks:
- | | | |
|---|--------------------------|--------------------------------------|
| Houston Heights Church of Christ Building | 1548 Heights Boulevard | <u>DISTRICT H</u> |
| Richardson House | 3307 Austin Street | <u>DISTRICT I - RODRIGUEZ</u> |
| Elbert C. Crawford House | 428 Westmoreland Avenue | <u>DISTRICT H</u> |
| Daisy Wilson Bland House | 227 W. 18th Street | <u>DISTRICT H</u> |
| Farnsworth and Chambers Building | 2999 South Wayside Drive | <u>DISTRICT I - RODRIGUEZ</u> |
19. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a 20-foot wide storm sewer easement, out of Restricted Reserve "B" of Houston Intercontinental Trade Center Partial Replat No. 3; Parcel SY8-065; vacating and abandoning said parcel to AMB HFC, L.P., the abutting owner, in consideration of its conveyance to the City of a 20-foot-wide storm sewer easement out of a 5.5577-acre tract of land, situated in the Jacob Armstrong Survey, A-89, Houston, Harris County, Texas; Parcel LY8-032; and its payment of \$300.00 (minimum fee) and other consideration to the City - **DISTRICT B - JOHNSON**
20. ORDINANCE consenting to the addition of 2.00 acres of land to **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 153**, for inclusion in its district
21. ORDINANCE consenting to the addition of 35.42 acres of land to **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 153**, for inclusion in its district
22. ORDINANCE consenting to the addition of 3.034 acres of land to **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 153**, for inclusion in its district
23. ORDINANCE consenting to the addition of 12.2780 acres of land to **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157**, for inclusion in its district
24. ORDINANCE consenting to the addition of 54.78 acres of land to **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 368**, for inclusion in its district
25. ORDINANCE consenting to the addition of 184.397 acres of land to **HARRIS-FORT BEND COUNTIES MUNICIPAL UTILITY DISTRICT NO. 3**, of Harris and Fort Bend Counties, Texas, for inclusion in its district
26. ORDINANCE establishing the south side of the 1700 block of Norfolk Street within the City of Houston as a special building line requirement area pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT D - ADAMS**
27. ORDINANCE establishing the south side of the 1700 block of Norfolk 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**
28. ORDINANCE establishing the north and south sides of the 700 block of Omar Avenue within the City of Houston as a special building line requirement area pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT H**
29. ORDINANCE establishing the north and south sides of the 700 block of Omar Avenue 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 H**

RESOLUTIONS AND ORDINANCES - continued

30. ORDINANCE establishing the south side of the 1800 block of Portsmouth 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**
31. ORDINANCE establishing the east and west sides of the 200 block of Vincent Street within the City of Houston as a special building line requirement area pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT H**
32. ORDINANCE establishing the east and west sides of the 200 block of Vincent 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 H**
33. ORDINANCE specifying locations for Early Voting by Personal Appearance and the dates and hours such voting shall occur in the Special Election to be held on May 9, 2009, to fill a vacancy in the office of Council Member, District H, on the Houston City Council
34. ORDINANCE approving and authorizing Foreign Currency Exchange and Business Services Concession Agreement between the City of Houston and **LENLYN LIMITED, d/b/a ICE CURRENCY SERVICES USA**, at George Bush Intercontinental Airport/Houston and William P. Hobby Airport - Revenue - **DISTRICTS B - JOHNSON and I - RODRIGUEZ**
35. ORDINANCE approving first amendment to the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty, City of Houston, Texas (the Southwest Houston Zone); authorizing the City Secretary to distribute such plans - **DISTRICTS F - KHAN and G - HOLM**
36. ORDINANCE approving and authorizing contract between the City and the **UNIVERSITY OF TEXAS HEALTH SCIENCE CENTER AT HOUSTON** for Tuberculosis Physical Services; providing a maximum contract amount - 1 Year with 3 successive one-year renewals - \$62,400.00 Grant Fund
37. ORDINANCE approving and authorizing contract between the City and **GATEWAY TO CARE** for Elderly Services provided through the Harris County Area Agency on Aging - \$357,832.00 - Grant Fund
38. ORDINANCE approving and authorizing Amended and Restated Pre-Development Loan Agreement between the City of Houston and **AVENUE COMMUNITY DEVELOPMENT CORPORATION** to provide additional funding for the development of Affordable Multi-Family Rental Housing located at 4004 Irvington Street, Houston, Texas - \$100,000.00 - HOME Grant Fund - **DISTRICT H**
39. ORDINANCE approving and authorizing Amended and Restated Agreement between the City of Houston and **AVENUE COMMUNITY DEVELOPMENT CORPORATION** to provide additional funding to cover operating expenses for capacity building in connection with the development of Affordable Housing - \$100,000.00 - HOME Grant Fund - **DISTRICT H**
40. ORDINANCE approving and authorizing the submission of an application for grant assistance to the **U.S. DEPARTMENT OF JUSTICE JUVENILE AND DELINQUENCY PREVENTION ACT FUND**, administered by the Governor's Criminal Justice Division (CJD), to support the After-School Achievement Program; declaring the City's eligibility for such grant; authorizing the Director of the Parks and Recreation Department to act as the City's representative in the application process, to accept such grant funds, if awarded, and to apply for and accept all subsequent awards, if any, pertaining to the program

RESOLUTIONS AND ORDINANCES - continued

41. ORDINANCE approving and authorizing the submission of an application for grant assistance (as approved by Ordinance No. 2008-0003) to the **U.S. DEPARTMENT OF EDUCATION SAFE AND DRUG FREE SCHOOLS AND COMMUNITIES ACT FUND**, administered by the Governor's Criminal Justice Division (CJD), to support the After-School Achievement Program; declaring the City's eligibility for such grant; authorizing the Director of the Parks and Recreation Department to act as the City's representative in the application process, to accept such grant funds, if awarded, and to apply for and accept all subsequent awards, if any, pertaining to the program
42. ORDINANCE approving and authorizing second amendment to contract between the City of Houston and **GLOBAL TEL*LINK CORPORATION** for Jail Inmate Telephone and Security/Surveillance Systems for the Houston Police Department to increase the commission rate, allow the City to replace outdated security camera equipment and to extend the term of the Concession Agreement - Revenue
43. ORDINANCE awarding contract to **TEXAS UNDERGROUND, INC** for Sewer Cleaning Equipment Maintenance, Repair and Replacement Parts Services for the Public Works & Engineering Department; providing a maximum contract amount - 3 Years with two one-year options \$854,343.79 - Fleet Management Fund
44. ORDINANCE awarding contract to **BALAR HOLDING CORPORATION** for Sewer Cleaning Equipment Maintenance, Repair and Replacement Parts Services for the Public Works & Engineering Department; providing a maximum contract amount - 3 Years with two one-year options - \$1,353,955.00 - Fleet Management Fund
45. ORDINANCE awarding contract to **KINLOCH EQUIPMENT & SUPPLY, INC** for Sewer Cleaning Equipment Maintenance, Repair and Replacement Parts Services for the Public Works & Engineering Department; providing a maximum contract amount - 3 Years with two one-year options - \$1,312,287.50 - Fleet Management Fund
46. ORDINANCE amending Ordinance No. 2006-1237 (passed on December 13, 2006) to increase the maximum contract amount for contract between the City of Houston and **PROVIDENCE ENGINEERING AND ENVIRONMENTAL GROUP LLC** for Mobile Ambient Air Monitoring Laboratory for the Houston Department of Health & Human Services - \$137,295.50 - Grant Funds
47. ORDINANCE appropriating \$126,173.00 out of Parks Consolidated Construction Fund to Purchase and Install New Security, Phone and Networking Equipment including Card Readers, Cameras and Motion Detection System Equipment under existing citywide contracts with **BL TECHNOLOGY, INC, DC SERVICES, LLC** and **INX, INC** for the Newly Renovated Forestry Complex for the Parks & Recreation Department - **DISTRICT A - LAWRENCE**
48. ORDINANCE amending Ordinance No. 2008-0617 (passed by City Council on July 1, 2008) to increase the maximum contract amount for Contract #4600008932 between the City of Houston and the **LAW OFFICES OF PATRICK ZUMMO** for Legal Services relating to the City's continued enforcement of the Sexually Oriented Business Ordinance; establishing a maximum contract amount - \$118,200.00 - Property and Casualty Fund
49. ORDINANCE appropriating \$1,000,000.00 out of Public Library Consolidated Construction Fund, \$486,000.00 out of Parks Consolidated Construction Fund, \$650,000.00 out of General Improvement Consolidated Construction Fund, \$300,000.00 out of Police Consolidated Construction Fund and \$100,000.00 out of Public Health Consolidated Construction Fund for minor construction, repairs, rehabilitations or alterations of various facilities under existing Job Order Contracts with **WILLIAMS & THOMAS LP dba JAMAIL CONSTRUCTION, INC** and **RHJ-JOC, INC**

RESOLUTIONS AND ORDINANCES - continued

50. ORDINANCE appropriating \$445,300.00 out of Reimbursement of Equipment/Projects Fund and \$120,000.00 out of General Improvement Consolidated Construction Fund as an additional appropriation for Roof Repair/Replacement Services and Task Order Roofing Consultant Services for the Denver Harbor MultiService Center Roof Replacement under existing contracts with **CHARTER ROOFING COMPANY, INC** and **BUILDING ENVELOPE CONSULTANTS, INC**
DISTRICT I - RODRIGUEZ
51. ORDINANCE appropriating \$152,064.96 out of Street & Bridge Consolidated Construction Fund as an additional appropriation to the Agreement between the City of Houston and **INFRASTRUCTURE ASSOCIATES, INC** for the Transportation Enhancements for Near Northside, Package II (approved by Ordinance 2002-0618) - **DISTRICT H**
52. ORDINANCE appropriating \$136,400.00 out of Street & Bridge Consolidated Construction Fund as an additional appropriation for Engineering Services Contract between the City of Houston and **NATHELYNE A. KENNEDY & ASSOCIATES** for the Reconstruction of Buffalo Speedway from North Braeswood Boulevard to Holcombe Boulevard (approved by Ordinance No. 2007-0529)
DISTRICT C - CLUTTERBUCK
53. ORDINANCE allocating \$1,301,630.00 out of Water & Sewer System Operating Fund; awarding contract to **MCKINNEY CONSTRUCTION, INC** for Water Distribution System Rehabilitation and Renewal, 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, and contingencies relating to construction of facilities financed by the Water & Sewer System Operating Fund
54. ORDINANCE granting to **CONTRACTORS ROOFING & SUPPLY OF TEXAS, LLC, A Limited Liability Corporation**, the right, privilege and franchise to collect, haul and transport Solid Waste and Industrial Waste from commercial properties located within the City of Houston, Texas, pursuant to Chapter 39, Code of Ordinances, Houston, Texas; providing for related terms and conditions; and making certain findings related thereto - **FIRST READING**

END OF CONSENT AGENDA

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON CONSENT AGENDA - NUMBERS 55 through 55B

MISCELLANEOUS

55. ORDINANCE appropriating \$875,000.00 out of Water & Sewer System Consolidated Construction Fund for Legal Services in connection with litigation styled Maguire Oil Company v. City of Houston
- a. RECOMMENDATION from City Attorney for additional and final funding for legal services contract with **ANDREWS KURTH LLP** to represent the City in Maguire Oil Company v. City of Houston
- b. ORDINANCE approving and authorizing contract between the City of Houston and **ANDREWS KURTH LLP** for Legal Services and Representation of the City in connection with all matters relating to Cause No. 817,512; Maguire Oil Company v. City of Houston in the County Civil Court at Law No. 4 of Harris County, Texas and Cause No. 9355813; Maguire Oil Company v. City of Houston; in the 55th Judicial District Court of Harris County, Texas; establishing a maximum contract amount

MATTERS HELD - NUMBERS 56 through 60

56. ORDINANCE determining the population of the City and the population of each of the Council Districts and determining that the populations of the existing City Council Districts are not materially unbalanced; making various findings and provisions related to the subject
POSTPONED BY MOTION #2009-54, 2/4/09
This was Item 33 on Agenda of February 4, 2009
57. ORDINANCE appropriating \$1,633,796.26 out of Equipment Acquisition Consolidated Fund for Purchase of Hardware, Software, Installation Services, and a Maintenance Agreement for Phase III of the Contact Center Implementation for the Information Technology Department
TAGGED BY COUNCIL MEMBER JONES
- a. **NORTH AMERICAN COMMUNICATIONS RESOURCES, INC** - \$1,028,220.96, **AVAYA, INC** - \$111,367.54 and **HEWLETT-PACKARD COMPANY** - \$278,975.30 for Hardware, Software, Installation Services, and a Maintenance Agreement for Phase III of the Contact Center Implementation through the City's Master Agreement with the Texas Department of Information Resources (DIR) for the Information Technology Department - Total \$1,745,163.80 - General, Equipment Acquisition Consolidated and Municipal Court Technology Funds
TAGGED BY COUNCIL MEMBER JONES
These were Items 6 and 6A on Agenda of February 11, 2009
58. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of a portion of Midvale Avenue (Parcel SY8-095), from Cedar Crest Boulevard West to its terminus at the easterly right-of-way line of the G.C.&S.F. Railroad or H.B.&T. Railroad Company, containing 6,223.86 square feet of land, more or less; vacating and abandoning said tract to Macey Family Properties, Ltd., abutting owner, in consideration of owner's conveyance to the City of a 20-foot-wide water line easement (Parcel KY8-270), containing, 2,177.41 square feet of land, more or less; all located in the Golfview Manor Subdivision and Kings Court Addition, H. P. Prentiss Survey, A-56, Houston, Harris County, Texas, and owner's payment to the City of \$3,903.00 - **DISTRICT I - RODRIGUEZ**
TAGGED BY COUNCIL MEMBERS NORIEGA and LOVELL
This was Item 11 on Agenda of February 11, 2009

MATTERS HELD – continued

59. ORDINANCE appropriating \$463,800.00 out of Water & Sewer Consolidated Construction Fund and approving and authorizing Professional Construction Management Contract between the City of Houston and **WESTON SOLUTIONS, INC** for Sanitary Sewer Replacement and Rehabilitation Projects - **TAGGED BY COUNCIL MEMBERS JONES and LAWRENCE**
This was Item 20 on Agenda of February 11, 2009
60. ORDINANCE appropriating \$500,000.00 out of Metro Project Commercial Paper Series E Fund and approving and authorizing Professional Engineering Services Contract between the City of Houston and **BURY+PARTNERS-HOUSTON, INC** for Generic Citywide Asphalt Overlay Project
TAGGED BY COUNCIL MEMBER JONES
This was Item 22 on Agenda of February 11, 2009

MATTERS TO BE PRESENTED BY COUNCIL MEMBERS - Council Member Jones 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



BILL WHITE
MAYOR

OFFICE OF THE MAYOR
CITY OF HOUSTON
TEXAS

1
FEB 18 2009

February 4, 2009

COPY TO EACH MEMBER OF COUNCIL:
CITY SECRETARY: 21-4-09 date
COUNCIL MEMBER: _____

The Honorable City Council
Houston, Texas

Dear Council Members:

Pursuant to City of Houston Resolution No. 2000-8, Subchapter D of Chapter 431 of the Texas Transportation Code, and Chapter 394 of the Texas Local Government Code, I am nominating the following individual for reappointment to the Southwest Houston Redevelopment Authority Board of Directors, subject to Council confirmation:

Mr. Robert D. Tanner, representing HISD, reappointment to Position Six, for a term to expire December 31, 2010.

The résumé of the nominee is attached for your review.

Sincerely,

Bill White

Bill White
Mayor

BW:CC:jsk

Attachment

cc: Mr. Robert Fiederlein, assistant director, Finance Department
Mr. Bill Calderon, executive director, Southwest Houston Redevelopment Authority





BILL WHITE
MAYOR

OFFICE OF THE MAYOR
CITY OF HOUSTON
TEXAS

2
FEB 18 2009
COPY TO EACH MEMBER OF COUNCIL:
CITY SECRETARY: 2-4-09
date
COUNCIL MEMBER: _____

February 4, 2009

The Honorable City Council
Houston, Texas

Dear Council Members:

Pursuant to City of Houston Resolution No. 98-3, Subchapter D of Chapter 431 of the Texas Transportation Code and Chapter 394 of the Texas Local Government Code, I am nominating the following individual for reappointment to the St. George Place Redevelopment Authority Board of Directors, subject to Council confirmation:

Mr. Mark Worscheh, representing HISD, reappointment to Position Three, for a term to expire December 31, 2010.

The résumé of the nominee is attached for your review.

Sincerely,

Bill White

Bill White
Mayor

BW:CC:jsk

Attachment

cc: Mr. Robert Fiederlein, assistant director, Finance Department
Mr. David Hawes, executive director, Hawes Hill and Calderon



TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Acceptance of the Semiannual Report of the Capital Improvements Advisory Committee relating to implementation of the water and wastewater impact fees program and transfer of revenues and interest generated by water and wastewater impact fees in the amount of \$5,952,846.07 to Combined Utilities System Operating Fund (Fund #8301) for revenue bond debt service.

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Agenda Item
#

3

FROM (Department or other point of origin):

Origination Date

2-12-09

Agenda Date

FEB 18 2009

Department of Public Works and Engineering

DIRECTOR'S SIGNATURE

Council District affected:

All

For additional information contact:

Ann Marie Stone Sheridan, P.E.

713-837-9142

**Date and identification of prior authorizing
Council action:** CM 2008-0697 / 09-10-08

RECOMMENDATION: (Summary)

Approval of a motion accepting the January 2009 semiannual report of the Capital Improvements Advisory Committee relating to the implementation of the water and wastewater impact fees program and transferring impact fee revenues and interest generated by the program to the Combined Utilities System Operating Fund (Fund #8301) for revenue bond debt service as recommended in the report.

Amount and Source of Funding: \$5,952,846.07 (revenue)

SPECIFIC EXPLANATION:

Pursuant to Chapter 395 of the Local Government Code and the rules of procedures adopted by City Council, the Capital Improvement Advisory Committee (CIAC) must file semiannual reports on the implementation of the impact fee program and its supporting components. The Planning Commission, acting as the CIAC, approved the January 2009 semiannual report at its meeting on February 5, 2009. The Committee hereby now conveys the report to Council for consideration. This report contains documentation of impact fee administration from May 1, 2008 through October 31, 2008. The Committee recommends that City Council accept the report and authorize the transfer of revenues and interest generated by water and wastewater impact fees, \$5,952,846.07, to revenue bond debt service.

Attachment:

CC: Arturo G. Michel, City Attorney
Marty Stein, Agenda Director
Michael S. Marcotte, Director, Public Works and Engineering
Andrew F. Icken, Deputy Director, Public Works and Engineering

REQUIRED AUTHORIZATION

20JZC571

Finance Director

Other Authorization:

Andrew F. Icken

Andrew F. Icken, Deputy Director

Other Authorization:

Susan Bandy

Susan Bandy, Deputy Director

January 2009

**Semiannual Report of the
Capital Improvements Advisory
Committee
On Impact Fees**

**Planning Commission
Acting as the
Capital Improvements Advisory Committee**

Dr. Carol A. Lewis, Chair

**City of Houston
Planning and Development Department
Planning Services Division**

JANUARY 2009 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

A. Purpose of this Review

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

This documentation fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **May 1, 2008 and October 31, 2008**, of the 2000-2010 Impact Fees Program.

I. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for the **2000-2010 Impact Fee Program**:

- A total of **416** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **May 1, 2008 and October 31, 2008**. The unit cost range for considering residences below the median housing price was from **\$151,141 to \$152,808**. The range is published by **the Real Estate Center at Texas A & M University**. A total of **18,722** exemptions have been applied for since the ordinance was adopted in 1997.
- A total of **\$5,952,846.07** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **May 1, 2008 and October 31, 2008**, the second half of the eighth year of the 2000-2010 Impact Fees Program. The program has an all-time total income of **\$211,495,028.30**.

Based on these findings, the CIAC recommends the following actions:

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$5,952,846.07** should be authorized for appropriation to debt retirement.

B. Background

The City of Houston established an impact fees program in June 1990 and adopted an update in June 2000 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five year Capital Improvement Plan.)

II. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

1. Population and Employment

Population and employment projections provide the foundation to develop forecasts of future land use. The 2000-2010 impact fees are based on population and employment projections published by the University of Houston, Center for Public Policy in *Population and Employment Projections: Houston Five County Regions* (1995). In January 2006, the City of Houston Planning Department confirmed that the total population and employment projections in the land-use assumptions are within acceptable tolerances when compared to actual growth between the 1990 and 2000 Census figures. Projected growth for this period ranged from 1.2% - 1.4% per year; actual growth was 1.2% per year. The Planning Department's current population projection for 2010 is 2,365,525, which is approximately 3% higher than the 2000 program projection of 2,292,625.

2. Service Units

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average daily demands for a single-family residence, 420 gallons for water and 315 gallons for wastewater. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

2000-2010 Program

Growth projections anticipate citywide demands will increase to 307,143 service units for water and 295,238 service units for wastewater between 2000 and 2010. Using an interpolation of proportionate service unit consumption, **257,213** service units for water and **247,247** service units for wastewater were projected to be consumed through this period of the updated program (**May 1, 2008 to October 31, 2008**). Service unit data were compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **4,699** water service units and **3,819** wastewater service units, for a cumulative total of **145,261** water service units and **126,616** wastewater service units (See Table 1).

Table 1 shows the percentage of cumulative actual growth slower than projected through this reporting period. With current consumption of service units only 56% for water and 51% for wastewater, significant capacity remains in these systems for new development. While actual service units are below projected levels, adjustment of projected service units for the ten-year period will have no affect on the maximum impact fees.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

TABLE 1
May 1, 2008 to October 31, 2008
Percent of Actual to Prorated Projected Service Units (s.u.)

Semiannual Report	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%*	Prorated s.u.	Actual s.u.	%*
January 2001	4.5	11,517	6,965	60	11,071	5,926	54
July 2001	10.5	26,873	16,926	63	25,832	14,018	54
January 2002	16.5	42,229	25,098	59	40,593	20,871	51
July 2002	22.5	57,585	33,269	58	55,354	26,806	48
January 2003	28.5	72,941	41,368	57	70,115	33,738	48
July 2003	34.5	88,297	51,068	58	84,876	46,929	55
January 2004	40.5	103,653	59,756	58	99,637	53,326	54
July 2004	46.5	119,009	67,715	57	114,398	60,024	52
January 2005	52.5	134,365	76,567	57	129,159	67,596	52
July 2005	58.5	149,721	84,594	57	143,920	76,811	53
January 2006	64.5	165,077	93,897	57	158,681	83,839	53
July 2006	70.5	180,433	101,708	56	173,442	90,021	52
January 2007	76.5	195,789	111,448	57	188,203	97,723	52
July 2007	82.5	211,145	121,534	58	202,964	106,216	52
January 2008	88.5	226,501	132,351	58	217,725	116,007	53
July 2008	94.5	241,857	140,562	58	232,486	122,797	53
January 2009	100.5	257,213	145,261	56	247,247	126,616	51

3. Impact Fees Capital Improvement Plan (IFCIP)

2000-2010 Program

Changes to the original 1990-2000 IFCIP have been made as a result of updates in the years 2000 and 2002. The majority of the facilities were in place at adoption of the impact fees program update. Examination of data regarding service unit consumption from **May 1, 2008 to October 31, 2008**, indicates significant capacity remains in the water and wastewater systems to support future demand. A review of State of Texas procedures regarding Impact Fees has been done. At this time, no update of the plan is necessary.

4. Maximum Chargeable Impact Fees

In its 2001 session, the Texas Legislature approved changes to the method of calculating the maximum impact fee a city is allowed to charge, by allowing certain taxes to be credited against the cost of the IFCIP facilities. As a result, the maximum chargeable impact fees decreased to \$2,121.89 for water and \$1,495.59 for wastewater beginning June 26, 2002. The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston Legal Department has evaluated the changes and determined that although the maximum allowable fees have dropped, the fees the City charges are sufficiently below that maximum that they need not be reduced.

5. Findings:

The 2000 and 2002 impact fees programs are acceptable for continued administration through the next reporting period.

- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled update in 2008.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **April 30, 2009**, the end of the next reporting period.

III. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates:

- Table 2 provides a summary of the maximum allowable fees collection rates adopted by City Council for the 2000-2010 planning period and proposed rates.
- The last increase in July 2008 was 1.8% based upon the annual adjustment in the Consumer Price Index (CPI) between the year 2007 and 2008.
- The current Water/Wastewater impact fee of \$1,483.59 per service unit for water and wastewater is 41.01% of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2000-2010 Program	<u>Wastewater</u>	<u>Water</u>	<u>Total</u>
Maximum Impact Fee/Residential Equivalent	\$1,495.59	\$2,121.89	\$3,617.48
Adopted Fee	\$1,157.33	\$326.26	\$1,483.59

B. Current Status of Fees:

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **October 31, 2008**, the City has accrued **\$211,495,028.30** since implementing the impact fees ordinances in 1990. A total of **\$205,542,182.23** has been transferred to the revenue bond debt service fund. The amount of **\$5,952,846.07** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	<u>Wastewater</u>	<u>Water</u>	<u>Totals</u>
<i>1990-2000 Program</i>			
<i>Total Income</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>Transfers to Debt Service:</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>2000-2010 Program:</i>			
Collections Income through 10/31/2008	\$106,348,946.11	\$37,452,739.17	\$143,801,685.28
Interest Income through 10/31/2008	\$2,967,060.66	\$1,052,595.24	\$4,019,655.90
Total Income	\$109,316,006.77	\$38,505,334.41	\$147,821,341.18
Transfers to Debt Service:			
Transferred	\$104,896,182.83	\$36,972,312.28	\$141,868,495.11
Not transferred	\$4,419,823.94	\$1,533,022.13	\$5,952,846.07
All-Time Total Income (6/1/1990-10/31/2008)	\$153,431,877.82	\$58,063,150.48	\$211,495,028.30
TOTAL AVAILABLE FOR TRANSFER	\$4,419,823.94	\$1,533,022.13	\$5,952,846.07

C. Finding:

- A total of **\$5,952,846.07** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

IV. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.

- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential, equivalents, i.e. 420 gallons per day (gpd) for water and 315 gpd for wastewater. City Council adopted a standard conversion table which applies to the majority of land uses.

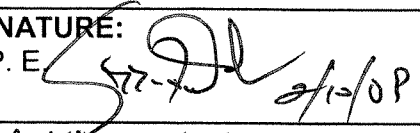
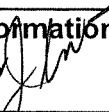

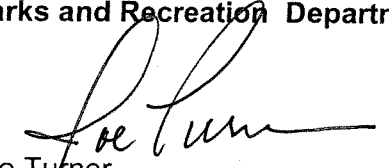
B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by the Department of Public Works and Engineering if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$151,141 to \$152,808**.

C. Findings:

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, **416** exemptions from impact fees have been applied for, and **18,722** impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

REQUEST FOR COUNCIL ACTION

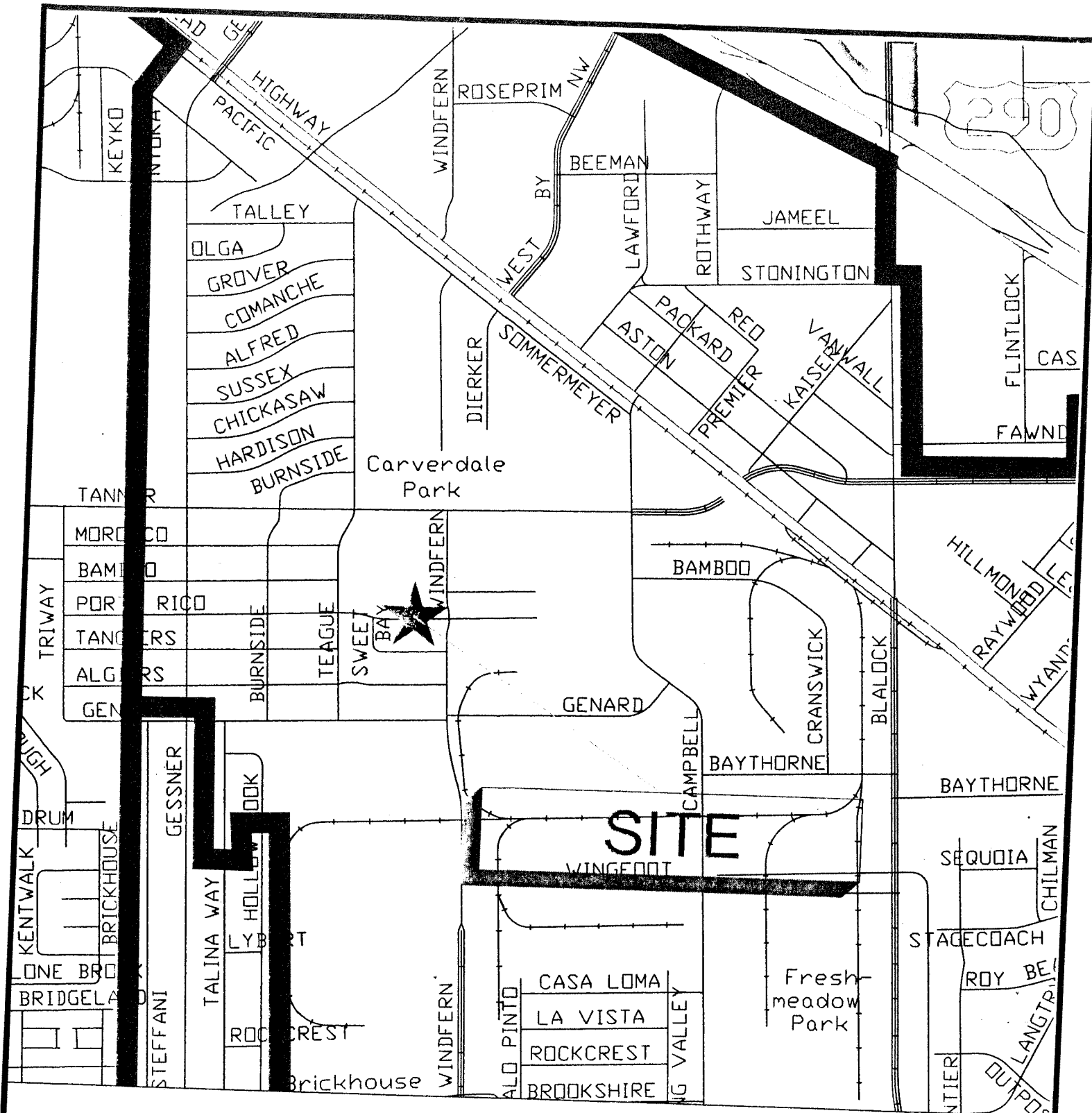
SUBJECT: Accept Work Carrera Construction, Inc. Carverdale and Schwartz Park Improvements WBS No. F-0504C2-0001-4/F-0504C2-0002-4		Page 1 of 2	Agenda Item 4
FROM (Department or other point of origin): General Services Department		Origination Date 2-11-09	Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE: Issa Z. Dadoush, P. E. 		Council District affected: A	
For additional information contact: Jacquelyn L. Nisby  Phone: 832-393-8023		Date and identification of prior authorizing: Council action: Ord. No. 2008-151, Dated 02-20-2008	
RECOMMENDATION: Pass a motion approving the final contract amount of \$739,436.00, accept the work, and authorize final payment.			
Amount and Source of Funding: No Additional Funding Required		Finance Budget:	
Previous Funding: \$793,316.00 Parks Consolidated Construction Fund (4502)			
SPECIFIC EXPLANATION: The General Services Department recommends that City Council approve the final contract amount of \$739,436.00 or 4.99% over the original contract amount, accept the work and authorize final payment to Carrera Construction, Inc. for construction services in connection with improvements to Carverdale and Schwartz Parks for the Parks and Recreation Department.			
PROJECT LOCATION: Carverdale Park 9801 Tanner (450A)		Schwartz Park 8203 Vogue (451N)	
PROJECT DESCRIPTION: The scope of work consisted of the following: Carverdale Park - Expanded parking lot to provide thirty spaces, lighting, trees with associated irrigation, sod and site detention. Schwartz Park - Upgraded electrical service to the swimming pool and softball field; improved parking lot, which included cement stabilized crushed limestone and accessible parking spaces; installed ornamental bollards at east parking area; drainage improvements; removed and replaced the main entrance sidewalks and playground fall surface; cleaned and re-striped tennis and basketball courts and provided new site furnishings. CONTRACT COMPLETION AND COST: The contractor completed the project within 186 days: the original contract time of 150 days plus 36 days approved by Change Orders. The final cost of the project including Change Orders is \$739,436.00, an increase of \$35,159.00 over the original contract amount. The project design consultant and construction manager was M2L Associates.			
REQUIRED AUTHORIZATION		CUIC ID# 25PARK60 NDT	
General Services Department:  Humberto Bautista, P.E. Chief of Design & Construction Division		Parks and Recreation Department:  Joe Turner Director	

Date	Subject: Accept Work Carrera Construction, Inc. Carverdale and Schwartz Park Improvements WBS No. F-0504C2-0001-4/F-0504C2-0002-4	Originator's Initials DE	Page 2 of 2
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PREVIOUS CHANGE ORDERS: Change Orders 1 and 2 modified detention area slopes; added a sidewalk trench drain and modified the landscape and irrigation at Carverdale Park; modified electrical service; deleted sidewalk; deleted seal coating and re-striping of parking; modified handicap parking; added basketball lighting; added a temporary emergency generator; modified landscape requirements and modified slope-paving requirements at storm sewer outflow at Schwartz Park.


IZD:HB:JLN:LJ:DE:de

c: Marty Stein, Webb Mitchell, Jacquelyn L. Nisby, Velma Laws, Kim Nguyen, Siria Harbour, Mark Ross, Dan Pederson,
Project File 1108

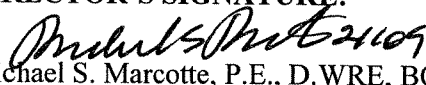


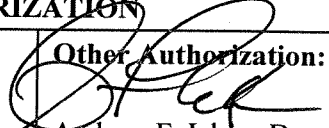


CARVERDALE PARK
9801 TANNER
HOUSTON, TX

COUNCIL DISTRICT "A"

KEY MAP NO. 450 A

SCHWARTZ PARK
8203 VOGUE HOUSTON, TX

SUBJECT Abandonment and sale of Hohl Street, from the west line of Lot 2, Block 2, east to its terminus, and the sale of two tracts of fee-owned land, in exchange for the conveyance to the City of a full-width utility easement, a 40-foot storm sewer easement, and right-of-way necessary for the construction of a cul-de-sac at the terminus of Hohl Street, located in the E. O. Greiner Subdivision, out of the J. T. Harrel Survey. Parcels SY9-030A-C, VY9-027, LY9-030, and AY9-020		Category # 7	Page <u>1</u> of <u>2</u>	Agenda Item # 5
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date 2-12-09		Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., D.WRE, BCEE, Director		Council District affected: H Key Map 454E 		
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 Hohl Street, from the west line of Lot 2, Block 2, east to its terminus, and the sale of two tracts of fee-owned land, in exchange for the conveyance to the City of a full-width utility easement, a 40-foot storm sewer easement, and right-of-way necessary for the construction of a cul-de-sac at the terminus of Hohl Street, located in the E. O. Greiner Subdivision, out of the J. T. Harrel Survey. Parcels SY9-030A-C, VY9-027, LY9-030, and AY9-020				
Amount and Source of Funding: Not Applicable			FIN Budget:	
SPECIFIC EXPLANATION: Greg Travis, Travis Law Firm, Inc., 2700 Post Oak Boulevard, Suite 900, Houston, Texas, 77056, on behalf of MBI Ltd., [MBGP, Inc. (Rex L Mosser, President), General Partner], requested the abandonment and sale of Hohl Street, from the west line of Lot 2, Block 2, east to its terminus, and two tracts of fee-owned land, located in the E. O. Greiner Subdivision, out of the J. T. Harrel Survey. MBGP, Inc., the abutting property owner, plans to use the property being abandoned and sold to expand its current storage area. 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 full-width utility easement and a 40-foot-wide storm sewer easement, and the conveyance to the City of right-of-way necessary for the construction of a cul-de-sac. Therefore, it is recommended: 1. The City abandon and sell Hohl Street, from the west line of Lot 2, Block 2, east to its terminus, and sell two tracts of fee-owned land, in exchange for the conveyance to the City of a full-width utility easement, a 40-foot storm sewer easement, and right-of-way necessary for the construction of a cul-de-sac at the terminus of Hohl Street, located in the E. O. Greiner Subdivision, out of the J. T. Harrel Survey; 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 street and fee-owned land being abandoned and sold; 4. The applicant be required to construct a cul-de-sac at the terminus of Hohl Street, within the right-of-way being conveyed to the City, all at no cost to the City and under the proper permits; s:\gg\sy9-030.rc1.doc				
CUIC #20GG9033				
REQUIRED AUTHORIZATION				
FIN Director:	Other Authorization:	 Other Authorization: Andrew F. Icken, Deputy Director Planning and Development Services Division		

Date:	Subject: Request for the abandonment and sale of Hohl Street, from the west line of Lot 2, Block 2, east to its terminus, and the sale of two tracts of fee-owned land, in exchange for the conveyance to the City of a full-width utility easement, a 40-foot storm sewer easement, and right-of-way necessary for the construction of a cul-de-sac at the terminus of Hohl Street, located in the E. O. Greiner Subdivision, out of the J. T. Harrel Survey. Parcels SY9-030A-C, VY9-027, LY9-030, AY9-020	Originator's Initials	Page <u>2</u> of <u>2</u>
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5. The Legal Department be authorized to prepare the necessary transaction documents; and,

6. Inasmuch as the value of the property interests is not expected to exceed \$50,000.00, that the value be established by a staff appraiser.

NPC:WSB:gg

c: Phil Boriskie
Jun Chang, P.E.
Raymond D. Chong, P.E., PTOE
Marlene Gafrick
Daniel Menendez, P.E.
Arturo G. Michel
Marty Stein

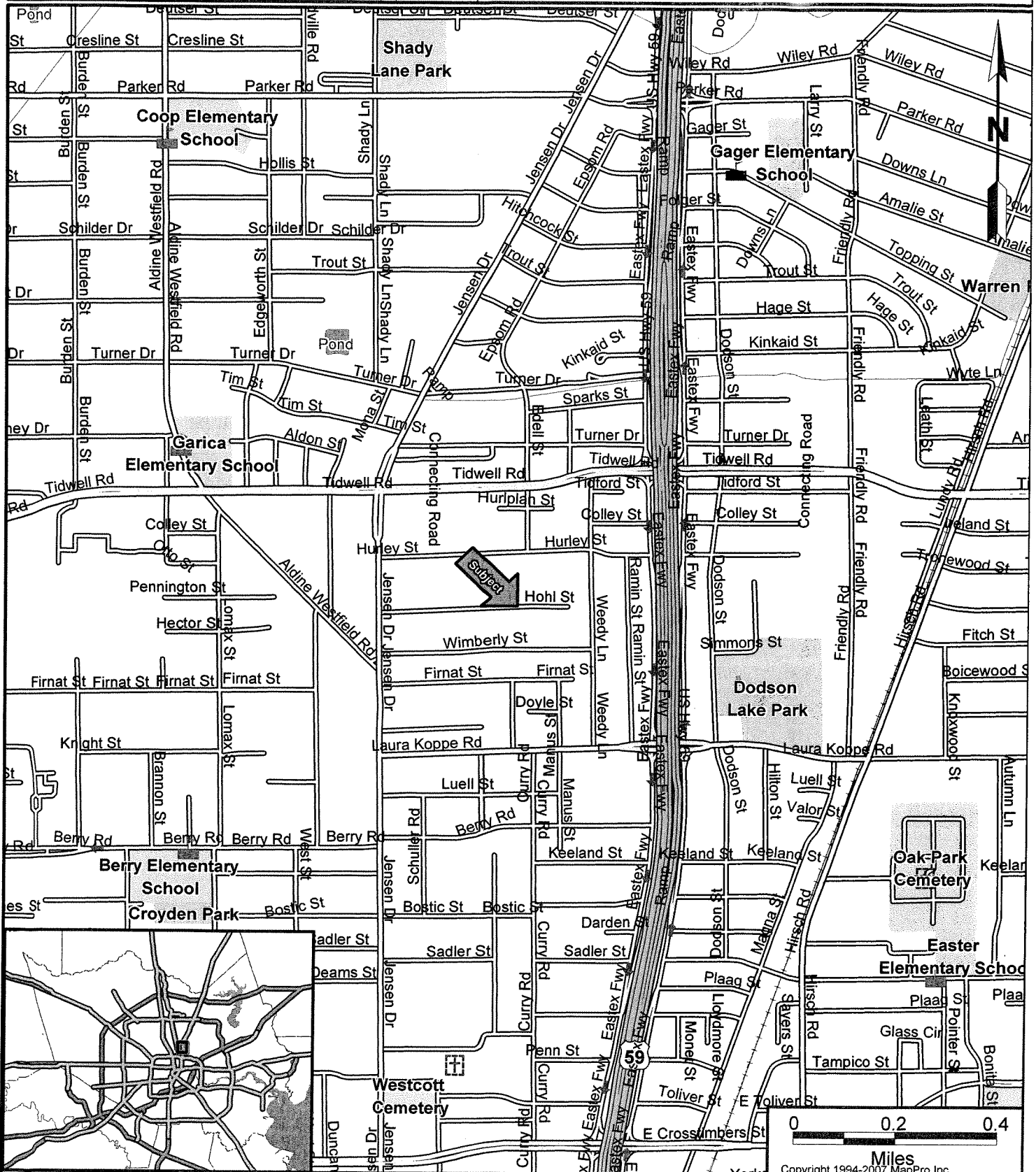
LOCATION MAP

Description: Abandonment and sale of Hohl Street, from the west line of Lot 2, Block 2, east to its terminus, and the sale of two tracts of fee-owned land, in exchange for the conveyance to the City of a full-width utility easement, a 40-foot storm sewer easement, and right-of-way necessary for the construction of a cul-de-sac at the terminus of Hohl Street, all located in the E. O. Greiner Subdivision, out of the J. T. Harrel Survey

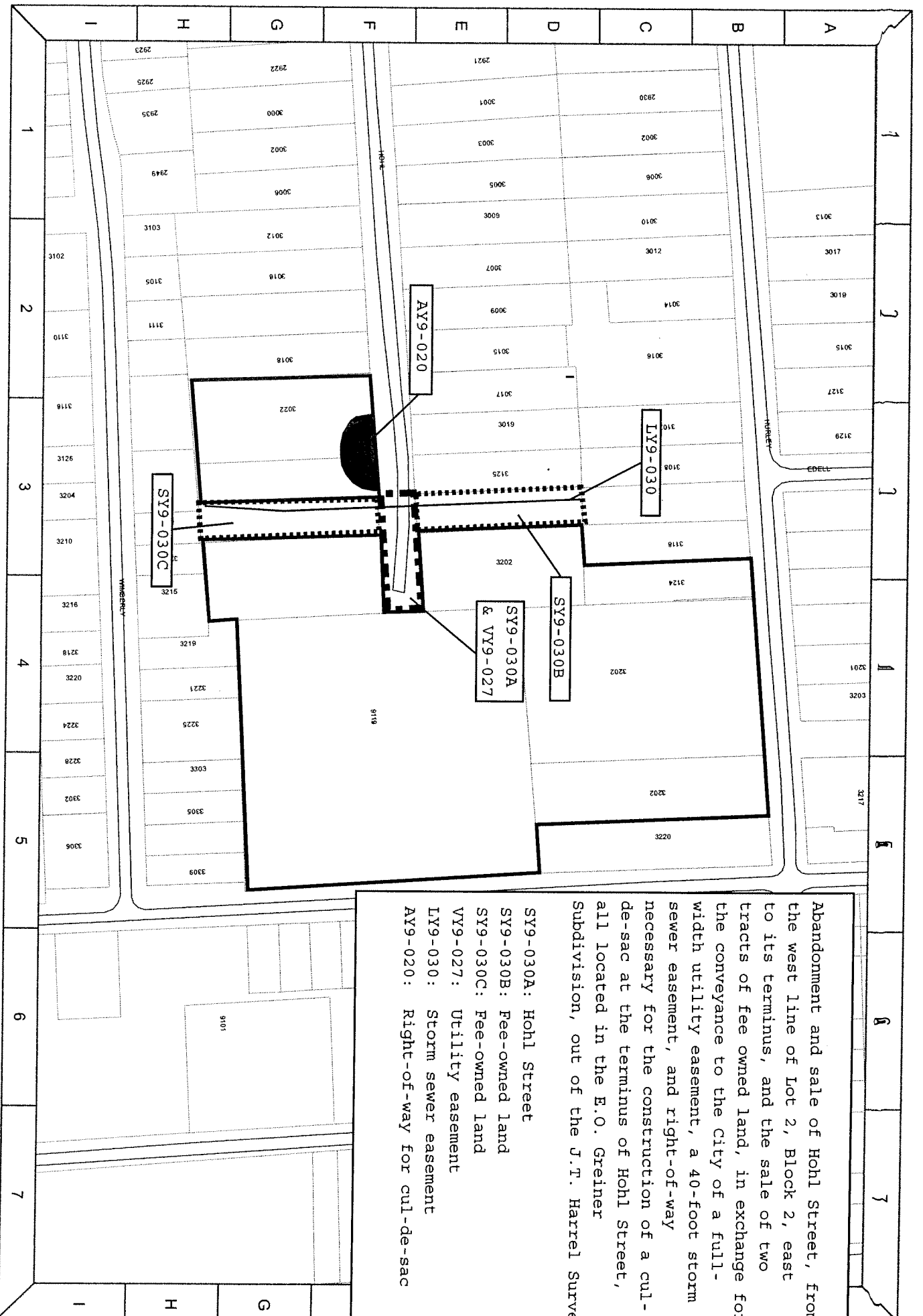
Subject Address: Hohl, Houston, TX 77093

SY9-030A-C, VY9-027, LY9-030, AY9-020

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

**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.



1 inch equals 200 feet

0 20 40 60 80

Feet






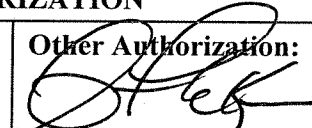
CITY OF HOUSTON

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.



SUBJECT: Abandonment and sale of Semmes Street, from Brooks Street south to its terminus, located in the S.F. Noble Addition. Parcel SY9-028		Page 1 of 2	Agenda Item # 6
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date 2 - 12 - 09	Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE: MS  Michael S. Marcotte, P.E., D.WRE, BCEE, Director		Council District affected: B  Key Map: 494E	
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 Motion authorizing the abandonment and sale of Semmes Street, from Brooks Street south to its terminus, located in the S.F. Noble Addition. Parcel SY9-028			
Amount and Source of Funding: Not Applicable			
SPECIFIC EXPLANATION: Hart Schleicher of Capital Real Estate Commercial, 7720 Westview Drive, Houston, Texas, 77055 on behalf of Kurkel Manufacturing Inc., (Bob Kurtz President), requested the abandonment and sale of Semmes Street, from Brooks Street south to its terminus, located in the S.F. Noble Addition. Kurkel Manufacturing Inc., the abutting owner, plans to develop additional warehouse space for the existing plastics manufacturing facility. This is Part One of a two-step process in which the applicant will first receive a City Council authorized 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 Semmes Street, from Brooks Street south to its terminus, located in the S.F. Noble Addition; 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: (a) cut, plug and abandon the active 6-inch water line in Semmes Street, from the 8-inch water line in Brooks Street to the 6-inch water line in Burnett Street; (b) relocate any existing service connections to the 6-inch water main in Chase Street; (c) construct a new 6-inch water line from the 6-inch water line in Burnett Street to the 8-inch water line located at the intersection of Burnett and Maffitt; and (d) pay a depreciated value charge for the abandonment of the water line. All of the foregoing items must be completed at no cost to the City and under the proper permits; 4. The applicant be required to prepare drawings that show all public utilities (water) that are to be abandoned, relocated, and/or constructed as part of this project and submit drawings to the Office of the City Engineer for plan review and approval. A copy of the Council Motion shall be attached to the plan set when it is submitted for plan review;			
agd\sy9-028.rc1.doc		CUIC #20AGD9031	
REQUIRED AUTHORIZATION			
Finance Department:	Other Authorization:	Other Authorization:  Andrew F. Icken, Deputy Director Planning and Development Services Division	

Date:	Subject: Request for the abandonment and sale of Semmes Street, from Brooks Street south to its terminus, located in the S.F. Noble Addition. Parcel SY9-028	Originator's <i>[Signature]</i> Initials	Page <u>2</u> of <u>2</u>
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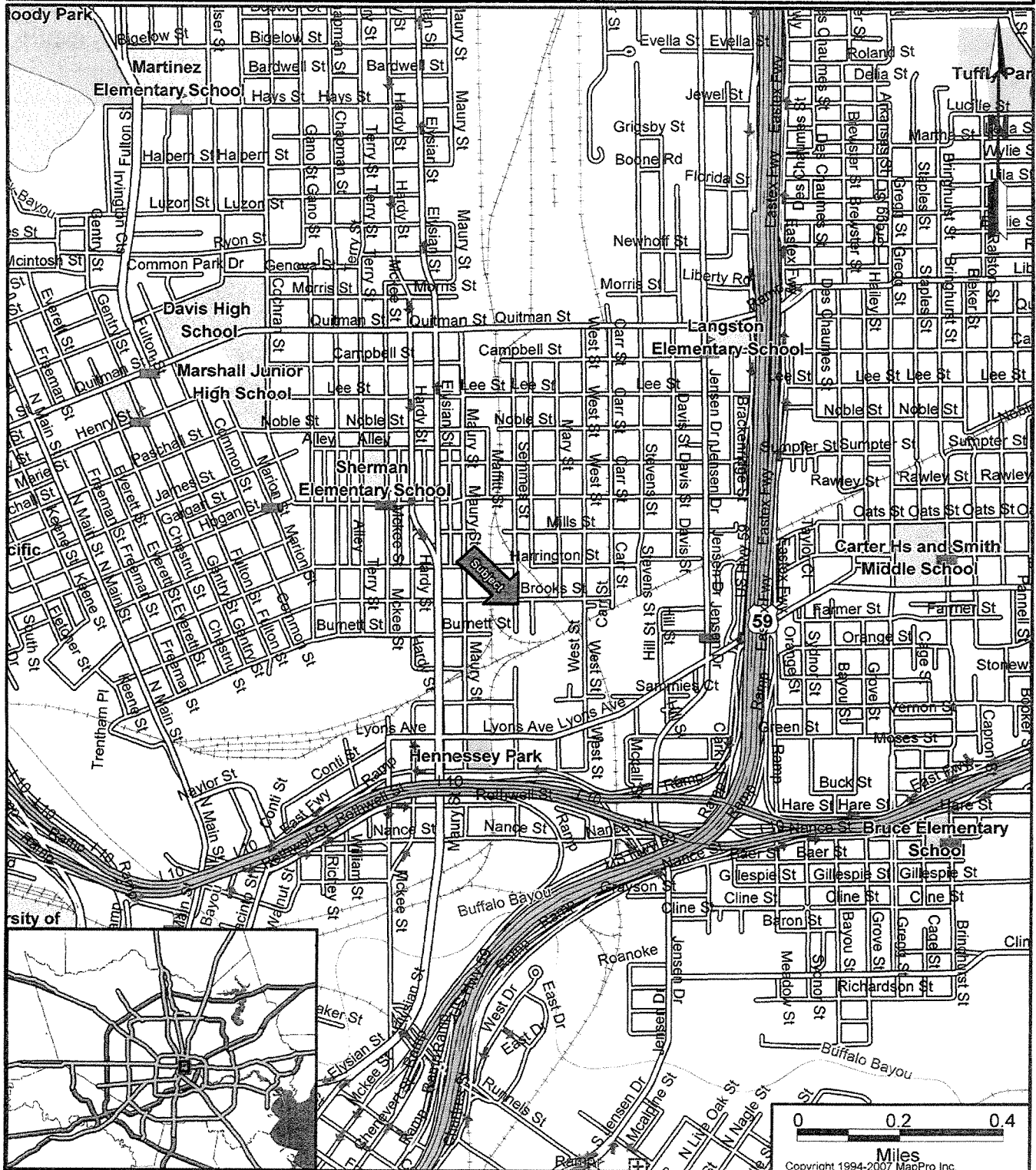
5. The applicant be required to: (a) remove existing public street name signs and return them to the Traffic Operations Center at 2200 Patterson and replace with a street name sign that indicates "Private" or "Pvt." Street, and (b) eliminate the public street appearance of Semmes Street at its intersection with Brooks Street by removing the Semmes Street pavement and extending the curb along Brooks Street across Semmes Street pavement or gating Semmes Street. All of the foregoing items must be completed at no cost to the City and under the proper permits.
6. In the 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 for work required in Items 3 and 5 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 the 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 the 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;
7. The applicant be required to obtain a letter of no objection from each of the privately owned utility companies for the street being abandoned and sold;
8. The Legal Department be authorized to prepare the necessary transaction documents; and,
9. Inasmuch as the value of the property interests is not expected to exceed \$1,000,000.00 that the value be established by an independent appraiser, appointed by the Director of Public Works and Engineering.

MSM:NPC:agd

- c: Phil Boriskie
Jun Chang, P.E.
Raymond Chong, P.E., PTOE
Marlene Gafrick
Daniel Menendez, P.E.
Arturo G. Michel
Marty Stein

LOCATION MAP

Description: Abandonment and sale of Semmes Street, from Brooks Street south to its terminus, located in the S.F. Noble Addition, SY9-028

**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.

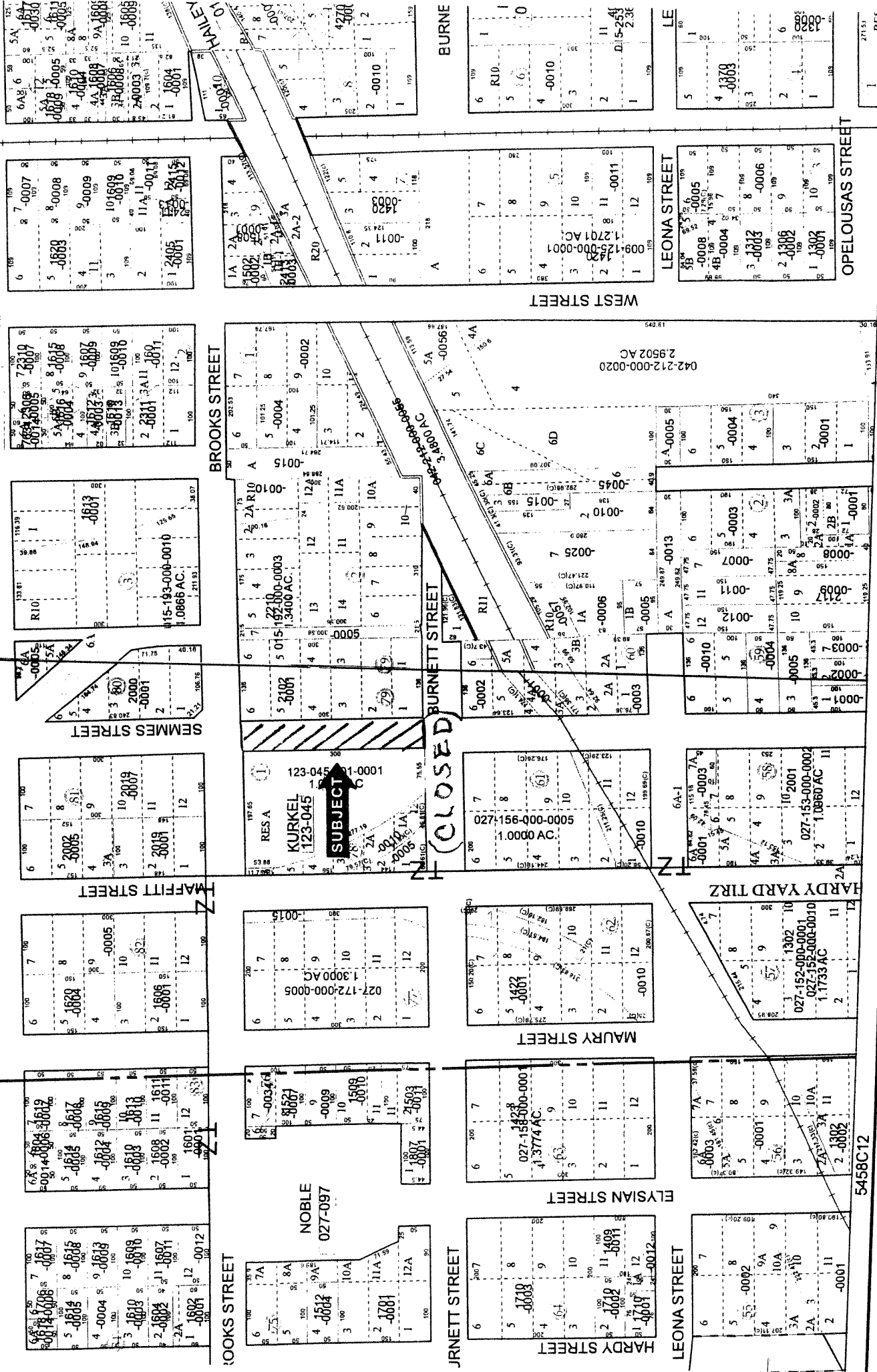
Prepared by City of Houston using MapPro Service. MapPro Inc., 5353 West Alabama St, Suite 303, Houston, TX 77056 (713)789-1406

5458C4

5458D1

HARRINGTON STREET

014-211



5458D9

5458C12

Abandonment and sale of Semmes Street, from Brooks Street south to its terminus, located in the S.F. Noble Addition. Parcel SY9-028



SUBJECT: Request for the abandonment and sale of a 10-foot-wide utility easement, within Reserve A, Block 1 of the Twelve Oaks Medical Center Subdivision, out of the A. C. Reynolds Survey, A-61. **Parcels SY8-013, SY8-038, and SY8-039**

Page
1 of 1

Agenda Item #

7

FROM (Department or other point of origin):

Department of Public Works and Engineering

Origination Date

2-12-09

Agenda Date

FEB 18 2009

DIRECTOR'S SIGNATURE:

Michael S. Marcotte, P.E., D,WRE, BCEE, Director

Council District affected: C

Key Map 492W

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, within Reserve A, Block 1 of the Twelve Oaks Medical Center Subdivision, out of the A. C. Reynolds Survey, A-61. **Parcels SY8-013, SY8-038, and SY8-039**

Amount and Source of Funding: Not Applicable

SPECIFIC EXPLANATION:

Barry Hunsworth, Gene Carroll & Assoc., L.P., 16010 Barkers Point Lane, Suite 105, Houston, Texas, 77079, on behalf of Medistar River Oaks Medical Center, LTD., [Medistar River Oaks Management, LLC (Robert M. Hodge, Vice President), General Partner], Portsmouth Oaks, LTD., [Portsmouth Management, LLC (Robert M. Hodge, Vice President), General Partner], and Hospital Properties of Houston, L.P., [HPH Management, LLC (Charles W. Johnson, President), General Partner], requested the abandonment and sale of a 10-foot-wide utility easement, within Reserve A, Block 1 of the Twelve Oaks Medical Center Subdivision, out of the A. C. Reynolds Survey, A-61. Medistar River Oaks Medical Center, LTD, property owner, plans to construct a canopy covered path in the location of the easement to be abandoned and sold. Portsmouth Oaks, LTD. and Hospital Properties of Houston, L.P., the other property owners, are in agreement.

This is Part One of a two-step process in which the applicants will first receive a City Council authorized council motion acknowledging the concept of the subject request. Upon the applicants 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 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, within Reserve A, Block 1 of the Twelve Oaks Medical Center Subdivision, out of the A. C. Reynolds Survey, A-61;
2. The applicants 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 applicants 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 applicants be required to convert to private service the 8-inch sanitary sewer line in the subject easement and provide a private sanitary sewer easement agreement executed between the property owners, all at no cost to the City and under the proper permits;
5. The Legal Department be authorized to prepare the necessary transaction documents; and
6. Inasmuch as the value of the property interests is not expected to exceed \$1,000,000.00, that the value be established by an independent appraiser, appointed by the Director of Public Works and Engineering.

MSM:NPC:dob

c: Phil Boriskie
Jun Chang, P.E.

Marlene Gafrick
Daniel Menendez, P.E.

Arturo G. Michel
Marty Stein

s:\dob\sy8-013.rc1.doc

CUIC #20DOB8892

REQUIRED AUTHORIZATION

Finance Department:

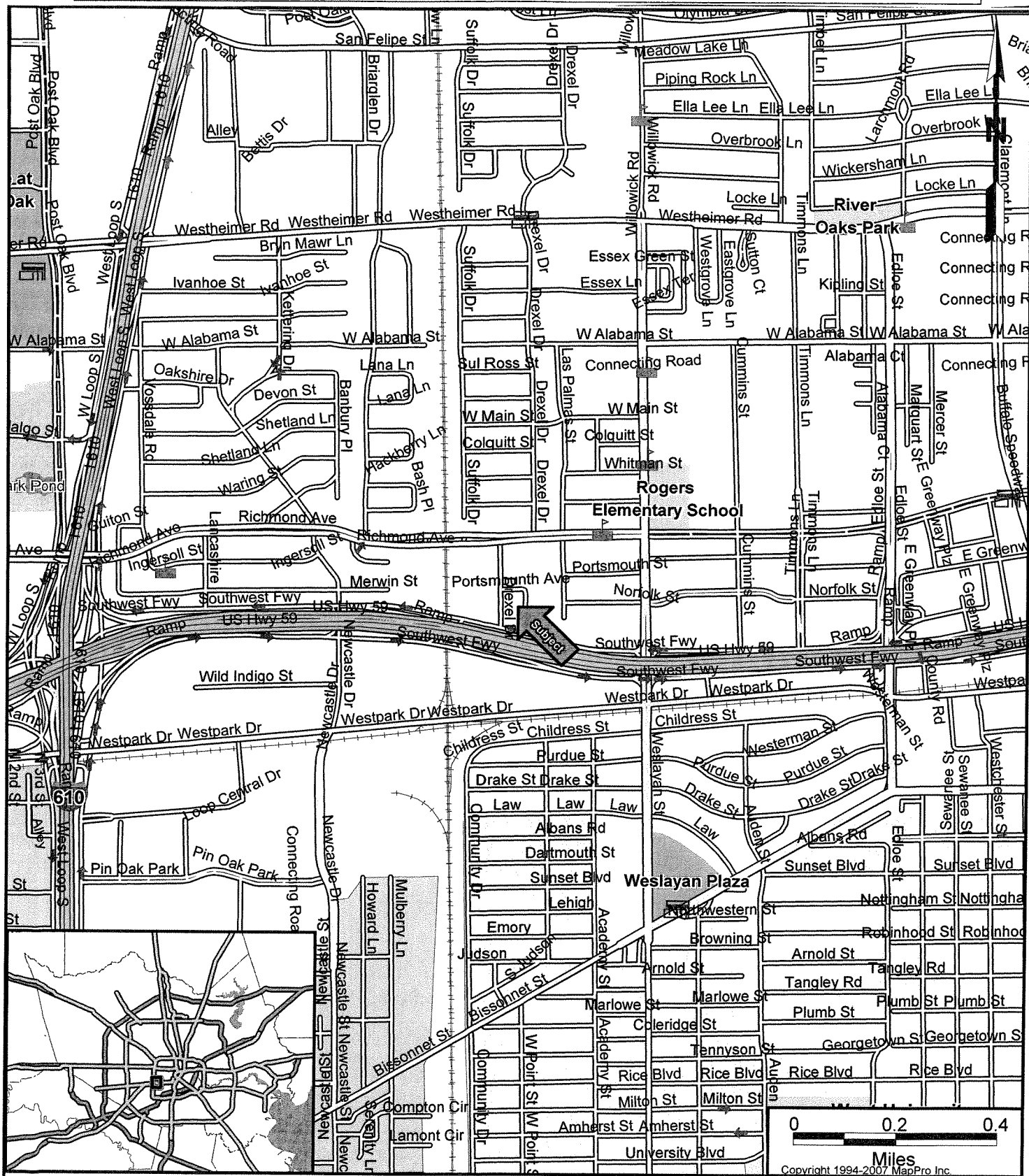
Other Authorization:

Other Authorization:

Andrew F. Icken, Deputy Director
Planning and Development Services Division

LOCATION MAP

SUBJECT: Request for the abandonment and sale of a 10-foot-wide utility easement, within Reserve A, Block 1 of the Twelve Oaks Medical Center Subdivision, out of the A. C. Reynolds Survey, A-61. **Parcels SY8-013, SY8-038, and SY8-039**



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.

Prepared by City of Houston using MapPro Service. MapPro Inc., 5353 West Alabama St, Suite 303, Houston, TX 77056 (713)789-1406

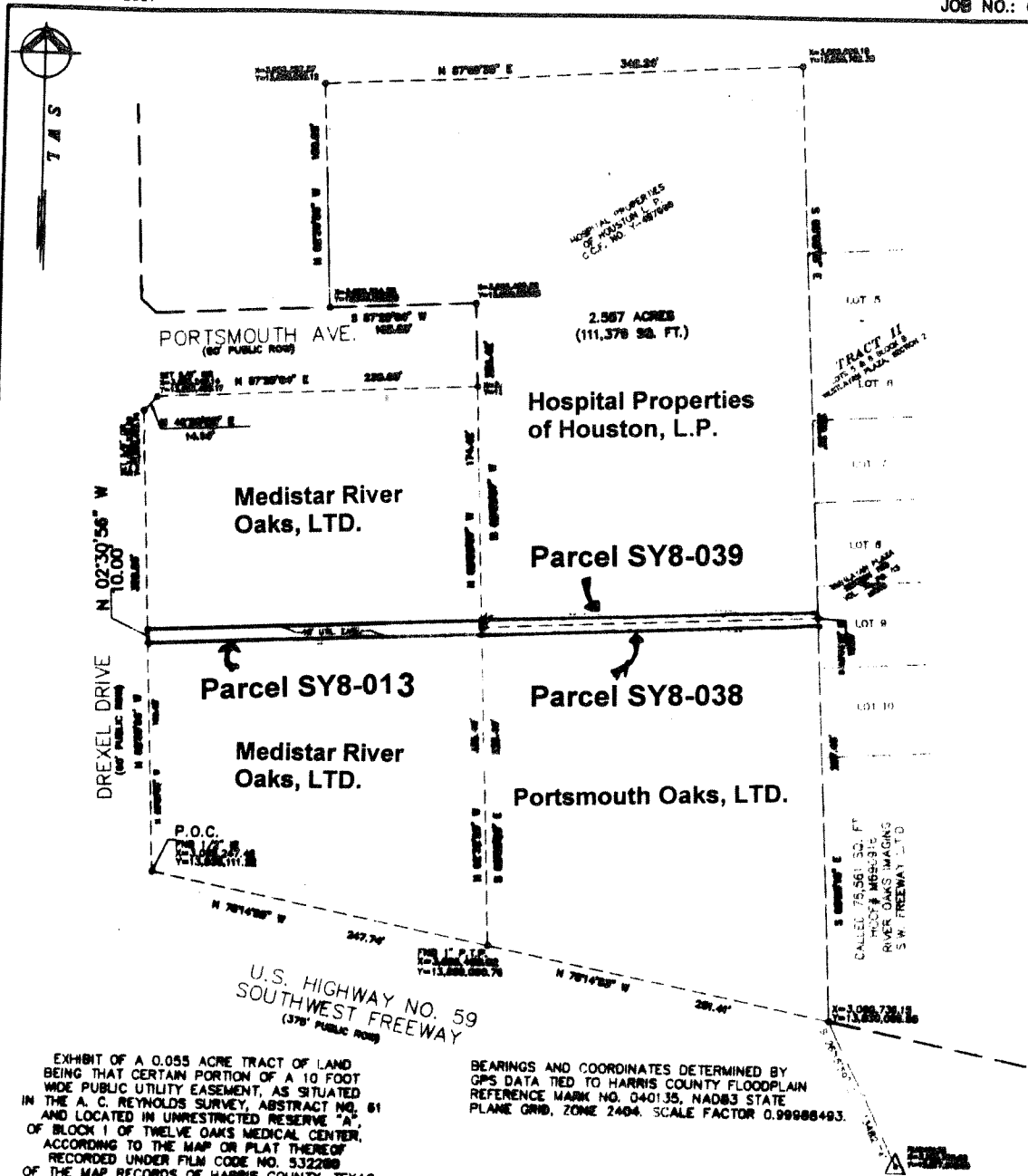


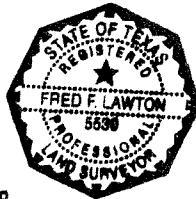
EXHIBIT OF A 0.055 ACRE TRACT OF LAND BEING THAT CERTAIN PORTION OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT, AS SITUATED IN THE A. C. REYNOLDS SURVEY, ABSTRACT NO. 61 AND LOCATED IN UNRESTRICTED RESERVE "A" OF BLOCK 1 OF TWELVE OAKS MEDICAL CENTER, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 532200 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

BEARINGS AND COORDINATES DETERMINED BY GPS DATA TIED TO HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 040135, NAD83 STATE PLANE GRID, ZONE 2404. SCALE FACTOR 0.99988493.

I, FRED F. LAWTON A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE FACTS AS FOUND AT THE TIME OF SURVEY.

WITNESS MY HAND THIS 1ST DAY OF JUNE 2007.

[Signature]
FRED F. LAWTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5530



South/West Land Surveying Co.

11281 Richmond Avenue, Suite No. J107
Houston, Texas 77066
Telephone: (281) 498-9877
Fax: (281) 498-9888
Toll: 1-800-338-2840
www.hugheslandsurveying.com


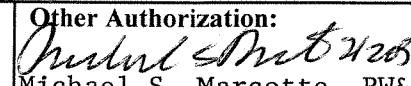

Copyright 2008 South/West Land Surveying Co.

SCALE: 1"=80'

DRAWN BY: KT

REVISION:

SUBJECT: Request for the abandonment and sale of a 10-foot-wide utility easement, within Reserve A, Block 1 of the Twelve Oaks Medical Center Subdivision, out of the A. C. Reynolds Survey, A-61. Parcels SY8-013, SY8-038, and SY8-039

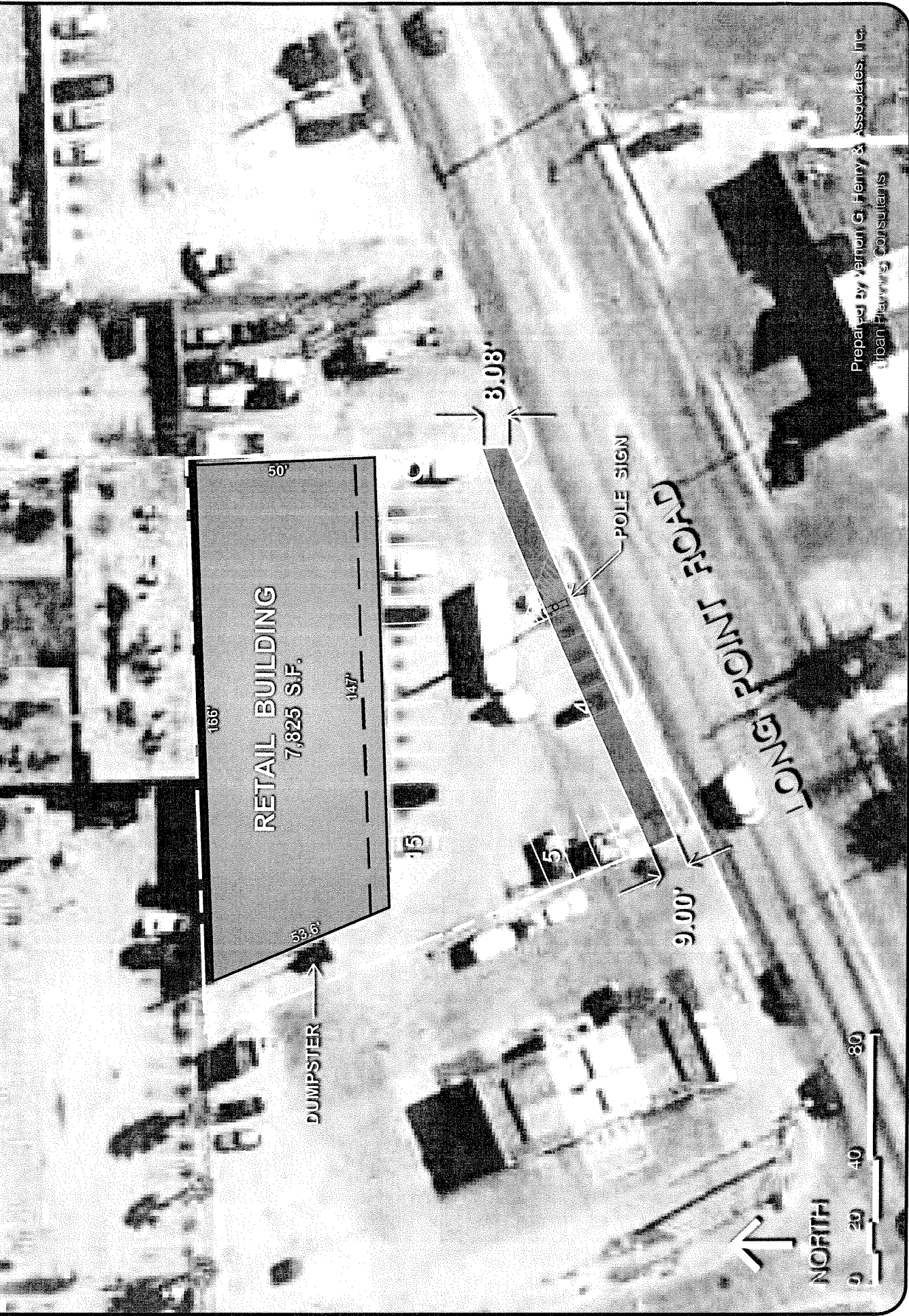
SUBJECT: Parcel AY6-029; City of Houston v. Ha Phuong Corporation, a Texas corporation, et al., Cause No. 887,616; Long Point @ Blalock Intersection Improvements Project (Oak Tree - Freedonia) WBS/CIP No. N-000674-0002-2-01-01; Legal Department File No. 052-9500007-064;		Page 1 of 2	Agenda Item # 8
FROM (Department or other point of origin): Legal Department - Real Estate Division Arturo Michel, City Attorney		Origination Date 12/19/08	Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE: 		Council District affected: "A" Toni Lawrence; Key Map #450U	
For additional information contact: Russell G. Richardson <i>RGR</i> Phone: 832.393.6285 (alternatively Joseph N. Quintal 832.393.6286)		Date and identification of prior authorizing Council action: Authorizing Ord. # 2006-600, psd. 6/14/06; BAO# 2005-397, psd. 4/20/05	
RECOMMENDATION: (Summary) That the City Attorney be authorized, by Motion, to deposit the amount of the Award of Special Commissioners into the registry of the Court, pay all costs of court and file objections to the Award.			
Amount and Source of Funding: \$208,228.35 No appropriation needed as funding will be provided by a previously approved Appropriation Ordinance No. 2005-397 - 4/20/05 - Street & Bridge Consolidated Construction Fund			
SPECIFIC EXPLANATION: The Long Point at Blalock Intersection Improvements Project (Oak Tree - Freedonia) will improve access and traffic flow. The project will provide for the reconstruction of Long Point Road in multiple phases. The initial phase will include redesign of the intersections at Antoine, Blalock, Wirt and Bingle. This eminent domain proceeding involves the acquisition of a permanent easement containing 1,217 square feet (0.0279 acre) of land located at 9352 Long Point Road. The property is owned by Ha Phuong Corporation, a Texas corporation and is improved with a 7,825 square foot, multi-tenant retail center and supporting site improvements. This matter was referred to the Legal Department to commence eminent domain proceeding after the landowner's legal representative rejected the City's final offer to purchase the property. City's Testimony Before the Special Commissioners: \$46,438.00 (i.e. \$15.00 psf for the land being acquired; \$9,983.00 for the improvements thereon; \$18,200.00 as damage to the remainder) Landowner's Testimony Before the Special Commissioners: \$539,730.00 (i.e. \$18.00 psf for the land being acquired; \$19,480.00 for the improvements thereon; \$498,344.00 as damages to the remainder) Award of Special Commissioners: \$196,438.00. The landowner's attorney filed Objection to the Award of Special Commissioners and the matter is now on the Court's trial docket. The "Costs of Court" are as follows, to wit: \$167.00 filing fee; \$180.00 Service of process fee; \$3,600 Special Commissioners' fees (i.e. \$1,200.00 x 3); \$718.35 Land Planner's fee; \$7,125.00 Appraiser's fee; Total: \$11,790.35. These "costs of court" account for the monetary difference between the amount of the Award of Special Commissioners and the total amount of funds needed herein.			
CUIC#90AH210			
h:\mark\phuongrca.wpd		REQUIRED AUTHORIZATION	
Other Authorization:	Other Authorization:  Michael S. Marcotte, PW&E Director, P.E., D.WRE, BCEE	Other Authorization:  Andrew F. Icken, Deputy Director Planning and Development Services Division	

Date 12/19/08	SUBJECT: Parcel AY6-029; Ha Phuong Corporation, Long Point @ Blalock Intersection Improvements Project; L.D. File No. 052-9500007-064;	Originator's Initials RGR/JNQ	Page __2__ of __2__
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We recommend that the City Attorney be authorized, by Motion, to deposit the amount of the Award of Special Commissioners into the registry of the Court, pay all costs of court and file objections to the Award. Funding will be provided by a previously approved blanket Appropriation Ordinance.

THE TAKING - 0.03 AC. (1,215 S.F.)

RETAIL CENTER AT 9352 LONG POINT ROAD

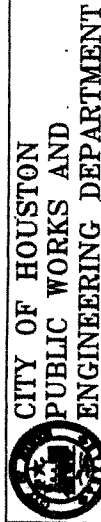


SYMBOL LEGEND	
	POWER POLE
	ELECTRIC METER
	WATER METER
	LIGHT POLE
	TELEPHONE PEDASTAL
	CONDUIT
	ELECTRIC METER
	MAILBOX
	MANHOLE

GRAPHIC SCALE

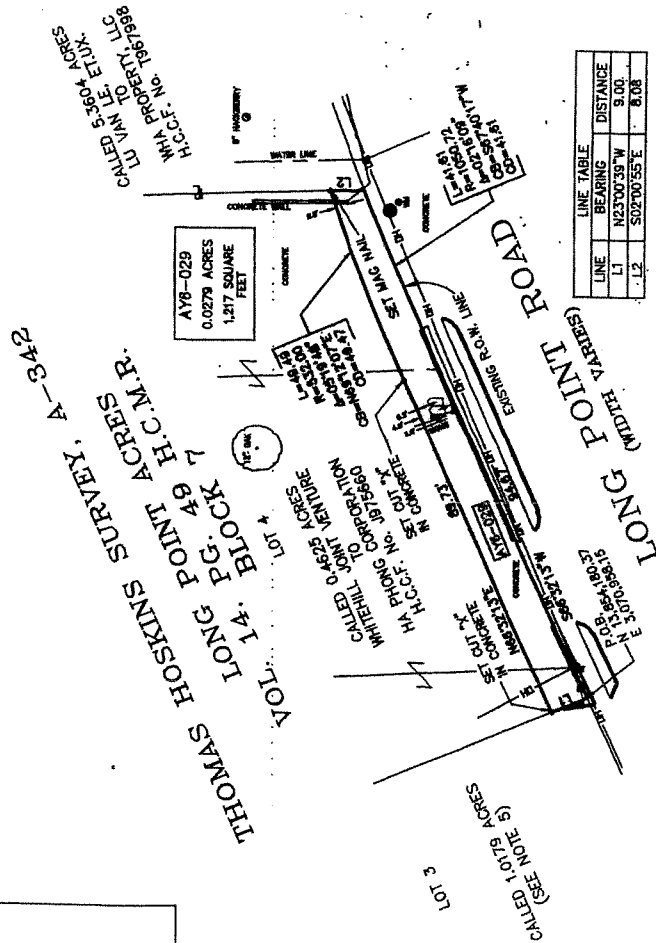
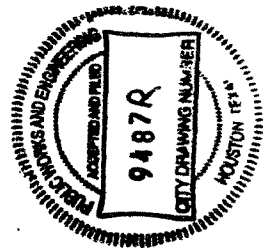


- NOTES:
1. THIS TRACT LIES IN ZONE 27 PER TEXAS ROAD PLANNING BOARD NO. 4801000001 DATED NOVEMBER 8, 1996. ZONE 27 IS DEFINED AS THE AREA OUTSIDE THE 600-FOOT TYPED PLANE.
 2. A CURRENT TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, AND, THEREFORE, ALL EASEMENTS MAY NOT BE SHOWN.
 3. ALL EASEMENTS ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM SOUTH CENTRAL ZONE NO. 4904 (NAD83).
 4. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A LEGAL DESCRIPTION PREPARED APRIL 2002.
 5. THE LATEST DEED THE SURVEYOR COULD FIND FOR THIS TRACT WAS SURETY GUARANTEED ABSTRACT NO. 324, HARRIS COUNTY, TEXAS, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 12-21-05.
 6. BECAUSE OF THE PRESENT TRACT SHOWN IN THE DETAIL ARE BASED ON THE RECORDED DEED AND NOT AS A RESULT OF A SURVEY.



CITY OF HOUSTON
PUBLIC WORKS AND
ENGINEERING DEPARTMENT

KEY MAP NO. 450-Y	GIMS MAP NO. 5059C
PARCEL NO. AY6-029	
CIP NO.	
GFS NO. N-0614-01-2	
C.M. NO.	

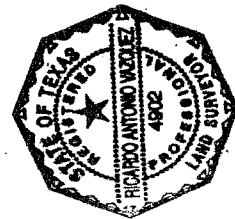
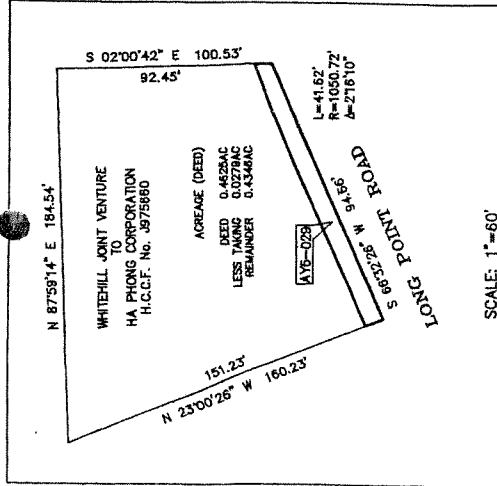


LINE	BEARING	DISTANCE
L1	N23°00'35"W	9.00
L2	S02°00'55"E	8.08

BOUNDARY SURVEY
OF A 0.279 ACRE TRACT OF LAND
IN THE THOMAS HOSKINS SURVEY, ABSTRACT NO. 324
HARRIS COUNTY, TEXAS

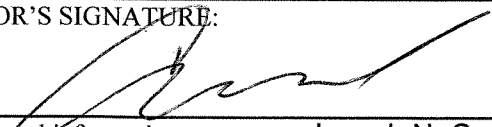
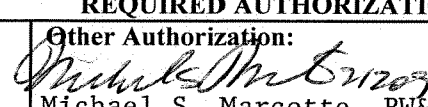
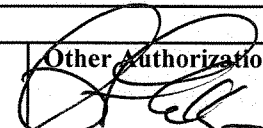
Princeton Land Surveying, Inc.
4001 Richmond Street, Suite 100
Houston, Texas 77057
(713) 262-1111
CARRIED-OUT
APRIL, 2005

12-21-05 ADDED D11D MAP, AND ADDED NOTE 8
11-29-05 ADDED TOPOGRAPHIC FEATURES



I HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS THE
FACTS AS FOUND FROM AN ON-THE-GROUND SURVEY PERFORMED
IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ESTABLISHED BY
THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS FOR A CATEGORY
1B, CONDITION II SURVEY.

DATE: Dec 21 2005
RICHARD A. VAZQUEZ
R.P.L.S. NO. 4902

SUBJECT: Parcel AY6-028; City of Houston v. Autotronic Systems Inc., et al., Cause No. 890,961; Long Point @ Blalock Intersection Improvements Project (Oak Tree - Freedonia) WBS/CIP No. N-000674-0002-2-01-01; Legal Department File No. 052-9500007-067;		Page 1 of 2	Agenda Item # 9
FROM (Department or other point of origin): Legal Department - Real Estate Division Arturo Michel, City Attorney		Origination Date 12/08/08	Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE: 		Council District affected: "A" Toni Lawrence; Key Map #450X	
For additional information contact: Joseph N. Quintal <i>JNQ</i> Phone: 832.393.6286 (alternatively Russell G. Richardson 832.393.6285)		Date and identification of prior authorizing Council action: Motion #2008-0639, psd. 8/13/08; BAO# 2005-397, psd. 4/20/05;	
RECOMMENDATION: (Summary) That the City Attorney be authorized, by Motion, to settle this eminent domain lawsuit for \$268,000.00, being \$33,000.00 more than the amount of the Award of Special Commissioners.			
Amount and Source of Funding: \$33,000.00 <u>No</u> appropriation needed as funding will be provided by a previously approved Appropriation Ordinance No. 2005-397 - 4/20/05 - Street & Bridge Consolidated Construction Fund			
SPECIFIC EXPLANATION: The Long Point at Blalock Intersection Improvements Project (Oak Tree - Freedonia) will improve access and traffic flow. The project will provide for the reconstruction of Long Point Road in multiple phases. The initial phases will include redesign of the intersections at Antoine, Wirt and Bingle. This eminent domain proceeding involves the acquisition of a permanent easement containing 1,825 square feet (0.0419 acre) of land located at the northeast corner of Long Point and Blalock. The property is owned by Valero Energy Corporation and is being utilized as a self service gasoline station and convenience store. This matter was referred to the Legal Department to commence eminent domain proceeding after effort to purchase the property failed for monetary reasons. City's Testimony Before the Special Commissioners: \$156,430.00 (i.e. \$16.00 psf for the land being acquired; \$28,204.00 for the improvements thereon; \$99,026.00 as damage to the remainder) Landowner's Testimony Before the Special Commissioners: \$407,275.00 (i.e. \$18.00 psf for the land being acquired; \$22,985.00 for the improvements thereon; \$351,440.00 as damages to the remainder) Award of Special Commissioners: \$235,000.00. The landowner's attorney filed Objection to the Award of Special Commissioners and the matter was placed on the Court's trial docket. The City deposited the amount of the Award of Special Commissioners into the registry of the Court on September 24, 2008 in order to gain legal possession of the land for construction purposes.			
CUIC#90AH209A			
h:\mark\valerorcasettlement.wpd REQUIRED AUTHORIZATION			
Other Authorization:		Other Authorization:	
 Michael S. Marcotte, PW&E Director, P.E., D.WRE, BCEE		 Andrew F. Icken, Deputy Director Planning and Development Services Division	

Date 12/08/08	SUBJECT: Parcel AY5-028; Autotronic Systems Inc., Long Point @ Blalock Intersection Improvements Project; L.D. File No. 052-9500007-067;	Originator's Initials JNQ/RGR	Page __2__ of __2__
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During the course of trial preparation, the parties were able to reconcile the monetary differences and arrive at a proposed settlement of all issues and matters in controversy, subject to City Council's approval. The proposed settlement requires the City to pay the landowner the additional sum of \$33,000.00 for damages to the remainder occasioned by the City's taking.

We recommend that the City Attorney be authorized, by Motion, to settle this eminent domain lawsuit for \$268,000.00, being \$33,000.00 more than the amount of the Award of Special Commissioners. Funding will be provided by a previously approved blanket Appropriation Ordinance.

BLALOCK RD
(R.O.W.)

8

SIGN

PROPOSED R.O.W.

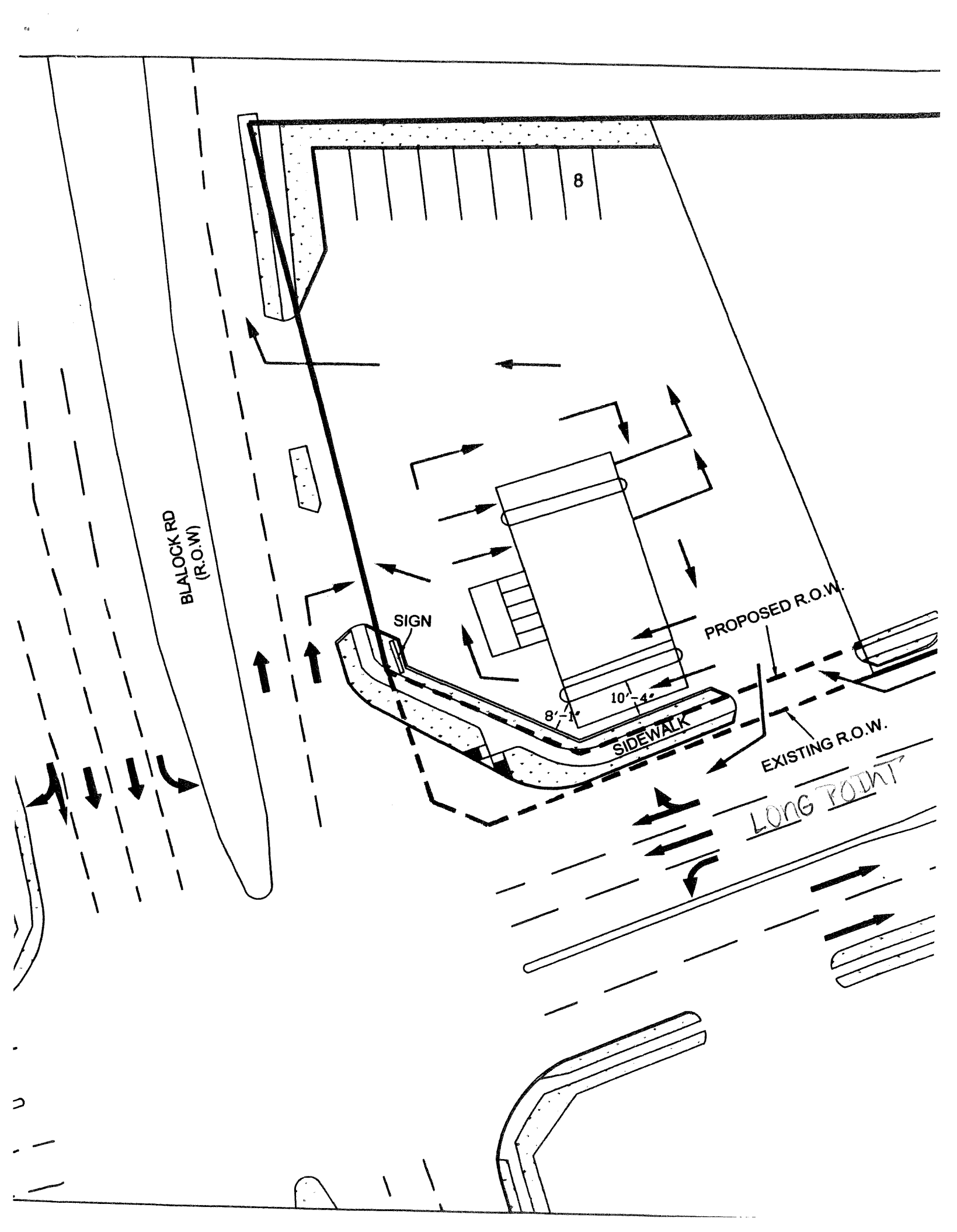
EXISTING R.O.W.

SIDEWALK

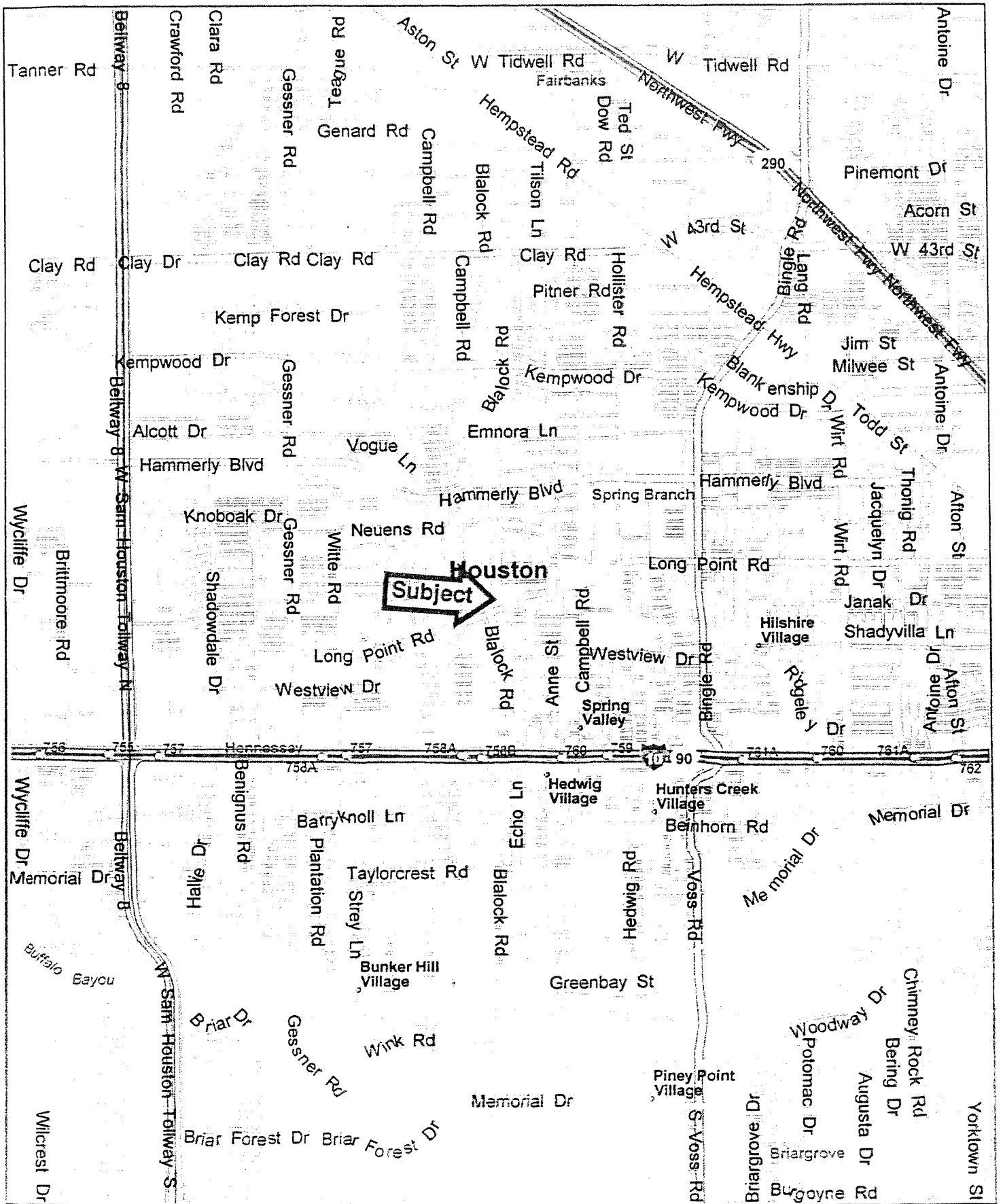
LONG POINT

8'-1"

10'-4"



NEIGHBORHOOD MAP



MOTION NO. 2008 0679

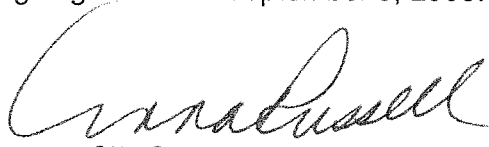
MOTION by Council Member Khan that the recommendation of the City Attorney, relative to eminent domain proceeding styled City of Houston v. Barbara Schumann & Sherra Williams, et al., Cause No. 892,621, in connection with the acquisition of Parcel No. AY6-037 for the Long Point @ Wirt Intersection Improvements Project (Pine Chase - Johanna), WBS/CIP No. N-000674-0001-2-01, be adopted, and the City Attorney is hereby authorized to deposit the amount of the Award of Special Commissioners in the amount of \$93,000.00 into the registry of the Court, pay all costs of Court and not file any objections to the Award.

Seconded by Council Member Garcia and carried.

Mayor White, Council Members Lawrence, Johnson,
Clutterbuck, Adams, Sullivan, Khan, Holm, Garcia,
Rodriguez, Brown, Noriega, Green and Jones voting aye
Nays none
Council Member Lovell absent

PASSED AND ADOPTED this 3rd day of September, 2008.

Pursuant to Article VI, Section 6 of the City Charter, the
effective date of the foregoing motion is September 9, 2008.


City Secretary

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 8228

Subject: Approve a Sole Source Purchase of Image Capturing Cameras and Panoramic Video Spherical Photograph Immersive Digital Recorders for the Mayor's Office of Public Safety and Homeland Security S18-Q23158

Category #
4

Page 1 of 1

Agenda Item

10

FROM (Department or other point of origin):

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

Origination Date

February 11, 2009

Agenda Date

FEB 18 2009

DIRECTOR'S SIGNATURE

For additional information contact:

Dennis Storemski Phone: (713) 437-6111
Ray DuRousseau Phone: (832) 393-8726

Council District(s) affected

All

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve the sole source purchase from Orator Plus, Inc. in the amount of \$134,400.00 for image capturing cameras and panoramic video spherical photograph immersive digital recorders for the Mayor's Office of Public Safety and Homeland Security.

Award Amount: \$134,400.00

Finance Budget

\$134,400.00 - Federal State Local-Pass Through Fund (5030) Grant Funds

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve a sole source purchase from Orator Plus, Inc. in the amount of \$134,400.00 for image capturing cameras and panoramic video spherical photograph immersive digital recorders for the Mayor's Office of Public Safety and Homeland Security and that authorization be given to issue a purchase order.

This purchase consists of three panoramic still image camera systems, three panoramic video spherical photograph immersive digital recorders and associated software. The camera systems and recorders will be used to capture three dimensional spherical images and allow the capture and viewing of spherical video. The camera systems will have a full one-year warranty. Additionally, the contractor will be required to provide all system software licenses, support, upgrades and software training.

The specialized camera and video recording systems will be used by first responders to help safeguard the City of Houston's critical infrastructure and key resources from acts of terrorism and to strengthen the timely response in the event of an attack, natural disaster or other emergency. This is the same image capturing camera and video system currently being used by the Department of Homeland Security, FBI, Security Service and other federal agencies charged with protecting federal resources. The City's use of this equipment will allow for greater exchange of information between all levels of the emergency preparedness community and ultimately enhance coordinated responses to emergencies within the City of Houston.

Orator Plus, Inc. is the sole proprietor, manufacturer, supplier and distributor of the panoramic still image camera system and the spherical photograph immersive digital recorder.

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

Buyer: Angela Jackson

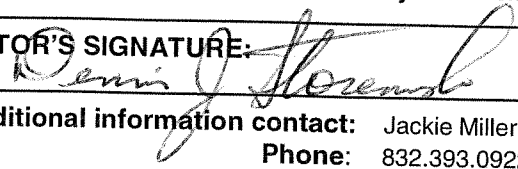
REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

NDT

SUBJECT: Public/Disaster Preparedness Education/Outreach Programs and Companion Marketing		Category	Page 1	Agenda Item # 11
FROM: Dennis J. Storemski Mayor's Office of Public Safety & Homeland Security		Origination Date: 2/10/09	Agenda Date: FEB 18 2009	
DIRECTOR'S SIGNATURE: 		Council District affected: All		
For additional information contact: Jackie Miller Phone: 832.393.0922		Date and Identification of prior authorizing Council action:		
RECOMMENDATION: Approve and authorize the purchase of the second phase of Public/Disaster Preparedness education/outreach programs and companion marketing for the Houston region in the amount of \$581,595.00 from Gilbreath Communications, Inc.				
Amount of Funding: \$581,595.00		FIN Budget:		
SOURCE OF FUNDING: Grant Funds: Governor's Division of Emergency Management (Department of Homeland Security) Fund 5030				

SPECIFIC EXPLANATION:**Background**

As the core city within our urban area, the City of Houston serves in a lead role coordinating homeland security activities under the Department of Homeland Security's Urban Area Security Initiative (UASI). The Mayor's Office of Public Safety and Homeland Security received UASI grant funding to expand and implement a more comprehensive preparedness program throughout the Houston region. The goals of the project are in alignment with the Houston Urban Area's Regional Strategy, the Texas State Strategy, National Preparedness Goals and the National Priorities for community preparedness and participation.

Recommendation

It is recommended that City Council authorize the purchase of the second phase of Public/Disaster Preparedness education/outreach programs and companion marketing to expand and implement a more comprehensive preparedness program within the UASI region. This will include:

- A web-based survey to measure the impact of the Are You Ready? Video that was produced in English, Spanish, Vietnamese and Chinese and has been distributed to over 40,000 individuals to date.
- Updates to the readyhouston.tx.gov webpage to include reference pages in Spanish, Chinese and Vietnamese and online social networking components
- Development of two additional Ready campaigns (Neighborhood Ready and School Ready) that will be available to and distributed throughout the region.
- Additional copies of the Are You Ready? DVDs for public distribution.
- Other preparedness messages, information and support materials to be used across communication channels that will include distribution of local PSA announcements, information about additional components of the preparedness campaign, local/regional newspaper articles on preparedness, television outreach and customized items with the readyhouston.tx.gov logo and website address.

This work is being purchased through the Interlocal Agreement for Cooperative Purchasing with Houston-Galveston Area Council (HGAC) in the amount of \$581,595.00 and that authorization is given to issue a purchase order to the HGAC vendor, Gilbreath Communications, Inc.

REQUIRED AUTHORIZATION

NDT

FIN Director:

Other Authorization:

Other Authorization:

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 8240

Subject: Purchase of an Ambulance Through the Houston-Galveston Area Council for the Houston Fire Department
S34-N23164-H

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

February 11, 2009

Agenda Date

FEB 18 2009

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected
All

For additional information contact:

Karen Dupont Phone: (713) 859-4934
Ray DuRousseau Phone: (832) 393-8726

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve the purchase of an ambulance through the Houston-Galveston Area Council (H-GAC) in the amount of \$92,225.00 for the Houston Fire Department.

Award Amount - \$92,225.00

Finance Budget

\$92,225.00 - Equipment Acquisition Consolidated Fund (Fund 1800) (Appropriation Approved by City Council on 02/11/2009)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve the purchase of an ambulance through the Interlocal Agreement for Cooperative Purchasing with H-GAC in the amount of \$92,225.00 for the Houston Fire Department, and that authorization be given to issue a purchase order to the H-GAC contractor, Knapp Chevrolet, Inc. This vehicle will be used citywide by the Department for delivery of Emergency Medical Services (EMS) to the citizens of Houston, 24 hours a day, 7 days a week. This equipment is included in the adopted FY09 Equipment Acquisition Plan, Fund 1800.

This purchase consists of a cab & chassis mounted with an ambulance modular body. The cab & chassis will come with a full three-year/36,000-mile bumper-to-bumper warranty, and the life expectancy is three years or 100,000 miles. The ambulance modular body will come with a full twelve-month warranty and the life expectancy is ten years. This new ambulance will replace Shop Number 34751, an existing ambulance unit that has reached its useful life and will be sent to auction for disposition. The existing unit consists of a 4-year-old cab & chassis and a 17-year-old ambulance modular body. The replacement of this vehicle is consistent with the yearly replacement criteria in the Department's emergency medical services program. This gasoline-powered vehicle meets the current EPA's emission standards for vehicles equipped with gasoline engines.

Buyer: Larry Benka
PR No. 10072573

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

NDT

12

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 8144

Subject: Purchase of Medium- and Heavy-Duty Cabs & Chassis and Truck Bodies Through the Houston-Galveston Area Council for Various Departments
S38-N23110-H

Category #
1 & 4

Page 1 of 2

Agenda Item

13 +
13A

FROM (Department or other point of origin):

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

Origination Date

January 26, 2008

Agenda Date

FEB 18 2009

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected
All

For additional information contact:

David Guernsey Phone: (713) 238-5241
Ray DuRousseau Phone: (832) 393-8726

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an ordinance authorizing the appropriation of \$1,596,132.75 out of the Equipment Acquisition Consolidated Fund (Fund 1800), and approve the purchase of medium- and heavy-duty cabs & chassis and truck bodies through the Houston-Galveston Area Council (H-GAC) in the total amount of \$3,550,659.52 for various departments.

Award Amount: \$3,550,659.52

Finance Budget

\$ 86,719.00 - HAS-AIF Capital Outlay Fund (Fund 8012)
\$ 693,025.65 - Stormwater Fund (Fund 2302)
\$1,174,782.12 - PWE-Combined Utility System General Purpose Fund (Fund 8305)
\$1,596,132.75 - Equipment Acquisition Consolidated Fund (Fund 1800)
\$3,550,659.52 - Total Funding

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an ordinance authorizing the appropriation of \$1,596,132.75 out of the Equipment Acquisition Consolidated Fund (Fund 1800). It is further recommended that City Council approve the purchase of medium- and heavy-duty cabs & chassis and truck bodies through the Interlocal Agreement for Cooperative Purchasing with H-GAC in the total amount of \$3,550,659.52 for various departments, and that authorization be given to issue purchase orders to the H-GAC contractors as shown below. These cabs & chassis and truck bodies will be used citywide by Department personnel to provide City services to the citizens of Houston. The equipment that will be purchased with the funding from the Equipment Acquisition Consolidated Fund (Fund 1800) is included in the adopted FY09 Equipment Acquisition Plan.

Rush Truck Centers of Texas, L.P.: Approve the purchase of a 19,440-lb Gross Vehicle Weight Rating (GVWR) diesel-powered cab & chassis mounted with a flat bed truck body; two 35,000-lb GVWR diesel-powered cabs & chassis mounted with flat bed truck bodies and cranes; a 35,000-lb GVWR diesel-powered cab & chassis mounted with a 5/6-cubic yard dump truck body; four 35,000-lb. GVWR diesel-powered cabs & chassis with utility truck bodies; two 64,000-lb GVWR diesel-powered cabs & chassis mounted with 10.5-cubic yard mixer truck bodies; three 66,000-lb GVWR diesel-powered cabs & chassis mounted with roll back truck bodies; a 66,000-lb GVWR diesel-powered cab & chassis mounted with 10/12-cubic yard dump body; two 66,000-lb GVWR diesel-powered cabs & chassis mounted with 16-cubic yard dump truck bodies; two 35,000 GVWR diesel-powered cabs & chassis; and a 66,000-lb GVWR diesel-powered cab & chassis in the amount of \$2,747,108.84.

Texas Underground, Inc.: Approve the purchase of two 1,000-gallon capacity, sewer cleaning truck bodies and a 3,400-gallon capacity, culvert flusher truck body in the amount of \$328,141.68.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

(4) NOT 65CDW 8144

Other Authorization:

Michael S. McIntosh

13/1/09

Date: 1/26/2008	Subject: Purchase of Medium- and Heavy-Duty Cabs & Chassis and Truck Bodies Through the Houston-Galveston Area Council for Various Departments S38-N23110-H	Originator's Initials LF	Page 2 of 2
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Santex Truck Center, LTD: Approve the purchase of a 35,000-lb GVWR diesel-powered cab & chassis mounted with a chipper dump truck body and two 25,500-lb GVWR hybrid-electric diesel-powered cabs & chassis mounted with aerial manlift truck bodies in the amount of \$388,690.00.

Houston Freightliner, Inc.: Approve the purchase of a 52,000-lb GVWR diesel-powered cab & chassis mounted with a 14-cubic yard dump truck body in the amount of \$86,719.00.

The cabs & chassis, truck bodies and assorted equipment that will be purchased from Rush Truck Centers of Texas, LP & Santex Truck Center, LTD will come with a full five-year/100,000-mile warranty. The cab & chassis and truck body that will be purchased from Houston Freightliner will come with warranties of two years/unlimited miles on the cab & chassis, five years on the engine and transmission, and one year on the body. The bodies that will be purchased from Texas Underground, Inc. will come with warranties of one year on the body, two years on the frame and ten years on the water tanks. The life expectancy of these trucks is seven years or 100,000 miles. See the attached Equipment Usage Summary for truck usage and replacement details.

Buyer: Lena Farris

Attachment: Equipment Usage Summary

RCA 8144
EQUIPMENT USAGE SUMMARY
MEDIUM- AND HEAVY-DUTY TRUCKS S38-N23110H

Requisition Number/ Item Description	Qty	Department/Division Fleet Usage	Equipment Replacement		
			<u>Shop No.</u>	<u>Age/Yrs</u>	<u>Mileage</u>
PR 10058292/ 19,440-lb. GVWR, diesel-powered cab & chassis mounted with a flat bed truck body	1	Public Works & Engineering Department/ Right-of-Way and Fleet Maintenance Division This truck will be used citywide by Department to transport personnel, barricades, and other equipment for street overlay operations.	30518	10	71,440
PR 10057382/ 35,000-lb. GVWR, diesel-powered cab & chassis mounted with a flat bed truck body and crane	1	Public Works & Engineering Department/ Public Utilities Division This truck will be used citywide in various quadrants by the Department to transport personnel and equipment for the replacement and preventive maintenance of water valves.	Addition to the Fleet. This unit is required for a newly-formed work crew whose job will be to provide preventive maintenance on water valves.		
PR 10057380/ 35,000-lb. GVWR, diesel-powered cab & chassis mounted with a flat bed truck body and crane	1	Public Works & Engineering Department/ Public Utilities Division This truck will be used citywide by the Department to transport personnel and equipment for the replacement and maintenance of equipment in hard to access areas within the City's water distribution plants.	<u>Shop No.</u> 16423*	<u>Age/Yrs</u> 14	<u>Mileage</u> NA
			*Department is replacing a forklift.		
PR 10058720/ 35,000-lb. GVWR, diesel-powered cab & chassis mounted with a 5/6-cubic yard dump truck body	1	Public Works & Engineering Department/ Right-of-Way and Fleet Maintenance Division This truck will be used citywide by the Department to transport personnel and aggregate material to and from work sites, and to transport debris from work sites to landfill site.	<u>Shop No.</u> 21883	<u>Age/Yrs</u> 15	<u>Mileage</u> 143,421
PR 10058277/ 35,000-lb. GVWR, diesel-powered cabs and chassis mounted with utility truck bodies	3	Public Works & Engineering Department/ Right-of-Way and Fleet Maintenance Division These trucks will be used citywide by the Department to transport personnel, equipment and tools to and from work sites.	<u>Shop No.</u> 21940 21943 21942	<u>Age/Yrs</u> 15 15 15	<u>Mileage</u> 105,640 97,155 78,153
PR 10058256/ 35,000-lb. GVWR, diesel-powered cab and chassis mounted with a utility truck body	1	Public Works & Engineering Department/ Right-of-Way and Fleet Maintenance Division This truck will be used citywide by the Department to transport personnel, equipment, and tools for street asphalt repairs.	<u>Shop No.</u> 23783	<u>Age/Yrs</u> 14	<u>Mileage</u> 111,014

RCA 8144
EQUIPMENT USAGE SUMMARY
MEDIUM- AND HEAVY-DUTY TRUCKS S38-N23110H

Requisition Number/ Item Description	Qty	Department/Division Fleet Usage	Equipment Replacement		
			<u>Shop No.</u>	<u>Age/Yrs</u>	<u>Mileage</u>
PR 10058424/ 64,000 GVWR- lb., diesel- powered cabs & chassis mounted with 10.5-cubic yard mixer bodies	2	Public Works & Engineering Department/ Right-of-Way and Fleet Maintenance Division These trucks will be used citywide by the Department to transport personnel, equipment, and tools for street concrete repairs.	27647	11	131,970
			23693	14	124,952
PR 10058290/ PR 10058291/ 66,000 GVWR- lb., diesel- powered cabs & chassis mounted with roll back truck bodies	3	Public Works & Engineering Department/ Right-of-Way and Fleet Maintenance Division These trucks will be used citywide by the Department to transport personnel, tools and equipment for street concrete repairs.	<u>Shop No.</u>	<u>Age/Yrs</u>	<u>Mileage</u>
			25170	13	77,973
			26389	12	69,488
			26390	12	84,646
PR 10057359/ 66,000-lb. GVWR, diesel- powered cab & chassis mounted with a 10/12-cubic yard dump body	1	Public Works & Engineering Department/ Public Utilities Division This truck will be used citywide by the Department to transport personnel and aggregate material to and from work sites and to transport debris from work sites to landfill site.	Addition to the Fleet. This additional truck is required to increase productivity and efficiency within the Department. These are frontline units whose core function is the movement of excavated materials.		
PR10057357/ 66,000-lb. GVWR, diesel- powered cabs & chassis mounted with 16-cubic yard dump bodies	2	Public Works & Engineering Department/ Public Utilities Division These trucks will be used citywide by the Department to transport personnel and aggregate material to and from work sites and to transport debris from work sites to landfill site.	<u>Shop No.</u>	<u>Age/Yrs</u>	<u>Mileage</u>
			21883	15	143,421
			24752	14	116,929
PR 10057625/ 35,000-lb GVWR, diesel- powered cabs & chassis 1,000-gallon capacity sewer cleaning truck bodies	2	Public Works & Engineering Department/ Public Utilities Division These cabs & chassis, when mounted with the truck bodies, will be used citywide by the Department to transport personnel to pressure-wash debris from the City's wastewater system.	<u>Shop No.</u>	<u>Age/Yrs</u>	<u>Mileage</u>
	2		27129*	12	NA
			26176	12	95,120
			*Department is replacing 1997 Sewer trailer.		

RCA 8144
EQUIPMENT USAGE SUMMARY
MEDIUM- AND HEAVY-DUTY TRUCKS S38-N23110H

Requisition Number/ Item Description	Qty	Department/Division Fleet Usage	Equipment Replacement		
PR 10058113/ 66,000-lb. GVWR, diesel-powered cab & chassis 3,400-gallon capacity culvert flusher truck body	1 1	Public Works & Engineering Department/ Right-of-Way and Fleet Maintenance Division This cab & chassis, when mounted with the truck body, will be used citywide by the Department to transport personnel to flush driveway culverts and ditches.	<u>Shop No.</u> 18449*	<u>Age/Yrs</u> 17	<u>Mileage</u> 38,955
PR 10058569/ 35,000-lb. GVWR, diesel-powered cab & chassis mounted a chipper dump body	1	Parks & Recreation Department This truck will be used citywide by the Department to transport forestry work crews and processed tree materials.	<u>Shop No.</u> 21966	<u>Age/Yrs</u> 15	<u>Mileage</u> 92,887
PR 10057418/ 25,500-lb. GVWR, hybrid-electric, diesel-powered cab & chassis mounted with a aerial manlift truck body	1	Parks & Recreation Department This truck will be used citywide by the Department to transport forestry work crews and equipment to safely remove damaged trees.	<u>Shop No.</u> 17017	<u>Age/Yrs</u> 19	<u>Mileage</u> 115,634
PR 10059661/ 25,500-lb. GVWR, hybrid-electric, diesel-powered cab & chassis mounted with a aerial manlift truck body	1	General Services Department This truck will be used citywide by the Department to transport personnel and equipment for emergency electrical repairs and daily maintenance of City facilities managed by the Department.	<u>Shop No.</u> 18515	<u>Age/Yrs</u> 17	<u>Mileage</u> 74,837
PR 10057701/ 52,000-lb. GVWR, diesel-powered cab & chassis mounted with a 14-cubic yard dump truck body	1	Houston Airport System This truck will be used at the Ellington Airport by the Department to transport personnel that perform various grounds keeping maintenance such as mowing, pavement repairs, and trash removal.	<u>Shop No.</u> 15396	<u>Age/Yrs</u> 22	<u>Mileage</u> 18,542

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 8214

Subject: Formal Bids Received for HVAC Replacement at Fire Station No. 44 for the General Services Department
S50-C23095

Category #
1 & 4

Page 1 of 2

Agenda Item

14

FROM (Department or other point of origin):

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

Origination Date

January 21, 2009

Agenda Date

FEB 18 2009

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected

1

For additional information contact:

Jacquelyn L. Nisby Phone: (832) 393-8023
Ray DuRousseau Phone: (832) 393-8726

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve an award to Baseline Paving and Construction, Inc. on its low bid in the amount of \$62,652.00 and contingencies (10% for unforeseen changes within the scope of work) in the amount of \$6,265.20 for a total amount not to exceed \$68,917.20 to furnish and install a Heating Ventilation and Air Conditioning (HVAC) system at Fire Station No. 44 for the the General Services Department.

Award Amount \$68,917.20

Finance Budget

\$68,917.20 -GSD- In-House Renovation Revolving Fund (1003)

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an award to Baseline Paving and Construction, Inc. on its low bid in the amount of \$62,652.00 and contingencies (10% for unforeseen changes within the scope of work) in the amount of \$6,265.20 for a total amount not to exceed \$68,917.20 to furnish and install an HVAC system at Fire Station No. 44 for the General Services Department and that authorization be given to issue purchase orders as necessary. This new HVAC system is needed to provide adequate working and living conditions for the firefighters assigned to Fire Station No. 44, located at 675 Maxey Rd.

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

<u>Company</u>	<u>Total Amount</u>
1. Baseline Paving and Construction, Inc.	\$62,652.00
2. Custom Air Products and Services	\$96,877.00

- Due to the disparity between the bids, Strategic Purchasing spoke with a representative of Baseline Paving and Construction, Inc. to discuss the scope of work for this project. Baseline Paving and Construction, Inc. confirmed in writing that its bid includes all cost associated with performing the work called for in the scope of work. Based on the aforementioned, Strategic Purchasing and the affected user departments are confident that the recommended company can perform the specified work for the bid price.

The scope of work requires the construction contractor to provide all labor, materials, equipment, supervision and transportation necessary to remove the existing HVAC system, furnish and install a complete HVAC system consisting of two units (5-ton and 10-ton), all duct work, refrigerant and electrical connections at Fire Station No. 44. The new system will replace a 30-year-old, 15-ton roof top system that has exceeded its useful life and will be sent to the Property Disposal Management Office for disposition. The new HVAC

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

NDT

24

Date: 1/21/2009	Subject: Formal Bids Received for HVAC Replacement at Fire Station No. 44 for the General Services Department S50-C23095	Originator's Initials AL	Page 2 of 2
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system will have an energy efficiency rating which meets the current energy conservation guidelines. Materials and workmanship for this project are warranted for one year and the life expectancy is ten years. The construction contractor shall have 30 calendar days to complete the work on this project after receipt of the notice-to-proceed.

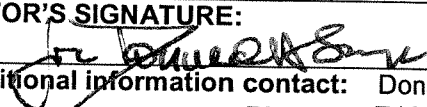
Buyer: Arturo Lopez

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

HCD 09-12

09-Res. Cos. Vis.

SUBJECT: Approval for a City of Houston Resolution acknowledging and supporting the proposed location of Costa Vizcaya II Apartments.		Category #	Page 1 of 1	Agenda Item # 15
FROM (Department or other point of origin): Richard S. Celli, Director Housing and Community Development Department		Origination Date 2/6/09	Agenda Date FEB 18 2009	
DIRECTOR'S SIGNATURE: 		Council District affected: District A		
For additional information contact: Donald H. Sampley Phone: 713-868-8458		Date and identification of prior authorizing Council action:		
RECOMMENDATION: (Summary) The Department recommends approval of a Resolution of support for the proposed location of the Costa Vizcaya II Apartments.				
Amount of Funding:			Finance Dept:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)				
SPECIFIC EXPLANATION: The developer of the Costa Vizcaya II Apartments, a proposed 116 unit development, is currently applying for Housing Tax Credits from the Texas Department of Housing and Community Affairs ("TDCHA"). The developer is requesting a Resolution of support from the City of Houston for locating their project at the Southwest Corner of 1200 N. Gessner Road. In order for the project to be considered for receiving Housing Tax Credits, TDCHA is requiring this Resolution. The Housing and Community Development Department recommends the City of Houston to support this proposed location for the Costa Vicaya II Apartments.				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

15

TONI LAWRENCE

HOUSTON CITY COUNCIL MEMBER DISTRICT A



January 29, 2009

Director Robbye Meyer, Multifamily Finance
Multifamily Finance Division
P.O. Box 13941
Austin, TX 78711

Re: Costa Vizcaya II, Houston, TX 77064
12000 N. Gessner Rd.

FEB 2009
ENTERED
H.C.D.
ECON-DEV.

Dear Director Meyer,

I am sending you this letter to express my support for Costa Vizcaya II by the NRP Group's additional development. Costa Vizcaya II is designed to provide all of the comforts of a multi-family residential community including a fully furnished clubhouse with a computer center, health club, swimming pool, one, two, three and four bedroom units. Unit features include central A/C, individual washer/dryer hookups, and a full kitchen appliance package that includes a microwave and dishwasher. There are also after school services under the supervision of an activity coordinator available for the children of residents. This development is a welcome to the surrounding community.

NRP has over 275 years of collective development, construction and property management experience. Successful projects affiliated with NRP include Costa Vizcaya in Houston, TX, Costa Verde in Clute, TX, Costa Valencia in San Antonio, TX, and Costa Esmeralda in Waco, TX and many more.

In addition, NRP has built over 169 communities with \$2.2 billion of financing and capital raised. NRP is experienced as a long term owner, with 6000 units built and successfully managed. They are one of the top 25 multifamily developers in the United States.

Again, I wish to voice my support for Costa Vizcaya II participation in the 2009 low-income housing tax credits and/or tax-exempt bond program to allow Costa Vizcaya II more projects in the future and additional tax credits.

Sincerely,

A handwritten signature in cursive script that reads "Toni Lawrence".

Toni Lawrence
Houston City Council-Member, District A

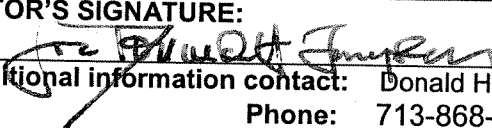


TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

HCD09-11

09-Res. S. Acres

SUBJECT: Approval for a City of Houston Resolution acknowledging and supporting the proposed location of South Acres Ranch II.		Category #	Page 1 of 1	Agenda Item # 16
FROM (Department or other point of origin): Richard S. Celli, Director Housing and Community Development Department		Origination Date 2/6/09	Agenda Date FEB 18 2009	
DIRECTOR'S SIGNATURE: 		Council District affected: District D		
For additional information contact: Donald H. Sampley Phone: 713-868-8458		Date and identification of prior authorizing Council action:		
RECOMMENDATION: (Summary) The Department recommends approval of a Resolution of support for the proposed location of South Acres Ranch II.				
Amount of Funding:			Finance Dept:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)				
SPECIFIC EXPLANATION: The developer of South Acres Ranch II, a proposed 48 unit single-family development, is currently applying for Housing Tax Credits from the Texas Department of Housing and Community Affairs ("TDCHA"). The developer is requesting a Resolution of support from the City of Houston for locating their project at the 1400 Block of Scott Street. In order for the project to be considered for receiving Housing Tax Credits, TDCHA is requiring this Resolution. The Housing and Community Development Department recommends the City of Houston to support this proposed location for South Acres Ranch II.				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:



Wanda Adams

Houston City Council Member, District D

January 23, 2009

Mr. Donald Sampley
Assistant Director
Housing and Community Development Department
City of Houston
601 Sawyer
Houston, TX 77007

FEB 2009
ENTERED
H.C.D.
ECN-DEV.

Re: Resolution of support for South Acres Ranch II – TDHCA #09170

Dear Mr. Sampley:

I am supportive of the affordable housing development entitled "South Acres Ranch II" to be located on the east side of the approximately 11400 block of Scott Street, Houston, Texas 77047 and identified by the Texas Department of Housing and Community Affairs ("TDHCA") as file no. 09170. This community will be developed by South Acres Ranch II, Ltd. It will consist of 48 detached single family residences for rental to those of low and moderate income.

Residents of the development will benefit from a broad array of supportive and social services including: GED preparation, financial planning assistance or courses, credit counseling, youth programs and scholastic tutoring. Additionally, South Acres Ranch, II will include numerous physical amenities that will enrich the lives of the families who reside in these homes.

Mr. Barry Kahn has informed me that to be eligible for an award of Housing Tax Credits, which are essential for the viable financing of this development, the TDHCA must receive a resolution passed by the Houston City Council specifically allowing construction of this proposed new development within one mile from a development which has received an allocation of Housing Tax Credits during the previous 3 years.

Therefore, I respectfully request that you take the necessary steps to have such a resolution prepared by the City Attorney's Office for submission to City Council. Your cooperation in helping to achieve passage of this resolution as soon as possible would be greatly appreciated.

Please let me know if you have any questions or comments regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Wanda Adams", is written over a horizontal line.

Wanda Adams

Houston City Councilmember, District D

CITY HALL ANNEX 900 BAGBY, 1ST FLOOR
PHONE 713-247-2001

P.O. BOX 1562 HOUSTON TX 77251-1562
FAX 713-247-2196

DISTRICTD@CITYOFHOUSTON.NET
WWW.CITYOFHOUSTON.GOV

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Approval of a resolution designating 3 historic landmarks (see Attachment - page 2 of 2)		Category #	Page 1 of 2	Agenda Item # 17
FROM (Department or other point of origin): Planning and Development		Origination Date 11/21/08		Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE: <i>MS</i> <i>Maureen A. Sepiack</i> <i>RP</i>		Council District affected: See Attachment - page 2 of 2		
For additional information contact: Diana DuCroz Phone: 713-837-7924		Date and identification of prior authorizing Council action: N/A		
<u>RECOMMENDATION:</u> (Summary)				
Approval of a resolution designating 3 historic landmarks (see Attachment - page 2 of 2)				
Amount and Source of Funding:			Finance Budget:	
<u>SPECIFIC EXPLANATION:</u> 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 as indicated on page two. Both commissions determined that the applications satisfied applicable criteria of the ordinance and unanimously recommended approval of the three historic landmark designations. There were no objections to the applications. MLG: rp Attachments: Applications and Staff Reports xc Marty Stein, Agenda Director Minnette Boesel, 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				
Finance Director:		Other Authorization:		Other Authorization:

Date 11/21/2008	Subject: Approval of a resolution designating 3 historic landmarks		Originator's Initials R	Page <u>2</u> of <u>2</u>
LANDMARKS NAME /ADDRESS:	INITIATED BY:	COUNCIL DISTRICT:	HAHC HEARING:	PLANNING COMMISSION HEARING:
1. Western Electric Company Building 100 Jackson Street	Owner	I	8-13-2008	8-28-2008
2. Eller Wagon Works- Pittsburgh Plate Glass Building 101 Crawford Street	Owner	I	8-13-2008	8-28-2008
3. Waddell's Housefurnishing Company Buildings 806-810 Sampson Street	Owner	I	10-16-2008	10-23-2008
<p>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.</p>				

**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: 06-23-08
Accepted By: Diana DuCroz

HPO File Number: 08-L208

APPLICANT INFORMATION

Legal Owner's Name of Site (Please print)	
CASPIAN ENTERPRISES INC	
Address	
101 CRAWFORD SUITE 100	
HOUSTON TX	
City	State
77002	713-802-1700
Zip Code	Day Phone
	Fax Phone 713-237-8863
Signature	Date
	6-19-08

Agent's Name (if applicable)(Please print)	
KATHY NIXON	
Address	
101 CRAWFORD SUITE 100-B	
HOUSTON TX	
City	State
77002	713-802-1700
Zip Code	Daytime
	Phone 713-237-8863
Signature	Date
	6-19-08

PROPOSED DESIGNATION

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

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

SITE INFORMATION

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

Site Address
101 CRAWFORD & 100 JACKSON
General description
2 BLDGS - COMMERCIAL/RESIDENTIAL
MIX DATING BACK TO 1910 & 1917

Tax account number
00110600000008
Subdivision
SOUTH SIDE BUFFALO BAYOU
Lot
3 THRU 11
Block
106

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.
 - B) Statement/description regarding current physical condition and information/dates of previous alterations and renovations since the original nomination(s) was (were) written

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Western Electric Company Building
OWNER: Caspian Enterprises Inc.
APPLICANT: Same as Owner
LOCATION: 100 Jackson Street
30-DAY HEARING NOTICE: N/A

AGENDA ITEM: VI.b
HPO FILE NO: 08L208
DATE ACCEPTED: Jun-23-08
HAHC HEARING: Aug-13-08
PC HEARING: Aug-28-08

SITE INFORMATION:

Lots 3, 4, and 5, Block 106, Baker SSBB, City of Houston, Harris County, Texas. The site includes a three-story brick warehouse building with one-story side addition.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY:

The Western Electric Company Building at the corner of Jackson Street and Commerce Avenue is a three-story brick warehouse building built circa 1917. The building is located in Houston's Warehouse District on the east side of downtown south of Buffalo Bayou. The Warehouse District largely developed from 1890 through the 1930s to accommodate Houston's rapid economic expansion in those decades. With its proximity to rail and shipping, the area attracted numerous commercial and industrial businesses until the decline of the railroads and the ascension of trucking after World War II allowed industrial development to disperse throughout the city.

The building's namesake and original tenant, Western Electric, got its start in Chicago in the 1870s as a manufacturer of telegraph equipment for Western Union, and by 1882, had been acquired by Bell Telephone (later AT&T) as its manufacturing arm. By the early decades of the 20th century, Western Electric had become not only an international manufacturer of communication equipment but also one of the largest distributors of electrical household appliances in the United States. After Western Electric vacated the building in the mid-1920s, the warehouse was occupied by a variety of businesses such as International Harvester, Pee-Gee Paints, Wilson Stationery & Printing, and the Arling D. Smith Co., a local distributor of stainless steel and alloy products.

Today, the renovated building appears much as it did when built, and is home to architectural offices, art studios, and loft spaces. The Western Electric Company Building qualifies for Landmark Designation under Criteria 1, 3, 4, and 5.

HISTORY AND SIGNIFICANCE:

The Western Electric Company Building is an historic three-story brick warehouse building built circa 1917 in Houston's then-burgeoning warehouse area clustered along Buffalo Bayou east of Main Street. Often referred to as the 'Warehouse District,' this area of town developed rapidly between the 1890s and 1930s when Houston grew from a small town into a major American city. As Houston grew as a commercial center, demand for commercial, warehouse, and industrial space grew near areas of good transportation.

Shipping along Buffalo Bayou had served as Houston's original means of transport, and was joined by numerous railroad lines built nearby in the second half of the 19th century.

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Planning and Development Department

The area between Congress and Buffalo Bayou on the east side of Main Street first developed with residences, but began to evolve at the end of the nineteenth century as a light industrial area due to its proximity to the rail lines and shipping along the bayou. The north side of Buffalo Bayou in the Fifth Ward became known at the turn of the century as the 'factory district', whereas areas east of Main and south of the bayou became known as the 'wholesale district.' However, this distinction was soon blurred, as wholesale companies located on north side, and factories, such as Eller Wagon Works, located on the south side.

At the turn of the century, many changes were occurring in Houston that affected industrial patterns and commercial development in the city. Population increased from 27,557 in 1890 to 44,633 in 1900. Electric street cars, introduced in Houston in 1891, came along with a significant expansion of electrical service, and a public sewer system, begun in 1892, was expanded to residential areas south and north of town during the 1890s. These utilities prompted the development of the city's first electric power plant in 1898 and the first sewage treatment plant in 1901.

Two other events happened in the first two years of the 20th century that irrevocably altered the destiny of Houston. The storm of 1900 devastated Galveston, and left Houston without a rival in the transportation and industrial arenas. In January 1901, the discovery of oil at Spindletop radically altered Houston's economy.

The first automobile arrived in Houston in 1901. Construction of new houses and businesses continued all over the city at a rapid pace, creating a demand for lumber, hardware, electrical and plumbing supplies, and new factories and warehouses to supply them. Despite the opening of the Houston Ship Channel in 1914 and a consequent shift eastward in industrial development, many companies still needed to be located near the rail depots and distribution points downtown, and most of the new transfer and storage companies continued to be built along railroad tracks in the Warehouse District. Trucking was also growing in importance, and large loading docks with ample parking room for trucks became an indispensable part of warehouse and industrial buildings.

Growth boomed throughout the 1920s when Houston became the largest city in the South. By 1930, Houston's population was 292,352, almost seven times what it had been in 1900. Because of the oil industry, Houston was not as deeply affected by the Great Depression as other areas of the country, and construction of new buildings continued in the Warehouse District. After World War II, however, growth patterns changed as the railroads waned in importance, and industrial development dispersed through the city. Industrial architecture also changed, as industrial and warehouse buildings were more often constructed of pre-fabricated corrugated metal than of brick and concrete.

The Western Electric Company first appears in Houston in the 1913 City Directory, with a location at 1205 Commerce Ave, between San Jacinto and Austin streets, three blocks west of 100 Jackson. In the 1915 directory, Western Electric is listed at the 'sw cor' of Jackson and Commerce, although there is no listing yet for 100-104 Jackson. The Western Electric Company Building at 100-104 Jackson first appears in the Houston City Directory in 1917, the year it was likely constructed. According to the Directory, Western Electric sold electrical supplies and 'apparatus' and was listed as 'wholesale electrical jobbers.'

Founded in 1869, Western Electric grew to become one of the largest manufacturers and distributors of electrical equipment in the United States, and is responsible for countless technological advances we often take for granted today. Started in Cleveland, Ohio, by Enos Barton and Elisha Gray, Western Electric originally manufactured alarms and other electrical devices, and provided parts and models for inventors, such as co-founder Elisha Gray. Shortly after incorporating, the new company moved its base

to Chicago and became the principal manufacturer for Western Union, the telegraph company. In 1882, Western Electric was acquired by Bell Telephone (which became AT&T in 1899), and became Bell's exclusive manufacturer of telephones. Bell Telephone's acquisition of Western Electric was crucial in the establishment of a nationwide phone system, a system characterized by its early, primary emphasis on the production and distribution of hardware. Western Electric subsequently manufactured communications equipment in every country with a significant telephone system until spinning off its international operations in 1925, and its Canadian manufacturing holdings after 1956. By the 1920s, Western Electric supplied roughly 90 percent of all the telephone equipment used in the United States.

In addition to manufacturing communications equipment and other electrical devices, Western Electric also managed a thriving electrical distribution business of non-telephone products made by other manufacturers. The company carried an extensive line of household appliances, and stocked items made by dozens of electrical manufacturers, including Sunbeam lamps, sewing machines, electric fans, washing machines, and vacuum cleaners. The company's catalogue grew to 1,300 pages, as the Western Electric name in electrical appliances rivaled those of General Electric and Westinghouse. In 1925, the electrical distribution business was spun off from Western Electric and organized into a separate company, Graybar Electric Company, Inc. (named after Western Electric founders Elisha Gray and Enos Barton).

Along the way, the company made tremendous technological breakthroughs. In 1913, Western Electric developed the high vacuum tube, thereby ushering in the electronic age. The company subsequently invented the loudspeaker, successfully brought sound to motion pictures, and introduced systems of mobile communications which culminated in the cellular telephone. Western Electric was also a prime defense contractor for such products as radar, aerospace guidance and communications systems, missile systems, and nuclear weapons.

Western Electric occupied the Jackson Street building until 1926, when International Harvester moved in. In 1935, International Harvester, which sold engines, trucks, tractors, and other farm machinery, moved to 4619 Navigation Blvd, and by 1936, Grocers Supply Co. was occupying the building. Beginning in 1942, the Peaslee Gaulbert Paint and Varnish Co., which sold painting supplies and wall paper, and advertised 'A Pee-Gee Paint for Every Purpose,' was using the building for warehouse space for its retail location at 1435 Travis. Wilson Stationery and Printing, whose offices were located at the corner of Fannin and Prairie in the Main Street Market Square Historic District, also leased warehouse space in the Western Electric Building for many years. Keith Refrigeration occupied the building in the late forties and early fifties, and the Arling D. Smith Company/Adsko Line Products, a local distributor of stainless steel and alloy products, owned and occupied the building for several decades up until the mid-1990s. Following a 2004 renovation, the building currently houses a mix of offices, studios, and loft spaces.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

The Western Electric Company Building is a three-story brick building with a basement and one-story addition on the south side of the building. Sanborn maps indicate that the building is constructed of brick supporting walls and a heavy timber frame ("wood posts"). A metal canopy runs across the Commerce Street elevation. The building features wide industrial-type metal-frame windows, and may be one of the earliest buildings in Houston to employ this window type.

By February 2004, the building was in poor condition and condemned by the City of Houston Fire Marshall due to unsafe conditions. The current owner, Caspian Enterprises, Inc., purchased the property

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on February 16, 2004, and completed a full renovation. Hardwood floors remain intact, the freight elevator still operates, and the existing structural wood beams and columns are exposed as in the original condition. The Western Electric Building is now home to architectural offices, art studios, commercial studios and residential lofts.

BIBLIOGRAPHY:

"Historic Resources Inventory, Warehouse District, Houston, Harris County," Volumes 1-4, prepared by Preservation Services, for City of Houston Dept Planning and Development, August 31, 1991.

Houston City Directories.

Environmental Site Assessment, GEO Environmental Consultants, Inc. Sept 25, 1996, Oct 15, 1999 update.

http://en.wikipedia.org/wiki/Western_Electric

http://www.porticus.org/bell/westernelectric_history.html

<http://www.encyclopedia.chicagohistory.org/pages/2900.html>

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

APPROVAL CRITERIA FOR LANDMARK DESIGNATION:

The HAHC and the 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 appropriate for the type of designation:

S	NA		S - satisfies	NA - not applicable
<input checked="" 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 (Sec. 33-224(a)(1);		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(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);		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(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);		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(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);		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(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);		

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Archaeological & Historical Commission

Planning and Development Department

- ☐ ☒ (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:

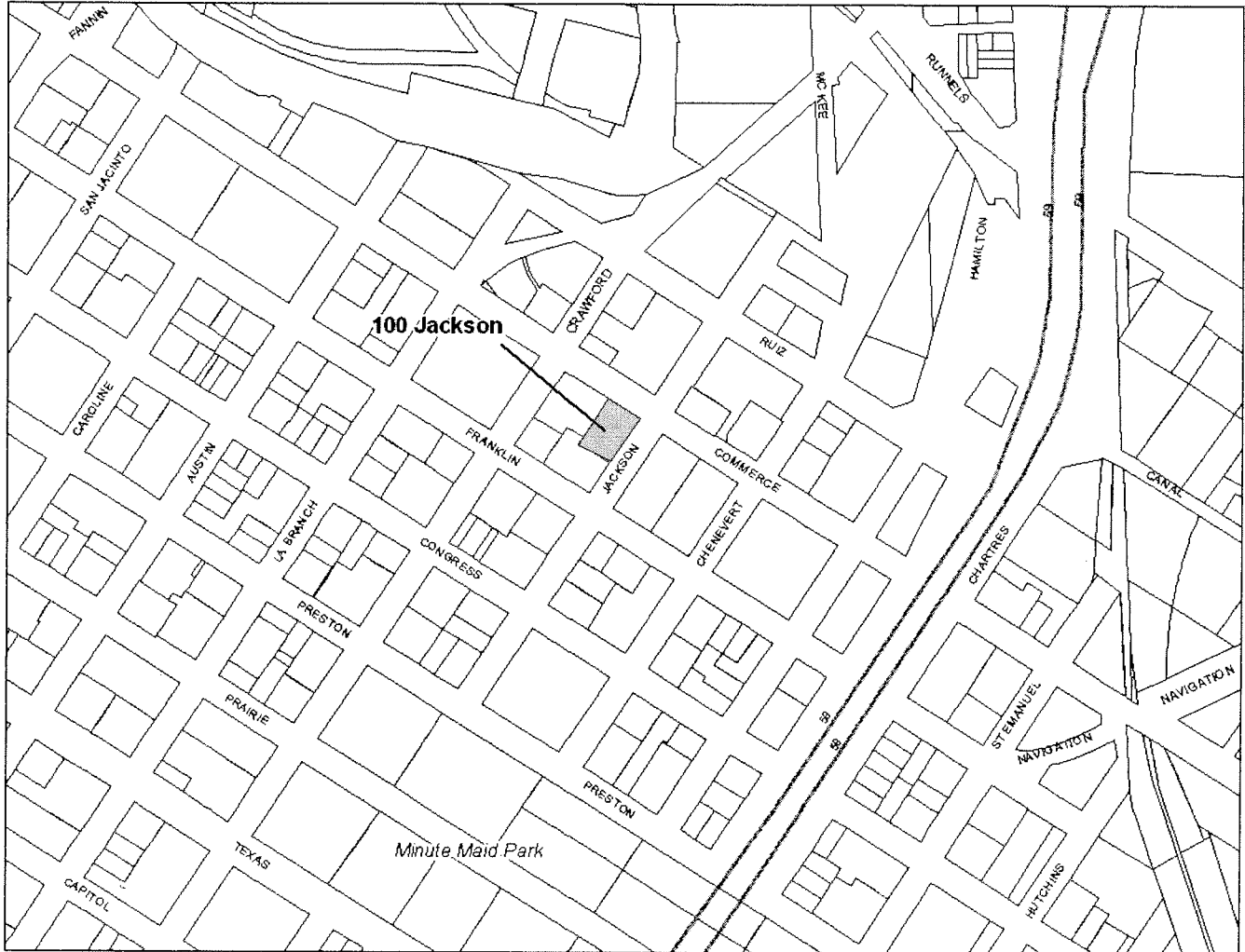
Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Western Electric Company Building at 100 Jackson Street.

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SITE LOCATION MAP
WESTERN ELECTRIC COMPANY BUILDING
100 JACKSON STREET
NOT TO SCALE

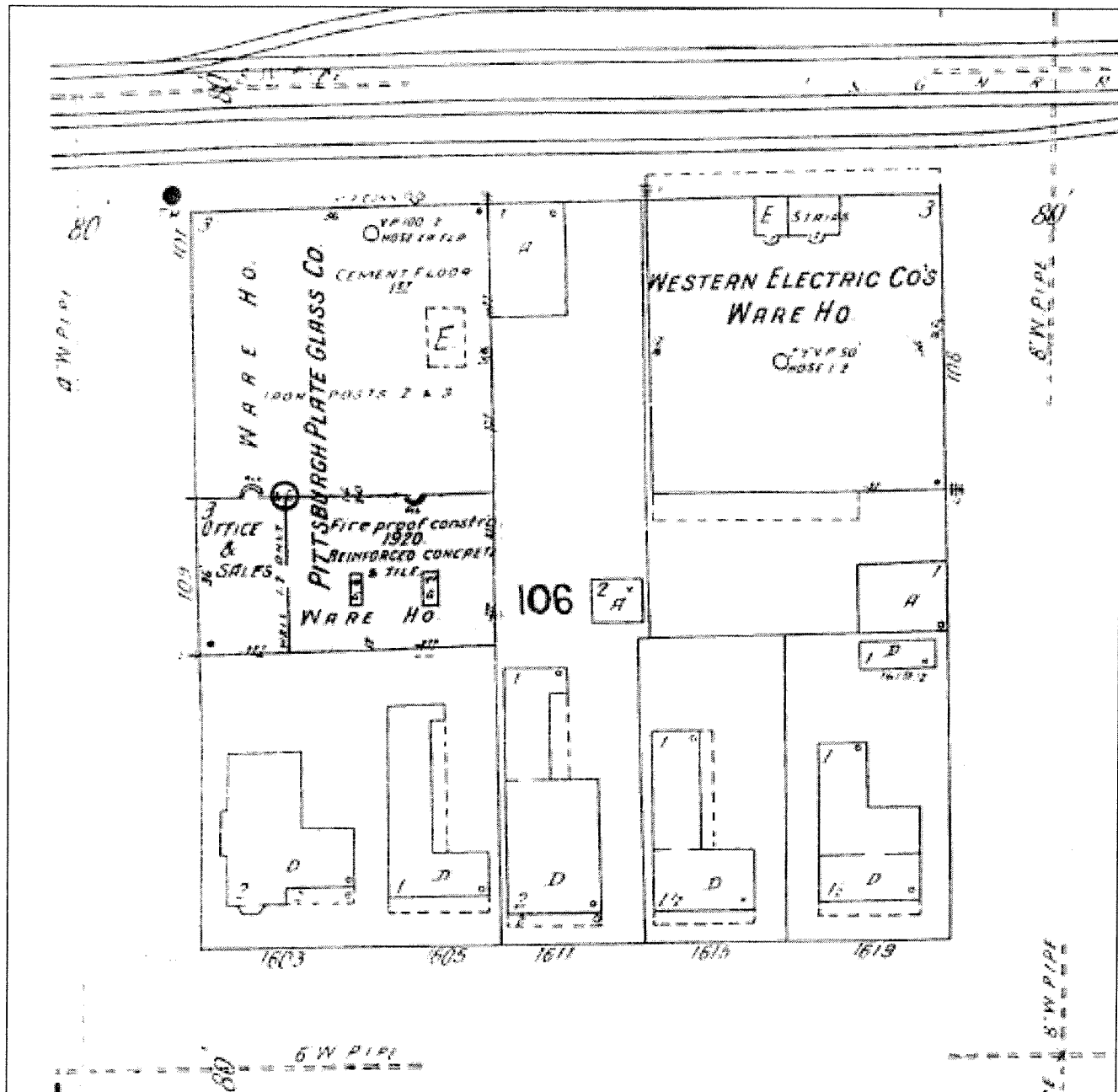


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1924 SANBORN INSURANCE COMPANY MAP



**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: 06-23-08
Accepted By: Diana DuCroz

HPO File Number: 08-L207

APPLICANT INFORMATION

Legal Owner's Name of Site (Please print)	
CASPIAN ENTERPRISES INC	
Address	
101 CRAWFORD SUITE 100	
HOUSTON TX	
City	State
77002	713-802-1700
Zip Code	Day Phone
	Fax Phone 713-237-8863
Signature	Date
	6-19-08

Agent's Name (if applicable)(Please print)	
KATHY NIXON	
Address	
101 CRAWFORD SUITE 100-B	
HOUSTON TX	
City	State
77002	713-802-1700
Zip Code	Daytime
	Phone 713-237-8863
Signature	Date
Kathy Nixon	6-19-08

PROPOSED DESIGNATION

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

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

SITE INFORMATION

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

Site Address
101 CRAWFORD & 100 JACKSON
General description
2 BLDGS - COMMERCIAL/RESIDENTIAL
MIX DATING BACK TO 1910 & 1917

Tax account number	
00110600000008	
Subdivision	
SOUTH SIDE BUFFALO BAYOU	
Lot	Block
3 THRU 11	106

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.
 - B) Statement/description regarding current physical condition and information/dates of previous alterations and renovations since the original nomination(s) was (were) written

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Eller Wagon Works–Pittsburgh Plate Glass Building

AGENDA ITEM: VI.a

OWNER: Caspian Enterprises Inc.

HPO FILE NO: 08L207

APPLICANT: Same as Owner

DATE ACCEPTED: Jun-23-08

LOCATION: 101 Crawford Street

HAHC HEARING: Aug-13-08

30-DAY HEARING NOTICE: N/A

PC HEARING: Aug-28-08

SITE INFORMATION:

Lots 8, 9, 10, and 11, Block 106, Baker SSBB, City of Houston, Harris County, Texas. The site includes two attached three-story brick warehouse buildings.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY:

The Eller Wagon Works-Pittsburgh Plate Glass Building is an historic three-story brick warehouse building in Houston's Warehouse District on the east side of downtown. The Warehouse District, with its proximity to rail and shipping, developed mainly from the 1890s through the 1930s to accommodate Houston's rapid economic expansion in those decades.

The Eller Wagon Works Building, at the southeast corner of Crawford and Commerce, was constructed in 1909 to manufacture horse-drawn wagons just as the automobile industry was getting under way. The brick building features deeply set, segmentally-arched windows and the original business name painted across the top. Frank Eller was a local blacksmith, who with his son Homer, had built a business building carriages and wagons. Eller Wagon Works occupied the building for only a few years before the Ellers moved to a new location on Walnut Street.

In 1920, the Pittsburgh Plate Glass Company acquired the building and added a second structure to the south side of the original Wagon Works Building. The newer building was designed by prominent Houston architect Alfred C. Finn, and features an exposed concrete frame and stylized neoclassical decoration. Pittsburgh Plate Glass was founded in Pittsburgh in 1883 and is still in business today as PPG Industries, an international manufacturer of glass and chemical products. Pittsburgh Plate Glass occupied the conjoined structures on Crawford Street until the mid-1950s.

The Eller Wagon Works-Pittsburgh Plate Glass Building qualifies for Landmark Designation under Criteria 1, 3, 4, 5, and 6.

HISTORY AND SIGNIFICANCE:

The Eller Wagon Works-Pittsburgh Plate Glass Building is an historic three-story brick warehouse building in Houston's Warehouse District south of Buffalo Bayou east of Main Street. The Eller Wagon Works Building, located at the corner of Crawford and Commerce, was constructed in 1909 to manufacture horse-drawn wagons just as the automobile industry was getting under way. In 1920, Pittsburgh Plate Glass acquired the building and added a additional structure designed by Alfred C. Finn to the south side of the original Wagon Works building.

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Often referred to as the 'Warehouse District,' the area on the north and south sides of Buffalo Bayou and east of Main Street developed rapidly between the 1890s and 1930s as Houston grew from a small town into a major American city. As Houston grew as a commercial center, demand for commercial, warehouse, and industrial space increased near areas of good transportation. Shipping along Buffalo Bayou was Houston's original means of transport, and numerous rail lines had been built nearby in the second half of the 19th century.

The area between Congress and Buffalo Bayou on the east side of Main Street first developed with residences, but began to evolve at the end of the nineteenth century as a light industrial area due to its proximity to the rail lines and shipping along the bayou. The north side of Buffalo Bayou in the Fifth Ward became known at the turn of the century as the 'factory district,' whereas areas east of Main and south of the bayou became known as the 'wholesale district.' However, this distinction was soon blurred, as wholesale companies located on north side, and factories, such as Eller Wagon Works, located on the south side.

At the turn of the century, many changes were occurring in Houston that affected industrial patterns and commercial development in the city. Population increased from 27,557 in 1890 to 44,633 in 1900. Electric street cars, introduced in Houston in 1891, came along with a significant expansion of electrical service, and a public sewer system, begun in 1892, was expanded to residential areas south and north of town during the 1890s. These utilities prompted the development of the city's first electric power plant in 1898 and the first sewage treatment plant in 1901.

Two other events happened in the first two years of the 20th century that irrevocably altered the destiny of Houston. The storm of 1900 devastated Galveston, and left Houston without a rival in the transportation and industrial arenas. In January 1901, the discovery of oil at Spindletop radically altered Houston's economy.

The first automobile arrived in Houston in 1901. Construction of new houses and businesses continued all over the city at a rapid pace, creating a demand for lumber, hardware, electrical and plumbing supplies, and new factories and warehouses to supply them. Despite the opening of the Houston Ship Channel in 1914 and a consequent shift eastward in industrial development, many companies still needed to be located near the rail depots and distribution points downtown, and most of the new transfer and storage companies continued to be built along railroad tracks in the Warehouse District. Trucking was also growing in importance, and large loading docks with ample parking room for trucks became an indispensable part of warehouse and industrial buildings.

Growth boomed throughout the 1920s when Houston became the largest city in the South. By 1930, Houston's population was 292,352, almost seven times what it had been in 1900. Because of the oil industry, Houston was not as deeply affected by the Great Depression as other areas of the country, and construction of new buildings continued in the Warehouse District. After World War II, however, growth patterns changed as the railroads waned in importance, and industrial development dispersed through the city. Industrial architecture also changed, as industrial and warehouse buildings were more often constructed of pre-fabricated corrugated metal than of brick and concrete.

Eller Wagon Works

Frank Eller was listed as a local blacksmith as early as the 1892 city directory. He and his son Homer built a business building carriages and wagons. In year before moving into the new building at 101 Crawford, the Frank Eller Co., carriage manufacturers, blacksmiths, and horseshoers, was located at 501-503 Preston. According to their ad in the 1908-1909 directory, Frank Eller Co. not only manufactured all kinds of vehicles and carriages, but also did automobile painting and trimming as 'a

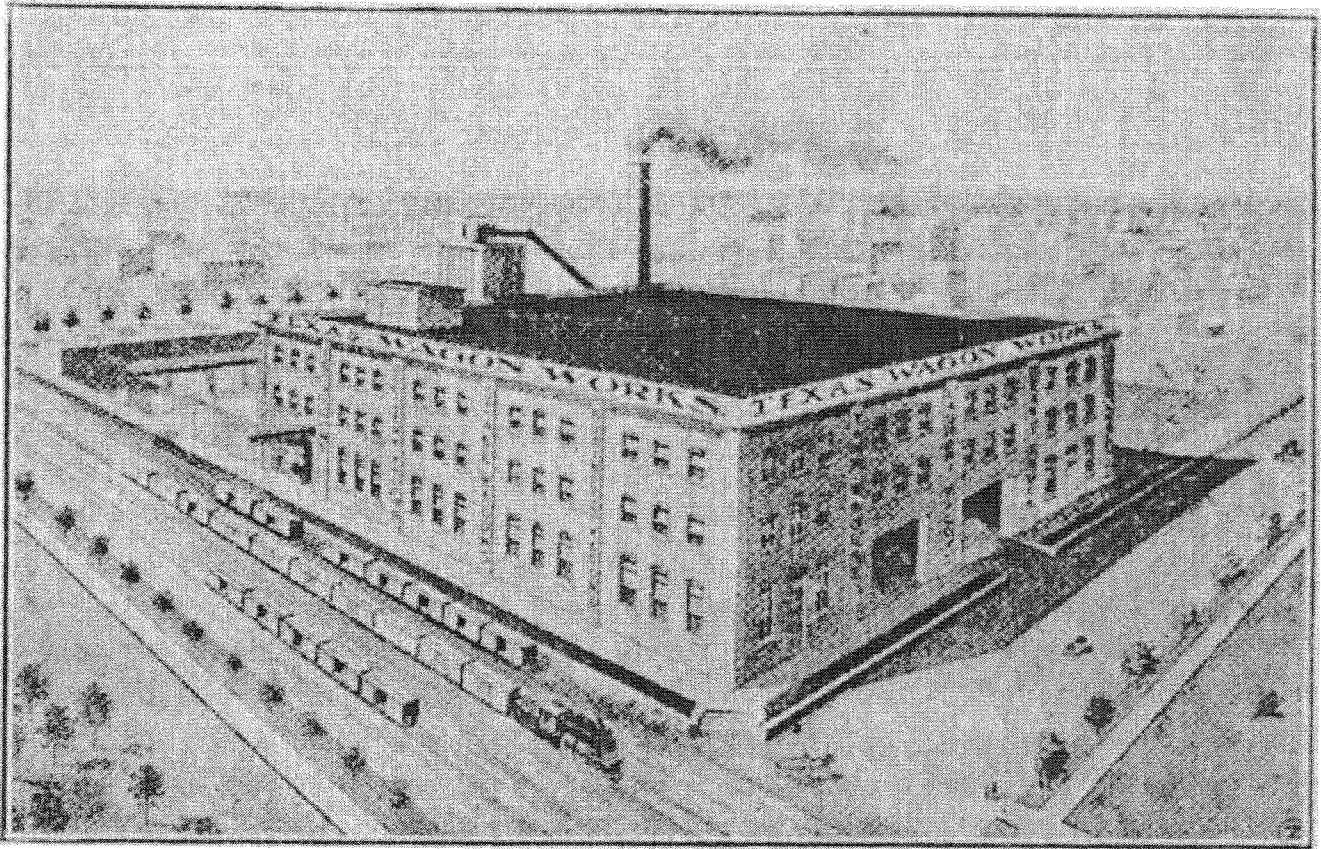
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Planning and Development Department

specialty.' At the time, there were eleven carriagemakers, including Frank Eller Co., listed as doing business in the city of Houston.

Eller Wagon Works occupied its new building for only a few years. By 1913, Eller and Son had moved to a new location at 810-812 Walnut on the north side of Buffalo Bayou, and the Eller Wagon Works Building was now occupied by Texas Wagon Works. A sketch of the building showing the new tenant's name appeared in a publication of the time, 'Pen and Sunlight Sketches of Greater Houston':



According to 'Pen and Sunlight Sketches,' Texas Wagon Works was a manufacturer of "highgrade business wagons, medium delivery wagons, laundry and parcel wagons, grain wagons, trucks and trimmings of all kinds. They have a complete automobile repair department and do all kinds of carriage painting." Frank Eller & Son, now at 812 Walnut Street, was also included in the publication: "One of the most important enterprises in Houston is the wagon manufacturing plant of Frank Eller & Son, 812 Walnut street. They make a specialty of the manufacture and sale of mill, feed, laundry, parcel delivery, grocery, butcher, bakery and dairy wagons, heavy trucks and of the painting, trimming and repairing of automobiles and carriages. The strength and durability of the vehicles turned out by this company are unexcelled, while as constant advertisements of the firms employing them no better medium can be found, fixing the attention, as they do, of every lover of the artistic in vehicles in the crowded thoroughfares through which they pass."

By 1919, Texas Wagon Works had found a new location at 4514-16 Harrisburg Boulevard, and were now listed as manufacturers of 'Auto Truck Bodies and Trailers' in that year's directory. Frank Eller

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had died in 1918, and his son, Homer, was now in business as H.C. Eller Body Co. at 310 Caroline, and like Texas Wagon Works, was listed as an auto body builder and repairer.

Pittsburgh Plate Glass Company

The new occupant of 101-107 Crawford was a company named the Pittsburgh Plate Glass Company. The company's ad in the 1919 Directory advertised the company as the successor of the Texas Glass and Paint Co. (previously located on 1719 Commerce at the corner of Chenevert), and as a wholesale and retail merchant of 'Plate and Window Glass, Art Glass and Mirrors, Paints, Varnishes, Brushes, Oils Turpentine, Dry Colors, Roofing, Wall Board.' The Pittsburgh Plate Glass Company was founded in 1883 near Pittsburgh, Pennsylvania, and became the first commercially successful producer in the United States of high-quality, thick flat glass using the plate process. In 1898, the company developed a process for producing thinner glass, and by century-end, its plate glass production capacity reached more than 20 million square feet annually, far exceeding that of any U.S. competitor. In the early 1900s, Pittsburgh Plate Glass acquired the Patton Paint Company in Milwaukee, Wisconsin, its first step into diversifying its business into paints, coatings, and chemical products. The company also became one of the first U.S. firms to expand operations to Europe, when it acquired a glass plant in Belgium. In 1968, Pittsburgh Plate Glass Company officially changed its name to PPG Industries, Inc., to reflect the diversification of its business. Today, the company is an international manufacturer of glass and chemical products, and has manufacturing facilities and affiliates in over 20 countries. PPG is headquartered in downtown Pittsburgh at PPG Place, an office and retail complex designed by renowned architect Philip Johnson and known for its striking glass facade.

In 1920, the Pittsburgh Plate Glass Building was constructed as an expansion of the Eller Wagon Works Building. The new building contained offices and sales rooms and was designed by the architect Alfred C. Finn, who designed many significant commercial buildings in Houston. Many of Finn's buildings are distinguished by decorative cartouches like those displayed on this building – a 'trademark' of Finn's office thought to be the work of H. Jordan Mackenzie, an architect in Finn's office. Finn also designed a large Pittsburgh Plate Glass paint manufacturing plant on the Crosby-Liberty road in 1940. From the 1920s to the late 1940s, Alfred C. Finn was the busiest and best-known architect practicing in Houston. The Pittsburgh Plate Glass Building is significant in the Warehouse District as the work of a distinguished architect, an example of a typical 1920s exposed concrete frame building, and because of its association with a nationally well-known company. The building maintains its essential architectural characteristics and is identifiable as a 1920s industrial/commercial type building. The Pittsburgh Plate Glass Company was to occupy the building the two attached buildings on Crawford Street until the mid-1950s.

In the late 1990s, the building was converted into artist lofts, offices, and apartments without appropriate permits. The building made news in 2003 when the City ordered the tenants out of the building until certain building and fire code violations were corrected by the then-owner. In early 2004, the current owner purchased the buildings and undertook a complete restoration. The buildings now house offices, studios, and loft spaces.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

Built in 1909, the Eller Wagon Works is a three-story flat-roofed brown-brick Victorian commercial building with deeply set, segmentally arched two-over-two wood-frame sash windows, with taller windows located on the ground level. Five bays along Commerce, each containing three windows, are delineated vertically by raised brick 'piers.' The Crawford Street façade features four similar bays. The

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cornice line is also defined by raised brickwork, and the words 'Eller Wagon Works' are painted at the roofline (this is original but has been restored).

Contiguous with the Eller Wagon Works Building is the three-story Pittsburgh Plate Glass Building, added in 1920 when the Pittsburgh Plate Glass Company took over the Wagon Works Building. Designed by Houston architect, Alfred C. Finn, the building features an exposed concrete frame and brick curtain walls. Bays in the two upper stories are filled almost entirely with windows on the Crawford Street façade. On the south side elevation, third- and first-story windows have been filled in with brick, leaving windows on the second-story only. A pair of stylized neo-classical cartouches decorates the cornice line on the main façade.

The Eller Wagon Works-Pittsburgh Plate Glass Building was renovated in 2004 by the current owner and each building maintains its original appearance.

BIBLIOGRAPHY:

"Historic Resources Inventory, Warehouse District, Houston, Harris County," Volumes 1-4, prepared by Preservation Services, for City of Houston Dept Planning and Development, August 31, 1991.

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Houston City Directories.

http://en.wikipedia.org/wiki/PPG_Industries

http://www.houstonarchitecture.info/Building/2288/Wagon_Works_Building.php

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

APPROVAL CRITERIA FOR LANDMARK DESIGNATION:

The HAHC and the 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 appropriate for the type of designation:

S	NA		S - satisfies	NA - not applicable
<input checked="" 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 (Sec. 33-224(a)(1);		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	(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);		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(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);		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	(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);		

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

- ☒ ☐ (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:

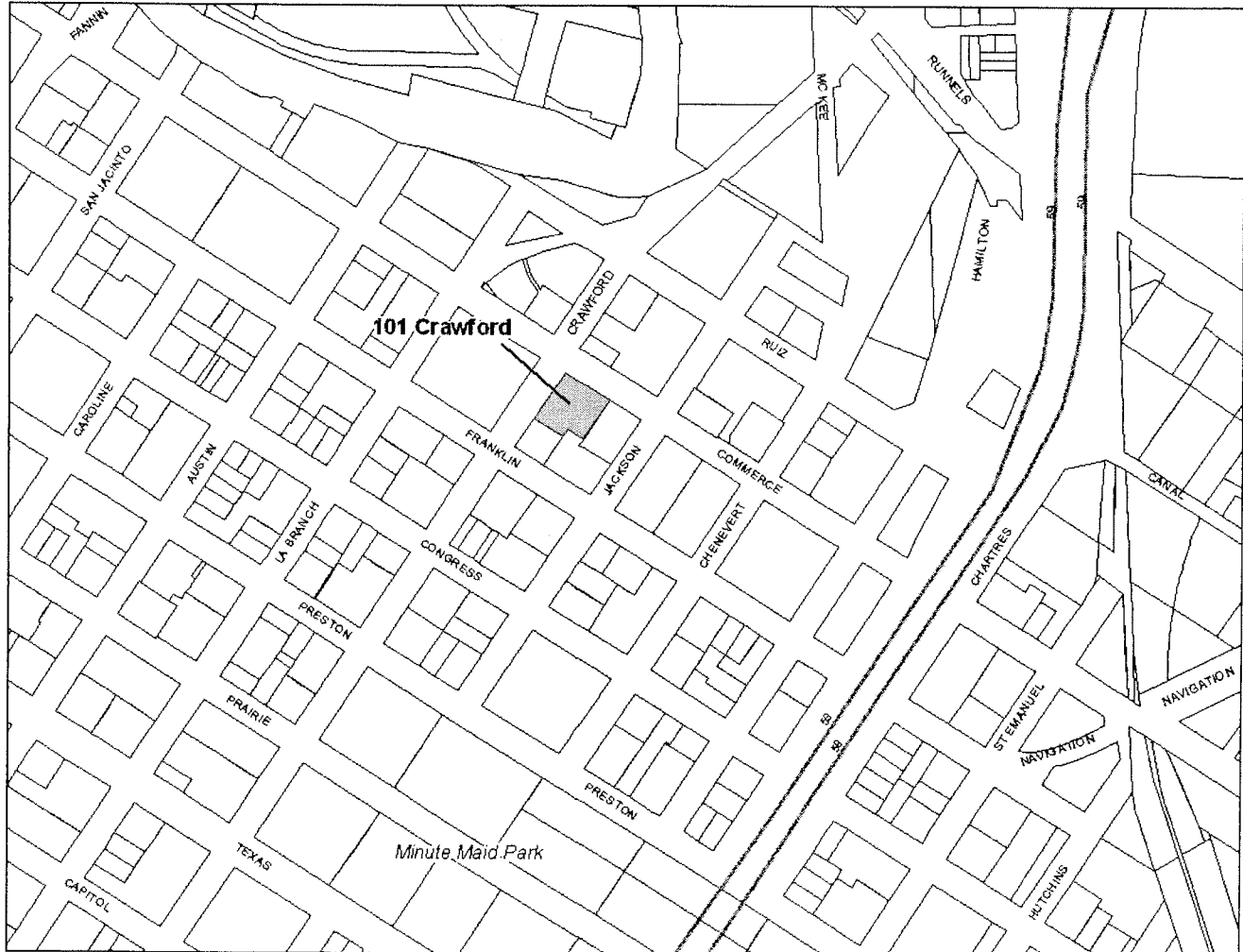
Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Eller Wagon Works-Pittsburgh Plate Glass Building at 101 Crawford Street.

CITY OF HOUSTON

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SITE LOCATION MAP
ELLER WAGON WORKS-PITTSBURGH PLATE GLASS BUILDING
101 CRAWFORD STREET
NOT TO SCALE

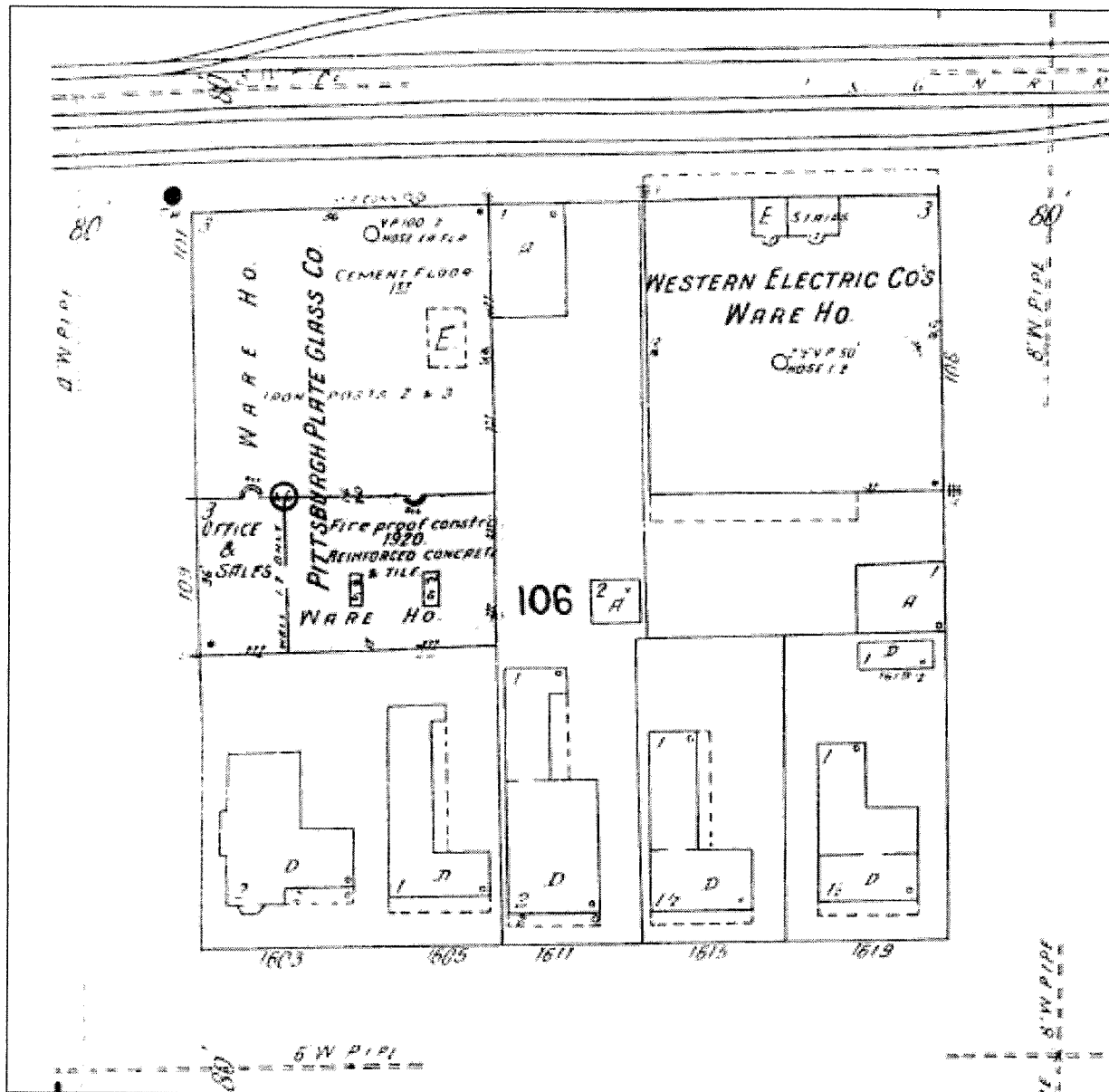


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Planning and Development Department

1924 SANBORN INSURANCE COMPANY MAP



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: 07/10/08

HPO File Number: 08-L209

Accepted By: Diana DuCroz

APPLICANT INFORMATION

Legal Owner's Name of Site (Please print)	
<u>MIR AZIZI</u>	
Address	
<u>101 CRAWFORD SUITE 100</u>	
City	State
<u>Houston</u>	<u>TX</u>
Zip Code	Day Phone
<u>77002</u>	<u>713-802-1700</u>
	Fax Phone
	<u>713-802-9280</u>
Signature	Date
<u>[Signature]</u>	

Agent's Name (if applicable)(Please print)	
<u>KATHY NIXON</u>	
Address	
<u>101 CRAWFORD SUITE 100-B</u>	
City	State
<u>Houston</u>	<u>TX</u>
Zip Code	Daytime Phone
<u>77002</u>	<u>713-237-8862</u>
Signature	Date
<u>Kathy Nixon</u>	

PROPOSED DESIGNATION

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

*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
<u>W43 300 SAMPSON (806-810 SAMPSON)</u>
General description
<u>2 BUILDINGS / commercial / WAREHOUSE</u>

Tax account number
<u>0030030000001</u>
Subdivision
<u>SOUTH SIDE BUFFALO BAYOU</u>
Lot
<u>1 THRU 12</u>
Block
<u>BLOCK 551 + TR R6-A1 &</u>

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.
- B) Statement/description regarding current physical condition and information/dates of previous alterations and renovations since the original nomination(s) was (were) written

LANDMARK DESIGNATION REPORT

LANDMARK NAME: Waddell's Housefurnishing Company Buildings

OWNER: Mir Azizi

APPLICANT: Same as Owner

LOCATION: 806-810 Sampson Street

30-DAY HEARING NOTICE: N/A

AGENDA ITEM: IV

HPO FILE NO: 08L209

DATE ACCEPTED: Jul-10-08

HAHC HEARING: Oct-16-08

PC HEARING: Oct-23-08

SITE INFORMATION

Lots 1 through 12, Block 551 SSBB, Rangers Extension, City of Houston, Harris County, Texas. The site includes a four-story brick warehouse, a two-story concrete frame building, and a one-story showroom building to its north.

TYPE OF APPROVAL REQUESTED: Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

The Waddell's Housefurnishing Company Building is a four-story brick warehouse built circa 1913 as a storage facility and mattress factory for Waddell's, a successful family-run furniture business founded in Houston in the 1880s. The company was started by Hugh Waddell, an Irish immigrant, on Main Street in 1882, and was run for many years by Hugh and his two sons, Mayne Reid and Hugh Kerr Waddell. The company grew quickly, constructing a new building on Prairie Avenue at Fannin Street in 1895, then expanding further with the Sampson Street warehouse and mattress factory circa 1913. A second two-story concrete frame structure was built on the property in 1928, where the original mattress factory once stood. After the Prairie Avenue building burned in 1938, Waddell's moved their store to the Sampson Street address, and in 1950, a new one-story showroom was built facing Sampson Street on the north side of the warehouse. The property ownership remained in the Waddell family until 1998, when it was purchased by the current owner. The Waddell's Housefurnishing Company Building qualifies for Landmark Designation under Criteria 1, 3, 4, and 5.

HISTORY AND SIGNIFICANCE

The Waddell's Housefurnishing Company Building is an historic four-story brick warehouse building in Houston's East End industrial district. The building was built circa 1913 by the Waddell family to serve as a warehouse and mattress factory for their successful furniture business located downtown on Prairie Avenue. Waddell's Housefurnishing Company was founded in 1882 by Hugh Waddell, and passed to his sons, Mayne Reid and Hugh Kerr, after his death in 1915. Also on the property, and included in this landmark designation, are a two-story concrete frame building built in 1928, and a one-story furniture showroom built in 1950.

Hugh Waddell was an Irish immigrant, born in Ouley, County Down, Ireland, on July 4, 1840. Waddell first immigrated to New York, but arrived just as the Civil War broke out. Waddell returned to Ireland for a brief time, but arrived in New Orleans in 1871 with his new bride, Jenny. The couple came to Houston, where Waddell went to work for R. B. Latham, who was in the furniture business on Franklin Avenue. Waddell's first appearance in the Houston City Directory occurred in 1877-78, when he is shown as living at the home of Thomas C. Waddell, presumably a relative, at the northeast corner of Summer and Colorado streets. By 1879, Hugh and Jenny Waddell, and their small but growing family,

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had moved to Chartres Street between Preston and Prairie avenues. By 1882, Hugh Waddell had started his own furniture business in a small two-story building at 30-32 Main Street, between Congress and Franklin avenues, selling furniture, carpets, and “house furnishing goods.”

In 1895, a new building was erected for the growing business at the southeast corner of Prairie and Fannin, on the same block as Christ Church Cathedral. According to directory ads of the time, Waddell’s was a wholesale and retail dealer of furniture, carpets, linoleum, matting, draperies, window shades, interior decoration, wood mantels, tiling, grates, baby carriages, refrigerators and bicycles.

Waddell’s Housefurnishing Company was mentioned in a local publication circa 1912, *Pen and Sunlight Sketches of Greater Houston*: “We mention the Waddell Housefurnishing Company, Incorporated, as the leading furniture house in the state, or in the South, and the buyers of this house spend a great deal of time with the great manufacturers or woodworking plants in the East and North, purchasing the latest and best furniture for the least money. The Waddell Housefurnishing Company, Incorporated, is located at 1102–1112 Prairie avenue, at the corner of Fannin street, and is one of the oldest and best in the state, having established a reputation for fair dealing for thirty years. A complete line of furniture, carpets, linoleums, mattings, window shades, refrigerators, baby carriages, draperies, rugs, lawn swings and hammocks, curtains, etc., is always on exhibition and for sale at extraordinarily low prices. The officers of this company are: Hugh Waddell, president; Mayne Reid Waddell, vice president; Hugh K. Waddell, secretary and treasurer, and George A. Rick, manager. They are not only business men of the finest principles, but citizens whom any city should be proud to boast of, and they deserve the great support they have been so fortunate as to receive from the general public and honest citizens of this community.”

Hugh and Jenny had four children: sons Mayne Reid and Hugh Kerr, and daughters Ethel and Annita. By 1905, the Waddell family had moved to a new residence in Houston’s south end at 2404 Caroline on the corner of McIlhenny. Hugh’s two sons, Mayne Reid and Hugh Kerr, were employed at the family furniture business as salesmen and clerks.

Originally two stories in height, the Prairie Avenue building was enlarged to six stories in 1912. Also in 1912, the company was incorporated with Hugh Waddell as president, his elder son Mayne Reid Waddell as vice-president, and younger son Hugh Kerr as secretary-treasurer. The continued growth of the company also led to the building of a large warehouse and mattress factory east of downtown on Sampson Street near Harrisburg Road. On November 29, 1911, Waddell’s House Furnishing Company purchased the property on Sampson for \$6800. The following year, on October 11, 1912, Waddell took out a \$50,000 mortgage on the property. By 1913, the new four-story brick building was listed in the *City Directory* as Waddell’s ‘warehouse and mattress factory’ at 810 Sampson. Soon, the company was running an ad in the *City Directory* advertising: “Waddell’s ‘Real Felt’ Mattresses, made in our own \$10,000 factory under the most sanitary conditions; Waddell’s ‘Real Felt’ is a mass of sleep-wooling softness that is Almost Everlasting; ‘Real Felt’ Always on Display, Waddell’s House Furnishing Company, cor Prairie Ave & Fannin St.”

Hugh Waddell died July 12, 1915, at the age of 75 at his summer home in Seabrook. His obituary in the *Houston Post* said of him: “Besides being a man of rare business ability, Mr. Waddell was a big, companionable, ‘out of doors’ sort of man. Though nearly every member of his family gave way to the lure of motoring, Mr. Waddell was never without his saddle horse, and it had indeed to be a bad day to keep him out of the saddle. He actively superintended the building of a home for his eldest son, M. R. Waddell, and upon the marriage of his younger daughter, Annita, a few months ago, he watched with a father’s love and tenderness the building of the home which was to receive her upon her return from her wedding journey. He had one of the finest small gardens in the city, and took great pride in the fact that

CITY OF HOUSTON

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this year he had been able to produce a crop of raspberries. He knew chickens, dogs, horses as few men know them. He was a man beloved by his children and by his neighbors. He did not have a neighbor who did not take a personal interest in his welfare, and who did not love him. White haired, rose cheeked, smiling, there was always a glint of humor in his Irish blue eyes and he dearly loved a good story.” Waddell was buried in Glenwood Cemetery.

After his death, his sons Mayne Reid and Hugh Kerr became president and vice-president, respectively, of Waddell’s House Furnishing Company. In 1938, the store building downtown on Prairie Avenue burned down, and the company moved to its warehouse location on Sampson. The building on Sampson was to remain in the Waddell family until 1998.

Mayne R. Waddell and his family lived for many years at 2403 San Jacinto before moving to 2616 Calumet in the 1930s. Hugh K. and his family moved from the long-time family residence at 2404 Caroline to 2513 MacGregor Way around 1929. M. R. Waddell died in 1940, and Hugh K. Waddell died in 1945.

The 1925 Sanborn shows the Sampson Street warehouse as providing furniture storage, as well housing a carpentry shop and planing mill, and a mattress factory on the north side of the building. In 1928, a new two-story concrete frame and brick building was built where the mattress factory originally stood. In 1950, Waddell’s built a new one-story building, attached to the east side of the two-story building and fronting on Sampson Street, to serve as their furniture showroom. By the 1950s, Waddell’s still occupied the warehouse building, but Joske’s of Houston was leasing several floors for general merchandise and furniture storage. Joske’s, a department store chain based in San Antonio, opened its first Houston store at Gulfgate Mall in the 1950s.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

Built circa 1913, the Waddell’s Housefurnishing Company Building is a large four-story, flat-roofed red brick warehouse structure. Each floor contains approximately 20,000 square feet. A second two-story concrete and brick structure featuring wide expanses of windows was built on the property in 1928, where the original mattress factory once stood. After the Prairie Avenue store building burned in 1938 (in a fire that also damaged its neighbor, Christ Church Cathedral on Texas Avenue), Waddell’s moved their store to the Sampson Street address, and in 1950, a new one-story showroom was built facing Sampson Street on the north side of the warehouse.

The warehouse building features rows of nine-over-nine sash windows on all four levels. The Sampson street façade is five bays wide, with paired windows in each end bay, and triple windows in the middle bays. In faded paint, the Waddell’s name can still be seen written across the building between the third and fourth floors. The building features very little ornament, other than bands of brick under the cornice. A loading dock stretches along the north façade, which is where the building entrance is located. The building sustained some damage to its northeast façade during Hurricane Alicia in 1983 that has since been repaired. The Waddell family owned the building until the current owner purchased the property in 1998. The building has not yet been restored.

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BIBLIOGRAPHY

Houston City Directories.

Harris County Deed Records, Volume 278, Page 321.

Harris County Mortgage Records, Volume 105, Page 318.

Houston Chronicle, July 12, 1915, "Hugh Waddell Dead: Built Great House As Pioneer In Business."

Houston Post, July 13, 1915 front page article: "Hugh Waddell, Aged Furniture Dealer, Died Suddenly Monday."

Houston Chronicle, Dec 28, 1945, "Funeral For Waddell Set For Saturday."

Joske's, <http://en.wikipedia.org/wiki/Joske> (accessed September 25, 2008).

Pen and Sunlight Sketches of Greater Houston, date unknown (circa 1912), from:
<http://scholarship.rice.edu/jsp/xml/1911/20752/1/wrcPenHo.tei.html>

US Census, 1880, 1900, 1910, 1920, 1930.

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

APPROVAL CRITERIA FOR LANDMARK DESIGNATION

The HAHC and the 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 appropriate for the type of designation:

S NA

S - satisfies NA - not applicable

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" 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 (Sec. 33-224(a)(1); |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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); |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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); |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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); |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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); |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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); |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) Whether specific evidence exists that unique archaeological resources are present (Sec. 33-224(a)(7); |

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- ☐ ☒ (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 Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Waddell's Housefurnishing Company Buildings at 806-810 Sampson Street

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Planning and Development Department

SITE LOCATION MAP
WADDELL'S HOUSEFURNISHING COMPANY BUILDINGS
806-810 SAMPSON STREET
NOT TO SCALE



TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Approval of a resolution designating 5 Landmarks and Protected Landmarks (see Attachment - page 2 of 2)

Category #

Page 1 of 2

Agenda Item #

18

FROM (Department or other point of origin):
Planning and Development

Origination Date
11/21/2008

Agenda Date

FEB 18 2009

DIRECTOR'S SIGNATURE:

Council District affected:
(see Attachment - Page 2 of 2)

For additional information contact: Diana DuCroz
Phone: 713/837-7924

Date and identification of prior authorizing
Council action: August 16, 2005
Ord. 2005-0969

RECOMMENDATION: (Summary)

Approval of a resolution designating 5 Landmarks and Protected Landmarks (see Attachment - Page 2 of 2)

Amount and
Source of Funding:

Finance Budget:

SPECIFIC EXPLANATION:

In accordance with Chapter 33 of the Code of Ordinances relating to historic preservation, a property owner may initiate the application for the designation of a Landmark and Protected Landmark for which a 90-day waiver certificate may not be issued by the planning official.

Public Hearings were held by the Houston Archaeological and Historical Commission and the Houston Planning Commission as indicated on page two. Both commissions determined that the applications satisfied applicable criteria of the ordinance and unanimously recommended approval of the 5 Landmark and Protected Landmark designations.

There were no objections to the applications.

MG: rp

Attachments: Applications and Staff Reports

xc: Marty Stein, Agenda Director
Minnette Boesel, 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

Finance Director:

Other Authorization:

Other Authorization:

Date 11/21/2008		Subject: Approval of a resolution designating 5 Landmarks and Protected Landmarks		Originator's Initials RP	Page <u>2</u> of <u>2</u>
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LANDMARKS AND PROTECTED LANDMARKS NAME/ADDRESS:	INITIATED BY:	COUNCIL DISTRICT:	HAHC HEARING:	PLANNING COMMISSION HEARING:
1. Houston Heights Church of Christ Building 1548 Heights Boulevard	Owner	H	7-10-2008	7-17-2008
2. Richardson House 3307 Austin Street	Owner	I	8-13-2008	8-28-2008
→ 3. Elbert C. Crawford House 428 Westmoreland Avenue	Owner	D	10-16-2008	10-23-2008 ←
4. Daisy Wilson Bland House 227 W. 18 th Street	Owner	H	10-16-2008	10-23-2008
5. Farnsworth and Chambers Building 2999 South Wayside Drive	Owner	I	10-16-2008	10-23-2008

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, 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: 05/31/08
Accepted By: R Pace

HPO File Number: 08-PL64

(Research completed by Planning Staff R Pace 6-2008)

1 APPLICANT INFORMATION

Legal Owner's Name of Site (Please print)		
HEIGHTS CHURCH OF CHRIST		
Address		
1548 HEIGHTS BLVD		
City	Houston	State TX
1405050		
Zip Code	Day Phone	713 861 0922
77008	Fax Phone	713 861 3330
Signature	Date	
<i>[Signature]</i>	5/31/07	

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

PROPOSED DESIGNATION

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

*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)

3 SITE INFORMATION

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

Site Address
1548 HEIGHTS BLVD
General description
CHURCH BUILDING, CIRCA 1924
3 STORY, ALBERT FINN (ARCHITECT)

Tax account number	
HCAO # 0604324	
Subdivision	
HOUSTON HEIGHTS	
Lot	Block
1,2,3A,23,1/2 24	140

4 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.
 - B) Statement/description regarding current physical condition and information/dates of previous alterations and renovations since the original nomination(s) was (were) written

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Houston Heights Church of Christ Building

OWNER: Heights Church of Christ Congregation

APPLICANT: Same as Owner

LOCATION: 1548 Heights Boulevard (aka 120 E. 16th Street) –
Houston Heights Historic District East

30-DAY HEARING NOTICE: N/A

AGENDA ITEM: VI

HPO FILE NO.: 08PL65

DATE ACCEPTED: May-31-08

HAHC HEARING: July-10-08

PC HEARING: July-17-08

SITE INFORMATION:

Lots 1, 2, 23, 24, and the north 5.44 feet of Lot 3 (HCAD Tract 3A), Block 140, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a raised, two-story brick church building.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY:

Houston Heights Church of Christ, located at 1548 Heights Boulevard, was first established in February 1915 on the second floor of the Frank M. Johnson Drug Store, located at 350 W. 19th at Ashland, in Houston Heights. It was the first Church of Christ congregation established in Houston Heights, and the second in the city of Houston. Since the first Houston congregation is no longer active, the Houston Heights Church of Christ congregation has the distinction of being the oldest Church of Christ congregation still active in the city. The congregation also served as the mother church for many other local church congregations. The Heights Church of Christ congregation moved into the present sanctuary in March 1925.

The Neo-Georgian style building, at the corner of E. 16th Street and Harvard Street, was designed by renowned Houston architect, Alfred C. Finn, and construction began in June 1924. Most of its construction costs were provided by church member and benefactor, Emerson F. Woodward, whose architecturally significant home, also designed by Finn, still stands at 1605 Heights Boulevard, just a block away from the church. Woodward was a pioneer oil industry entrepreneur, and with his vast wealth, he funded the establishment of several church congregations and orphanages in Texas.

The Heights Church of Christ congregation received a Recorded Texas Historic Landmark (RTHL) subject marker in 1990. The building is classified as a contributing building to the Houston Heights Historic District East, designated as a City of Houston historic district in 2008. The Heights Church of Christ Building meets Criteria 1, 3, 4, 5, 6 and 8 for Landmark and Protected Landmark designation, as well as being designated as a RTHL.

HISTORY AND SIGNIFICANCE:

Houston Heights was developed by the Omaha and South Texas Land Company in 1891. Directors of the Omaha and South Texas Land Company developed public utility systems, sidewalks, and streets, including Heights Boulevard with its grand, 60-foot wide esplanade and street car service; allocated sites for parks and schools; encouraged the establishment of churches; and facilitated the development of a major industrial, manufacturing district in the northwest section of Houston Heights served by railroads.

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Houston Heights incorporated as a city in 1896, and in 1918, Heights residents voted to be annexed to the City of Houston. Houston Heights grew rapidly in the 20th century, but continued to maintain its unique identity reflected in its original planning. Today the area maintains its distinctive “small town” feel, with many small 19th century one-story cottages and two-story Victorian-era homes, and numerous early 20th century bungalows, as well as a thriving business district on W. 19th Street and a large industrial district northwest of the business section. Also located in the neighborhood are the original Houston Heights city hall and fire station, a number of theatres, corner stores, private and public parks, fraternal halls, schools, and many historic churches, including the Houston Heights Church of Christ.

The churches of the community were of great importance during the early period of development of Houston Heights, contributing to the town's image of respectability. The religious life of the neighborhood was an important part of the social activities. No other area of Houston has a more concentrated grouping of historic church buildings than Houston Heights, where numerous denominations flourished.

Church of Christ in Texas

According to Handbook of Texas, “the Church of Christ in Texas developed as a part of the westward advance of an American religious movement growing out of the Second Great Awakening that became known as the Restoration Movement or the Reformation of the Nineteenth Century. The movement sought to restore first-century Christianity and used the Bible as the sole religious authority. From this effort two movements evolved, the ‘Christians’ of Barton W. Stone of Kentucky and the ‘Reformers’ or ‘Reforming Baptists’ led by Alexander Campbell of Pennsylvania; the two merged in 1832. Sharing this heritage today, in addition to the Church of Christ, are two other fellowships in the movement: the Christian Church (Disciples of Christ) and the Churches of Christ. (Members of the Church of Christ, because of the church's strict congregational autonomy, often refer to the aggregate of congregations as Churches of Christ.)”

“In 1824 Collin McKinney, a signer of the Texas Declaration of Independence, became the first known member of the Church of Christ to settle in Texas. William P. DeFee, who established the Antioch Church of Christ near San Augustine in 1836, was the first minister of the church to preach in Texas. The first Church of Christ in Texas was a church on wheels begun by Mansell W. Matthews, a surgeon in the revolutionary army and a member of the First and Seventh congresses of the Republic of Texas. Many early immigrants to Texas were from Kentucky, Tennessee, and northern Alabama, where Stone's influence was strongest. José María Jesús Carbajal, the first native Texan to become a member, lived in Alexander Campbell's home in Bethany, Virginia, from 1827 to 1830, when he brought back to Texas all of Campbell's writings. Early Texas Churches of Christ sprang from converted Baptist congregations; Thomas Washington Cox, a Baptist minister, is credited with several of these conversions.”

“During the republic the Church of Christ grew in Deep East Texas and South Texas, and expanded west beyond the Colorado River. After statehood, immigration swelled the membership, especially after midcentury.” The Wilmeth family came to Texas during this time period, and Collin McKinney Wilmeth, a prominent family member, was aptly named after Collin McKinney, the first known member of the Church of Christ to settle in Texas.

According to the Handbook of Texas, “Collin McKinney Wilmeth, preacher and missionary, the son of Joseph Bryce and Nancy (Ferguson) Wilmeth, was born on January 2, 1848. The Wilmeths moved to Texas in 1845, stopped in Dallas at Christmas, when Dallas consisted of three cabins, and settled near what is now Grand Prairie. Fearful of Indians the family decided to go back East, but instead settled two miles north of the site of present McKinney, Texas. Wilmeth was educated at the University of

Kentucky, College of the Bible. He also established the first Church of Christ in McKinney, Texas. He married Mary Griffith Rutherford of Tennessee in 1873. As a prominent young minister, Wilmeth preached extensively in North Texas and made preaching journeys to the frontier. As a full-time evangelist he traveled the state preaching and debating and, with his brother, taught for a time at Add-Ran College (later Texas Christian University). Wilmeth and his older brother, James Ranson Wilmeth, began the Texas Christian Monthly in McKinney in 1875. This monthly periodical soon changed its name to the Christian Monthly and was moved to Dallas, where it merged with a similar paper called the Iron Preacher, published in New Orleans, and became the Christian Preacher. C. M. Wilmeth was editor and publisher. In the 1880s in the movement for state missionary societies, Wilmeth and his paper were influential voices for conservatism. After serving as state evangelist for Texas churches from 1882 until 1886, when the Texas State Missionary Society was organized, Wilmeth returned to Dallas and established Nazareth University in West Dallas. In 1892 Wilmeth moved the school and the paper to Corinth, Arkansas, and operated them there until he moved to Mexico in 1896. Wilmeth was probably the leading evangelist among Churches of Christ for the last quarter of the nineteenth century in Texas. His leadership is evident as editor, educator, debater, state evangelist, and missionary to Mexico. The attempt to evangelize through colonization near Tampico was called an "Exodus to Mexico," a bold missionary effort of Wilmeth and some Texas congregations. For a brief period, due to Wilmeth's energy and zeal, the effort was successful, but his death from a malaria attack and overexertion on October 12, 1898, ended the colonization effort."

Although many unheeded appeals for missionaries in Texas were made, the churches increased in membership chiefly through the efforts of men otherwise employed during the week who preached on weekends and during the summer months. The number of such ministers grew by 1860; more than 100 can be identified. Few churches had buildings of their own and often met in homes, schoolhouses, courthouses, union halls, or, during warm months, at camp-meeting grounds. The first permanent church was built by John Henry Moore, an Indian fighter and founder of La Grange, Fayette County. By 1860 the church had 2,500 members in Texas, in fifty-three congregations scattered along the frontier in Montague, Parker, Erath, Burnet, and Gillespie counties and extending westward to Batesville in Zavala County. The Civil War had little adverse affect on the churches, although many young men participated in the struggle. The churches continued to grow through vigorous evangelism."

"By 1876 such itinerant preachers as W. H. Stewart, Silas Scarborough, and Thomas Nance began expansion on West Texas prairies and in the Panhandle. Several churches were started in West Texas by colonization, notably at Abilene, San Angelo, Lockney, and Lubbock. Similar ventures in Mexico had begun in 1896, when Collin McKinney Wilmeth led an 'Exodus to Mexico.' In the next two decades ministers led more successful American colonies in Mexico, which ended in 1916 as a result of Pancho (Francisco) Villa's activities."

The Handbook of Texas continues "Because the Churches of Christ had no organizational structure above the local church, evangelism depended heavily on individual efforts of frontier preachers and camp meetings. Later, cooperative ventures were undertaken by churches and individuals regionally, and in 1872 a state cooperative effort began through the efforts of Carroll Kendrick. In 1862 division in the Churches of Christ began on a national level when progressives and conservatives began differing over innovations in worship and clericalism. Texas churches were divided in San Marcos, Waco, Dallas, Waxahachie and other towns when organs, favored by the progressives, were introduced into the church service. A statewide division occurred at the state meeting in Austin in July 1886, when progressives established a Texas Christian Missionary Society to mimic the American Christian Missionary Society, founded in 1849. The conservatives believed that supra-congregational organization and instrumental music had no scriptural basis. In 1906 the United States census officially divided the two groups into the

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Churches of Christ (conservatives) and the Disciples of Christ (progressives). While the Churches of Christ stressed the restoration principle, the Disciples were more ecumenical. In the 1960s another separation occurred between the Disciples and the Churches of Christ due to heightened ecumenical emphasis by the Disciples. In 1886 the undivided body had approximately 30,000 members, about evenly split between progressives and conservatives. However, by 1906, signs of more rapid growth among Churches of Christ were becoming evident. The increase over the Disciples of Christ was due largely to the labors of itinerant preachers and the agrarian nature of the Texas population. In the small-town and rural areas the militantly autonomous Churches of Christ grew most rapidly. Pulpit-centered churches were led by an aggressive, often combatant, ministry. In 1906 the Church of Christ had 627 congregations and 34,006 members. By the mid-twentieth century Texas accounted for 35 percent of the 450,000 members in the United States. The number of Texas congregations, stable since midcentury, reached 2,215 in the 1990s, when the membership numbered 292,585. Decline in Texas rural population brought a concomitant decline in rural churches. City churches increased after World War II until recent decades, when growth leveled off. The greatest growth of the church occurred in the Dallas-Fort Worth area. Significant growth in recent decades has been only in suburban areas, and much of this is due to the mobility of church members.”

Houston Heights Church of Christ

Houston Heights Church of Christ was first established in February 1915 in the “small town” of Houston Heights. The congregante convened on the second floor of the 19th Avenue Drug Store, operated by Frank M. Johnson, at 350 19th Avenue, according to the Houston City Directory. The brick building was located on the southeast corner at Ashland, which is now the site of Harold’s Menswear at 350 W. 19th Street. Twenty-six members were present at that first church service, which was the first Church of Christ congregation established in Houston Heights. At that time, there was only one Church of Christ congregation in Houston, the Spring Street Church of Christ, located at 1507 Spring Street in First Ward, and established in 1903. The preacher there in 1915 was Reverend Benjamin West, who was followed by J. E. Arceneaux in 1919. Another congregation formed at 1601 Summer and Johnson Streets in the First Ward, which later relocated to Pierce and Baldwin, before becoming the Northwest Congregation in 1965.

Gustus Albert Dunn, who became the first preacher of Heights Church of Christ in January 1916, had first held a tent meeting in Houston Heights in October 1915. Under Dunn’s leadership, the Houston Heights congregation built a frame tabernacle at 120 E. 16th Avenue at Harvard in April 1916, where Brother Dunn continued his ministry in Houston Heights until 1917.

According to the website “The Restoration Movement,” “Gustus Albert Dunn was born in Readyville, Tennessee, June 2, 1876. His parents were T. F. and Elizabeth Dunn (buried in Murfreesboro, Tennessee). He was part of a family of five brothers, all of whom preached the gospel in the course of their lives. He was married to Mae Mather, and together they had four children. One son, Gus A. Dunn, Jr. also preached the gospel.” Gus was baptized by James A. Harding in March of 1895, at the age of eighteen. The following year he began preaching the gospel of Christ. He was educated at College in Winchester, Tennessee; then at Nashville Bible School and Vanderbilt University in Nashville, Tennessee; and then at Clark University where he received the M.A. Degree; later at Southern Methodist University, Dallas, Texas where he received the B.D. Degree. In 1897 in Oak Ridge, Mississippi he baptized 88 during the course of the meeting, including two Baptist preachers, John W. Thompson and E.S. Martin.

While in Tennessee, Dunn preached at various locations on a regular basis, preaching in Gospel meetings throughout central Tennessee. When he moved to Texas he preached regularly in Cleburne,

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Texas from 1904-1905, and had 88 to “obey the gospel.” As an evangelist Dunn held hundreds of Gospel Meetings, averaging about 20 to 25 per year with great success. At the turn of the 20th century, many debates were necessary to clarify the teaching of truth against an array of the false teachings of the day. There was the Dunn-Milborn Debate in 1909. He debated the great Baptist champion, Ben M. Bogard in 1910. There was the Dunn-Sands Debate on Catholicism as well. In 1912 in Hodges, Alabama he had a meeting where 74 were “baptized into Christ.”

Dunn was called to preach at Houston Heights Church of Christ from 1916-1917. Dunn had left Houston Heights to preach at the Central church in Houston, Texas which first met at 2501 Fannin in the Chamber of Commerce building rooms. That congregation was made up of some former members of the Houston Heights and Spring Street churches. Dunn served Central Church of Christ in Houston from 1918-1920. He left Central church and continued his Gospel meetings, when in 1920 he held one Gospel Meeting in Sherman, Texas. In it there were 123 responses, of which 95 were baptized. In 1922 another meeting was held in Sherman that saw 70 “additions to the kingdom.” Through the years Dunn baptized more than 1,000 former Baptist church members among the many thousands he baptized. The Central Church of Christ relocated to 102 Drew Street, where they remained for a few years, under the leadership of Rev. W. E. Starnes, pastor; followed by Rev. L. E. Carpenter.

Gustus A. Dunn had a great interest in writing. He submitted articles to the Gospel Advocate and Firm Foundation on a regular basis. He did radio work in Paducah, Kentucky; Montgomery, Alabama; Key West, Florida; Dallas, Texas; and Florence, South Carolina. He served as president of three high schools and two Bible colleges in his lifetime. He was quoted as saying, “I wish I had done more for the Lord and mankind. My work has not been enough nor good enough to satisfy me. May God have mercy on it and me.” Widely known, loved, and respected, G. A. Dunn was a power among sound preachers of the gospel in his generation. Every preacher forty years after his death had a Gus Dunn story. He spent the last forty-five years of his life in Dallas, Texas, where he died February 28, 1967 and was buried in the Laurel Land Cemetery in Dallas, Texas. The late I. L. Boles once said of Brother Dunn: “No dancing master was ever more graceful on the dance floor than G. A. Dunn was in the pulpit.” He was tall, handsome and genial in manner. He was always dignified and well-dressed. Brother Dunn was a man of great intellect. He held two graduate degrees—the M.A. and the B.D. degrees. Except for Gus Nichols, I never knew a man who had committed to memory so much of the Scriptures and thus could call up the book, chapter, and verse that would express so accurately the point at hand.”

After Dunn left the Houston Heights congregation in 1918, Rev. J. M. Rice became the preacher at Heights Church of Christ, but served only one year. He was succeeded by Rev. Oscar Smith in 1920. Smith was a native of Illinois, and by that time, the church provided a parsonage for their preacher located at 301 E. 16th Street. In the 1920 City Directory, Rev. Oscar Smith is living there with his wife, Flossie A. Smith, and son, Oscar Smith, Jr. who had been born in 1916 in Texas.

Houston Heights Church of Christ continued to grow during its early years. The congregation began construction of their new church building in June 1924. The contract was let that month to C. W. Raper, a Houston contractor, in the amount of \$100,000, according to the Texas General Contractors Association Monthly Bulletin dated June, 1924. The congregation moved into the new building in March 1925, where it continues its worship services today. The original marble cornerstone, located on the northwest corner of the building, denotes:

**“HOUSTON HEIGHTS
CHURCH OF CHRIST
ERECTED A.D. 1924”**

The Neo-Georgian style church building, with its 650 seat auditorium, was designed by renowned Houston architect, Alfred C. Finn. According to the Finn Collection, housed at the Houston Metropolitan Research Center, Julia Ideson Library (City of Houston Protected Landmark), Finn assigned the design for the Heights Church of Christ as Job No. 318. Finn’s job log confirms that C. W. Raper was the contractor. The total cost of the building and furnishings was \$135,000, most of which was donated by Emerson F. Woodward, whose home, also designed by Finn, still stands at 1605 Heights Boulevard.

All Church of Christ congregations in Houston were growing, with Houston Heights Church of Christ as the mother church for many other local church congregations. The first indication of growth was when the Central church group was formed under the leadership of G. A. Dunn. That congregation would eventually build, in 1941, the Central Church of Christ at 4100 Montrose Boulevard (William Ward Watkin, architect), which today is being adaptively used as the City of Houston Montrose Branch Library (Ray Bailey, Architects – 1986, 1988). Secondly, Rev. Oscar Smith (1888-1966) would leave Heights Church of Christ in 1926, and 150 members went with him to establish the Norhill Church of Christ at 624 W. Cottage at Reagan Street (contributing building to the City of Houston Norhill Historic District). Rev. Smith served the Norhill congregation for seventeen years, but lived during that time at 1511 Harvard Street in Houston Heights. His son, Oscar Smith, Jr., followed his father as preacher of the Norhill congregation from 1943-1980, and after retirement, remained a member there until he died in Houston in 1987. He was succeeded as preacher in 1980 by Derrel Shaw, the current minister.

Following the departure of Rev. Oscar Smith from Heights Church of Christ, Brother Austin McGary became interim preacher for a year. At the time, McGary was living in Willis, Montgomery County, Texas, and was retired. McGary was one of the most well-known preachers in Texas. It is likely he was chosen not only for his many years as a dedicated preacher, but also because he may have been a distant relative of Bessie McGary Woodward, the wife of Emerson Woodward. Austin McGary and his wife, Lillian, most likely resided with the Woodwards at their home at 1605 Heights Boulevard until taking up residence at 1700 Yale, according to the 1927 Houston City Directory.

According to the Handbook of Texas and “The Restoration Movement” website, “Austin (Aus) McGary, minister, journalist, and lawman, was born at Huntsville, Texas, on February 6, 1846, the son of Isaac and Elizabeth (Visier) McGary. Isaac McGary, according to the San Jacinto Museum biographies online, fought at the Battle of San Jacinto and was said to have guarded the recently-captured Antonio López de Santa Anna. Isaac McGary died while Austin McGary was a child. His father settled in Texas and was also Sheriff of Montgomery County, Texas, in the turbulent times of long ago, and for twenty years was County Clerk of Walker County, Texas. Isaac McGary was a candidate for the Legislature on the Sam Houston ticket in 1858, but his opponent defeated him by the close margin of three votes, in the counties of Grimes, Madison, and Walker. He died in 1866.”

Austin McGary “spent his boyhood at Huntsville. Part of his early education was under three preachers of the Church of Christ-the brothers Benton, Thomas, and Basil Sweeney. McGary was also associated with the family of Joseph A. Clark, especially Addison and Randolph Clark, with whom he joined the Confederate Army. He served in the Huntsville Grays with Sam Houston, Jr. He was elected sheriff of Madison County in 1872 and served almost two terms before resigning to become conveying agent for the Texas State Penitentiary at Huntsville. In two years of conveying condemned prisoners and desperadoes, he never lost a man. As sheriff, McGary neither owned nor carried a gun. He had become a

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Christian years earlier and used instead what he claimed was the best two-barreled weapon: the Old Testament and the New Testament. By the time he became a member of the Church of Christ in 1881, he was thirty-five years old and had already lived a colorful life. He soon began preaching, and became a journalist. The character, Praxiteles Swan, in John W. Thomason's 'The Lone Star Preacher' (1941), is based on tales Thomason heard about Austin McGary."

"McGary became interested in religion, and, with a desire to know the truth, he decided to carefully investigate the evidences of Christianity. Carrying out this purpose, he began to study the arguments, pro and con, in the Campbell and Owen debate (Alexander Campbell-Robert Owen debate of 1829). While he was reading this book, he heard Harry Hamilton preach a series of sermons at Madisonville, Texas. Being convinced by what he read and heard that Jesus is the Christ, the Son of God, he was baptized by Brother Hamilton, December 24, 1881." Soon after he was baptized, he began to preach.

"McGary moved to Austin in 1883 and, prompted by what he saw and heard at a state meeting of representatives of the Church of Christ at Bryan in June 1884, established in September of that year the Firm Foundation, a weekly paper issued from Austin, Texas. In the first number he declared the paper's intent: 'to oppose everything in the work and worship of the church, for which there was not a command or an apostolic example or a necessary scriptural inference.' McGary wrote mostly on controversial issues in a style seldom equalled, and his influence became widespread among many preachers in the Churches of Christ. During this time the paper had a circulation of over 9,700 subscribers. He was the senior editor, and he also preached extensively in Texas, and made several tours into other States. His paper had a general circulation in all the States of the South, and many subscribers in other parts of the United States. In addition to his work as editor and preacher, he successfully managed some important business enterprises. After resigning the editorship of the Firm Foundation, McGary lived in California and then in Oregon before returning to live in Texas. Other later periodicals published by McGary included, The Lookout and The Open Arena."

McGary married Cyrene Narcissus Jenkins in 1866, and the couple had two children. Narcissus died in 1872, and in 1875 McGary married Lucie Kitrell, who bore him nine children. She was noted especially for the strength of her faith, the purity of her life, and the constancy and fervor of her zeal as a Christian. She encouraged her husband in every way she could to be a Christian and preach the gospel, and no sacrifice was too great, no burden too heavy, for her to assume cheerfully and gladly to help him in the work of the Lord. She died on June 1, 1897, and her dying request was that he devote his whole life to preaching the gospel.

After Lucie's death in 1897, McGary married Lillian Otey on June 26, 1898. She was from Huntsville, Texas, and McGary had known her since she was a child. He gained respect as a man of strong convictions and indomitable energy, and by perseverance had made his way through life against formidable obstacles. McGary retired from Heights Church of Christ in 1927, and he died on June 15, 1928, in Houston, and he was buried beside his mother in Huntsville."

After McGary retired from Heights Church of Christ, the church hired Ernest C. Coffman in January, 1927 to preach. Ernest Carroll Coffman was born in 1890 in Lawrence County, Tennessee. He married Ethel Jacynthia Holt, and they had a son, Ernest Carl Coffman, who was born in Houston on June 16, 1927. Another son, Herbert Lyle Coffman, was born in Houston on October 5, 1930. E. C. Coffman was a lecturer and debater, who in 1937, at Abilene Christian University, presented, "The Responsibility of the Local Congregation in Preaching the Gospel." He also presented there the "New Testament Church" lessons. During the next several years, other Churches of Christ were begun at West End in 1925; 26th and North Shepherd, now Shady Acres (black) in 1928; Crosby, Texas in 1928; Frazier Street, Conroe, Texas in 1930; Highlands, Texas in 1933; Humble Road in 1935; Stonewall and Waco

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(black) in 1938; West University in 1939; Shaw Street (now Watters Road), Pasadena, Texas in 1941; Columbus, Texas in 1942; Crowville, Louisiana in 1948; and Bammel Road, Houston, Texas in 1972. The Bammel church is now the largest Church of Christ in Houston. Mission points as well have been supported in most of the New England states. Foreign missions included ones in France, Mexico as well as Eastern European Missions in Vienna, Austria and Manila, Philippines. In addition, several children homes are supported too. E. C. Coffman left Heights Church of Christ, like several other preachers before him, to take up the ministry at a new congregation, West University Church of Christ, located at 3407 Bissonnet Street, Houston, Texas, which first met in January, 1939.

The preacher who followed Coffman at Heights Church of Christ was Perry Davis (P. D.) Wilmeth. Wilmeth, who was born in Fort Sumner, De Baca County, New Mexico, on May 17, 1907, was a son of Lawrence J. and Minnie A. Wilmeth. P. D. Wilmeth had a very early and intense exposure to the Church of Christ faith. The Wilmeth family first came to Texas as early as 1845. His grandfather, Andrew Jackson Wilmeth (1845-1912), was a brother of Collin McKinney Wilmeth, who established the first Church of Christ in McKinney, Texas (Ancestry.com - Wilmeth family). According to a family genealogist on the GenForum website, Perry Davis Wilmeth married Pauline May Goodrum, who was born in Weldon, Houston County, Texas in 1912. They had at least two children: Elizabeth Ann, born in 1935 and Don Burton Wilmeth, born in 1939. P. D. Wilmeth had graduated in 1931 from Abilene Christian College, Abilene, Texas and had served the Manhattan Church of Christ at 48 East 80th Street, New York, as their interim preacher. Eventually he came to Heights Church of Christ in 1939 where he would serve until 1941. Wilmeth left Heights Church of Christ and become the preacher in Corsicana, Texas. Wilmeth later became very active in lecturing, radio broadcasting and also authored several books, including: "A Father Talks to Teenagers about Their Problems;" "A Square Look at War;" "The Christian Home;" and "Love, Courtship and Marriage." P. D. Wilmeth died in Dallas, Texas on May 19, 1987.

By 1942, the Heights Church of Christ congregation had purchased the home at 1548 Heights Boulevard to use as a church parsonage. Listed there at that address in the 1943 Houston City Directory was Rev. Jack Meyer and his wife, Mary E. Meyer. The home was eventually demolished, and the site today is used as a parking lot for the church. However, Houston Heights Church of Christ now uses the address of 1548 Heights as the address for the church, even though it is setback some distance from Heights Boulevard. Meyer, who followed Wilmeth as preacher of Heights Church of Christ, served until 1948. The list of preachers after Meyer included: Anthony E. Emmons (1949); A. Chester Grimes (1950-1962); Alstone Tabor (1963-1969); Joe Glenn (1970-1972); Howard Mahle (1973-1981); Kenneth Espinwall (1981-1982); Bill Clayton ((1983-1985); and Charles Sheppard (1985 – 1990), who compiled a history of the church for the 75th anniversary. On April 1, 1990 that occasion was highlighted with the dedication of a Recorded Texas Historic Landmark subject marker, which now stands at the northwest corner of the building, and reads:

"Heights Church of Christ - Founded in 1915, this was the second Church of Christ congregation established in Houston. G. A. Dunn served as minister when the congregation built its first place of worship in 1916. In 1924 noted Houston architect Alfred C. Finn was hired to design a new church structure in the Renaissance Revival style with Georgian Revival influences. A significant element in the Houston Heights neighborhood, the church has established new congregations throughout the Houston area and has been involved in foreign missionary endeavors, as well."

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The current minister is Dr. Lynn Mitchell, who has been a teacher, preacher, and professor for more than 50 years. He presently teaches at the University of Houston, where he is the Resident Scholar of Religion, Professor of Religious Studies, and Director of the Religious Studies Program.

Alfred C. Finn, architect

According to the Handbook of Texas, "Alfred Charles Finn, architect of Heights Church of Christ, was born in Bellville, Texas, on July 2, 1883, the son of Edwin E. and Bertha (Rogge) Finn. He grew up in Hempstead, where he attended public schools. In 1900 he moved to Houston and worked for the Southern Pacific Railroad as a carpenter, then as a draftsman. Between 1904 and 1913 Finn was employed by the architects, Sanguinet and Staats, first in Dallas (1904-07), then in the firm's head office in Fort Worth (1907-12), and finally in its Houston office (1912-13). Finn began independent practice in Houston in 1913. His first job was to supervise construction of the Rice Hotel (City of Houston Landmark), designed by the St. Louis architects Mauran, Russell, and Crowell for the Houston entrepreneur, Jesse H. Jones. This began his life-long association with Jones, Houston's foremost real estate developer and builder. During the first years of his practice Finn designed a variety of building types. These included the ten-story Foster Building (1914), for newspaper publisher Marcellus E. Foster, and the adjoining Rusk Building (1916), for Jesse Jones; large houses for Sid Westheimer (1920) and Walter W. Fondren (1923) in Montrose, Earl K. Wharton in Shadyside (1920), and Sarah Brashear Jones in Courtlandt Place (1921) (N.R.; contributing to City of Houston Courtlandt Place Historic District); the Humble Oil and Refining Company's first retail service station (1918, demolished); the Melba Theater in Dallas (with W. Scott Dunne, 1921, demolished) for Jesse H. Jones and John T. Jones, and buildings in Shreveport, Wharton, Bellville, and Sealy. By the mid-1920s Finn had become Houston's leading commercial architect, producing skyscraper office buildings, hotels, retail stores, and theaters in the downtown business district. For Jones he designed a seventeen-story addition to the Rice Hotel (1926), the sixteen-story Lamar Hotel and adjoining Metropolitan Theater (1926; demolished), the Loew's State Theater (1927; demolished), and the tallest building constructed in Texas in the 1920s, the thirty-seven-story Gulf Building (City of Houston Landmark) (1929, with Kenneth Franzheim and J. E. R. Carpenter). Finn's office produced the eleven-story Kirby Building (1927) for John H. Kirby; large houses for William L. Moody III in Galveston (1927) and Ross S. Sterling at Bay Ridge (1928), and such institutional buildings as the Houston Light Guard Armory (City of Houston Protected Landmark) (1925), the Pilgrim Building (c. 1928, demolished), and St. Paul's Methodist Church (1930). His firm collaborated with the Fort Worth architect, Wyatt C. Hedrick on the Worth Hotel and Worth Theater (1928), the eighteen-story Electric Building and Hollywood Theater (1929), and the nineteen-story Fair Building (1930) in downtown Fort Worth. Finn's office designed major buildings in Galveston and Brenham. During the early years of the Great Depression, Finn was able to secure such substantial commissions as the Forest Hill Abbey mausoleum in Kansas City, Missouri, (1931) and the fifteen-story Peoples National Bank Building in Tyler (1932).

Coinciding with Jesse Jones's move from business into government in the 1930s, Finn obtained some of the most prominent publicly financed building commissions in Texas. Under the auspices of the Public Works Administration, his office designed the Sam Houston Coliseum and Music Hall (1937; demolished), the twelve-story Jefferson Davis Hospital (1937, demolished; with Joseph Finger), the United States Post Office, Courthouse, and Customhouse in Galveston (1937, with Andrew Fraser), a twelve-building dormitory complex at Texas A&M College (1940), and the 570-foot tall San Jacinto Monument (1939). He was appointed to the board of Reconstruction Finance Corporation and went on to serve as FRA's secretary of commerce from 1940 to 1945. Subsequently, Finn became an architectural supervisor for the Federal Housing Administration. During World War II Finn designed

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the 1,000-bed, 37-building U.S. Naval Hospital complex in Houston (1945, subsequently the Veterans Administration Hospital, demolished). Finn's office participated in the postwar building boom that occurred in Houston, designing the twenty-four-story City National Bank Building (City of Houston Landmark) for Judge James A. Elkins (1947), the Ezekiel W. Cullen Building at the University of Houston (1950), the downtown specialty store of Sakowitz Brothers (1951), and the suburban headquarters building of the Great Southern Life Insurance Company (1952). Finn also produced plans for the ten-story First National Bank Building in Longview (1956). Finn designed two hospitals in the Texas Medical Center, the Arabia Temple Crippled Children's Hospital (1952) and Ben Taub Hospital (1963, with H. E. Maddox and C. A. Johnson). Controversy in 1953 over an earlier version of what became Ben Taub Hospital led to serious financial reversals for Finn, after he was unable to collect fees for preparing a full set of construction documents. This was followed by a stroke he suffered in December 1953 that left him partially paralyzed. Finn maintained his practice but his participation in its day-to-day operations was limited. Finn died in Houston on June 26, 1964, and is buried in Forest Park Cemetery. His papers are deposited at the Houston Metropolitan Research Center, Julia Ideson Library.

Finn's architecture was stylistically conservative. It was abreast of current trends, but never at the forefront. After the late 1910s Finn seems to have delegated design responsibility to his associates, notably H. Jordan MacKenzie, who had a significant independent career in New Orleans between 1904 and 1916. MacKenzie worked with Finn between 1920 and 1940. Victor E. Johnson, who was with Finn between 1928 and 1952, also did design work, as did Robert C. Smallwood, who was in the office between 1923 and 1928. Other longtime associates were Milton R. Scholl, J. Russ Baty, and Ernest L. Shult. Finn's eldest son, Alfred C. Finn, Jr., joined the firm in 1934. Finn served twice as a trustee of the Houston Independent School District. He was also a member of the first City of Houston Planning Commission. Finn belonged to the Gray Lodge No. 329, the York and Scottish Rite bodies, the Arabia Temple Shrine, the Rotary Club, and the Houston Club. He joined the American Institute of Architects in 1920 and was elected to fellowship in the institute in 1949. Finn was a member of St. Paul's Methodist Church. In 1909 he married Mary Elizabeth Riley. They were the parents of two sons.

Known as the "Builder of Houston," Alfred C. Finn mostly designed large, commercial projects. But he also designed many large and significant houses in Houston, including the one he designed in 1918 for Emerson F. Woodward at 1605 Heights Boulevard. Finn also designed the distinctive, large automobile garage with servants' quarters above that is still located at the rear of the house. At the time Emerson's home was constructed, Heights Boulevard was known simply as "Boulevard." After the City of Houston annexed Houston Heights in 1918, the name of the thoroughfare was changed to Houston Heights Boulevard. Today, it is known as Heights Boulevard, whose 60-wide, green esplanade and grand thoroughfare, modeled after Commonwealth Boulevard in Boston, is listed in the National Register of Historic Places, and as contributing to the Houston Heights Historic District East of the City of Houston.

Emerson and Bessie Woodward

Emerson F. Woodward, who was also the major benefactor for the construction of Houston Heights Church of Christ in 1924, had chosen Finn as the architect, since Finn had designed his personal home. Local Heights lore also relates that Mr. Finn occasionally stayed overnight at Woodward's home periodically to supervise the construction of Heights Church of Christ, located just a block away.

According to Wikipedia, "Emerson Francis Woodward was born on February 23, 1879 at Podunk (about 70 miles southwest of Syracuse), New York to William W. and Ida May LaGrange Woodward. Because his father made his living in the oil business in its earliest days at Titusville, Pennsylvania, Emerson wanted to follow in his footsteps. After receiving an early education in the Goodwill Hill public schools

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in Pennsylvania, Woodward, at the age of eleven, went to work in the oil fields, and before the end of his career, he would be affiliated with the industry in various states, including Oklahoma, Pennsylvania, Ohio, Arkansas, Louisiana, and Texas. Emerson married Bessie McGary in 1901 at Woodsfield, Monroe County, Ohio.

The Producers Oil Company employed Emerson Woodward for eleven years, and during this stretch, he met his lifelong associate, Thomas Peter Lee, who worked for the same firm. Woodward advanced quickly within the organization and received a promotion to assistant superintendent of its southern division, which encompassed the area from New Orleans to El Paso. Lee also became friends with J. S. Cullinan, and the two, along with Emerson F. Woodward, Will C. Hogg, and James L. Autry, joined in 1913 to form the Farmers Petroleum Company, of which Lee became superintendent and then president.

In 1916 Lee, along with Cullinan, Woodward, and other associates, organized the American Republics Corporation of which Lee became President. That same year, Lee purchased the Link House at 3800 Montrose Boulevard (City of Houston Landmark). Realizing it to be too small in 1922, Lee hired Alfred C. Finn to enlarge the Link-Lee House for his huge family, consisting of six daughters. Finn most likely had been recommended for the job by his friend, E. F. Emerson, for whom Finn had designed his house.

The American Republics Corporation, founded by Lee and Emerson, would later control twenty-one subsidiaries involved in all facets of the oil industry: prospecting, production, refining, and transportation, as well as manufacturing ships, tank cars, and oil tools. E. F. Woodward, according to the 1919 Houston City Directory, was President of Federal Petroleum Company also. He was Vice-President of Republic Production Company, both companies having offices in the Carter Building on Main Street (City of Houston Landmark). While serving on the board of directors, Lee also held the position of vice president in charge of production for the American Republics Corporation. But things would eventually sour between Lee and Cullinan, and several years later, they headed opposing forces bitterly engaged in a stock war for control of the corporation. Cullinan not only defeated Lee in the struggle, but he put his own son Craig into Lee's position as vice president. More than he could bear, Lee resigned and began a lucrative career in the investment field.

At the suggestion of Lee's older brother, William Ellsworth "Bill" Lee, T. P. Lee agreed to meet with a young wildcatter named, Miles Franklin Yount, at the time a resident of Sour Lake, Texas, and afterward, T. P. Lee invested \$25,000 in the new enterprise that became the Yount-Lee Oil Company, one of the most successful independent oil producers of its day. Yount-Lee went on to drill numerous deep-flank oil wells in both East Texas and Louisiana, and was responsible for the Second Spindletop boom begun at Beaumont, Texas on November 14, 1925. With the formation of the Yount-Lee Oil Company, E. F. Woodward eventually became one of the largest stockholders.

After the Yount-Lee sale to Wright Morrow, Woodward announced, "Well, I sold the last of my oil interests today (in Yount-Lee). I've got nothing to do but fool with horses." Emerson kept his word, retired from the oil business, and he spent much of his time occupied with the sport of the kings at his ranch.

In 1922 Woodward established what is claimed to be a world's record for trapshooting double targets during the Mississippi State Tournament. Emerson Woodward in January 1924 advanced \$28,000 to build the Houston Gun Club on Westheimer Road, of which he was the founder. He actively participated in his favorite hobby of trapshooting too in the company of friends, such as Hank A. Hausmann of LaGrange, Texas and Forest McNeir, a fellow Houstonian. He was a member of the Texas Trapshooters Association – winning the Texas singles All-American championship in 1925 – 1931 and 1933. He captured the Texas State 16-yard title six times, smashing perfect 200s to win in 1931 and 1939, and in

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1941 and 1942, he tied for the crown, but forfeited in favor of younger shooters. He also was the state's 1931 doubles champion, and he won seven all-around titles from 1924 to 1932. Emerson used an L C. Smith Premier and Deluxe shotgun, which was an American classic and is unquestionably "one of the finest shotguns ever made."

His expert marksmanship earned for him places in the National Trapshooting Hall of Fame, which inducted him on August 24, 1973, and in the Texas Trapshooters Association Hall of Fame, which reciprocated in 1983. One of his records "in 1933 ... set a yearly ATA (American Trapshooters Association) 16-yard average record of .9950 that was not broken or tied until 1965, some thirty-two years later – thus he was also inducted into the ATA Hall of Fame as well.

During the late 1930s and early 1940s, Emerson focused on his ranch, Valdina Farms, which spanned 18,127 acres. The ranch was located in both Uvalde and Medina Counties in Texas, hence the name Valdina, where Emerson raised, trained, and sent his horses, such as Valdina Myth, Valdina Orphan, and Rounder, to racetracks all over the country. He had his own training barns, stables, stud paddock, jockeys and trainers. In fact he engaged his old friend, Alfred C. Finn, to design a stable at the ranch (Finn Collection No. 450 – dated July 14, 1937-March 8, 1938 – consisting of fifteen sheets of tracings and blueprints). Woodward made a big splash on the racing scene, "sending more horses to the track than any other man during that time period." Emerson's horse racing entries competed head to head with some of the best the racing world had to offer. Valdina Myth finished first at the 1941 running at Kentucky Oaks; Valdina Orphan, with jockey Carroll Bierman aboard, ran third at the 1942 Kentucky Derby; and Rounder "became the only horse to ever outrun 1941 Triple Crown winner and Horse of the Year, Whirlaway, in wire-to-wire fashion." For his contributions to the industry, the Texas Horse Racing Hall of Fame inducted Woodward as a member in 2001.

As late as the 1926 Houston City Directory, Emerson was still listed as President of Republic Production Company, including the listing as Vice President of Texas Sporting Goods Company, Inc., located at 1301-7 Second National Bank building, 807-09 Fannin Street. Emerson and his wife not only spent their vast wealth on horses and other sport, but were well recognized for their philanthropic accomplishments beyond the substantial construction costs that they donated for the building of the Houston Heights Church of Christ. According to Jack Meyer, their pastor at the Heights Church of Christ in Houston, "They financed an orphanage in Hope, Arkansas ..., built the Church of Christ at College Station, contributed heavily to the Boles Orphans home at Quinlan, Texas. They also sent many girls through the Abilene Christian College, paying all their expenses." The Church of Christ in Texas had been supportive for many years of the indigent and needy. Belle Haven was the first home for orphans supported by the Churches of Christ in the West. Mrs. Jennie Clarke established this pioneer benevolent institution in her home at Luling, Texas in May 1898, and she was the director until her death in 1929. After that time, the home was dissolved in July 1930, but not before fostering a home at Canadian, Texas (now Tipton Home, Tipton, Oklahoma) and Boles Home at Quinlan. Current homes include Boles Home, Cherokee Children's Home (Cherokee), Gunter Home for the Aged (Gunter), the Christian Care Center (Mesquite), and Medina Children's Home (Medina).

Unfortunately, an automobile driven by Woodward collided into the side of a train at a grade crossing near D'Hanis, Texas, close to the ranch, near Hondo in Medina County, and the accident claimed both his life and that of his wife, the only other passenger in the vehicle. Bessie McGary Woodward died of injuries on May 22, 1943, and Emerson followed her in death, at the age of sixty-four, two days later while a patient at the Medina Hospital in Hondo. A double funeral was held in Houston at Heights Church of Christ, officiated by Rev. Jack Meyer. The Emersons were entombed in a mausoleum at the city's Forest Park Cemetery.

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The Emersons had only one son, Harley Emerson Woodward, who was born in 1903 in Ohio. He was listed as living with his parents in the 1919 Houston City Directory, and his occupation was listed as driller -- thus he worked in the oil business like his father. Harley E. Woodward eventually married Grace Junnetta Logan in Harris County, Texas, and they continued to live with the Emersons at 1605 Heights Boulevard. The younger Emersons had a son, Robert Royce Woodward, who was born on July 13, 1927. Harley E. Woodward and his cousin, Edward Martin, died in a plane crash in 1936 near Mena, Arkansas. Woodward had just purchased the plane in Ohio and was flying back to Houston when it crashed. Although their only child and heir had preceded them in death, Emerson F. Woodward and his wife, left a vital legacy as evidenced today by the congregation, as well as by the historic Houston Heights Church of Christ building.

Houston Heights Historic Churches

The Heights Church of Christ building is contributing to the Houston Heights Historic District East, which includes a majority of historically and architecturally significant sites. The historic district not only contains much historic residential architecture, but is also remarkable for its concentration of significant church buildings located within the historic district, unmatched by any other neighborhood in Houston. 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.

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), Assembly of God, and Presbyterian. Many historic sanctuary buildings still survive within the district, although some have been adapted to residential or office uses, such as the Second Church of Christ, Scientist (1922) at 1402 Harvard Street (residence), the Assembly of God (1927) at 1408 Allston (office), and the Reorganized Church of Jesus Christ of Latter Day Saints (1930, demolished; Educational Hall) at 945 Oxford (residence).

The most significant religious buildings located within the Houston Heights Historic District East, in addition to Heights Church of Christ, are: 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); 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., and utilized today by Opera in the Heights) as well as the newer Heights Christian Church at 1745 Heights Boulevard (1965; Neo-Gothic style); Assembly of God (1927; Gable front building); Heights Methodist Episcopal Church, South, renamed Grace United Methodist Church in 1950, 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 (1926; 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 facing Yale at 13th (demolished 1970); and lastly, St. Andrew's Episcopal Church at 1819 Heights Boulevard (1947; Gothic Revival style).

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

The original, raised two-story brick church building and its interior have changed little from its original construction in 1924. The building, which fronts on a residential street, features an original, one-story porte-cochere which shades the original, main entry doors facing E. 16th Street at Harvard Street. The

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porte-cochere features a balcony above, which is skirted by a decorative, iron balustrade. The western elevation, adjacent to the parking lot, features a colonnaded veranda which also features a balcony above, which is skirted by the same iron balustrade. The most striking features of the building are the numerous two-story high, multi-light windows with arched tops, pierced in the center by a decorative keystone. The center window lights of these tall windows consist of stained glass panes, while the outer lights around the edges feature frosted, patterned glass panes. Each one of the tall, multi-light windows is separated by a round modillion. The magnificent auditorium, which seats 650 people, remains original, including the custom-made pews which were imported from Germany. Other elements which are original and have been maintained or restored are the stained glass windows and beautiful woodwork. Other elements of the building include the semi-circular rostrum area, featuring ornate Neo-classical columns, capped by elaborately carved capitals, located on either side of the baptistery. The large interior balcony is accessed by several adjacent classrooms. The original boiler and extensive system of steamed heated radiators still functions as heat for the building. Also, the original ceiling fans are still functioning. A hydraulic elevator was installed shortly after the construction of the building to assist member access (which is reported to be the first elevator of its kind in the Southwest). Central air-conditioning was installed at that time too. In 1957, a large, compatible one-story educational wing was added to the south side of the building, which includes church offices, library and conference room. The building features a full basement, partially above ground, where are housed several classrooms, kitchen, and large area for fellowship. This area was remodeled in 1989.

According to Stephen Fox, who authored the Houston AIA guide, "Rejecting conventional religious imagery, Finn detailed this small but imposing box-like church with an extremely reduced neo-Georgian vocabulary. The location of the nave atop a raised basement was characteristic of Protestant churches in the 1910s and '20s, as can be seen time and again in the Heights."

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Wilmeth Family, GenForum website, Kendon L. Clark; Ancestry.com.

The information and sources provided by the applicant 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 FOR PROTECTED LANDMARK DESIGNATION:

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

S	NA	S - satisfies	NA - not applicable
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Meets at least three of the following (Sec. 33-229(a)(1):

- ☒ ☐ (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 (Sec. 33-224(a)(1);
- ☐ ☒ (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 (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).

AND

- ☐ ☒ (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).

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OR

- ☐ ☒ The property was constructed before 1905 (Sec. 33-229(a)(2);

OR

- ☐ ☒ The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3);

OR

- ☒ ☐ The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4).

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Heights Church of Christ Building at 1548 Heights Boulevard.

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SITE LOCATION MAP
HEIGHTS CHURCH OF CHRIST BUILDING
1548 HEIGHTS BOULEVARD
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: 07/22/08
Accepted By: PDG 22

HPO File Number: 08-PL66

≡ APPLICANT INFORMATION

Legal Owner's Name of Site (Please print) MAGNIFICAT HOUSE, INC.	
Address P.O. 25415	
Houston Texas 77265	
City Houston	State TX
Zip Code 77265	Day Phone (713) 520-0461
	Fax Phone same
Signature <i>[Signature]</i>	Date 7/17/08

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

*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 3307 AUSTIN STREET
General description HOUSTON TX 77004
NEOCLASSICAL RESIDENCE

Tax account number 01918300000008
Subdivision CEDAR LAWN
Lot LT9 1/2 TRS 8 1/2
Block 10

≡ 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:
 - 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.
 - Statement/description regarding current physical condition and information/dates of previous alterations and renovations since the original nomination(s) was (were) written

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Richardson House
OWNER: Magnificat Houses, Inc.
APPLICANT: Same as Owner
LOCATION: 3307 Austin Street
30-DAY HEARING NOTICE: N/A

AGENDA ITEM: VII
HPO FILE NO: 08PL66
DATE ACCEPTED: Jul-22-08
HAHC HEARING DATE: Aug-13-08
PC HEARING DATE: Aug-28-08

SITE INFORMATION:

Lot 9 and parts of Lots 8 and 10, Cedar Lawn Addition, northwest half of Holman Lot #39, City of Houston, Harris County, Texas. The site is located in the middle of the Cedar Lawn subdivision and fronts Austin Streets between Stuart and Francis Streets.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation.

HISTORY AND SIGNIFICANCE SUMMARY:

Richardson House was the home of many prosperous Houston citizens and their families at its original location on Block 1, Lot 40 of the James S. Holman Survey of the City of Houston. Over its first 25 years, the house's occupants reflected the evolution of Houston's economy, which was first built upon the cotton trade and land development. Edward R. Richardson, a real estate dealer and cotton broker, constructed and first occupied the house. Richardson House was later the residence of Congressman Joe Henry Eagle, who helped secure funding to improve the Houston Ship Channel. As timber eclipsed cotton as Houston's primary export product, the Roderick MacDonald family, with multiple interests in timberlands and real estate, lived there.

After its relocation across Austin Street in 1926, to make room for the construction of the First Evangelical Lutheran Church, Richardson House was for 40 years the home of the Stiles family, who had lived on that block of Austin Street, on and off, since the Cedar Lawn Addition was originally subdivided in 1890. Magnificat Houses, Inc. purchased the house in 1971, and today it serves as a clubhouse for residents in their social services programs.

In 2001, Richardson House was determined by the Texas Historical Commission to be eligible for listing in the National Register of Historic Places under the Criterion C, Local Significance in Architecture. The building also meets Criteria 1, 4, and 5 for Landmark and Protected Landmark designation.

HISTORY AND SIGNIFICANCE:

Richardson House was originally built on Lot 40 of the survey of the City of Houston, Texas. Lot 40 lies partially in the James S. Holman Survey and mostly in the Obedience Smith Survey,¹ although deed records associated with the property consistently refer to the much larger Holman Survey and omit any reference to Smith.

Lot 40 was one of many 10-acre lots outlying Houston's downtown in the mid-1800s. Bounded by Holman Avenue, Austin Street, Elgin Street, and San Jacinto Street, Lot 40 passed through the hands of James Holman, Moseley Baker, and one-term Houston Mayor Alexander J. Burke. Publisher of the

¹ Harris County Deed Records, Vol. J, pages 389.

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Houston Telegraph newspaper Edward H. Cushing built his house and gardens, called “Bohemia,” on the entire lot sometime after purchasing the property from Burke in 1862². The home was said to have been one of the first in Houston to feature elements of the Victorian style, and Cushing’s flower and vegetable gardens were extensive.³ After Cushing’s death in 1879 and that of his wife Matilda in 1881, their children likely inherited the property; their oldest surviving son, railroad manager Edward Benjamin Cushing sold Lot 40 on behalf of his younger brother, Alfred Barnes Cushing, in 1901 to Edward R. Richardson and F. B. West.⁴

Edward Randolph Richardson was the younger brother of Emma Richardson Cherry, noted Houston artist and preservationist. These adult Richardson children, along with parents Perkins and Frances Richardson, had moved to Houston in the late 1800s. Edward R. was a real estate dealer who, along with F. B. West, in August 1901 subdivided Lot 40 into six blocks known as “Cushing Park.” Block 1 is bounded by Holman, Austin, Francis and Caroline Streets; Block 2 is bounded by Francis, Austin, Stuart, and Caroline; Block 3 is bounded by Stuart, Austin, Elgin, and Caroline; Block 4 is bounded by Holman, Caroline, Francis, and San Jacinto; Block 5 is bounded by Francis, Caroline, Stuart, and San Jacinto, and Block 6 is bounded by Stuart, Caroline, Elgin, and San Jacinto.⁵

Between 1901 and 1902, Richardson and West sold Blocks 2, 4, 5, and 6; Richardson retained Block 1 for himself, buying out West’s interest in the property in 1902.⁶ Richardson in 1903 built a large Neoclassical house on Block 1, and he and his family lived there briefly before moving to Bexar County sometime after April 1904.⁷

Richardson House was, according to architectural historian Stephen Fox, “one of the first of its type to be built in Houston” and “unusual among so-called Colonial Revival houses locally because of the extent to which it replicated 18th-century architectural features, such as the pedimented ground floor windows and the corner pilasters.”⁸ This residence is one of the finest examples of Neoclassical architecture remaining in Houston, and it embodies a period in the city’s history when the Midtown area was occupied by prosperous citizens whose business enterprises reflected the many facets of Houston’s economy -- cotton shipping and processing, real estate development, the lumber trade, printing and publishing -- as well as civic involvement.

Richardson sold the property to Wadsworth Leeper in April 1904,⁹ and Leeper only a few months later conveyed it to Joe Henry Eagle¹⁰, then a Houston attorney about to launch a political career during which he would appropriate \$4,000,000 for improvements to the Houston Ship Channel and establish Ellington Air Force Base. Eagle sold Richardson House in 1908, three years prior to his first term in Congress.¹¹ The property was purchased by Houston lumberman Roderick MacDonald,¹² whose family

² Harris County Deed Records, no deed number, Vol. Z, page 76.

³ Dorothy Knox Howe Houghton, Barrie M. Scardino, Sadie Gwin Blackburn, and Katherine S. Howe. *Houston’s Forgotten Heritage: Landscapes, Houses, Interiors, 1824-1914*, (College Station, TX: Texas A&M University Press), p. 121.

⁴ Harris County Deed Records, Deed No. 33603, Vol. 127, page 516.

⁵ Harris County Map Records, Vol. 1, page 30.

⁶ Harris County Deed Records, Deed No. 38801, Vol. 133, page 362-363.

⁷ Although a city survey of historic properties speculates that Richardson might have died “soon after the house was completed,” and that inaccuracy has been reported in other publications, Richardson continued to buy and sell Houston real estate until at least 1910, and he appears on the 1920 Federal Census.

⁸ Stephen Fox, author; Nancy Hadley, ed. *Houston Architectural Guide: American Institute of Architects Houston* (Houston: Herring Press), 1990, p. 79.

⁹ Harris County Deed Records, Deed No. 56906, Vol. 163, page 177-178.

¹⁰ Harris County Deed Records, Deed No. 60087, Vol. 168, page 140-141.

¹¹ *Handbook of Texas Online*, s.v. “Eagle, Joe Henry,” <http://www.tsha.utexas.edu/handbook/online/articles/EE/fea1.html>. Accessed July 15, 2008.

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lived in the home until 1926, when it was moved from Lot 40 to make way for the construction of the First German Evangelical Lutheran Church.¹³

The house was oriented to face Austin Street, on Lot 9 and parts of Lots 8 and 10 of the Cedar Lawn Addition, which had been platted in 1890 by Mark Weiss.¹⁴ Part of Lot 39 of the Holman Survey, Cedar Lawn made up the five-acre, northwestern half of Lot 39 and was divided into 34 lots with a 20-foot alley separating the lots fronting Austin Street from those fronting La Branch Street.

Richardson House became 3307 Austin Street, replacing the house that previously stood at 3313 Austin. The parcel of land to which it was moved (Lots 8, 9, and 10) had been purchased two years earlier by sisters Gertrude W. (Stiles) Garvin and Lauretta A. Stiles.¹⁵ Their mother, Kate Stiles, had purchased Lots 11 and 12 from Mark Weiss in 1890¹⁶ and the southern nine feet of Lot 10 in 1892,¹⁷ and the Stiles family had lived at that address (3317 Austin) from 1890 until 1903, and again from 1917 to 1920. Michael Dillon Stiles had moved back to 3313 Austin by 1925; after that house was demolished to make room for the relocation of Richardson House, M. D. Stiles and his wife moved several doors down to 3319 Austin for a few years, eventually moving back to 3317, where they resided through the 1930s.¹⁸

Kate Stiles and her husband Louis had purchased 1500 acres of ranch land in the Hurzar Survey in 1874 and, at the same time, a house “in town” (Block 6 of Lot 186). Louis and Kate each bought and sold property in Houston on a regular and frequent basis. By the 1890s, they were raising their family on Austin Street.¹⁹ Louis Stiles died on October 22, 1925, at the age of 80, not long before Kate and her daughters bought and moved into Richardson House.

Both Gertrude and Lauretta Stiles worked for the Lone Star Oil Company as bookkeepers; Gertrude married Lone Star Oil manager David M. Garvin around 1905 and subsequently moved to La Porte, Texas, where they remained until David’s death around 1918.²⁰ Neither she nor Lauretta had any children.²¹

Kate Stiles, Gertrude Garvin, and Lauretta Stiles all lived in Richardson House for the remainder of their lives. Kate died in the early 1940s, Gertrude in 1954, and Lauretta in 1958, with each woman passing the property to the next in line. After Lauretta’s estate, administered by her niece, Mary Spencer Livingston, was settled in 1963, Livingston sold the property to Wesley W. Whitcomb.²² Whitcomb immediately contracted with the T. J. Bettes Company to “redecorate and remodel residence and office”²³ (probably the one-story addition to the rear of the home, which had from time to time been rented out). Whitcomb seems to have had financial difficulties, repeatedly “extending, renewing, and rearranging” his debt to Livingston²⁴ until, on July 6, 1971, Magnificat Houses, Inc. assumed payments

¹² Harris County Deed Records, Deed No. 47183, Vol. 228, page 460.

¹³ Harris County Deed Records, Deed No. 235336, Vol. 656, pages 293-295.

¹⁴ Harris County Deed Records, Deed No. 20599, Vol. 49, page 529.

¹⁵ Harris County Deed Records, Deed No. 187371, Vol. 611, page 568.

¹⁶ Harris County Deed Records, Deed No. 29668, Vol. 63, page 375.

¹⁷ Harris County Deed Records, Deed No. 21799, Vol. 52, pages 625-626.

¹⁸ Houston City Directories, 1890-1932.

¹⁹ Harris County Deed Records index 1836-1903.

²⁰ Houston City Directories, 1902-1918.

²¹ Heirship Affidavit, Harris County Deed Records, film code No. 074-87-2112, 074-87-2113.

²² Harris County Clerk Records, film codes 085-08-0623 and 085-08-0626; Harris County Mortgage Records, Vol. 4358, page 465.

²³ Harris County Clerk Records, film codes 086-06-0617 and 086-06-0618.

²⁴ Harris County Mortgage Records, Vol. 6334, pages 575-576; Vol. 7445, page 418.

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on Whitcomb's most recent promissory note.²⁵ The organization paid its obligation in full and received a quit claim deed on March 22, 1984;²⁶ it retains ownership of the property today.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

Richardson House is located in the Midtown area just west of downtown Houston, on the south side of Buffalo Bayou. Originally sited on Block 1 of the six-block parcel known as "Cushing Park" (Lot 40 of the James S. Holman Survey, bounded by Holman, Austin, Francis, and Caroline Streets), the house faced southwest and was accessed by curved sidewalks leading to the front entry as well as to doorways on either side of the house.²⁷ Richardson House now faces northwest, fronting Austin Street, as part of Cedar Lawn Addition (the northwest half of Lot 39).

Although no builder or architect is explicitly identified with this house, Edward Richardson's father, Perkins Richardson, was an experienced architect and builder, and it is likely that Perkins designed and oversaw the construction of Richardson House.

Perkins Richardson was born in Watertown, New York, on November 19, 1832. His father, Anar (Anor) Richardson was a carpenter and joiner. In 1845, the family moved west to Aurora, Illinois, where Perkins learned the building trade; he received his first contract, to build a stone house for an H. White in Sugar Grove, when he was 21, and went into business for himself at the age of 23. According to a local history book written in 1878, while in Aurora, Perkins Richardson "built many handsome and beautiful buildings, but it would be a useless task to mention them all; the first public building was the City Hall, and stands to-day as a monument of his skill as an architect and builder; the most substantial blocks of West Aurora were built by him." Perkins and his younger brother Russell worked as partners in construction and later briefly went into business with a sash, door, and blind factory in nearby Montgomery, Illinois, in 1869, but it was financially unsuccessful and the brothers parted ways professionally in 1874.²⁸ Perkins Richardson, his wife Frances, and his children (Emma, Edward, James, and Ruth) relocated to Crete, Saline County, Nebraska, in about 1879 and are enumerated there on the 1880 Federal Census. Emma later taught art at the University of Nebraska at Lincoln before studying art in Paris, France.²⁹

The Richardsons' oldest child, Emma Richardson Cherry, and her husband Dillon B. Cherry, had relocated to Houston from Denver in 1892 or 1893,³⁰ and Perkins, Frances, and Ruth apparently moved to Houston with Edward and Belle Richardson around the same time. Perkins first appears in the 1894-1895 Houston City Directory, where he is listed as an "architect, builder" and Edward as a real estate dealer; the family (Perkins and Frances, Edward and Belle, and Ruth) lived at 710 Hadley at the corner of Louisiana Street. The following year, Perkins retired; he and Frances bought a home at 2609 Main Street (Lot 8, Block 6 of the Texas Savings and Real Estate Investment Association Addition)³¹ from Edward, where the entire family resided for several years. (By then, Ruth Richardson had become the society editor of the *Houston Post*.) In 1904, only a year after Richardson House was built, Edward and Belle moved to Bexar County, Texas, and Perkins and Frances moved into the home of Emma and

²⁵ Harris County Mortgage Records, Vol. 8495, page 339.

²⁶ Harris County Clerk Records, film code 096-91-0535.

²⁷ Houghton, et al. *Houston's Forgotten Heritage*, 167.

²⁸ *The Past and Present of Kane County, Illinois* (Chicago: William Le Baron Jr. & Co.), 1878, p. 788-789.

²⁹ *Handbook of Texas Online*, s.v., "Cherry, Emma Richardson," <http://www.tshaonline.org/handbook/online/articles/CC/fch24.html> (accessed July 13, 2008).

³⁰ *Ibid.*

³¹ Harris County Deed Records, Deed No. 11116, Vol. 96, page 14.

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Dillon Cherry, at the northwest corner of Fargo, Hopkins, and Fairview. Perkins died on February 8, 1907, and Frances followed on November 26, 1907.

Today, Richardson House sits on a flat site at 3307 Austin Street, facing northwest, on Lot 9 and parts of Lots 8 and 10 of Cedar Lawn Addition subdivision. An enclosed garden known as Brennan Park extends southwest and encompasses Cedar Lawn Lots 11-17. A metal fence, erected in 1995, surrounds the entire property (house and park). A gate directly in front of the house's main entry provides access via a long tile and brick walkway and brick steps that ascend to the front porch.

The Richardson House is Neoclassical in style, with Adamesque details and elaborations. The foundation is brick, and the house is framed and sided in wood, painted a uniform white. The central portion of the roof is hipped, with a balustrade at the center of the roof. The front porch gable, rear wing roof, and side dormers project from the central roof profile.

The main façade, on the northwest side of the house, is highly symmetrical and is dominated by a full-height entry porch. The porch roof is supported by fluted wood columns with Ionic capitals. The pediment above the porch features dentils beneath its raking cornice and an oval, Adamesque window at its center.

At the center of the porch, the entry door is flanked by sidelights and topped by an elliptical fanlight with a pediment above – additional Adamesque details. At the center of the second story of the front façade, beneath the roof of the porch, an elliptical balcony with a low balustrade projects over the entrance. Palladian windows open onto this balcony.

On the first story of the front façade, flanking the entry door, diamond-paned French windows open onto the front porch. (The diamond-pattern of the glazing is unusual for a Neoclassical house, and would more typically be found on Tudor-style houses of the same period.) These windows, as well as the two additional sash windows at opposite sides of the front façade, are topped by dentiled, triangular pediments. The two sash windows on the first story and four on the second story have twelve-pane upper sashes and single-pane lower sashes. Pilasters at the corners of the front façade rise to a dentiled cornice that extends around the front porch as well as around the sides of the house.

The southwest façade of the house is dominated by a semi-circular bay with an open porch on the first story. Tiered, fluted columns with ionic capitals surround each story of the bay. Low balustrades curve around the porch and around the base of the second story. Two doors lead inside from the left side of the porch, and to the right of these doors is a series of three sixteen-paned windows. The second story, once also an open porch, is now enclosed by single pane windows that wrap around the perimeter of the bay. Beyond the flat roof of the bay is a dormer that rises above the main roofline. The dormer has a projecting, dentiled pediment above two windows, both now boarded over.

A brick chimney is located to the left of the porch bay, and between this chimney and the front corner of the house are two twelve-over-one sash windows, one on each story. To the right of the porch bay are two more twelve-over-one sash windows. Here the symmetry of the southwest façade ends: the house steps back twice to the rear and, as it steps back the second time, rises to three stories. On the second and third stories of the rear portion of the house, sash windows in a variety of sizes and shapes are found.

On the southeast corner, the form of the original house is obscured by a one-story addition. This addition features three pairs of French doors that open onto brick steps; the steps are partially covered by a roof that extends over the center set of doors and is supported by square columns.

The dominant feature of the Richardson House's northeast façade is a porte-cochere that extends from the center of the façade. The flat roof of the porte-cochere is supported by two fluted columns; both had ionic capitals, but the capital at the rear of the porte-cochere has been replaced with wood blocks. The columns rest on a brick base that rises to the same height as the brick stairs to the side entrance off the porte-cochere. The entrance features a door with diamond-paned glass, with diamond-paned sidelights. The porte-cochere is topped by a balustrade, and on the second story, a tripartite window overlooks the roof of the porte-cochere. Above the second story, another dormer mirrors the one on the southwest façade; it, too, has a projecting, dentiled pediment and boarded windows.

To the right of the porte-cochere on the northeast façade, two diamond-paned casement windows flank a brick chimney that is in line with the chimney on the southwest façade. Above the casement windows, on the second story, are two twelve-over-one sash windows.

To the left of the porte-cochere, towards the rear of the house, are several, asymmetrically arranged, nine-over-one sash windows. As on the opposite façade, the house steps back and rises to three stories, and on this section of the house there are a variety of window types and sizes, located irregularly.

At the northeast corner, the house is connected to a flat-roofed, two-bay garage built of rusticated concrete block. The one-story passage leading from the house to the garage is sided in wood, has a flat roof, and has two closely spaced, eight-over-one sash windows.

At the rear of the Richardson House, a fire escape, built of concrete with metal railings, climbs the full height of the house's three stories. Beneath the fire escape there is an additional, rear entrance to the house. Sash windows predominate on the rear façade and are arranged irregularly.

Richardson House today bears remarkable similarity to its appearance in pre-1926 historic photos. In its original location, all of the home's windows were flanked by working shutters, including full-length shutters on the two French windows to either side of the main entry. The other architectural details, with the exception of the additions made after the home was moved in 1926, appear to remain almost entirely intact more than 100 years after its construction.

BIBLIOGRAPHY:

This application was researched and written by Steph McDougal, principal, McDoux Preservation LLC, with the exception of the architectural description, which was prepared by Dana Serovy, Project Design Assistant, Main Street Program, Texas Historical Commission. Thomas McWhorter, Preservation Planner, City of Houston, supplied historical information about Richardson House, and biographical information about Perkins Richardson was provided by Jan Mangers, Director, Aurora Preservation Commission, Aurora, Illinois, and her staff.

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<http://www.tshaonline.org/handbook/online/articles/CC/fch24.html> (accessed July 13, 2008).

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<http://www.tsha.utexas.edu/handbook/online/articles/EE/fea1.html>. Accessed July 15, 2008.

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Houghton, Dorothy Knox Howe; Barrie M. Scardino; Sadie Gwin Blackburn; and Katherine S. Howe.
Houston's Forgotten Heritage: Landscapes, Houses, Interiors, 1824-1914, (College Station, TX:
Texas A&M University Press).

APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION:

The HAHC shall review each application for designation of a protected landmark that is included in an application for designation of a landmark at the same time and in the same manner as it reviews and considers the application for a landmark. The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

S NA

S - satisfies NA - not applicable

Meets at least three of the following (Sec. 33-229(a)(1):

- ☒ ☐ (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 (Sec. 33-224(a)(1);
- ☐ ☒ (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 (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).

AND

- ☐ ☒ (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).

OR

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- ☐ ☒ The property was constructed before 1905 (Sec. 33-229(a)(2);

OR

- ☐ ☒ The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3);

OR

- ☐ ☒ The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4).

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Richardson House at 3307 Austin Street.

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SITE LOCATION MAP
RICHARDSON HOUSE
ORIGINAL LOCATION: 1311 HOLMAN AVENUE
PRESENT LOCATION: 3307 AUSTIN STREET
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: 7/11/08 HPO File Number: 08-PL67
Accepted By: Courtney Spauldine

APPLICANT INFORMATION

Legal Owner's Name of Site (Please print) <u>Annie Parker / Kathy Hubbard</u>	
Address <u>P.O. Box 66513</u>	
City <u>Houston</u>	State <u>TX</u>
Zip Code <u>77266</u>	Day Phone
	Fax Phone
Signature <u>Annie D. Parker</u>	Date <u>7/10/08</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) (NOT subject to 90-day waiver* and subject to Demolition by Neglect Provision)
 ☐ Archaeological Site

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

SITE INFORMATION

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

Site Address <u>428 Westmoreland, 77006</u>
General description <u>1904 Colonial Revival Residence</u>

Tax account number <u>0370340000003</u>	
Subdivision <u>Westmoreland</u>	
Lot <u>32 TR 4A</u>	Block <u>6</u>

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.
 - B) Statement/description regarding current physical condition and information/dates of previous alterations and renovations since the original nomination(s) was (were) written

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PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Elbert C. Crawford House

OWNERS: Ann K. Hubbard and Annise D. Parker

APPLICANTS: Same as Owner

LOCATION: 428 Westmoreland Avenue – Westmoreland Historic District

30-DAY HEARING NOTICE: N/A

AGENDA ITEM: III.a

HPO FILE NO.: 08PL67

DATE ACCEPTED: Jul-10-08

HAHC HEARING: Oct-16-08

PC HEARING: Oct-23-08

SITE INFORMATION

Lot 3 and the east half of Lot 4, Block 6, Westmoreland Addition, a subdivision of Lot 22 of the Obedience Smith Survey, City of Houston, Harris County, Texas. The site includes a two and a half story house and a garage.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation for house.

HISTORY AND SIGNIFICANCE SUMMARY

The Crawford House at 428 Westmoreland Avenue was built in 1904 in the Westmoreland neighborhood by August LeBrun Metcalf. Metcalf constructed numerous homes in Houston's historic districts, including Westmoreland, Houston Heights, and Old Sixth Ward. The house at 428 Westmoreland Avenue exhibits characteristics of the Colonial Revival style, and features giant Corinthian columns, Palladian windows, and a small cantilevered second floor balcony.

In 1906, Metcalf sold the newly constructed house to Clara Edwards Crawford. Her husband, Elbert C Crawford, founded many city businesses, including The Texas Coffee, Tea, and Spice Company. In 1918, the house was sold to Carl F. Gydeson, president of Gyedson-Manford Cadillac Company. When Gydeson died in 1946 the home was willed to his youngest son, Morris, who lived there until 1968.

The Crawford House was one of the first houses to be built in the Westmoreland Addition, Houston's first planned, elite residential area, and retains a very high level of architectural integrity. The Crawford House is classified as a contributing structure to both the Westmoreland National Register District (1994) and the City of Houston Historic District (1997).

The Elbert C. Crawford House meets Criteria 1, 3, 4, 5 and 6, is a contributing structure to a National Register Historic District, and was built before 1905 - all considerations for Protected Landmark designation.

HISTORY AND SIGNIFICANCE

In the year 1900, the 44 acres of land that was to become the Westmoreland Addition was an expanse of open prairie. In August 1902, South End Land Company purchased and platted the land as a 12-block subdivision of Lot 22 of the original Obedience Smith Survey. South End Land Company was founded in 1902 by W. W. Baldwin of Burlington, Iowa and was based in Des Moines County, Iowa. In 1904, South End Land Company sold Lot 3 and half of Lot 4 to Mina Metcalf for \$2,100. At this time, the Secretary of South End Land Company was Martin T. Baldwin and the Treasurer was J. E. Breed, both of Cook County, Illinois. In addition to being the president of South End Land Company, W. W. Baldwin was a lawyer and a railroad executive. He was president of the St. Louis, Keouk & Northwestern Railway and the Chicago, Burlington & Kansas City Railway. Under South End Land

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Company Mr. Baldwin later developed Westmoreland Farms on the southwest side of Houston in what is now Bellaire, Texas.

The Crawford House at 428 Westmoreland Avenue was built in 1904 in the Westmoreland Addition to the City of Houston by August LeBrun Metcalf. A. L. Metcalf was born in 1843 in Conewango, Cattaraugus, New York. In the 1880 Federal Census he and wife Mina were living in Bradford, McKean County, Pennsylvania. The Metcalfs had three children: son, Lee and daughters, Clair and Mable. The family arrived in Houston as early as November 9, 1895 at which time he was listed on a contract to construct a home in the area. According to the City Directories, in 1905 and 1906 (the same year he sold 428 Westmoreland) A. L. Metcalf was living at 210 Westmoreland and in 1907 he resided at 415 Westmoreland. The City Directories also indicate that 428 Westmoreland was vacant until Clara and Elbert Crawford resided there in 1907.

A. L. Metcalf constructed many houses throughout Houston, including those in the fashionable Westmoreland neighborhood, at least one in Old Sixth Ward and another in Houston Heights, using plans from George Franklin Barber, a Knoxville, Tennessee, architect. Barber published several catalogues of house plans, including "Cottage Souvenir No. 2", "Modern Homes", and "New Modern Homes." Metcalf also used plans from the Barber and Klutz catalogue, "Art and Architecture" in 1902-03 for several homes in Westmoreland. In the Westmoreland Neighborhood Metcalf built the houses at 415 Emerson Street, 304 Hawthorne Street, 3604 Garrott Street, 210 Marshall Street, and 217 Marshall Street. Metcalf also constructed the Staiti House at 425 Westmoreland, which was relocated to Sam Houston Park in 1986. Metcalf constructed the house at 443 Heights Boulevard in Houston Heights, which originally was a twin of 304 Hawthorne in Westmoreland, but the house on Heights Boulevard was drastically altered in 1994. One of Metcalf's earliest works is the house at 2003 Decatur, located within the Old Sixth Ward Historic District. The final listing of A. L. Metcalf in the area is in 1917 in a contract to build a home in Houston.

On March 20, 1906, Metcalf deeded 428 Westmoreland Avenue to Clara Edwards Crawford, wife of businessman, Elbert C. Crawford for \$5,850. In the city directories the home is shown as vacant until 1907 when it became the residence of the Crawfords. E. C. Crawford was born February 2, 1850 in Fayetteville, Arkansas and moved to Dallas, Texas in 1868 when he was eighteen years old. While in Dallas he founded The Dallas Coffee and Spice Mills with fellow proprietor, William Hammond. Mr. Crawford is first listed in the Houston City Directories in 1879. In the 1880 Federal Census he was living in the city of Houston at the home of Mrs. Theodosia Hall, a teacher, and her daughter Clara Hall, also a teacher. Clara and Elbert were married on July 5, 1880. Elbert briefly pursued a career as a school teacher which he abandoned to pursue a life in business with his brother, John Wesley Crawford, three years his junior. In 1878, the Crawford Brothers founded the Texas Coffee, Tea, and Spice Company at 130 to 134 Texas Avenue in Houston. Together, they were manufacturers and wholesalers of Crawford's Baking Powder, "liquid and dry blues, and yeast cakes...grocers' specialties, teas, etc." They also sold freshly ground spices and roasted coffees. The Texas Coffee, Tea, and Spice Company became a large, well known business in Houston grossing \$85,000 a year. In 1880, E. C. Crawford bought out his brother and became sole proprietor. In addition to the Texas Coffee, Tea, and Spice Company, Elbert Crawford owned Texas Star Creamery (1601 Washington), Crawford's Baking Powder, Texas Chemical Works (807 San Jacinto), and The Wonder Store (101 Main Street). He was also the manager of Houston Land and Investment Company (1016½ Congress Avenue) and Crawford Furniture Company (2421 McKinney). Elbert Crawford was also one of the largest owners of the Belle Plain Addition to Houston that was platted in 1875 by Nelson M. Smith. E. C. Crawford died in Houston on April 6, 1918 at the age of 67. Among the property willed to his widow, Clara, included personal property valued at \$800, 30 shares at one dollar each of Texas Petroleum Company, and land in the E.

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C. Crawford Addition to the City of Houston, the Harry Austin League in Brazoria County, the South Mexia Addition in Limestone County, and the Crawford Addition to the High School Addition in Quinton, Pittsburg, Texas.

On May 6, 1918, Clara Crawford, Elbert's widow, sold 428 Westmoreland to Carl Frederick and Marietta Gydeson for \$7,000. Carl Gydeson was born April 25, 1876 in Denmark, immigrated to Houston with his Danish parents in 1881 and was naturalized in 1884. He was vice-president of Houston Motor Car Company, President of Gydeson-Manford Cadillac Company, and proprietor of Gydeson & Sons, manufacturer of lubricating oils, located at 435 Bankers Mortgage Building, Houston. Carl and Marietta had three children, Carletta, Carl Frederick Jr., and Morris, born 1902, 1905, and 1907 respectively. According to Houston City Directories it appears that, upon Carl's death on October 1, 1946, 428 Westmoreland was inherited by youngest son, Morris and his wife, Loretta. Morris and Loretta Gydeson are listed in the Houston City Directories as residents of 428 Westmoreland until 1968. Between 1969 and 1973 the home was rented by several different students including Douglas Lewis (1969-1970), Sonny Stuart (1971), Wally Washington (1972), and Tim Leong (1973, 1975). It also appears that Morris owned the property until it was purchased by Carroll Shaddok in 1978. Morris died on December 14, 1989 in Hempstead-Waller, Texas.

During its period of primary significance, the residents of the Westmoreland Historic District included individuals who contributed to the history of Houston in the fields of commerce, community planning and development, engineering and architecture; education and the performing arts; and politics and government. The planning of the addition and the design and scale of its houses reflect trends in the development of residential real estate and domestic architecture in early 20th-century Houston. By virtue of its community planning features, its contributions to the evolution of suburban real estate development practices in Houston, its breadth of house types reflecting the transition from late 19th to 20th-century images of domestic style, and its association with persons active in the city's business and cultural life, the Westmoreland Historic District remains a spatially evocative preserve of early twentieth-century Houston.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The two and a half story frame house located at 428 Westmoreland Avenue exhibits characteristics of the Colonial Revival style which, at the time of construction, was one of the earliest such houses in this style located in the neighborhood. Its most prominent features include giant Corinthian columns, Palladian windows and a small cantilevered second floor balcony. When it was built in 1904 by August LeBrun Metcalf, most of the houses in Westmoreland were of the Victorian Era. The Elbert C. Crawford House was architecturally much more forward-looking. The house is one of the larger and more elaborate houses in Westmoreland. It is of frame construction with clapboard siding, rectangular in plan with monumental Corinthian columns across the front. The wide eaves of the roof are bracketed and a cross gable to the front emphasizes the entry. The central entrance is contained within a round arched frame enclosing a wide semi-circular transom, side lights and a glassed front door. Above the doorway is a balustraded balcony, which is cantilevered over the entry and is supported with large scroll brackets. French doors lead onto this balcony. To the west of the entrance is a two-story bay window containing 1/1 double sash windows identical to the others of the house. On the east side of the house is an open side porch on the ground floor, and a bay window on the second story. The foundation is brick and the roof is of wood shingles. Currently placed on the front wall, to the right of the entry, is a bronze plaque denoting the home as the "Crawford House".

BIBLIOGRAPHY

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Harris County Deed Records: Volume 164, Page 450; Volume 186, Page 384; Volume 400, Page 379.

Harris County Probate Records: Volume 46, Page 171-173, 193, 223-224.

Houston City Directories.

US Census: 1880, 1900, 1910, 1920, 1930.

Westmoreland National Register Nomination, August 17, 1993.

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

APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION:

The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

S NA

S - satisfies NA - not applicable

Meets at least three of the following (Sec. 33-229(a)(1):

- ☒ ☐ (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 (Sec. 33-224(a)(1);
- ☐ ☐ (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 (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).

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AND

- ☐ ☒ (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).

OR

- ☒ ☐ The property was constructed before 1905 (Sec. 33-229(a)(2);

OR

- ☒ ☐ The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3);

OR

- ☐ ☒ The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Elbert C. Crawford House at 428 Westmoreland Avenue.

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Planning and Development Department

SITE LOCATION MAP
ELBERT C. CRAWFORD HOUSE
428 WESTMORELAND AVENUE
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: 9/11/08

HPO File Number: 08-P-468

Accepted By: [Signature]

APPLICANT INFORMATION

Legal Owner's Name of Site (Please print)		
Neil Sackheim		
Address		
227 W. 18th Street		
City	Houston	State TX
Zip Code	Day Phone	Fax Phone
Signature	Date	
[Signature]	9/9/08	

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

PROPOSED DESIGNATION

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

*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
227 W. 18th St. Houston, TX
General description
1915 Craftsman Bungalow/ Queen Anne residence

Tax account number	
0200980000035	
Subdivision	
Houston Heights	
Lot	Block
35236	102

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:
 - 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.
 - Statement/description regarding current physical condition and information/dates of previous alterations and renovations since the original nomination(s) was (were) written

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Daisy Wilson Bland House
OWNERS: Neil Sackheim
APPLICANTS: Same as Owner
LOCATION: 227 West 18th Street - Houston Heights
30-DAY HEARING NOTICE: N/A

AGENDA ITEM: V.b
HPO FILE NO.: 08PL68
DATE ACCEPTED: Aug-18-08
HAHC HEARING: Oct-16-08
PC HEARING: Oct-23-08

SITE INFORMATION

Lots 35 and 36, Block 102, Houston Heights Addition, City of Houston, Harris County, Texas. The site includes a one-story, wood frame historic residence and new wood frame one-story garage.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation for house

HISTORY AND SIGNIFICANCE SUMMARY

The Daisy Wilson Bland House at 227 West 18th Street in the Houston Heights neighborhood was built in 1915 by Charles Bennet Wilson and his wife, Daisy Wilson. After Charles's death, Daisy married Robert Bland, a local contractor. Daisy Wilson Bland died in 1923, and her daughter, Daisy Ladell Wilson, inherited the house.

The Daisy Wilson Bland House is a unique blend of the Craftsman Bungalow style with Queen Anne influences, and retains a very high level of architectural integrity. Its most prominent features include a high pitched gable on gabled roof, stylized half-timbering and stucco ornamentation in the gable front, oversized Craftsman-style windows, tapered wood columns mounted on brick pedestals, a Queen Anne style entry door with transom window above, wide eave overhang supported by wood knee braces, and an extensive wraparound porch. Paired French doors also access the wraparound porch on the side of the home. The house is a mere one block from the boundary of the Houston Heights Historic District East (designated Feb 21, 2008). The Houston Heights neighborhood encompasses one of the first planned communities in the State of Texas and boasts the largest intact historic district in the city, boasting a wide array of vernacular, middle-class, domestic architecture of the period from 1893-1941.

The Daisy Wilson Bland House meets Criteria 1, 4, and 5 for Protected Landmark designation.

HISTORY AND SIGNIFICANCE

Houston Heights was originally developed by the Omaha and South Texas Land Company in 1891, and at that time, they established the largest, earliest planned community in Texas. 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 in the early 1890s. O. M. Carter was born in Massachusetts in 1842. Carter came to Houston from Nebraska in 1887 to scout out the new, emerging city and discovered that Houston was destined to soon become a great city. 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. Carter had been involved in banking and real estate in Nebraska and Colorado, and his move to Texas followed the organization of the Omaha and South Texas Land Company.

In May 1891 Omaha and South Texas Land Company purchased 1,756 acres of land just northwest of Houston and made over \$500,000 worth of improvements before offering lots for sale in 1893. He chose this location, in part, because of the area's proximity to the Houston business center, and also because the elevation is higher "and healthier" (as promoted at the time due to frequent malaria outbreaks) than

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that of adjacent parts of Houston. In 1891 they purchased, merged and electrified both mule-drawn streetcar systems in Houston and extended the lines to their new community. In 1892 directors of the Omaha and South Texas Land Company 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 on a few 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 mainly to guarantee the future funding for the proper education for their children. However, the original deed restrictions enacted by the developer of Houston Heights were not enforced after annexation in 1918.

O. M. Carter had tried early on to entice a business associate, F. E. Clarke from Lawrence, Massachusetts, to come to Houston Heights to expand his eastern ventures there. Clarke 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 Landmark). 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.

In 1894, Omaha and South Texas Land Company conveyed several lots, including Lots 35 and 36, to shareholder, F. E. and Harriet A. Clarke of Essex County, Massachusetts. Omaha and South Texas Land Company was liquidated after the Panic of 1893, which refers to the severe recession that hit the country at that time. When the company was liquidated, each shareholder, including F. E. Clarke, received a number of lots to compensate investors for their original investment. In addition to Lots 35 and 36, Block 102, Mr. Clarke received lots in Blocks 246 and 253 also in Houston Heights.

On October 25, 1905, F. E.'s widow, Harriet A. Clarke deeded Lots 26 through 29, and 35, Block 102 of Houston Heights back to O. M. Carter. On January 24, 1907, Harriet A. Clarke deeded Lots 36, 37, and 38, Block 102 to Carter. The Deed Record shows the purchase price of each lot as \$10, however, such a small amount indicates the purchase price was merely undisclosed. O. M. Carter also bought many of the other investor's lots and resold them and continued to strive to develop Houston Heights. Carter lived in the large house at 1324 Heights Boulevard, which was built also by the Omaha and South Texas Land Company from one of the designs of Knoxville, Tennessee architect, George F. Barber. It has been demolished, and the site is now occupied by two historic homes which were relocated to the site in 1989.

On January 24, 1907, the same day that Harriet Clarke deeded Lot 36 to O. M. Carter, Carter deeded unimproved Lots 36, 37 and 38 to A. F. Buchanan for \$525 or \$175 each. He paid Carter \$131.25 down with the rest to be paid by promissory notes of \$131.25 on January 24, 1908, 1909 and 1910, bearing 8 percent interest until paid. On November 6, 1905, O. M. Carter conveyed to A. F. Buchanan all of Lots 32, 33, 34 and 35, Block 102. Thus, Buchanan owned Lots 32 thru 38, Block 102, Houston Heights. On

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April 14, 1914, Buchanan sold Lot 37, Block 102 to J. E. Funch. On June 9, 1914, Buchanan sold Lot 29, Block 102, Houston Heights to Mrs. Mammie Williams.

Andrew Frederick Buchanan was born in April 1855 in Abbeville, South Carolina, as were his mother and father. In Washington County, Texas on May 31, 1894 Mr. Buchanan married Fannie Baldaetta Styles, born March 6, 1862 in South Carolina. Although the Houston City Directories do not show A. F. Buchanan residing in the area until 1917, the 1910 Federal Census lists him and his family as residing at 235 West 18th Street, Houston Heights, having come there from Waller County, Texas. It was not until 1917 that the Buchanans appear in the City Directory at 235 West 18th Street, Houston Heights, where they resided until 1922. A. F. Buchanan was a wagon delivery driver. Also living with him where his children, Andrew F. Buchanan, Jr., a farmer; Miss F. Eulalie Buchanan; Miss Luta E. Buchanan, a teacher; and Miss Mamiedale Buchanan, a substitute teacher at Cooley School, located just a block away at 17th and Ashland. After 1922, the Buchanans are no longer listed in the Houston City Directory. The large two-story house at 235 West 18th Street, which was built by Buchanan in 1905, is still extant.

On September 10, 1915 A. F. Buchanan deeded two vacant, Lots 35 and 36, to Charles Bennet Wilson and his wife, Daisy. The purchase price was \$1,050. The Wilsons paid \$300 down and remitted six promissory notes of \$125 each at 8% interest. Apparently the Wilsons began construction of their home at 227 W. 18th Street by 1915 as the original claw foot bathtub, still in the house, bears the date of August 13, 1915. Charles Wilson died two months after purchasing the lots on December 27, 1915. Therefore, work may not only have slowed down for the construction of the home, but Daisy Wilson even decided not to live in the house once it was finished as there are no records of her residing in the home. Rather, a renter, John Prevot Desmarais, according to City Directories, lived there in 1917 and 1918. No wife or any children are listed in City Directories, but according to the Federal Census records, Desmarais had a wife, Ana D. (maiden name unknown). John Desmarais was born on October 30, 1890 in New Orleans, Louisiana and Ana D., his wife, who was born in 1892, was also born in Louisiana. They had married in 1909 at ages 19 and 17, respectively. Mr. Desmarais was a bookkeeper at Cochran's Insurance Agency. In 1915, Mr. Desmarais resided at 2102 Brazos, still a bookkeeper at Cochran's, which was located in the First National Bank Building at 306 Main. Jerome B. Cochran was the proprietor and lived at 1518 Hamilton Street. In 1919 Desmarais moved from 227 West 18th Street to 1226 Jackson Boulevard. The house at 227 West 18th Street is found vacant in 1919.

Sometime between 1915 and 1920 Mrs. Daisy Wilson married Robert Henry Bland, a contractor, who is found living at 339 W. 22nd Street in 1919. Mr. Robert Bland was later found living at 227 West 18th Street where he resided until 1925, two years after the death of his wife, Daisy, who died on December 29, 1923 at a local hospital. Bland was residing at 6110 Tyne in 1928 and 1929; 2110 Nicholson Street in 1930 and 1931. No wife is shown living with him in the city directories through 1931 when he is last found listed.

Daisy Bland's obituary in the Houston Chronicle indicated that she was survived by her daughter, Miss Daisy Ladell Wilson. The funeral took place at her home at 227 West 18th Street at 2pm on Sunday, December 31. Reverend T. J. Windham, Jr. presided at her funeral. Her burial took place at Glenwood Cemetery where she was interred on the northeast quarter of Lot 53 beside her first husband, Charles Bennet Wilson. Settegast-Kopf Undertaking Company arranged the burial. Her Pall Bearers included F. M. Pond, C. S. Pond, A. M. Kennerly, C. M. Durham, F. M. Brown, and W. R. Campbell. The will of Daisy Bland was probated by Robert Ring, attorney for the petitioner, Houston Land & Trust Company. O. R. Weyrich was the president of Houston Land & Trust Company, the executor of Daisy Bland's will dated March 21, 1924. Her will read as follows, "I, Daisy Bland, formerly Daisy Wilson, of Harris County, to my daughter, Daisy Ladell Wilson, my home at 227 W. 18th Street, Houston Heights, Lots 35 and 36, Block 102. Shall not be sold until daughter is 21 years old and shall be rented. Diamond ring

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- not to be sold but kept until daughter is 18 years old. To my husband, Robert Henry Bland, Lots 30, 31, 32, 33, Block 56, Houston Heights; Lots 7 and 8, Block 26, Houston Heights; Lots 27 and 28, Block 43, Stude Addition; all others to daughter. Desire my good friends, Mr. and Mrs. F. M. Pond of Houston, confidence and who are related to my daughter to care for her during her minority. (Apparently Mrs. Pond was related to Charles Bennet Wilson, the father of Daisy Ladell Wilson). If daughter dies I give Mrs. Nellie Cook (Mrs. Mayor Z. Cook) half and Mrs. Estella Pond (Mrs. Frank M. Pond) half." Further family association with Daisy Wilson Bland is evidenced by the burial of Mrs. Mayor Z. Cook in the same plot at Glenwood Cemetery.

The house at 227 West 18th Street was occupied by Frank M. Pond and wife, Stella (Estella) in 1926, and Mr. Pond was employed as an accountant. Also living there was Miss Dorothy Pond; Miss Estelle E. Pond, a stenographer at Crown Central Petroleum (located in Post-Dispatch Building); and Miss Ruth F. Pond, a stenographer at the Second National Bank Building. It appears to have been a rental property after the Ponds moved out in 1926. Jessie and her husband, Bill P. Taylor, a dentist at Houston Heights Clinic, were renters in the house from 1927-1931.

Daisy Ladell Wilson married twice. First she married Ronald J. Redman, and they were living in the home that she had inherited from her mother, according to the City Directory for 1935-1936. However, in 1938 Daisy was the wife of Eldridge Grady Harris, Jr. when on December 30, 1938, she sold 227 West 18th Street to Ralph Walton. Ralph Walton was born 1898 in Texas; was married to wife, Loucile E., and had one son, Lawrence E. Walton. On September 15, 1943 Ralph Walton sold 227 West 18th Street to Irene Beatrice Dulak Carroll, who owned the home until the present owner, Neil Sackheim, acquired it in 2001.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

The one-story house located at 227 West 18th Street, which was built in 1915, is a unique blend of the Craftsman Bungalow style with Queen Anne influences, and retains a very high level of architectural integrity. Its most prominent features include a high pitched gable on gabled roof, stylized half-timbering and stucco ornamentation in the gable front, oversized Craftsman-style windows, tapered wood columns mounted on brick pedestals, a Queen Anne style entry door with transom window above, wide eave overhang supported by wood knee braces, and an extensive wraparound porch. The wood balustrade on the porch features oversized balusters supporting the wide, top cap rail. Paired French doors also access the wraparound porch on the side of the home.

The interior features, on either side of the original fireplace mantel, built-in cabinets with leaded glass doors, constructed in the spirit of the Craftsman bungalow, which many times featured these types of cabinets. The home also features paired, sliding pocket doors between the parlor and the dining room. The floors are pine and original to the house also restored with a mahogany finish. The original transom windows in the house found above the interior doors, which had been covered over by sheetrock, were restored by the present owner.

The Bungalow style home was a new trend in architecture from 1905 to 1930 and was the most prolific form of historic architecture constructed not only here in Houston but all over the country. The Bungalow house type was a departure from the large dark, multi-roomed Victorian houses of the past, and here in Houston Heights, the largest number of these types of houses were constructed primarily on Heights Boulevard although several other large, two-story houses are found elsewhere. The Bungalow had a simple floor plan, with many windows for light, low roof and wide eave overhang for comfort and was touted as "clean and sanitary" and livable where the woman of the house did her own cleaning and housekeeping. Whereas larger houses required domestic help to serve and clean all the rooms.

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The home was completely restored in 2002 including the construction of a compatible, one-story, rear addition. Also at that time, a compatible, one-story wood frame garage was constructed at the rear of the house with alley access for vehicles. The restored home was featured on the Houston Heights Association Christmas Historic Homes Tour as well as being one of the recipients of the Houston Heights Association Community Improvement Award in 2002. The home was again featured on the Houston Heights Association Christmas Historic Homes Tour in 2007. The house is a mere one block from the boundary of the Houston Heights Historic District East (designated Feb 21, 2008). The Houston Heights neighborhood encompasses one of the first planned communities in the State of Texas and boasts the largest intact historic district in the city, boasting a wide array of vernacular, middle-class, domestic architecture of the period from 1893-1941.

BIBLIOGRAPHY:

Houston City Directories.

Houston Chronicle December 29, 1923, page 2, Obituaries Section.

Harris County Deed Records: Volume 73, Page 478; Volume 73, Page 480; Volume 90, Page 496; Volume 181, Page 442; Volume 349, Page 409; Volume 325, Page 276; Volume 329, Page 50; Volume 96, Page 364, 369; Volume 269, Page 482-483.

Harris County Direct Index to Contracts Records: Volume 19, Page 157.

Harris County Probate Records: Volume 61, Page 305; Volume 63, Page 234; Volume 66, Page 464; Volume 62, Page 57.

Harris County Mortgage Records: Volume 105, Page 318.

Houston Heights National Register Nomination, August 17, 1993.

US Census, 1880, 1900, 1910, 1920, 1930.

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

APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION:

The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

S NA

S - satisfies NA - not applicable

Meets at least three of the following (Sec. 33-229(a)(1):

- ☒ ☐ (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 (Sec. 33-224(a)(1);
- ☐ ☐ (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);

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Planning and Development Department

- ☐ ☐ (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).

AND

- ☐ ☒ (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).

OR

- ☐ ☒ The property was constructed before 1905 (Sec. 33-229(a)(2);

OR

- ☐ ☒ The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3);

OR

- ☐ ☒ The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Daisy Bland Wilson House at 227 West 18th Street.

SITE LOCATION MAP
DAISY WILSON BLAND HOUSE
227 WEST 18TH STREET
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: 08/29/08
Accepted By: Diana DeCroz

HPO File Number: 08-PL69

APPLICANT INFORMATION

Legal Owner's Name of Site (Please print) City of Houston	
Address 901 Bagby	
City Houston	State Texas
Zip Code 77002	Day Phone (713) 837-0311 Fax Phone
Signature <i>[Signature]</i>	Date 8/21/08

Agent's Name (if applicable)(Please print) Anna Mod	
Address SWCA Environmental Consultants 7255 Langtry, Suite 100	
City Houston	State Texas
Zip Code 77040	Daytime (713) 934-9900 Phone
Signature <i>[Signature]</i>	Date 25 Aug 08

PROPOSED DESIGNATION

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

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

SITE INFORMATION

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

Site Address 2999 S. Wayside Drive
General description One-story commercial building;
City of Houston Parks Department

Tax account number 0410070350021	
Subdivision ABST 51 L Moore	
Lot TR 12D	Block

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.
 - B) Statement/description regarding current physical condition and information/dates of previous alterations and renovations since the original nomination(s) was (were) written

PROTECTED LANDMARK DESIGNATION REPORT

LANDMARK NAME: Farnsworth and Chambers Building
(aka Gragg Building)
OWNER: City of Houston Parks and Recreation Department
APPLICANTS: SWCA Environmental Consultants
LOCATION: 2999 South Wayside Drive
30-DAY HEARING NOTICE: N/A

AGENDA ITEM: V.c
HPO FILE NO.: 08PL69
DATE ACCEPTED: Aug-29-08
HAHC HEARING: Oct-16-08
PC HEARING: Oct-23-08

SITE INFORMATION

Tract 12D, a portion of Abstract 51 L Moore, City of Houston, Harris County, Texas. The structure is a one-story commercial building on the east side of South Wayside Street.

TYPE OF APPROVAL REQUESTED: Landmark and Protected Landmark Designation

HISTORY AND SIGNIFICANCE SUMMARY

Built in 1956-1957 as the headquarters of the local Farnsworth and Chambers construction firm, one of the largest in the nation at the time, the Farnsworth and Chambers Building has served for many years as the headquarters of the City of Houston Parks and Recreation Department. The building is also significant historically as the first Houston home of NASA. NASA's Manned Spacecraft Center was located here from 1962 to 1964, while the Johnson Space Center was being built in Clear Lake. When the MSC moved into the Farnsworth and Chambers Building, NASA's Mercury Program was already underway, and the remaining Mercury flights were planned by the engineers and scientists at the Farnsworth and Chambers Building.

Designed by Houston architects MacKie and Kamrath, the Farnsworth and Chambers Building is also noteworthy as an outstanding example of modern architecture. The one-story, reinforced concrete building faced with stone was placed in a suburban-style corporate setting in vogue at the time, surrounded by acreage. Long and low, with modern horizontal lines reminiscent of Frank Lloyd Wright, the building's stonework is a pale green. The surrounding acreage, donated by former owner Oscar Lee Gragg to the city, is now known as Gragg Park.

The Farnsworth & Chambers Building meets Criteria 1, 2, 3, 4, 5, 6, and 8 for PLM designation.

HISTORY AND SIGNIFICANCE

FARNSWORTH AND CHAMBERS

The Farnsworth and Chambers Building at 2999 South Wayside Drive was built in 1957 as the headquarters of the Houston-based Farnsworth and Chambers construction company. Farnsworth and Chambers was a Houston-based construction company that worked regionally in the southwest and Louisiana. Notable buildings built by Farnsworth and Chambers are found on higher-education campuses throughout the southwest. Tulane University in New Orleans, Louisiana holds three: University Center (1959, Curtis and Davis, Architects); Robert Sharp Hall (1960, Koch and Wilson, Diboll, Kessels, Architects); and the Patterson House (1953, Koch and Wilson, Architects) were constructed by Farnsworth & Chambers. Austin College in Sherman, Texas, boasts the Jackson

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Technology Center (1951, Peyton G. Cooper, Architect). University of New Mexico's Student Union in Albuquerque (1959, Meem, Holien, Buckley and Associates, Architects) is also part of the Farnsworth and Chambers legacy.

Many of the young men who got their start at the company went on to establish their own construction companies. For example, Rice alumnus and former trustee Al Jensen began his career as a carpenter's helper for Brown and Root on the construction of the Rice Stadium. Upon graduation from Rice University, he began working for Farnsworth & Chambers. In 1957, he became one of the founders of H.A. Lott, Inc., a Houston-based construction company whose significant buildings include the Astrodome, The Summit (Compaq Center, now Lakewood Church), and San Antonio's Riverwalk.

In 1954, Farnsworth and Chambers hired the local Houston architectural firm MacKie and Kamrath to design their new corporate headquarters at 3601 Brock Avenue. The building was to be built on 46 acres of undeveloped land near the Gulf Freeway and in the midst of the suburban development growing up around Gulfgate Mall and Palms Center. The suburban corporate setting, as opposed to a downtown location, reflected the development preference of the late 1950s. Long and low, with modern horizontal lines that seemed to stretch forever, the building's stonework was an almost otherworldly green. The building featured a wonderful new innovation: air conditioning. The building opened in 1957, and the Brock Avenue address was changed to 2999 South Wayside after the connection of that street to the Gulf Freeway.

Farnsworth and Chambers did not enjoy their new building for long. In the fall of 1956, partner Dunbar Chambers, who was also one of the investors in the Sharpstown development in Southwest Houston, was accidentally killed while hunting in South Dakota. In 1961, the building was bought by W.D. York and Gragg Drilling and renamed the Gragg Building.

MACKIE AND KAMRATH

Karl Fred Kamrath (1911-1988) was born in Oklahoma and graduated from the University of Texas with a degree in Architecture in 1934. He worked in Chicago for architects Pereira and Pereira, The Interior Studios of Marshall Field & Company, and the Architectural Decorating Company. He returned to Texas and in 1937 established his own Houston firm with fellow UT graduate Frederick James MacKie, Jr. (1905-1984).¹

The firm was one of the first in Houston to design modernist buildings, and their designs quickly attained national recognition. Examples of their early work include a house for Kamrath's family (1939); the City of Houston Fire Alarm Building (1939, demolished); the Covington and Kivlin houses (1941, 1942); and San Felipe Courts (1942, 1944, listed on National Register 1988), a large federal housing project near downtown Houston. Kamrath incorporated the design ideals of Frank Lloyd Wright even prior to their meeting in 1946. The firm's subsequent work, as seen in the Farnsworth and Chambers Building, further exemplifies their following of Wright's Usonian architectural ideals.² The Farnsworth and Chambers Building is a clear example of the influence of Wright's horizontal emphasis as exemplified at Taliesin West in Scottsdale, Arizona (see photos at end of report).

¹ *Handbook of Texas Online*, s.v. "KAMRATH, KARL FRED,"
<http://www.tsha.utexas.edu/handbook/online/articles/KK/fka15.html> (accessed March 10, 2006).

² *Handbook of Texas Online*, s.v. "KAMRATH, KARL FRED,"
<http://www.tsha.utexas.edu/handbook/online/articles/KK/fka15.html> (accessed March 10, 2006).

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MacKie and Kamrath's major buildings in Houston and Texas include Phillis Wheatley High School (1948); Temple Emanu-El (1949, with Lenard R. Gabert); the Dow Chemical Company complex, Freeport (1953); the Schlumberger Well surveying corporation complex (1953); Humble Research Center, located at Buffalo Speedway and Alabama (1954); St. John the Divine Church (1954, with H. A. Salisbury); the University of Texas M.D. Anderson Hospital and Tumor Institute (1954, with Schmidt, Garden, and Eriksen, altered); the Champlin Oil Company Building, Fort Worth (1956); the Commercial Standard Insurance Company Building, Fort Worth (1956); Memorial Drive Presbyterian Church, Bunker Hill Village (1957, 1974); Temple Rodef Shalom, Waco (1962); the Pasadena State Bank Building, Pasadena (1962, with Doughtie and Porterfield); The Science and Research Building, University of Houston (1968); the Big Three Industries Building (1974); and the University of Texas School of Public Health Building, Houston (1975).³

Landscape architect Garret Eckbo (1910-2000) designed the central atrium at the Farnsworth & Chambers building. Born in New York, Eckbo was brought up in California and studied landscape architecture at University of California, Berkeley. After graduation he won a scholarship to study at the Harvard Graduate School of Design (GSD) where, influenced by Bauhaus founder Walter Gropius who taught at the GSD, he found himself disenchanted with Beaux-Arts formalism.

In 1938, Eckbo returned to California and designed hundreds of gardens. His first book, *Landscape for Living* (1950), helped popularize the modern garden in California. He became chairman of the Berkeley Department of Landscape Architecture in 1963, founded the EDAW firm (Eckbo Dean Austin and Williams) in 1964, and undertook a wide range of large-scale landscape architecture projects (campuses, malls, shopping centers, and regional plans).⁴ Eckbo taught at the School of Architecture at the University of Southern California from 1948-1956.

MANNED SPACECRAFT CENTER

Farnsworth and Chambers occupied the building for only a few years before it was purchased by W. D. York and Gragg Drilling Company as an investment in 1961. In 1962, the National Aeronautics and Space Administration was transferred to Houston from Langley Air Force Base in Virginia, and set up shop in the Farnsworth and Chambers Building. Houston had beaten 20 other cities vying to house NASA's Manned Spacecraft Center (MSC) based on 14 criteria. The MSC occupied the Farnsworth and Chambers building from 1962-1964 while the Clear Lake campus was being designed and constructed. NASA had several satellite offices in the vicinity of South Wayside for personnel and laboratories.

The political maneuvering necessary to bring the MSC to Houston was largely orchestrated by Albert Thomas (1898-1966), a fifteen-term Congressman from Houston and Harris County's Eighth District. Houston was among several contenders, including Jacksonville, Florida (Green Cove Springs Naval Station); Tampa, Florida (MacDill Air Force Base); Baton Rouge, Louisiana; Shreveport, Louisiana (Barksdale Air Force Base); Victoria, Texas (FAA Airport); Corpus Christi, Texas (Naval Air Station); San Diego, California (Camp Elliott); and San Francisco, California (Benicia Ordnance Depot).

Specific site criteria were developed to facilitate the search: "The site required access to water transportation by large barges, a moderate climate, availability of all-weather commercial jet service, a well established industrial complex with supporting technical facilities and labor, close proximity to a culturally attractive community in the vicinity of an institution of higher education, a strong electric

³ Ibid.

⁴ Web site: <http://www.gardenvisit.com/got/18/eckbo.htm>

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

utility and water supply, at least 1,000 acres of land, and certain specified cost parameters.”⁵ Houston actually came in second place to MacDill Air Force Base in Tampa because the Air Force planned to close its Strategic Air Command operations there. In third place was the Benicia Ordnance Depot in the San Francisco Bay Area. Before a decision and public announcement was made, the Air Force decided not to close MacDill and thus Houston moved to first place.

The needed 1,000 acres of land was committed by Rice University. The land was once part of the estate of James Marion West (1871-1941), a Houston banker, lumberman, and publisher. The local press attributed the selection variously to Rice University, Rice University’s President Kenneth Pitzer and Chancellor Carey Croneis, Rice University’s Board Chairman George R. Brown, Congressmen Albert Thomas and Bob Casey, President Kennedy, Vice President Lyndon Baines Johnson, NASA Administrators James Webb and Hugh Dryden, Humble Oil’s Chairman Morgan Davis, and the general “can-do” attitude of the Houston community.

When the MSC moved to the Farnsworth and Chambers Building, NASA’s Mercury Program was already underway, having sent two men into space in 1961. In February 1962, John Glenn orbited the earth. The rest of the Mercury flights were planned by the engineers and scientists at the Farnsworth and Chambers Building. In 1964, NASA left the building on Wayside Drive and moved into its new permanent home, the Johnson Space Center in Clear Lake.

CITY OF HOUSTON PARKS AND RECREATION DEPARTMENT

Oscar Lee Gragg, an oil drilling magnate, purchased the Farnsworth & Chambers building in 1961 as a real estate investment, although his firm, W.D. York and Gragg Drilling, never occupied the building. Building tenants, in addition to NASA, included the Stran Steel Corporation and National Steel Corporation from 1970-1974, Cactus Petroleum, Inc., Cactus Transport, and F&C Equipment. In 1976, the City of Houston purchased what would come to be known as the ‘Gragg Building,’ a name still in use today, as the new headquarters for the City’s Parks and Recreation Department. Oscar Lee Gragg donated the 15.67 acres of land surrounding the building to the City, with the provision that five acres be reserved as a green area to be named Gragg Park. The move into the building marked the first time all sections of the Parks Department had been housed in one central location.

Growing out of humble beginnings in 1916 with a holding of approximately 750 acres of land, the City of Houston’s Parks and Recreation Department now boasts almost 40,000 acres of land and a budget close to \$60 million. The department requires a staff of 800 to continue its mission: “To enhance the quality of urban life by providing safe, well-maintained parks and offering affordable programs for the community.” The number of current employees is a far cry from the initial three city aldermen selected by former Houston Mayor Sam Brashear to oversee the acquisition of Houston’s first parkland in 1899, now Sam Houston Park, located on the edge of the city’s skyline.

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY

The 1957 Farnsworth and Chambers Building is a one-story, reinforced concrete commercial building with a strong horizontal emphasis reminiscent of Frank Lloyd Wright’s Taliesin West in Scottsdale, Arizona. Designed by MacKie and Kamrath, the building has defined layers of materials that enforce the horizontality of the building. The lower battered concrete wall splays out to meet the ground. Above is an angled vertical mass clad with narrowly coursed mint-colored stone. This construction method is called talud and tablero and is commonly seen in pre-Hispanic pyramid sites in Central Mexico. Copper

⁵ Dethloff, page 38.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

flashing overhangs the flat roof and parapet and creates a strong horizontal band at the roof level. Below the flashing is another horizontal band of unpainted concrete. A ribbon of horizontal steel casement windows runs below the large overhanging eaves historically clad with rough-sawn cypress boards.

The grid plan radiates out from an interior open-air atrium whose landscaping was designed by noted American landscape architect Garret Eckbo. The primary façade faces west onto South Wayside Drive and includes a semi-circular driveway and porte cochere. The plan consists of two parallel north-to-south and two east-to-west corridors which intersect at right angles.

The building layout allowed the firm to separate its departments by function. The floor plan also allowed for natural light into interior space. Administrative functions, including the offices of Mr. Farnsworth and Mr. Chambers, symbolically occupied the central core of the building. Purchasing and leasable space were located in the southern two wings of the building. Estimating and accounting took up the wings that protruded to the east, and the northernmost extension of the building was occupied by heavy engineering.

The executive offices of Farnsworth and Chambers were located on opposing hallways that run north and south. While Mr. Farnsworth's office, complete with personal changing room and rest room, was large compared to most senior management offices found throughout the building, Mr. Chambers' office unmistakably held the ultimate position within the building spatially and formally. His office protruded into the courtyard area and had direct access to it via a sliding glass door beneath a stone and cypress canopy. Although the courtyard was accessible to employees through sliding glass doors on the corridors that ran on the south and west sides of the atrium, Mr. Chamber's was the sole office with direct access to the exterior. The large conference room is the only other space that has direct access to the atrium. Mr. Chambers' office abutted the large conference room as well as a personal changing room and rest room.

MacKie and Kamrath provided ample fenestration in public areas, emphasizing the building's connection to the outdoors. The main entrance, the dining areas, and the primary interior corridors were enclosed by plate glass and glass doors. The remaining office areas did not possess the same visual connection to the outdoors. Instead, a ribbon of fixed and casement windows surrounds the Farnsworth and Chambers building at eyelevel except where the stone talud and tablero motif is carried up the full height of the building in an effort to "anchor" the ends of the building visually. A stained horizontal wood trim band runs the perimeter of each interior wall at the height of door and window heads, thus continuing the exterior horizontal emphasis indoors.

Many of the wall surfaces are wood paneling, which was fashionable at the time of construction. Rubber tiles comprised the floor coverings in the hallways, while offices contained asphalt floor tiles. Higher-end materials were used in more notable spaces. The flooring in Mr. Chambers' office and the adjoining large conference room is clad in slate tile. Restroom and kitchen floors were covered in terrazzo. Mr. Farnsworth had the sole carpeted floor in the building.

Acoustic ceiling tiles with recessed can lighting can be found throughout the building. Most interior doors are wooden with metal louvers as rooms did not possess return air ducts, instead venting through doors, into halls and directly to mechanical rooms behind large grills at the junction of the crossing of both east/west axes on the north/south corridor. Doors to the exterior are aluminum narrow-framed glass doors with aluminum pulls.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

CURRENT CONDITION / REHABILITATION

The Farnsworth and Chambers Building is currently unoccupied and is undergoing a sensitive rehabilitation led by Harrison Kornberg Architects. Construction is anticipated to begin in October 2008 with a target completion date of October 2009. The project team has had reviews with the City of Houston Preservation Officer Randy Pace and Elizabeth Butman of the Texas Historical Commission. A Certificate of Appropriateness is being prepared and will be submitted for consideration by HAHC this fall.

BIBLIOGRAPHY:

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Dethloff, Henry C. Suddenly Tomorrow Came: A History of the Johnson Space Center. (Washington D. C.: United States Government Printing, 1994).

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<http://www.tsha.utexas.edu/handbook/online/articles/KK/fka15.html> (accessed March 10, 2006).

National Aeronautical Space Administration, (2006) <http://www.jsc.nasa.gov>

http://www.texasfreeway.com/Houston/photos/59sw/sharpstown_history.shtml

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<http://www.tsha.utexas.edu/handbook/online/articles/KK/fka15.html> (accessed Sept 24, 2008).

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

APPROVAL CRITERIA FOR PROTECTED LANDMARK DESIGNATION:

The HAHC and the Planning Commission, in making recommendations with respect to a protected landmark designation, and the City Council, in making a designation, shall consider whether the building, structure, site, or area meets at least three of the criteria in Section 33-224, or one of the criteria in Section 33-229, as follows:

S NA

S - satisfies NA - not applicable

Meets at least three of the following (Sec. 33-229(a)(1):

- ☒ ☐ (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 (Sec. 33-224(a)(1);
- ☒ ☐ (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 (Sec. 33-224(a)(3);

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

- ☒ ☐ (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).

AND

- ☐ ☒ (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).

OR

- ☐ ☒ The property was constructed before 1905 (Sec. 33-229(a)(2);

OR

- ☐ ☒ The property is listed individually in the National Register of Historic Places or designated as a “contributing structure” in an historic district listed in the National Register of Historic Places (Sec. 33-229(a)(3);

OR

- ☐ ☒ The property is recognized by the State of Texas as a Recorded State Historical Landmark (Sec. 33-229(a)(4).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Farnsworth and Chambers Building at 2999 South Wayside Drive.

CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

SITE LOCATION MAP
FARNSWORTH AND CHAMBERS BUILDING
2999 SOUTH WAYSIDE DRIVE
NOT TO SCALE

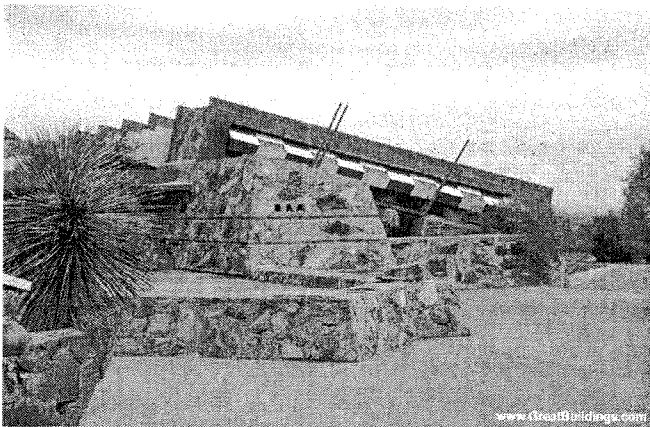


PHOTOS

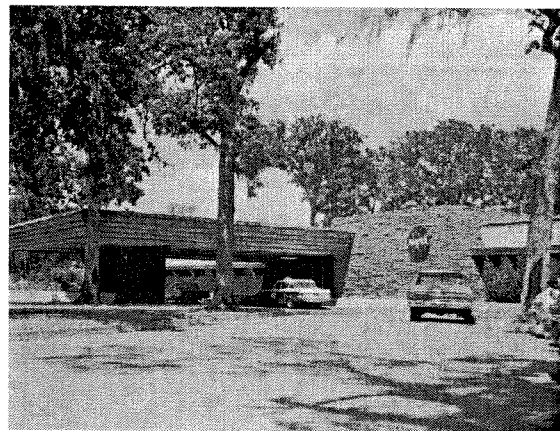
FARNSWORTH AND CHAMBERS BUILDING

2999 SOUTH WAYSIDE DRIVE

NOT TO SCALE




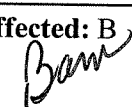

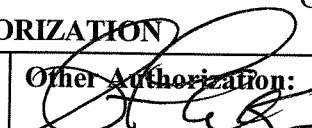
Taliesin West, Scottsdale, AZ, built 1937-1959. Frank Lloyd Wright, architect. Photo by Donald Corner and Jenny Young.



Farnsworth & Chambers building, Houston, Texas, 1957. Photo courtesy NASA archives.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance authorizing the sale of a 20-foot-wide storm sewer easement out of restricted Reserve "B" of Houston Intercontinental Trade Center Partial Replat No. 3, in exchange for conveyance to the City of a 20-foot-wide storm sewer easement out of a 5.5577-acre tract of land situated in the Jacob Armstrong Survey, Abstract No. 89. Parcels SY8-065 and LY8-032		Page <u>1</u> of <u>1</u>	Agenda Item # 19
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date 2/12/09	Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., D.WRE, BCEE, Director		Council District affected: B Key Map 335 W 	
For additional information contact: Nancy P. Collins  Phone: (713) 837-0881 Senior Assistant Director-Real Estate		Date and identification of prior authorizing Council Action: C.M. 2008-0185 (03/12/08)	
RECOMMENDATION: (Summary) It is recommended City Council approve an ordinance authorizing the sale of a 20-foot-wide storm sewer easement out of restricted Reserve "B" of Houston Intercontinental Trade Center Partial Replat No. 3, in exchange for conveyance to the City of a 20-foot-wide storm sewer easement out of a 5.5577-acre tract of land situated in the Jacob Armstrong Survey, Abstract No. 89. Parcels SY8-065 and LY8-032			
Amount and Source of Funding: Not Applicable		:	
SPECIFIC EXPLANATION: By Council Motion 2008-0185, City Council authorized the subject transaction. AMB HFC, L.P., plans to utilize the subject property for parking for its proposed commercial development. AMB HFC, L.P., has complied with the council motion requirements, has accepted the City's offer, and has rendered payment in full. <u>Abandonment Parcel SY8-065</u> 19,187 square-foot storm sewer easement \$ 9,594.00 (rounded) Valued at \$1.00 PSF x 50% (value of fee) <u>Conveyance Parcel LY8-032</u> 20,705-square-foot storm sewer easement \$10,353.00 (rounded) Valued at \$1.00 PSF x 50% (value of fee) Cash \$ 300.00 (minimum fee) Plus conveyance to the City Inasmuch as the value of the \$300.00 minimum fee plus the easement being conveyed to the City is greater than the value of the easement being abandoned and sold, it is recommended City Council approve an ordinance authorizing the abandonment and sale of a 20-foot-wide storm sewer easement out of restricted Reserve "B" of Houston Intercontinental Trade Center Partial Replat No. 3, in exchange for a consideration of \$300.00 plus the conveyance to the City of a 20-foot-wide storm sewer easement out of a 5.5577-acre tract of land situated in the Jacob Armstrong Survey, Abstract No. 89. MSM:NPC:bam c: Marty Stein Phil Boriskie Jun Chang, P.E Raymond D. Chong, P.E., P.T.O.E Marlene Gafrick Daniel Menendez, P.E. Arturo G. Michel s:\bam\sy8-065.rca2.doc CUIC #20BAM08			
REQUIRED AUTHORIZATION			
Finance Department	Other Authorization:	Other Authorization:  Andrew F. Icken, Deputy Director Planning and Development Services Division	

PARCEL MAP

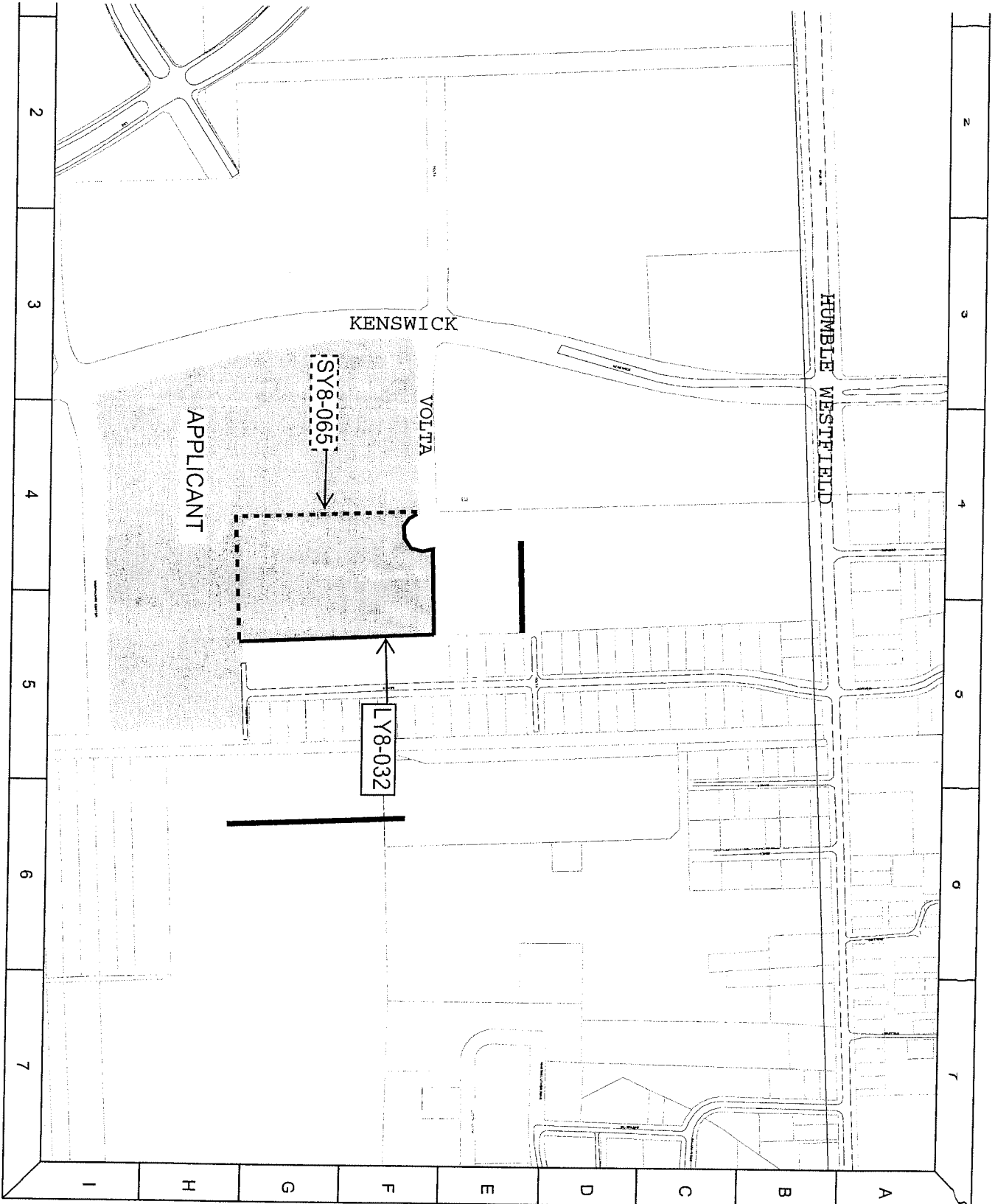
SUBJECT Request for the abandonment and sale of a 20 foot-wide storm sewer easement out of restricted Reserve "B" of Houston Intercontinental Trade Center Partial Replat No. 3., in exchange for conveyance to the City of a 20-foot-wide storm sewer easement out of a 5.5577 acre tract of land situated in the Armstrong Survey, Abstract No. 89. Parcels SY8-065 and LY8-032

1 inch equals 450 feet

030600120
Feet

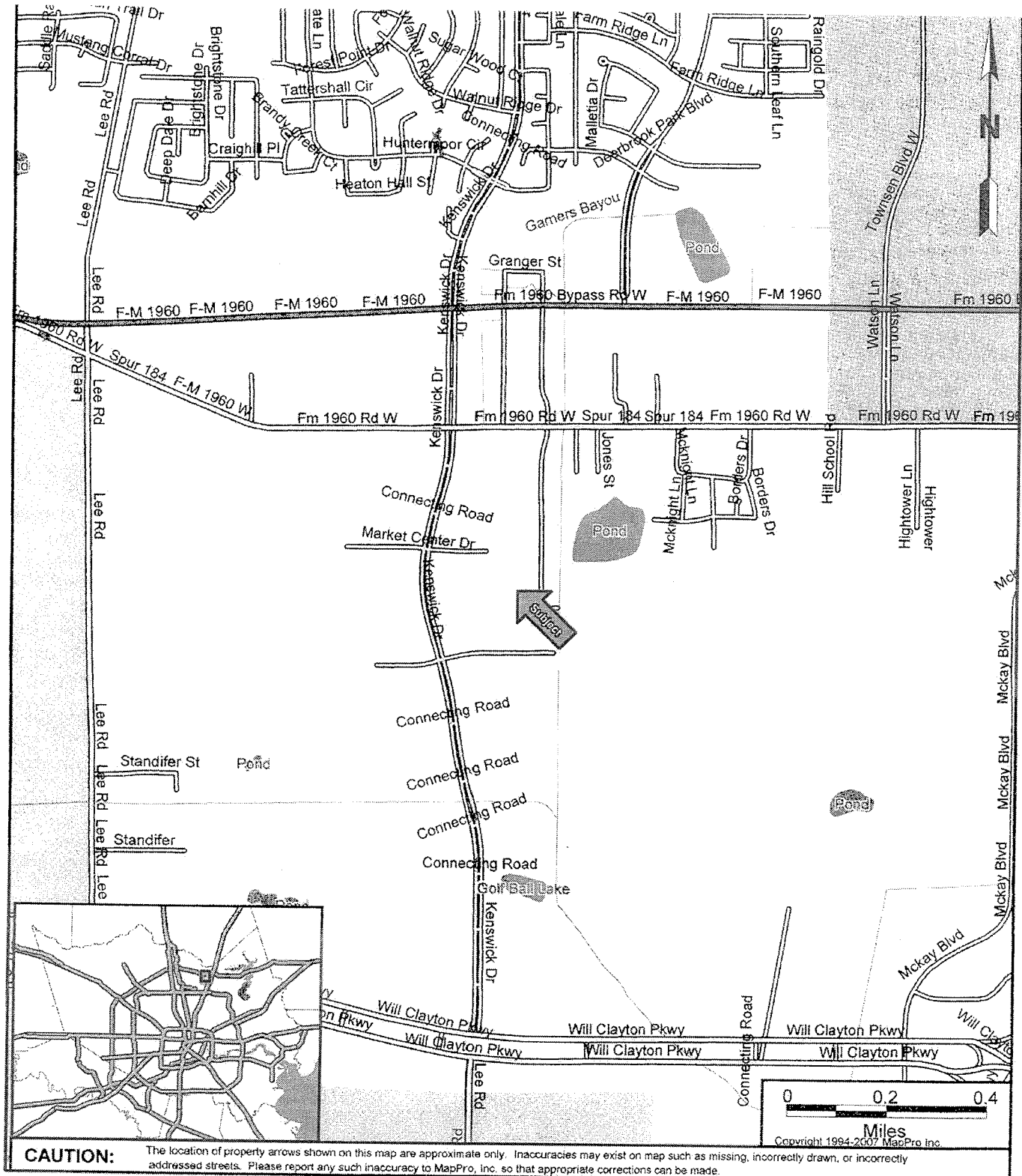


CITY OF HOUSTON
Department of Public Works & Engineering
Geographic Information & Management System (GIMS)
DISCLAIMER: THIS MAP REPRESENTS THE BEST INFORMATION AVAILABLE TO THE CITY.
THE CITY DOES NOT WARRANT ITS ACCURACY OR COMPLETENESS.
FIELD VERIFICATIONS SHOULD BE DONE AS NECESSARY.



LOCATION MAP

SUBJECT Request for the abandonment and sale of a 20 foot-wide storm sewer easement out of restricted Reserve "B" of Houston Intercontinental Trade Center Partial Replat No. 3., in exchange for conveyance to the City of a 20-foot-wide storm sewer easement out of a 5.5577 acre tract of land situated in the Armstrong Survey, Abstract No. 89. Parcels SY8-065 and LY8-032



MOTION by Council Member Garcia 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 Steven R. Ward, P.E., Ward, Getz & Associates, LLP, 2500 Tanglewilde, Suite 301, Houston, Texas, 77063, on behalf of AMB Property, L.P. (Andrew Scott Irwin, Development Director), for the abandonment and sale of a 20 foot-wide storm sewer easement out of restricted Reserve "B" of Houston Intercontinental Trade Center Partial Replat No. 3., in exchange for conveyance to the City of a 20-foot-wide storm sewer easement out of a 5.5577 acre tract of land situated in the Armstrong Survey, Abstract No. 89, Parcel Nos. SY8-065 and LY8-032, be adopted as follows:

1. The City abandon and sell a 20 foot-wide storm sewer easement out of restricted Reserve "B" of Houston Intercontinental Trade Center Partial Replat No. 3., in exchange for conveyance to the City of a 20-foot-wide storm sewer easement out of a 5.5577 acre tract of land situated in the Armstrong Survey, Abstract No. 89;
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 66-inch storm sewer within the easement being abandoned and sold and construct a new 66-inch storm sewer within the new storm sewer easement being conveyed to the City, all at no cost to the City and under the proper permits;
5. The applicant be required to prepare drawings that show the storm sewer line being abandoned and constructed as part of this project and submit drawings to the Office of the City Engineer for plan review and approval. A copy of the council motion shall be attached to the plan set when it is submitted for plan review;

6. In the 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 for work required in Item 4 and 5 above in lieu of performing such work prior to finalization of the ordinance for the transaction. Should this option be selected, the applicant will be required to provide a LOC showing the City of Houston as beneficiary and in the 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 the 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;
7. The Legal Department be authorized to prepare the necessary transaction documents; and
8. Inasmuch as the value of the property interests is not expected to exceed \$25,000.00, that the value be established by staff appraisal, according to City policy.

Seconded by Council Member Khan and carried.

Mayor White, Council Members Lawrence, Johnson,
Clutterbuck, Adams, Sullivan, Khan, Holm, Garcia,
Brown, Lovell and Noriega voting aye
Nays none
Council Members Rodriguez and Jones absent

Council Member Green absent on personal business

PASSED AND ADOPTED this 12th day of March, 2008.

Pursuant to Article VI, Section 6 of the City Charter, the
effective date of the foregoing motion is March 18, 2008.



City Secretary

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Petition for the City's consent to the addition of 2.000 acres of land to Harris County Municipal Utility District No. 153 (Key Map No. 377-G)	Category #	Page 1 of 1	Agenda Item # 20
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2-12-09	Agenda Date FEB 18 2009
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DIRECTOR'S SIGNATURE Michael S. Marcotte, P.E., D.WRE, BCEE	Council District affected: "ETJ"
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For additional information contact: Ann Marie Stone Sheridan, P.E. Supervising Engineer (713) 837-9142	Date and identification of prior authorizing Council action:
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RECOMMENDATION: (Summary)

The petition for the addition of 2.000 acres of land to Harris County Municipal Utility District No. 153 be approved.

Amount of Funding: NONE REQUIRED	
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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)

SPECIFIC EXPLANATION:

Harris County Municipal Utility District No. 153 has petitioned the City of Houston for consent to add 2.000 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 Sam Houston Parkway East, West Lake Houston Parkway, Will Clayton Parkway and Lake Houston. The district desires to add 2.000 acres, thus yielding a total of 975.929 acres. The district is served by the Atascocita Regional Wastewater Treatment Facility. The other districts served by this plant are Harris County Municipal Utility District No. 46, 106, 109, 132, 151 and 152. The nearest major drainage facility for Harris County Municipal Utility District No. 153 is Lake Houston.

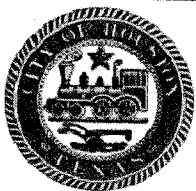
Potable water is provided by the district. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their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

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

Attachments

cc: Marty Stein Marlene Gafrick Jun Chang Mark Loethen
Bill Zrioka Waynette Chan Deborah McAbee

Finance Department	REQUIRED AUTHORIZATION Other Authorization: Andrew F. Icken Deputy Director Planning & Development Services Div.	20JZC517 Other Authorization:
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CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

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

01-21-09A06:34 RCVD

DW

Application is hereby made for consent of the City of Houston to the ☐ creation/ ☒ addition of 2.000 acres to Harris County M.U.D. No. 153 under the provisions of Section 49.301(a) Texas Water Code.

Neil Thomas

Attorney for the District

Attorney: Fulbright & Jaworski, LLP Attn: T. Neil Thomas

Address: 1301 McKinney Avenue, Suite 5100

Zip: 77010

Phone: 713-651-3613

Engineer: Brown & Gay Engineers, Inc. Attn: Sam Zabaneh

Address: 10777 Westheimer, Suite 400

Zip: 77042

Phone: 281-558-8700

Owners: Daponte Properties, L.L.C. Attn: Victor Manon

Address: 2707 Town Grove Court

Zip: 77345

Phone: 281-358-2997

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

LOCATION

INSIDE CITY ☐

OUTSIDE CITY ☒

Survey David Harris

NAME OF COUNTY (S) Harris
Abstract 26

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

North of: N. Sam Houston Pkwy East (BW8)

East of: West Lake Houston Parkway

South of: Will Clayton Parkway

West of: Lake Houston

WATER DISTRICT DATA

Total Acreage of District: 973.929 AC

Existing Plus Proposed Land 975.929 AC

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

Single Family Residential 0

Multi-Family Residential 0

Commercial 100

Industrial 0

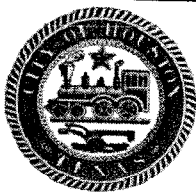
Institutional 0

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

Sewage Treatment Plant Name: Atascocita Regional Wastewater Treatment Facility

NPDES/TPDES Permit No: WQ0011533001

TCEQ Permit No: TX0058963



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): 9.0

Ultimate Capacity (MGD): 9.0

Size of treatment plant site: 20.29 acres 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: 9.0 MGD

MGD of (Regional Plant).

Name of District: See Attached Sheet 4

MGD Capacity Allocation _____

or property owner(s)

Name of District: _____

MGD Capacity Allocation _____

Water Treatment Plant Name: Water Plant No. 1

Water Treatment Plant Address: 8410 Farmingham Drive, Humble, TX 77346

Well Permit No: 127125 (Well No. 3696)

Existing Capacity:

Well(s): 1,900

GPM

Booster Pump(s): 9,100

GPM

Tank(s): 0.84

MG

Ultimate Capacity:

Well(s): 4,550

GPM

Booster Pump(s): 18,900

GPM

Tank(s): 1.94

MG

Size of Treatment Plant Site: 0.901 AC

square feet/acres.

Comments or Additional Information: Harris County MUD No. 153 (the District) is designing

Proposed Water Plant No. 2, which will increase capacities to the Ultimate Capacity

to serve the District, annexation tracts & adjacent HCMUD No. 494.

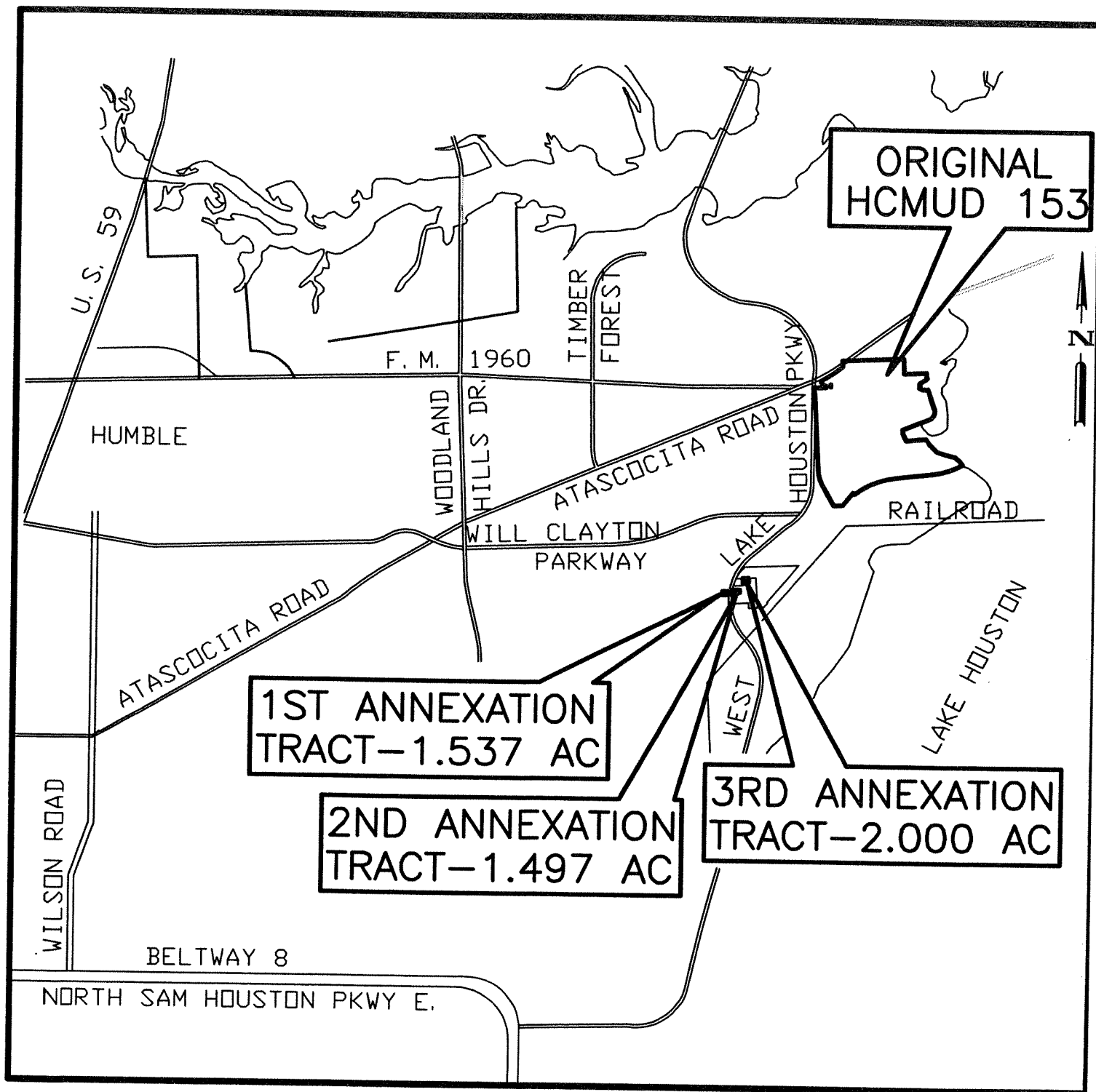
Additional Information for City of Houston Water District Consent Application Form

**Harris County Municipal Utility District No. 153
Proposed Third Annexation**

Participants in the Atascocita Regional Wastewater Treatment Facility:

Name of District	MGD Capacity Allocation
Harris County Municipal Utility District No. 46	0.60
Harris County Municipal Utility District No. 106	0.60
Harris County Municipal Utility District No. 109	2.10
Harris County Municipal Utility District No. 132	1.54
Harris County Municipal Utility District No. 151	1.12
Harris County Municipal Utility District No. 152	1.36
Harris County Municipal Utility District No. 153	1.68
Total	9.00

L:\Projects\hcm153\15360\Annexation Requests\City of Houston Submittals\03 Third Annexation_Manon 2 acres\CD for COH\HCMUD 153
Annexation 03 Consent Application Form Page 04 Additional Information.doc

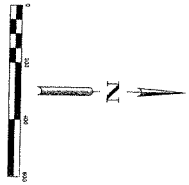


VICINITY MAP

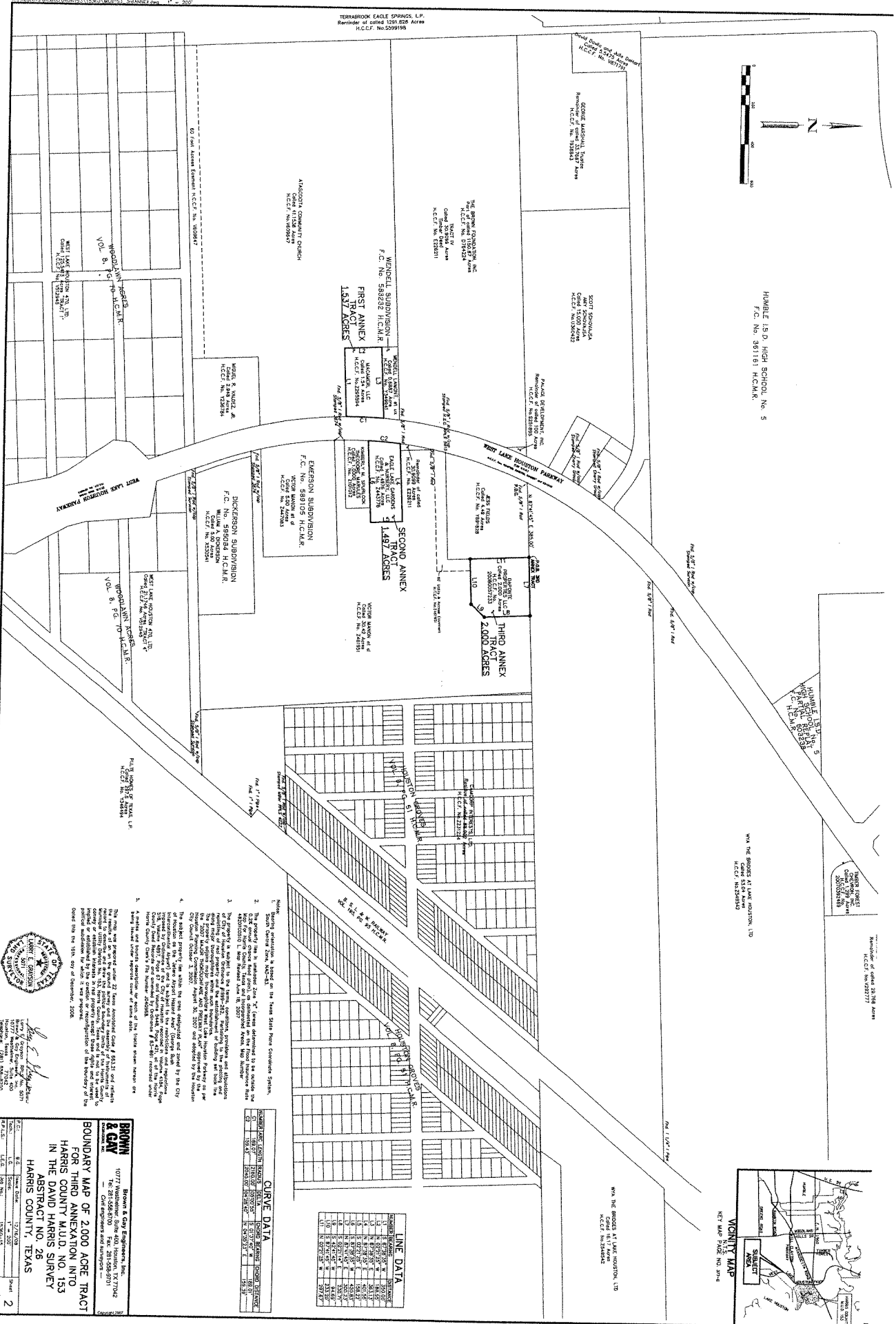
N.T.S.

HARRIS COUNTY KEY MAP PAGES 376-377

TERRABROOK EAGLE SPRINGS, L.P.
Remainder of 125.125 Acres
H.C.C.F. No. 529919A



HUMBLE ISD HIGH SCHOOL No. 5
F.C. No. 56118 H.C.M.R.



- Notes:
1. Survey conducted on 12/17/2017. The Texas State Plane Coordinate System, NAD 83, was used.
 2. The property is in unincorporated area of Harris County, Texas. The survey was conducted on 12/17/2017.
 3. The survey was conducted on 12/17/2017. The survey was conducted on 12/17/2017.
 4. The subject property is within the area designated and owned by the City of Houston, Texas. The City of Houston, Texas, is the owner of the subject property.
 5. The survey was conducted on 12/17/2017. The survey was conducted on 12/17/2017.



David Harris
Surveyor
Harris County, Texas
No. 5071
Expiration Date: 12/31/2020
Telephone: (281) 584-7570

BROWN & GAY ENGINEERS, INC.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-584-7570 Fax: 281-584-7571
www.browngay.com

**BOUNDARY MAP OF 2.000 ACRE TRACT
FOR THIRD ANNEXATION INTO
HARRIS COUNTY M.U.D. NO. 153
IN THE DAVID HARRIS SURVEY
ABSTRACT NO. 26
HARRIS COUNTY, TEXAS**

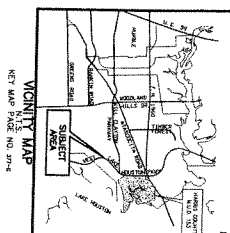
Sheet 2 of 2

CURVE DATA

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 89° 59' 59" E	153.14	S 89° 59' 59" W	153.14
2	S 89° 59' 59" W	153.14	N 89° 59' 59" E	153.14

LINE DATA


STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 89° 59' 59" E	153.14	S 89° 59' 59" W	153.14
2	S 89° 59' 59" W	153.14	N 89° 59' 59" E	153.14



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

SUBJECT: Petition for the City's consent to the addition of 35.42 acres of land to Harris County Municipal Utility District No. 153 (Key Map No. 377-G)	Category #	Page 1 of <u>1</u>	Agenda Item # <u>21</u>
--	-------------------	------------------------------	---------------------------------------

FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2 - 12 - 09	Agenda Date FEB 18 2009
--	--	-----------------------------------

DIRECTOR'S SIGNATURE  Michael S. Marcotte, P.E., D.WRE, BCEE	Council District affected: "ETJ"
--	--

For additional information contact: Ann Marie Stone Sheridan, P.E. Supervising Engineer (713) 837-9142 <i>AMS</i>	Date and identification of prior authorizing Council action:
--	---

RECOMMENDATION: (Summary)

The petition for the addition of 35.42 acres of land to Harris County Municipal Utility District No. 153 be approved.

Amount of Funding: NONE REQUIRED	
--	--

SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)
--

SPECIFIC EXPLANATION:

Harris County Municipal Utility District No. 153 has petitioned the City of Houston for consent to add 35.42 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 Sam Houston Parkway East, West Lake Houston Parkway, Will Clayton Parkway and Lake Houston. The district desires to add 35.42 acres, thus yielding a total of 1,011.349 acres. The district is served by the Atascocita Regional Wastewater Treatment Facility. The other districts served by this plant are Harris County Municipal Utility District No. 46, 106, 109, 132, 151 and 152. The nearest major drainage facility for Harris County Municipal Utility District No. 153 is 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.

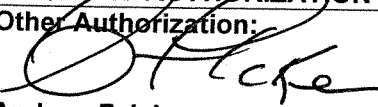
The Utility District Review Committee recommends that the subject petition be approved.

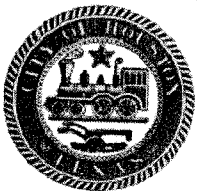
Attachments

cc: Marty Stein Marlene Gafrick Jun Chang Mark Loethen
Bill Zrioka Waynette Chan Deborah McAbee

REQUIRED AUTHORIZATION

20JZC518

Finance Department	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

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

01-21-09 A08:35 IN

[Signature]

Application is hereby made for consent of the City of Houston to the ☐ creation/ ☒ addition of 35.42 acres to Harris County M.U.D. No. 153 under the provisions of Section 49.301(a) Texas Water Code.

[Signature: Neil Thomas]

Attorney for the District

Attorney: Fulbright & Jaworski, LLP Attn: T. Neil Thomas

Address: 1301 McKinney Avenue, Suite 5100

Zip: 77010

Phone: 713-651-3613

Engineer: Brown & Gay Engineers, Inc. Attn: Sam Zabaneh

Address: 10777 Westheimer, Suite 400

Zip: 77042

Phone: 281-558-8700

Owners: Victor Manon and Manfred Quentel

Address: *See Attached Sheet 4

Zip: _____

Phone: _____

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

LOCATION

INSIDE CITY ☐

OUTSIDE CITY ☒

Survey David Harris

NAME OF COUNTY (S) Harris
Abstract 26

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

North of: N. Sam Houston Pkwy East (BW8)

East of: West Lake Houston Parkway

South of: Will Clayton Parkway

West of: Lake Houston

WATER DISTRICT DATA

Total Acreage of District: 975.929 AC

Existing Plus Proposed Land 1,011.349 AC

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

Single Family Residential 0

Multi-Family Residential 0

Commercial 100

Industrial 0

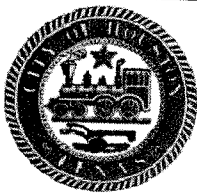
Institutional 0

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

Sewage Treatment Plant Name: Atascocita Regional Wastewater Treatment Facility

NPDES/TPDES Permit No: WQ0011533001

TCEQ Permit No: TX0058963



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): 9.0

Ultimate Capacity (MGD): 9.0

Size of treatment plant site: 20.29 acres 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: 9.0 MGD

MGD of (Regional Plant).

Name of District: See Attached Sheet 4

MGD Capacity Allocation _____

or property owner(s)

Name of District: _____

MGD Capacity Allocation _____

Water Treatment Plant Name: Water Plant No. 1

Water Treatment Plant Address: 8410 Farmingham Drive, Humble, TX 77346

Well Permit No: 127125 (Well No. 3696)

Existing Capacity:

Well(s): 1,900

GPM

Booster Pump(s): 9,100

GPM

Tank(s): 0.84

MG

Ultimate Capacity:

Well(s): 4,550

GPM

Booster Pump(s): 18,900

GPM

Tank(s): 1.94

MG

Size of Treatment Plant Site: 0.901 AC

square feet/acres.

Comments or Additional Information: Harris County MUD No. 153 (the District) is designing

Proposed Water Plant No. 2, which will increase capacities to the Ultimate Capacity

to serve the District, annexation tracts & adjacent HCMUD No. 494.

Additional Information for City of Houston Water District Consent Application Form

**Harris County Municipal Utility District No. 153
Proposed Fourth Annexation**

Annexation Tract Owners:

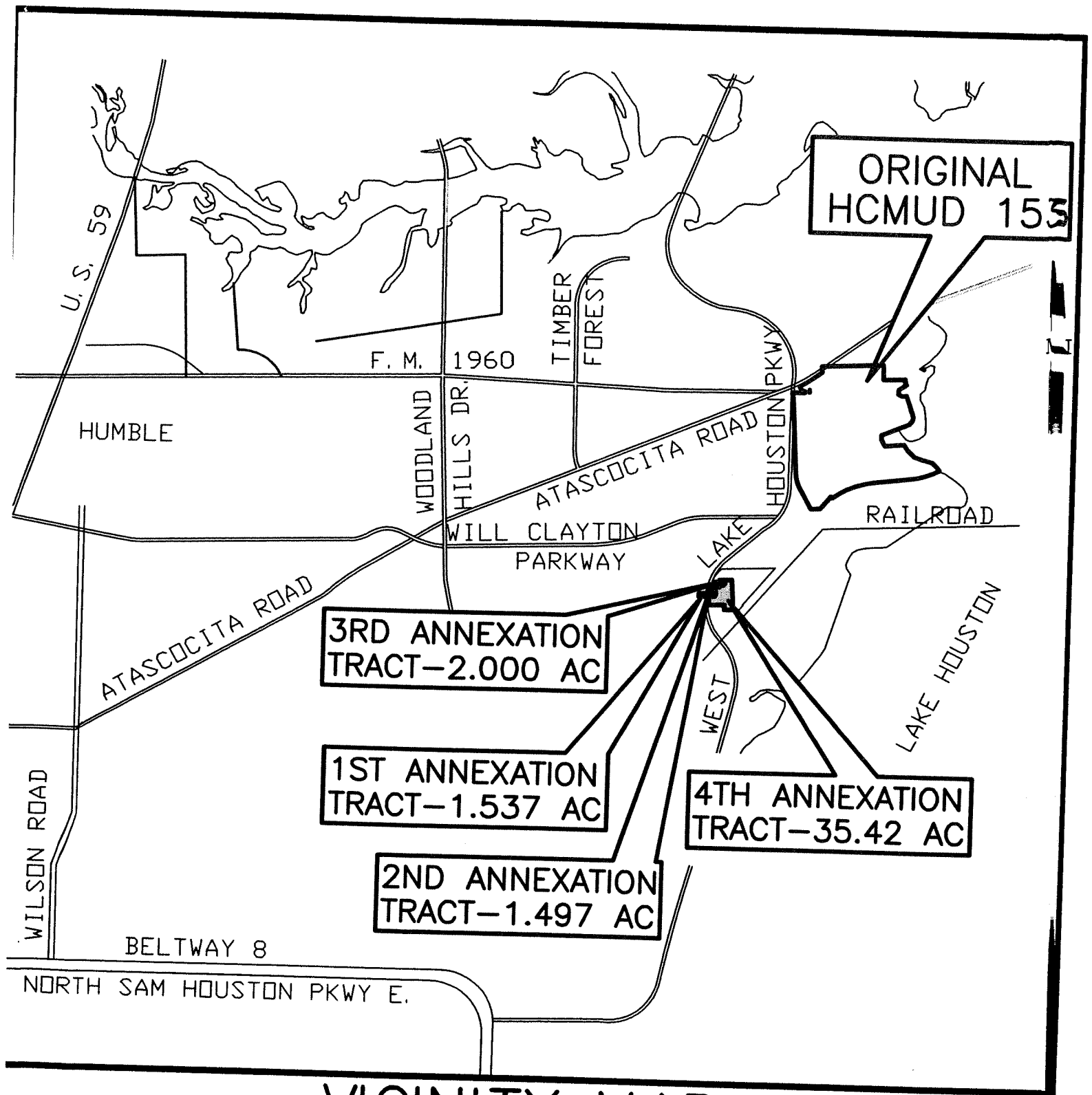
Dr. Victor M. Manon
2707 Town Grove Court
Kingwood, TX 77345
Phone: 281-358-2997

Dr. Manfred Quentel
19311 Aquatic Drive
Humble, TX 77346
Phone: 281-852-0487

Participants in the Atascocita Regional Wastewater Treatment Facility:

Name of District	MGD Capacity Allocation
Harris County Municipal Utility District No. 46	0.60
Harris County Municipal Utility District No. 106	0.60
Harris County Municipal Utility District No. 109	2.10
Harris County Municipal Utility District No. 132	1.54
Harris County Municipal Utility District No. 151	1.12
Harris County Municipal Utility District No. 152	1.36
Harris County Municipal Utility District No. 153	1.68
Total	9.00

L:\Projects\hcm153\15360\Annexation Requests\City of Houston Submittals\04 Fourth Annexation_ManonQuentel 35AC\CD for COH\HCMUD
153 Annexation 04 Consent Application Form Page 04 Additional Information.doc



VICINITY MAP


N.T.S.

HARRIS COUNTY KEY MAP PAGES 376-377

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

SUBJECT: Petition for the City's consent to the addition of two (2) tracts of land totaling 3.034 acres to Harris County Municipal Utility District No. 153 (Key Map No. 377-G, H)	Category #	Page 1 of <u>1</u>	Agenda Item # 22
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 1-21-09	Agenda Date FEB 18 2009
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DIRECTOR'S SIGNATURE  Michael S. Marcotte, P.E., D.WRE, BCEE	Council District affected: "ETJ"
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For additional information contact: Ann Marie Stone Sheridan, P.E. <i>AMS</i> Supervising Engineer (713) 837-9142	Date and identification of prior authorizing Council action:
--	---

RECOMMENDATION: (Summary)

The petition for the addition of 3.034 acres of land to Harris County Municipal Utility District No. 153 be approved.

Amount of Funding: NONE REQUIRED	
--	--

SOURCE OF FUNDING: ☐ General Fund ☐ Grant Fund ☐ Enterprise Fund

☐ Other (Specify)

SPECIFIC EXPLANATION:

Harris County Municipal Utility District No. 153 has petitioned the City of Houston for consent to add 3.034 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.

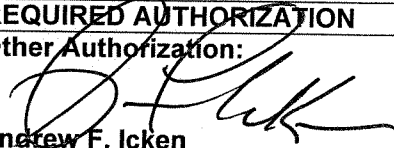
The district is located in the vicinity of Beltway 8, Timber Forest Drive, Will Clayton Parkway and West Lake Houston Parkway. The district desires to add 3.034 acres, thus yielding a total of 973.929 acres. The district is served by the Atascosita Regional Wastewater Treatment Facility. The districts served by this plant are Harris County Municipal Utility District No. 46, 106, 109, 132, 151 and 152. The nearest major drainage facility for Harris County Municipal Utility District No. 153 is Lake Houston.

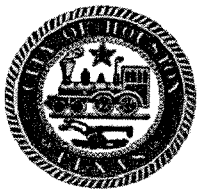
Potable water is provided by the district. By executing the Petition for Consent, the district has acknowledged that all plans for the construction of water conveyance, wastewater collection, and storm water collection systems within the district must be approved by the City of Houston prior to their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

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

Attachments

cc: Marty Stein Marlene Gafrick Jun Chang Mark Loethen
Bill Zrioka Waynette Chan Deborah McAbee Gary Norman

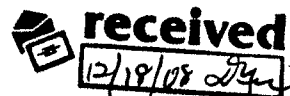
Finance Department	REQUIRED AUTHORIZATION Other Authorization:  Andrew F. Icken Deputy Director Planning & Development Services Div.	20JZC510 Other Authorization:
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CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form



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 1.497 acres to Harris County M.U.D. No. 153 under the provisions of Section 49.301(a) Texas Water Code.

Neil Thomas
Attorney for the District

Attorney: Fulbright & Jaworski, LLP Attn: T. Neil Thomas

Address: 1301 McKinney Avenue, Suite 5100

Zip: 77010

Phone: 713-651-3613

Engineer: Brown & Gay Engineers, Inc. Attn: Mr. Sam Zabaneh

Address: 10777 Westheimer, Suite 400

Zip: 77042

Phone: 281-558-8700

Owners: Eagle Lake Gardens&Nursery, LLC c/o David Emerson

Address: 4503 Elmstone Court

Zip: 77345

Phone: 281-360-6506

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

LOCATION

INSIDE CITY ☐

OUTSIDE CITY ☒

Survey David Harris

NAME OF COUNTY (S) Harris

Abstract 26

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

North of: Beltway 8 ?

East of: West Lake Houston Parkway ✓

South of: Will Clayton Parkway

West of: Lake Houston ✓

WATER DISTRICT DATA

Total Acreage of District: 972.432 AC ✓

Existing Plus Proposed Land 973.929 AC ✓

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

Single Family Residential 0

Multi-Family Residential 0

Commercial 100

Industrial 0

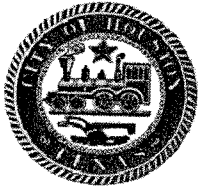
Institutional 0

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

Sewage Treatment Plant Name: Atascocita Regional Wastewater Treatment Facility

NPDES/TPDES Permit No: WQ0011533001

TCEQ Permit No: TX0058963



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): 9.0

Ultimate Capacity (MGD): 9.0

Size of treatment plant site: 20.29 acres 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: 9.0 MGD

MGD of (Regional Plant).

Name of District: See Attached Sheet 4

MGD Capacity Allocation _____

or property owner(s)

Name of District: _____

MGD Capacity Allocation _____

Water Treatment Plant Name: Water Plant No. 1

Water Treatment Plant Address: 8410 Farmingham Drive, Humble, TX 77346

Well Permit No: 127125 (Well No. 3696)

Existing Capacity:

Well(s): 1,900

GPM

Booster Pump(s): 9,100

GPM

Tank(s): 0.84

MG

Ultimate Capacity:

Well(s): 4,550

GPM

Booster Pump(s): 18,900

GPM

Tank(s): 1.94

MG

Size of Treatment Plant Site: 0.901 AC

square feet/acres.

Comments or Additional Information: Harris County MUD No. 153 (the District) is designing

Proposed Water Plant No. 2, which will increase capacities to the Ultimate Capacity

to serve the District, annexation tracts & adjacent HCMUD No. 494.

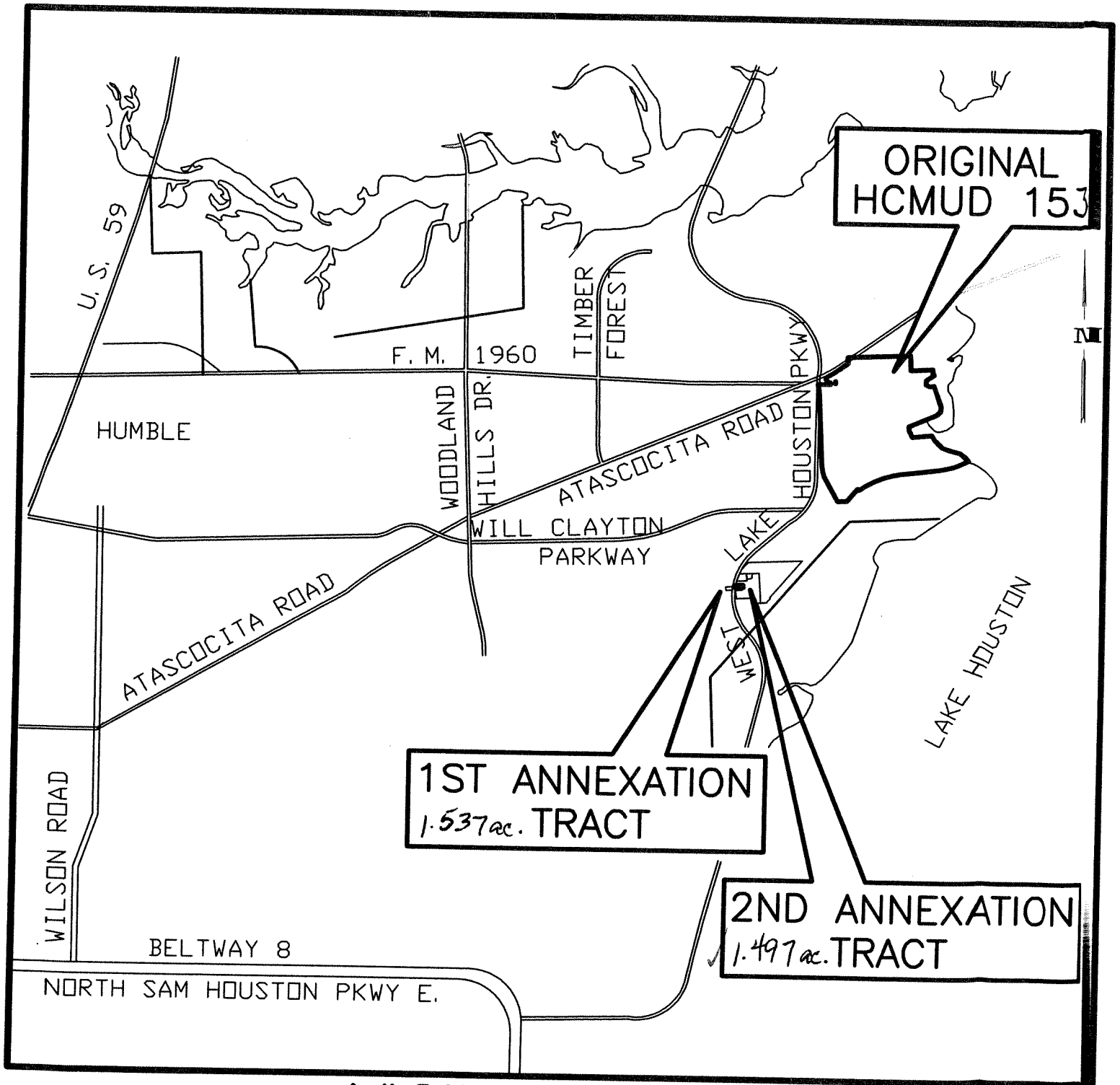
Additional Information for City of Houston Water District Consent Application Form

**Harris County Municipal Utility District No. 153
Proposed Second Annexation**

Participants in the Atascocita Regional Wastewater Treatment Facility:

Name of District	MGD Capacity Allocation
Harris County Municipal Utility District No. 46	0.60
Harris County Municipal Utility District No. 106	0.60
Harris County Municipal Utility District No. 109	2.10
Harris County Municipal Utility District No. 132	1.54
Harris County Municipal Utility District No. 151	1.12
Harris County Municipal Utility District No. 152	1.36
Harris County Municipal Utility District No. 153	1.68
Total	9.00

L:\Projects\hcm153\15360\Annexation Requests\City of Houston Submittals\Second Annexation_EagleGardens\HCMUD 153 Annexation 02
Consent Application Form Page 04 Additional Information.doc



VICINITY MAP

N.T.S.

HARRIS COUNTY KEY MAP PAGES 376-377

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Petition for the City's consent to the addition of 12.2780 acres of land to Harris County Municipal Utility District No. 157 (Key Map No.407N)	Category #	Page 1 of 1	Agenda Item # 23
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date 1-29-09	Agenda Date FEB 18 2009
---	-----------------------------	----------------------------

DIRECTOR'S SIGNATURE Michael S. Marcotte, P.E., D. WRE, BCEE	Council District affected: "ETJ"
---	-------------------------------------

FOR ADDITIONAL INFORMATION CONTACT: Ann Marie Stone Sheridan, P.E. Supervising Engineer (713)837-9142	Date and identification of prior authorizing Council action:
---	--

RECOMMENDATION: (Summary)

The petition for the addition of 12.2780 acres of land to Harris County Municipal Utility District No. 157 be approved.

Amount of Funding: NONE REQUIRED	
-------------------------------------	--

SOURCE OF FUNDING: ☐ General Fund ☐ Grant Fund ☐ Enterprise Fund
☐ Other (Specify)

SPECIFIC EXPLANATION:

Harris County Municipal Utility District No. 157 has petitioned the City of Houston for consent to add 12.2780 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 West Little York Road, Greenhouse Road, F.M. 529 and Dinner Creek. The district desires to add 12.2780 acres, thus yielding a total of 1102.14 acres. The district is served by a regional plant, the Harris County Municipal Utility District No. 157 Wastewater Treatment Plant. The other district served by this plant is Harris County Municipal Utility District No. 165. The nearest major drainage facility for Harris County Municipal District No. 157 is Langham Creek which flows into South Mayde Creek then into Buffalo Bayou and finally 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 Jun Chang Mark Loethen
Bill Zrioka Waynette Chan Deborah McAbee Gary Norman

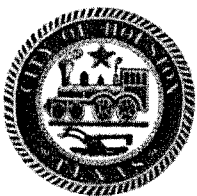
REQUIRED AUTHORIZATION

20JZC515

Other Authorization:

Other Authorization:

Andrew F. Icken
Deputy Director
Planning & Development Services Div.



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

01-09-09P12:18 RCVD

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 12.2780 acres to Harris County MUD No. 157 under the provisions of 49 & 54 Texas Water Code.

James D. Bonham by T.W.
Attorney for the District

Attorney: James D. Bonham, Smith, Murdaugh, Little & Bonham

Address: 1100 Louisiana Street, #400, Houston, TX

Zip: 77002

Phone: 713/652-6500

Engineer: Keli Schroeder, Brown & Gay Engineers, Inc.

Address: 10777 Westheimer, Suite 400, Houston, TX

Zip: 77042

Phone: 281/558-8700

Owners: See additional page

Address: _____

Zip: _____

Phone: _____

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

LOCATION

INSIDE CITY ☐

OUTSIDE CITY ☒

Survey John C. Ogburn

NAME OF COUNTY (S) Harris
Abstract 616

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

North of: West Little York Road

East of: Greenhouse Road

South of: F.M. 529

West of: Dinner Creek

WATER DISTRICT DATA

Total Acreage of District: 1089.862

Existing Plus Proposed Land 1102.14

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

Single Family Residential _____

Multi-Family Residential _____

Commercial 100%

Industrial _____

Institutional _____

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

Regional Plant ☒

Sewage Treatment Plant Name: Harris County MUD No. 157 WWTP

NPDES/TPDES Permit No: _____

TCEQ Permit No: 11906-001



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): 2.3 MGD

Ultimate Capacity (MGD): 2.3 MGD

Size of treatment plant site: 9 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: 2.3

MGD of (Regional Plant).

Name of District: Harris County MUD No. 165

MGD Capacity Allocation 1.044890 MGD

or property owner(s)

Name of District: Harris County MUD No. 157

MGD Capacity Allocation 1.25110 MGD

Water Treatment Plant Name: Harris County MUD No. 157 WP1, WP2 & WP3

Water Treatment Plant Address: 6918 Creek Village, 6835 Fry Rd., 20711 Cypress Cr

Well Permit No: 2969, 7574, 9294

Existing Capacity:

Well(s): 2,300

GPM

Booster Pump(s): 10,000

GPM

Tank(s): 1,138,000

MG

Ultimate Capacity:

Well(s): 3,300

GPM

Booster Pump(s): 11,000

GPM

Tank(s): 1,238,000

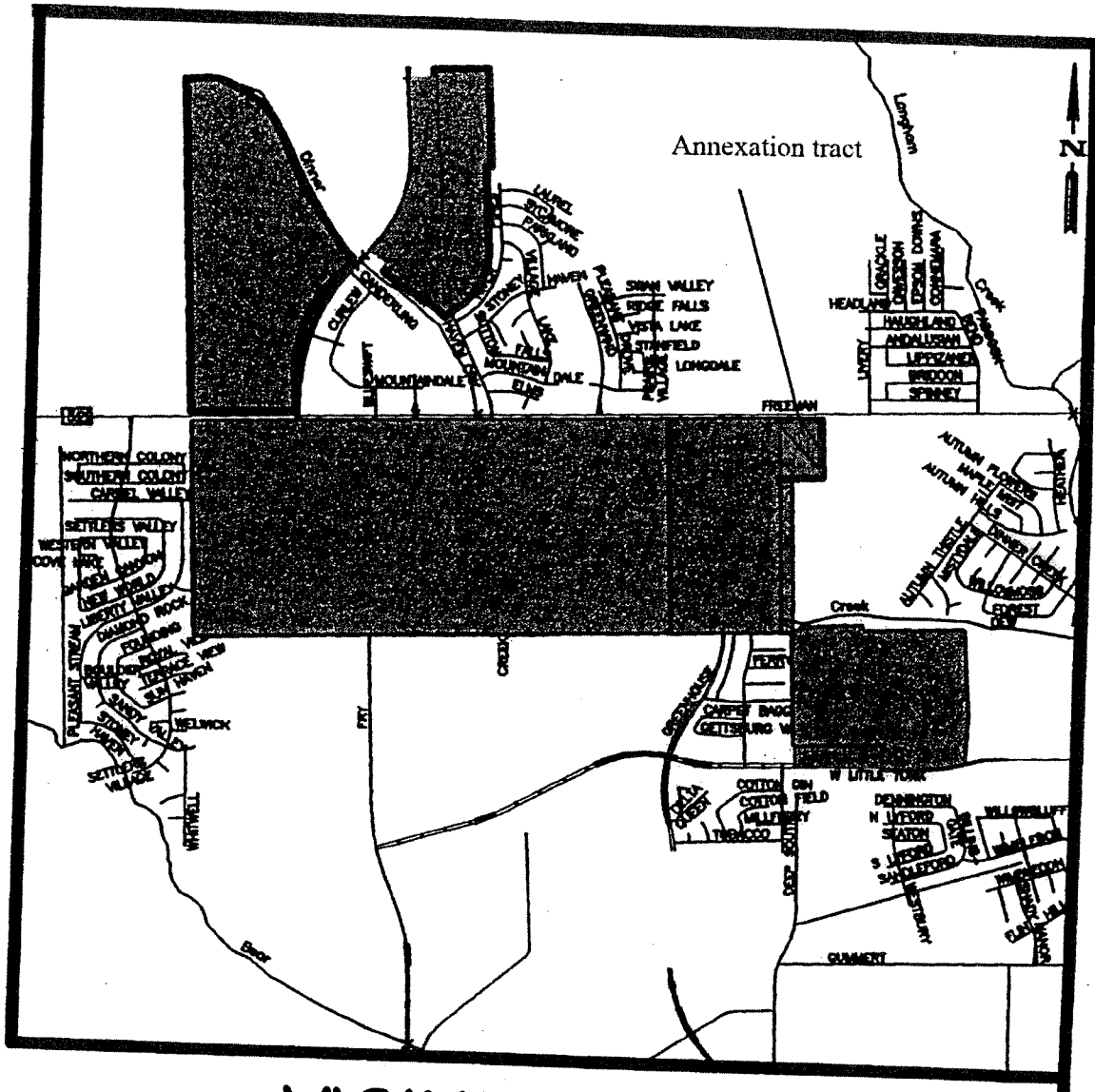
MG

Size of Treatment Plant Site: 0.7, 1.5, 1

square feet/acres.

Comments or Additional Information: _____

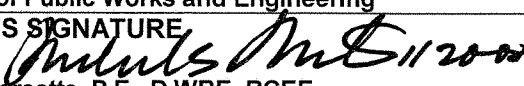
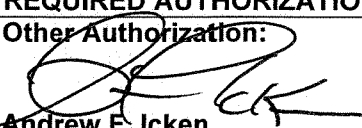
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

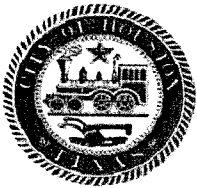


VICINITY MAP

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Petition for the City's consent to the addition of 54.78 acres of land to Harris County Municipal Utility District No. 368 (Key Map No. 329-A,B)		Category #	Page 1 of <u>1</u>	Agenda Item # <u>24</u>
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date 11-21-08	Agenda Date FEB 18 2009	
DIRECTOR'S SIGNATURE  Michael S. Marcotte, P.E., D.WRE, BCEE		Council District affected: "ETJ"		
For additional information contact: Ann Marie Stone Sheridan, P.E. <i>AMS</i> Supervising Engineer (713) 837-9142		Date and identification of prior authorizing Council action:		
RECOMMENDATION: (Summary) The petition for the addition of 54.78 acres of land to Harris County Municipal Utility District No. 368 be approved.				
Amount of Funding: NONE REQUIRED				
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)				
SPECIFIC EXPLANATION: Harris County Municipal Utility District No. 368 has petitioned the City of Houston for consent to add 54.78 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 Lacey Road, Boudreaux Road, Hufsmith-Kohrville Road and Northern Railroad. The district desires to add 54.78 acres, thus yielding a total of 1,025.2040 acres. The district is served by the Harris County Municipal Utility District No. 368 Wastewater Treatment Plant. The nearest major drainage facility for Harris County Municipal Utility District No. 368 is Pillot Gully which flows to Cypress Creek then Spring Creek and then to the San Jacinto River and finally 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 Jun Chang Mark Loethen Bill Zrioka Waynette Chan Deborah McAbee Gary Norman				
REQUIRED AUTHORIZATION 20JZC489				
Finance Department	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



received

11/6/08 dfg

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 54.78 acres to Harris County MUD #368 under the provisions of Chapters 49 and 54, Texas Water Code.

[Signature]
Attorney for the District

Attorney: Johnson Radcliffe Petrov & Bobbitt PLLC

Address: 1001 McKinney Street, Suite 1000

Zip: 77002

Phone: 713-237-1221

Engineer: Mark Stendahl of Pate Engineers, Inc.

Address: 13333 Northwest Frwy, Suite 300

Zip: 77040

Phone: 713-462-3178

Owners: Woodmere Development Company, Ltd.

Address: 15915 Katy Freeway, Suite 405, Houston

Zip: 77094

Phone: 281-444-6617

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

LOCATION

INSIDE CITY ☐

OUTSIDE CITY ☒

Survey William Perkins

NAME OF COUNTY (S) Harris
Abstract 621

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

North of: Lacey Road

East of: Hufsmith-Kohrville Road

South of: Boudreaux Road

West of: Northern Railroad

WATER DISTRICT DATA

Total Acreage of District: 970.424

Existing Plus Proposed Land 1025.2040

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

Single Family Residential 100%

Multi-Family Residential 0

Commercial 0%

Industrial

Institutional

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

Sewage Treatment Plant Name: Harris County MUD #368 Wastewater Treatment Plant

NPDES/TPDES Permit No: 120-44-001

TCEQ Permit No: N/A



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): 0.575

Ultimate Capacity (MGD): 1.275

Size of treatment plant site: 1.20 square feet/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: 0.90 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: Water Plant No. 1

Water Treatment Plant Address: 19412 -1/2 Scarlet Cove Drive, Tomball, TX 77375

Well Permit No: 70327 & 70328

Existing Capacity:

Well(s): 1958

GPM

Booster Pump(s): 5200

GPM

Tank(s): 0.60

MG

Ultimate Capacity:

Well(s): _____

GPM

Booster Pump(s): _____

GPM

Tank(s): _____

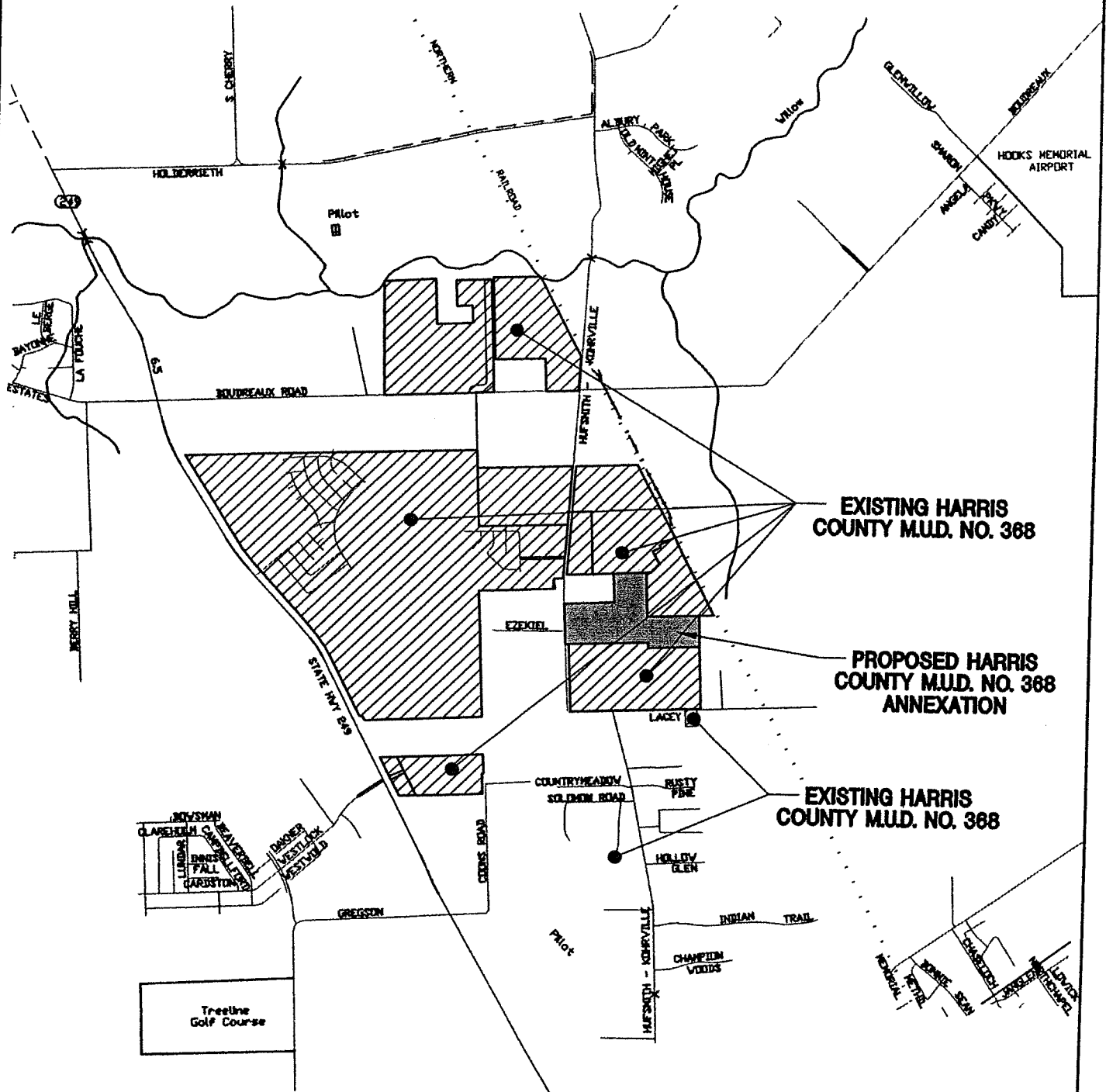
MG

Size of Treatment Plant Site: 1.85 acres

square feet/acres.

Comments or Additional Information: _____

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 368 PROPOSED ANNEXATION OF 54.78 ACRES (KEY MAP 329-A AND B)



PATE ENGINEERS

13333 N.W. Freeway, Suite 300 Houston, Tx. Phone: 713-462-3178


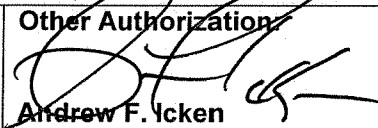
Scale: 1" = 3000'

Date: 9/2/08

489

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

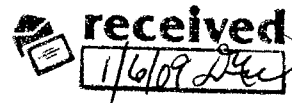
SUBJECT: Petition for the City's consent to the addition of eleven (11) tracts of land totaling 184.397 acres to Harris-Fort Bend Counties Municipal Utility District No. 3 (Key Map No. 484-D, H, M; & 485-A, E, J)		Category #	Page 1 of <u>1</u>	Agenda Item # 25
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date 1-21-09	Agenda Date FEB 18 2009	
DIRECTOR'S SIGNATURE  Michael S. Marcotte, P.E., D.WRE, BCEE		Council District affected: "ETJ"		
For additional information contact: Ann Marie Stone Sheridan, P.E. <i>KMS</i> Supervising Engineer (713) 837-9142		Date and identification of prior authorizing Council action:		
RECOMMENDATION: (Summary) The petition for the addition of 184.397 acres of land to Harris-Fort Bend Counties Municipal Utility District No. 3 be approved.				
Amount of Funding: NONE REQUIRED				
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)				
SPECIFIC EXPLANATION: Harris-Fort Bend Counties Municipal Utility District No. 3 has petitioned the City of Houston for consent to add 184.397 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 Kingsland Boulevard, Katy-Fort Bend County Road, Interstate 10, and State Highway 99. The district desires to add 184.397 acres, thus yielding a total of 529.9677 acres. The district is served by the Harris-Fort Bend Counties Municipal Utility District No. 3 Wastewater Treatment Plant, which is owned and operated by the district. The nearest major drainage facility for Harris-Fort Bend Counties Municipal Utility District No. 3 is Buffalo 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 Jun Chang Mark Loethen Bill Zrioka Waynette Chan Deborah McAbee Gary Norman				
Finance Department		REQUIRED AUTHORIZATION 20JZC513		
		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



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 184.397 acres to Harris-Fort Bend MUD No. 3 under the provisions of Chapter 49 Texas Water Code.

Abraham Rubinsky
Attorney for the District

Attorney: Abraham I. Rubinsky, Schwartz, Page & Harding, LLP

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

Engineer: Asim Tufail, Van De Wiele Engineering, Inc.

Address: 2925 Briarpark, Suite 275, Houston, Texas Zip: 77042 Phone: 713-782-0042

Owners: SEE ATTACHED CHART

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) _____
Survey SEE ATTACHED CHART Abstract _____

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

North of: Kingsland Boulevard

East of: Katy-Fort Bend County Road

South of: I-10

West of: State Highway 99

WATER DISTRICT DATA

Total Acreage of District: 345.5707

Existing Plus Proposed Land 529.9677 ✓

Development Breakdown (Percentage) for tract being considered for annexation * SEE ATTACHED CHART *

Single Family Residential _____ Multi-Family Residential _____

Commercial _____ Industrial 0 % Institutional 0 %

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

Sewage Treatment Plant Name: Harris-Fort Bend Counties MUD No. 3 WWTP

NPDES/TPDES Permit No: 14301-001

TCEQ Permit No: N/A



CITY OF HOUSTON



Department of Public Works and Engineering
Water District Consent Application Form

Existing Capacity (MGD): 0.189

Ultimate Capacity (MGD): 1.3

Size of treatment plant site: 4.784 square feet/acres.

If the treatment plant is to serve the District only, indicate the permitted capacity of the plant: 0.99 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: _____

MGD of (Regional Plant).

Name of District: _____

MGD Capacity Allocation _____

or property owner(s)

Name of District: _____

MGD Capacity Allocation _____

Water Treatment Plant Name: Harris-Fort Bend Counties MUD No. 3 WP 1

Water Treatment Plant Address: 325 1/2 New Hope Lane, Katy, Texas 77494

Well Permit No: 9082

Existing Capacity:

Well(s): 1,200

GPM

Booster Pump(s): 4,000

GPM

Tank(s): 0.420

MG

Ultimate Capacity:

Well(s): 1,200

GPM

Booster Pump(s): 4,000

GPM

Tank(s): 0.420

MG

Size of Treatment Plant Site: 1.012

square feet/acres.

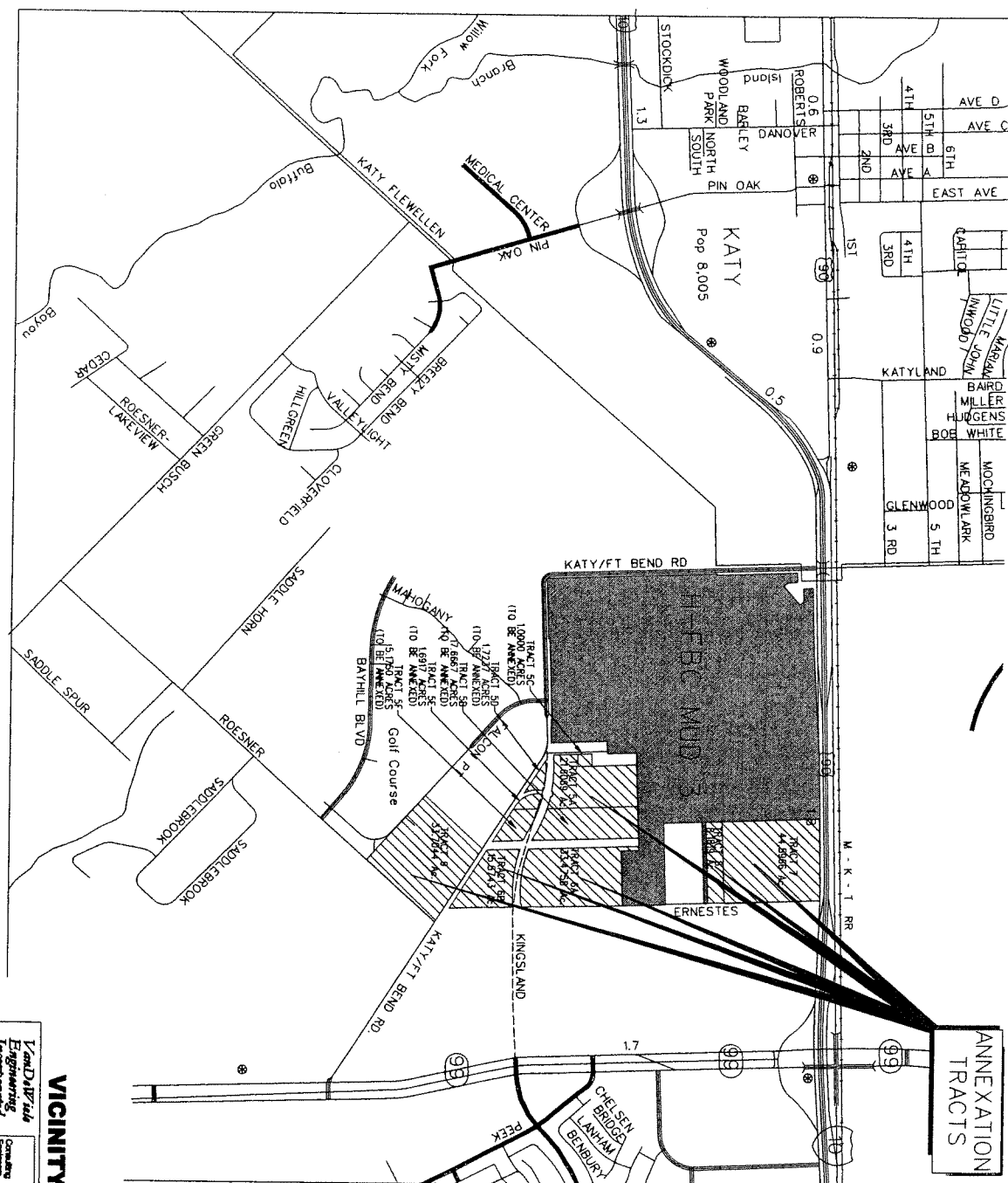
Comments or Additional Information: Another Water Plant will be constructed to serve the District when connection count deems necessary.

WATER DISTRICT CONSENT APPLICATION CHART

Owners	Acreage	Location	Development Breakdown
Jae K. Moore and Beverly K. Moore J.K. Moore Real Estate Limited Partnership, Ltd. P.O. Box 677 Katy, Texas 77492 (281) 392-7747	21.6069 (Tract 5A)	C.P. Collis Survey, Abstract 1331 and Frank Hamilton Survey, Abstract 1262 North of Kingsland Boulevard South of 1-10 East of Katy-Fort Bend County Road West of State Highway 99	50% Commercial 50% Residential
Jae K. Moore and Beverly K. Moore J.K. Moore Real Estate Limited Partnership, Ltd. P.O. Box 677 Katy, Texas 77492 (281) 392-7747	17.6667 (Tract 5B)	C.P. Collis Survey, Abstract 1331 and Frank Hamilton Survey, Abstract 1262 North of Kingsland Boulevard South of 1-10 East of Katy-Fort Bend County Road West of State Highway 99	50% Commercial 50% Residential
Jae K. Moore P.O. Box 677 Katy, Texas 77492 (281) 392-7747	1.0000 (Tract 5C)	C.P. Collis Survey, Abstract 1331 North of Kingsland Boulevard South of 1-10 East of Katy-Fort Bend County Road West of State Highway 99	50% Commercial 50% Residential
Jae K. Moore and Beverly K. Moore J.K. Moore Real Estate Limited Partnership, Ltd. P.O. Box 677 Katy, Texas 77492 (281) 392-7747	1.7237 (Tract 5D)	Frank Hamilton Survey, Abstract 1262 North of Kingsland Boulevard South of 1-10 East of Katy-Fort Bend County Road West of State Highway 99	50% Commercial 50% Residential

<p>Jae K. Moore and Beverly K. Moore J.K. Moore Real Estate Limited Partnership, Ltd. P.O. Box 677 Katy, Texas 77492 (281) 392-7747</p>	<p>1.6917 (Tract 5E)</p>	<p>Frank Hamilton Survey, Abstract 1262 North of Kingsland Boulevard South of 1-10 East of Katy-Fort Bend County Road West of State Highway 99</p>	<p>50% Commercial 50% Residential</p>
<p>Jae K. Moore and Beverly K. Moore J.K. Moore Real Estate Limited Partnership, Ltd. P.O. Box 677 Katy, Texas 77492 (281) 392-7747</p>	<p>5.1750 (Tract 5F)</p>	<p>Frank Hamilton Survey, Abstract 1262 North of Kingsland Boulevard South of 1-10 East of Katy-Fort Bend County Road West of State Highway 99</p>	<p>50% Commercial 50% Residential</p>
<p>Paul E. Bing, Nominee 777 South Fry Road, Suite 104 Katy, Texas 77450 (281) 398-7954</p>	<p>33.4758 (Tract 6A)</p>	<p>C.P. Collis Survey, Abstract 1331 and Frank Hamilton Survey, Abstract 1262 North of Kingsland Boulevard South of 1-10 East of Katy-Fort Bend County Road West of State Highway 99</p>	<p>50% Commercial 50% Residential</p>
<p>Paul E. Bing, Nominee 777 South Fry Road, Suite 104 Katy, Texas 77450 (281) 398-7954</p>	<p>15.5743 (Tract 6B)</p>	<p>Frank Hamilton Survey, Abstract 1262 North of Kingsland Boulevard South of 1-10 East of Katy-Fort Bend County Road West of State Highway 99</p>	<p>50% Commercial 50% Residential</p>

I-10/Katy, Ltd. 610 West Greens Road Houston, Texas 77067	44.5966 (Tract 7)	Sue E. Stuart Survey, Abstract 1517 North of Kingsland Boulevard South of 1-10 East of Katy-Fort Bend County Road West of State Highway 99	100% Commercial
I-10/Katy, Ltd. 610 West Greens Road Houston, Texas 77067	8.1819 (Tract 8)	C.P. Collis Survey, Abstract 1331 North of Kingsland Boulevard South of 1-10 East of Ernstes Road West of State Highway 99	100% Commercial
Ava Limited P.O. Box 270161 Houston, Texas 77277	33.7044 (Tract 9)	I & G. N.R.R. Co. Survey No. 2, Abstract 1445 Harris County, Texas; and I & G. N.R.R. Co. Survey No. 2, Abstract 266 Fort Bend County, Texas North of Roesner Road South of Kingsland Boulevard East of Katy-Fort Bend County Road West of State Highway 99	25% Commercial 75% Residential



N.T.S.

VICINITY MAP

**Vandell Inc.
Engineering
Incorporated**

Consulting Engineers

JOB No. 03600-605-1

DATE: DECEMBER 15, 2008

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

SUBJECT: Ordinance designating the 1700 block of Norfolk Street, south side, between Woodhead and the dead end east of 1717 Norfolk Street as a Special Building Line Requirement Area	Category #	Page 1 of _____	Agenda Item # 26
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date October 22, 2008	Agenda Date FEB 18 2009
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DIRECTOR'S SIGNATURE: 	Council District affected: D
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For additional information contact: Kevin Calfee Phone: 713.837.7768	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: (Summary) Approval of an ordinance designating the 1700 block of Norfolk Street, south side, between Woodhead and the dead end east of 1717 Norfolk Street as a Special Building Line Requirement Area, pursuant to Chapter 42 of the Code of Ordinances.

Amount and Source of Funding:	Finance Budget:
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SPECIFIC EXPLANATION: In accordance with Section 42-194 of the Code of Ordinances, the property owner of of Tracts 5B and 6B, Block 6, of the Richwood Subdivision initiated an application for the designation of a special building line requirement area. The application includes written evidence of support from the owners of 61% of the area. Notification was mailed to the eight (8) property owners indicating that the special building line requirement 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. One (1) written protest was filed. The Houston Planning Commission considered the protest on July 31, 2008 and voted to recommend that the City Council establish the Special Building Line Requirement Area.

It is recommended that the City Council adopt an ordinance establishing a 20'-0' Special Minimum Line for the area..

MLG:kw

Attachments: Planning Commission's Approval, Special Minimum Lot Size Application, Evidence of support, Map of the area, Protest Letters

xc: Marty Stein, Agenda Director
Anna Russell, City Secretary
Arturo G. Michel, City Attorney
Deborah McAbee, Land Use Division, Legal Department

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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Special Building Line Requirement Area No. 140

Planning Commission Approval

Planning Commission Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<p><i>SBLRA 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 1700 block of Norfolk Street, south side.</p>
X		<p><i>More than 60% of the proposed SBLRA is developed with or is restricted to not more than two single-family residential (SFR) units per lot;</i></p> <p>61% of the proposed application area is developed with not more than two SF residential units per property.</p>
X		<p><i>Demonstrated sufficient evidence of support;</i></p> <p>Petition signed by owners of 61% of the SBLRA.</p>
X		<p><i>Establishment of the SBLRA will further the goal of preserving the building line character of the area; and,</i></p> <p>A minimum building line of 20 ft exists on seven (7) properties in the blockface.</p>
X		<p><i>The proposed SBLRA has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or 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 1936. The houses mostly originate from the 1930's. The establishment of a 20 ft minimum building line will preserve the building line character of the area.</p>
<p><i>The minimum building line for this application was determined by finding the current building line that represents a minimum standard for at least 70% of the application area.</i></p> <p>Seven (7) out of eight (8) developed properties (representing 88% of the application area) have a building line of at least twenty (20) feet.</p>		

The Special Building Line Requirement Area meets the criteria.


 Carol Lewis, Chair _____ Date _____
 or

 Mark A. Kilkenny, _____ Date _____
 Vice-Chair

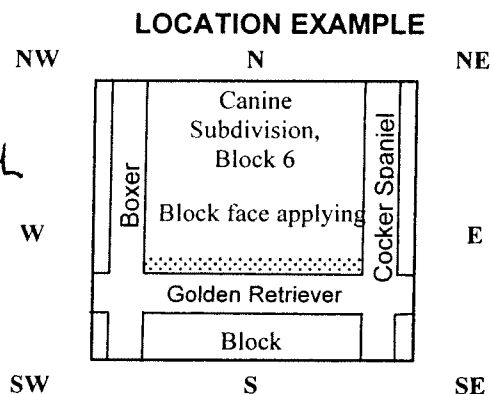
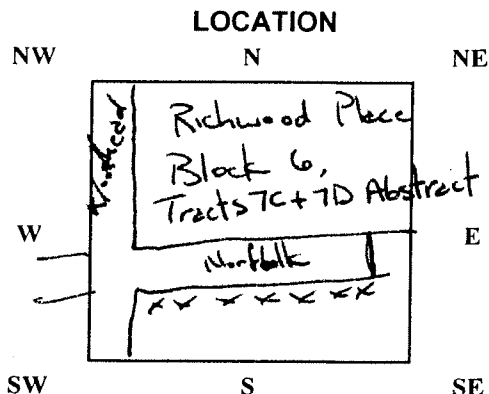
CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

COMBINED SPECIAL MINIMUM LOT SIZE & SPECIAL MINIMUM BUILDING LINE APPLICATION

To expedite this application, please complete entire application form.



1. BOUNDARY:

Block # Block 6, Tracts 7C+7D Abstract 6960
 Lot #'s 1A-6A
 Subdivision Name Richwood Place
 Street Name & Side (s) Southside of Norfolk St.
 Lot (s) Address 1700 Block Norfolk St.
 Odd/Even Addresses Odd Addresses

BOUNDARY EXAMPLE:

Block 6
 Lots 1-5
 Canine Subdivision
 North side of Golden Retriever Ln.
 800 Block Golden Retriever Ln.
 Odd Addresses

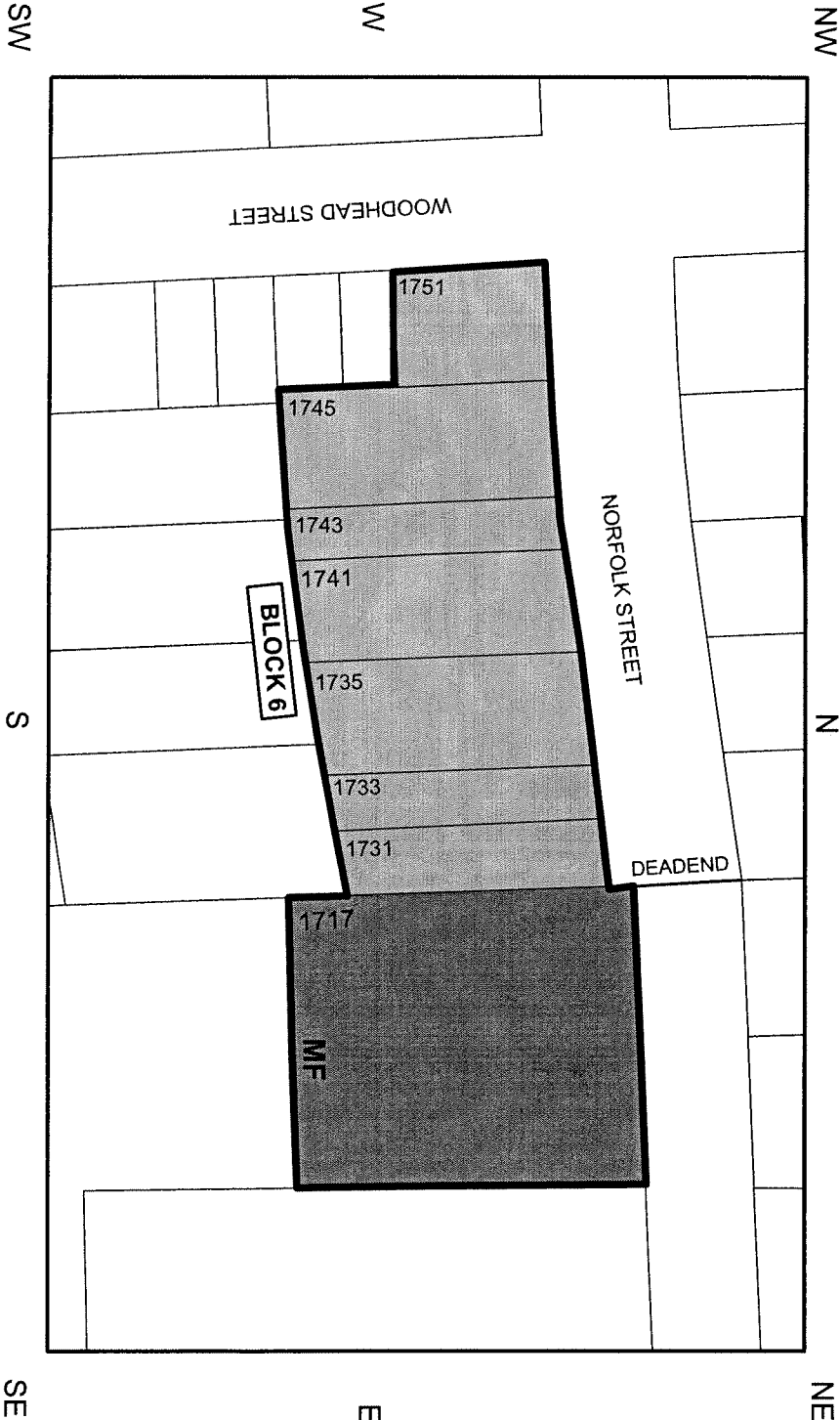
2. CONTACTS:

Applicant Jeffrey Kell Phone # 713 523 8422
 Address 1733 Norfolk E-mail [redacted] Fax # 713-523-8420
 City Houston State TX Zip 77098
 Other _____ Phone # _____
 Address _____ E-mail _____ Fax # _____
 City _____ State _____ Zip _____

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

File # 140/288
 Lambert # 5356
 Key Map # 4922
 Super Neighborhood 24
 TIRZ _____
 Census Tract 4109
 City Council District D

RICHHWOOD



20' Special Building Line Requirement Area

MAP/SKETCH

SMLSA No. 140

- Properties that meet the 20' Special Building Line Requirement Area
- Properties less than the 20' Special Building Line Requirement Area
- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded

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

SUBJECT: Ordinance designating the 1700 block of Norfolk Street, south side, between Woodhead and the dead end east of 1717 Norfolk Street as a Special Minimum Lot Size Area	Category #	Page 1 of ____	Agenda Item # 27
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date October 22, 2008	Agenda Date FEB 18 2009
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DIRECTOR'S SIGNATURE: 	Council District affected: D
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For additional information contact: Kevin Calfee Phone: 713.837.7768	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: (Summary) Approval of an ordinance designating the 1700 block of Norfolk Street, south side, between Woodhead and the dead end east of 1717 Norfolk Street as a Special Minimum Lot Size Area, pursuant to Chapter 42 of the Code of Ordinances.

Amount and Source of Funding:	Finance Budget:
--------------------------------------	------------------------

SPECIFIC EXPLANATION: In accordance with Section 42-194 of the Code of Ordinances, the property owner of of Tracts 5B and 6B, Block 6, of the Richwood 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 61% of the area. Notification was mailed to the eight (8) property owners indicating that the special minimum 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. One (1) written protest was filed. The Houston Planning Commission considered the protest on July 31, 2008 and voted to recommend that the City Council establish the Special Minimum Lot Size Area.

It is recommended that the City Council adopt an ordinance establishing a Special Minimum Lot Size of 6,174 sf.

MLG:kw

Attachments: Planning Commission's Approval, Special Minimum Lot Size Application, Evidence of support, Map of the area, Protest Letters

xc: Marty Stein, Agenda Director
Anna Russell, City Secretary
Arturo G. Michel, City Attorney
Deborah McAbee, Land Use Division, Legal Department

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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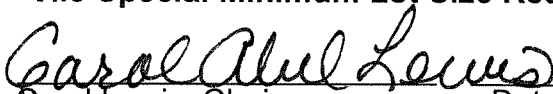
Special Minimum Lot Size Requirement Area No. 288

Planning Commission Approval

Planning Commission Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<i>MLS area includes all property within at least one block face and no more than two opposing block faces;</i> The application is for the 1700 block of Norfolk Street, south side.
X		<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> 61% of the proposed application area is developed with not more than two SF residential units per property.
X		<i>Demonstrated sufficient evidence of support;</i> Petition signed by owners of 61% of the SMLSA.
X		<i>Establishment of the SMLSA will further the goal of preserving the lot size character of the area; and,</i> A minimum lot size of 6,174 sq ft exists on four (4) lots in the blockface.
X		<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 or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.</i> The subdivision was platted in 1936. The houses originate from the 1930's. The establishment of a 6,174 sf minimum lot size will preserve the lot size character of the area.
<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> Four (4) out of eight (8) lots (representing 75% of the application area) are at least 6,174 square feet in size.		

The Special Minimum Lot Size Requirement Area meets the criteria.


Carol Lewis, Chair _____ Date _____
or

Mark A. Kilkenny,
Vice-Chair

Date

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

COMBINED SPECIAL MINIMUM LOT SIZE & SPECIAL MINIMUM BUILDING LINE APPLICATION

To expedite this application, please complete entire application form.

LOCATION				LOCATION EXAMPLE			
NW	N	NE		NW	N	NE	
SW	S	SE		SW	S	SE	

1. BOUNDARY:

Block # Block 6 Tracts 7C+7D Abstract 6960
 Lot #'s 1A-6A
 Subdivision Name Richwood Place
 Street Name & Side (s) Southside of Norfolk St.
 Lot (s) Address 1700 Block Norfolk St.
 Odd/Even Addresses Odd Addresses

BOUNDARY EXAMPLE:

Block # Block 6
 Lots 1-5
 Canine Subdivision
 North side of Golden Retriever Ln.
 800 Block Golden Retriever Ln.
 Odd Addresses

2. CONTACTS:

Applicant	<u>Jeffrey Kolb</u>	Phone #	<u>713.523.8422</u>
Address	<u>1733 Norfolk</u>	E-mail	<u>[REDACTED]</u>
City	<u>Houston</u>	State	<u>TX</u>
		Fax #	<u>713-523-8420</u>
		Zip	<u>77098</u>
Other		Phone #	
Address		E-mail	
City		State	
		Fax #	
		Zip	

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

File # 140/288

Census Tract 4109

Lambert # 5356

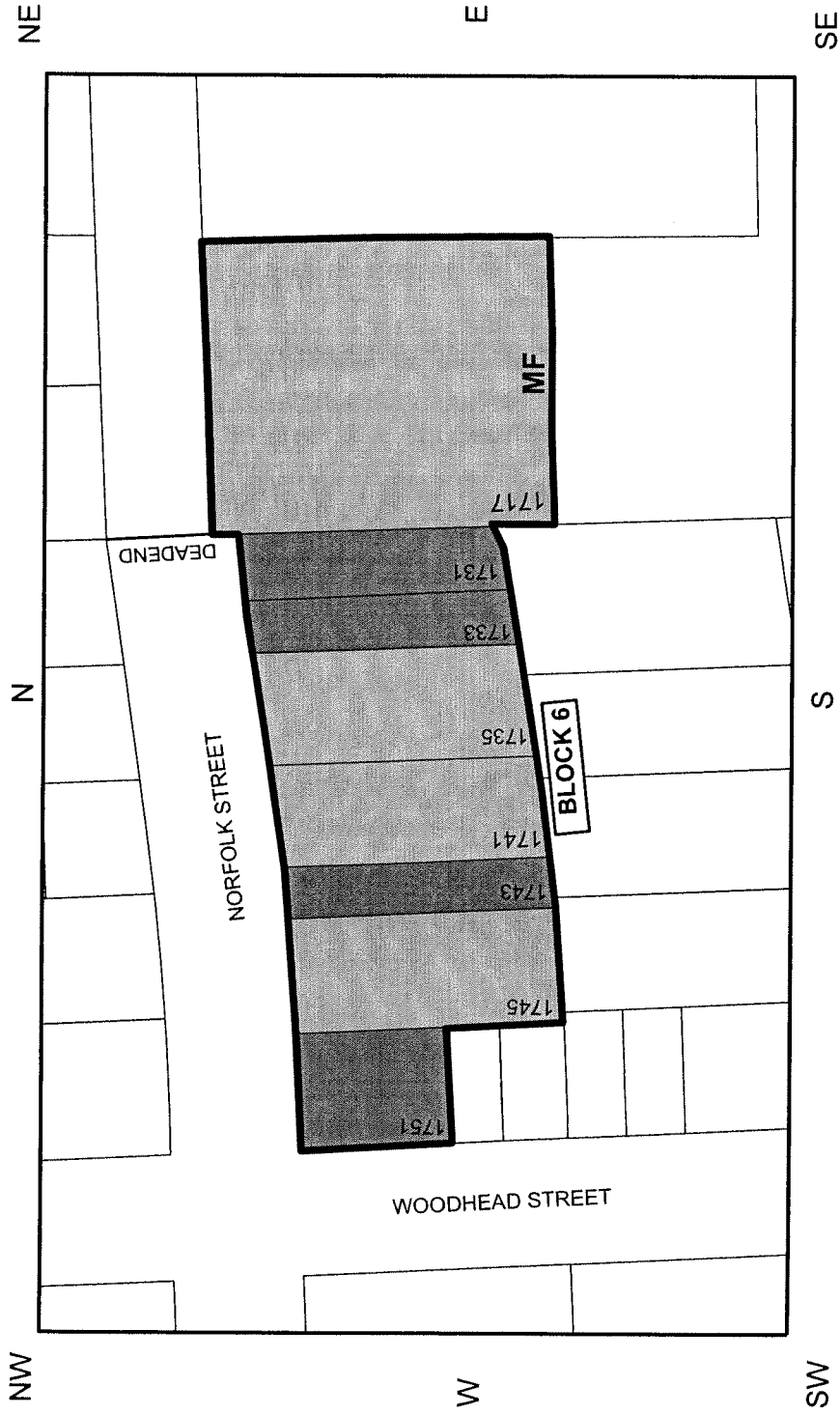
City Council District D

Key Map # 4922

Super Neighborhood 24

TIRZ



RICHWOOD



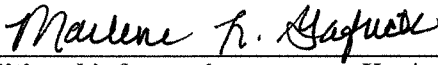
6,174sf Special Minimum Lot Size

MAP/SKETCH

SMLSA No. 288

-  Properties that meet the 6,174sf Special Minimum Lot Size
-  Properties less than the 6,174sf Special Minimum Lot Size
- MF** Multi Family
- COM** Commercial
- VAC** Vacant
- EXC** Excluded

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance designating the 700 block of Omar Avenue, north and south sides, between Reagan and Watson Avenues as a Special Building Line Requirement Area		Category #	Page 1 of _____	Agenda Item # 28
FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department		Origination Date October 24, 2008		Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE: 		Council District affected: H		
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 700 block of Omar Avenue, north and south sides, between Reagan and Watson Avenues as a Special Building Line Requirement Area, pursuant to Chapter 42 of the Code of Ordinances, and establishing a 14'-0" special building line.				
Amount and Source of Funding:			Finance Budget:	
<p>SPECIFIC EXPLANATION: In accordance with Section 42-163 of the Code of Ordinances, the property owner of Lot 2, Block 33 of the Woodland Heights Subdivision initiated an application for the designation of a special building line requirement area. The application includes written evidence of support from owners of 66% of the area. Notification was mailed to thirteen(13) property owners indicating that the special building line requirement 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 14'-0" Special Building Line for the area.</p> <p>MLG:md</p> <p>Attachments: Planning Director's Approval, Special Building Line Requirement Application & Petition, 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 Linda Tarver, Public Works and Engineering Gary Bridges, Public Works and Engineering</p>				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

Special Building Line Requirement Area No. 145

Planning Director's Approval

Planning Director Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<i>SBLRA includes all property within at least one block face and no more than two opposing block faces;</i> The application is for the 700 block of Omar Avenue, north and south sides.
X		<i>More than 60% of the proposed SBLRA is developed with or is restricted to not more than two single-family residential (SFR) units per lot;</i> 94% of the proposed application area is developed with not more than two SF residential units per property.
X		<i>Demonstrated sufficient evidence of support;</i> Petition signed by owners of 66% of the SBLRA.
X		<i>Establishment of the SBLRA will further the goal of preserving the building line character of the area; and,</i> A minimum building line of 14 ft exists on ten (10) properties in the blockface.
X		<i>The proposed SBLRA has a building line character that can be preserved by the establishment of a special building line, taking into account the age of the neighborhood, the age and architectural features 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> The subdivision was platted in 1907. The houses mostly originate from the 1920's. The establishment of a 14 ft minimum building line will preserve the building line character of the area.
<i>The minimum building line for this application was determined by finding the current building line that represents a minimum standard for at least 70% of the application area.</i>		
Ten (10) out of thirteen (13) developed properties (representing 77% of the application area) have a building line of at least fourteen (14) feet.		

The Special Building Line Requirement Area meets the criteria.

Marlene L. Gafrick
Marlene L. Gafrick, Director

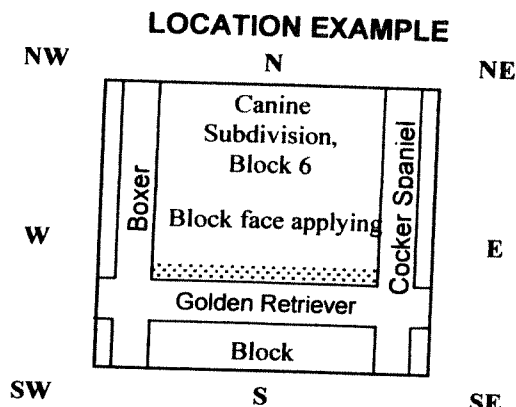
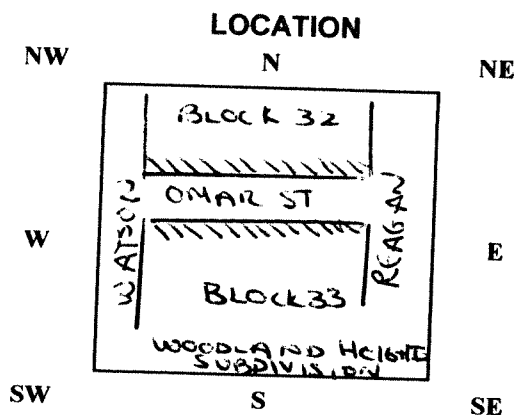
10/24/08
Date

HOUSTON PLANNING COMMISSION

CITY OF HOUSTON
PLANNING & DEVELOPMENT DEPARTMENT

COMBINED SPECIAL MINIMUM LOT SIZE & SPECIAL MINIMUM BUILDING LINE APPLICATION

To expedite this application, please complete entire application form.



1. BOUNDARY:

Block # Block 32 Block 33
 Lot #'s LOTS 9-16 LOTS 1-8
 Subdivision Name WOODLAND HEIGHTS
 Street Name & Side (s) NORTH OMAR SOUTH OMAR
 Lot (s) Address 700 BLOCK OF OMAR
 Odd/Even Addresses ODD EVEN

BOUNDARY EXAMPLE:

Block 6
 Lots 1-5
 Canine Subdivision
 North side of Golden Retriever Ln.
 800 Block Golden Retriever Ln.
 Odd Addresses

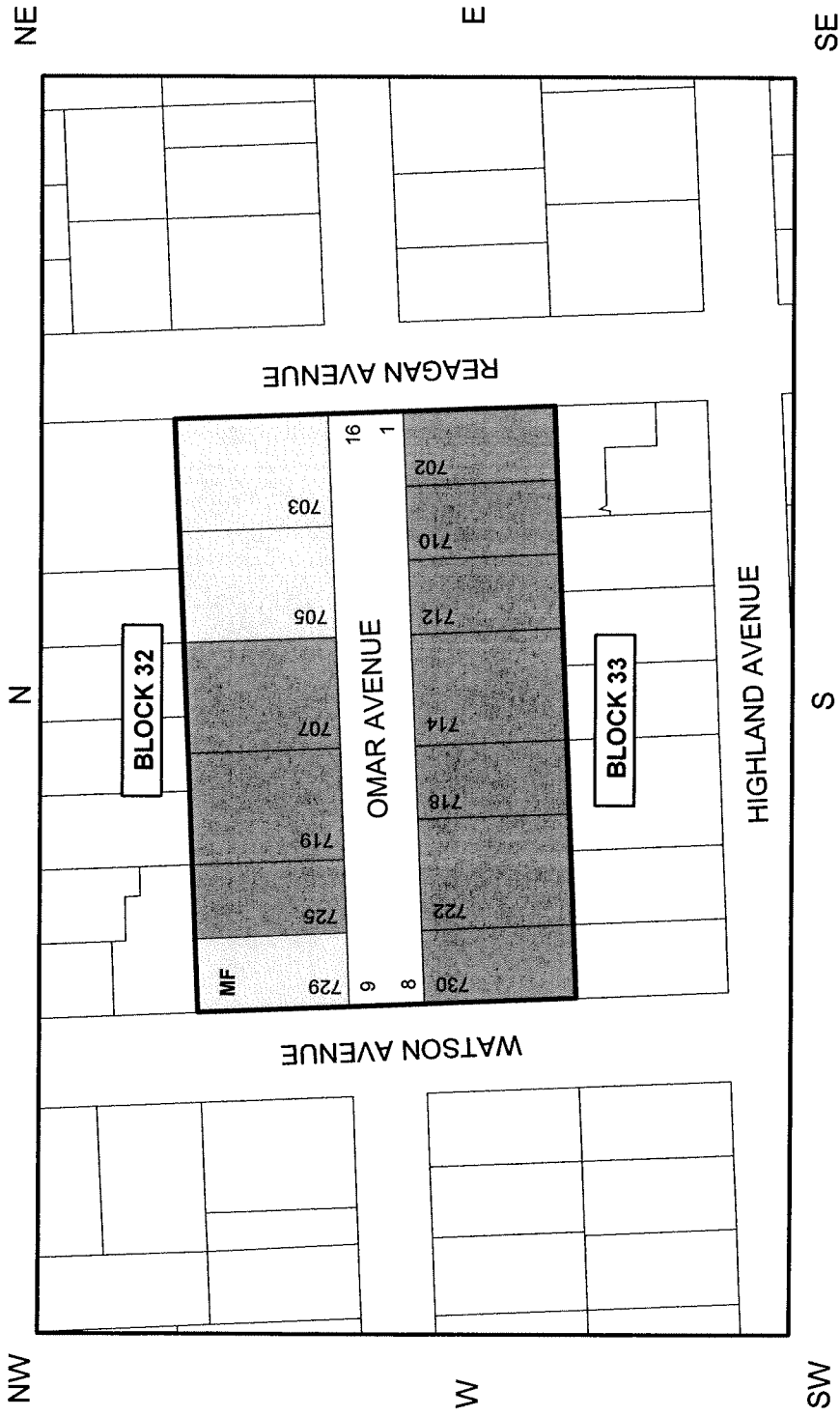
2. CONTACTS:

Applicant BRIDGETTE DEAS LARSON Phone # 713 829 4539
 Address 710 Omar St E-mail larson@greenwoodking.com Fax #
 City Houston State TX Zip 77009
 Other SHARON GRIFF Phone # 713 868 1579
 Address 826 WOODLAND ST E-mail Fax #
 City Houston State TX Zip 77009

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

File # 145/294
 Bldg line Lot Size
 Lambert # 5358 Census Tract
 Key Map # 493B City Council District H
 Super Neighborhood 15
 TIRZ

WOODLAND HEIGHTS



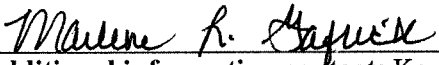
14' Special Building Line Requirement Area

MAP/SKETCH

SBLRA No. 145

- ☐ Properties that meet the 14' Special Building Line Requirement Area
- ☒ Properties less than the 14' Special Building Line Requirement Area
- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded

TQ: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance designating the 700 block of Omar Avenue, north and south sides, between Reagan and Watson Avenues as a Special Minimum Lot Size Area		Category #	Page 1 of _____	Agenda Item # 29
FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department		Origination Date October 24, 2008		Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE: 		Council District affected: H		
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 700 block of Omar Avenue, north and south sides, between Reagan and Watson Avenues as a Special Minimum Lot Size Area, pursuant to Chapter 42 of the Code of Ordinances.				
Amount and Source of Funding:			Finance Budget:	
<p>SPECIFIC EXPLANATION: In accordance with Section 42-194 of the Code of Ordinances, the property owner of of Lot 2, Block 33, of the Woodland Heights 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 66% of the area. Notification was mailed to the thirteen (13) property owners indicating that the special minimum 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 5,000 sf.</p> <p>MLG:kw</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				
Finance Director:		Other Authorization:		Other Authorization:

Special Minimum Lot Size Area No. 294

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 700 block of Omar Avenue, 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>94% of the proposed application area is developed with not more than two SF residential units per property.</p>
X		<p><i>Demonstrated sufficient evidence of support;</i></p> <p>Petition signed by owners of 66% 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 5,000 sq ft exists on thirteen (13) 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 1907. The houses originate from the 1920's. The establishment of a 5,000 sf 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>Thirteen (13) out of thirteen (13) lots (representing 100% of the application area) are at least 5,000 square feet in size.</p>		

The Special Minimum Lot Size Area meets the criteria.



 Marlene L. Gafrick, Director Date

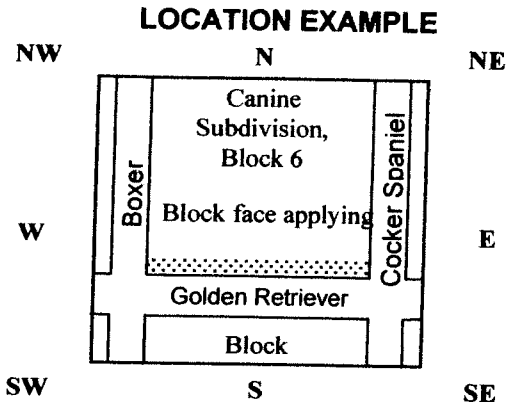
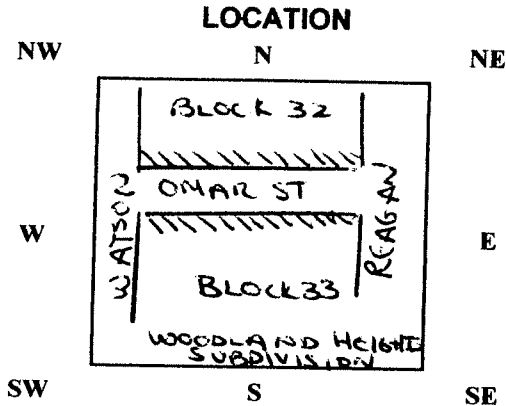
CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

COMBINED SPECIAL MINIMUM LOT SIZE & SPECIAL MINIMUM BUILDING LINE APPLICATION

To expedite this application, please complete entire application form.



1. BOUNDARY:

Block # Block 32 Block 33
 Lot #'s LOTS 9-16 LOTS 1-8
 Subdivision Name WOODLAND HEIGHTS
 Street Name & Side (s) NORTH OMAR SOUTH OMAR
 Lot (s) Address 700 BLOCK OF OMAR
 Odd/Even Addresses ODD EVEN

BOUNDARY EXAMPLE:

Block 6
 Lots 1-5
 Canine Subdivision
 North side of Golden Retriever Ln.
 800 Block Golden Retriever Ln.
 Odd Addresses

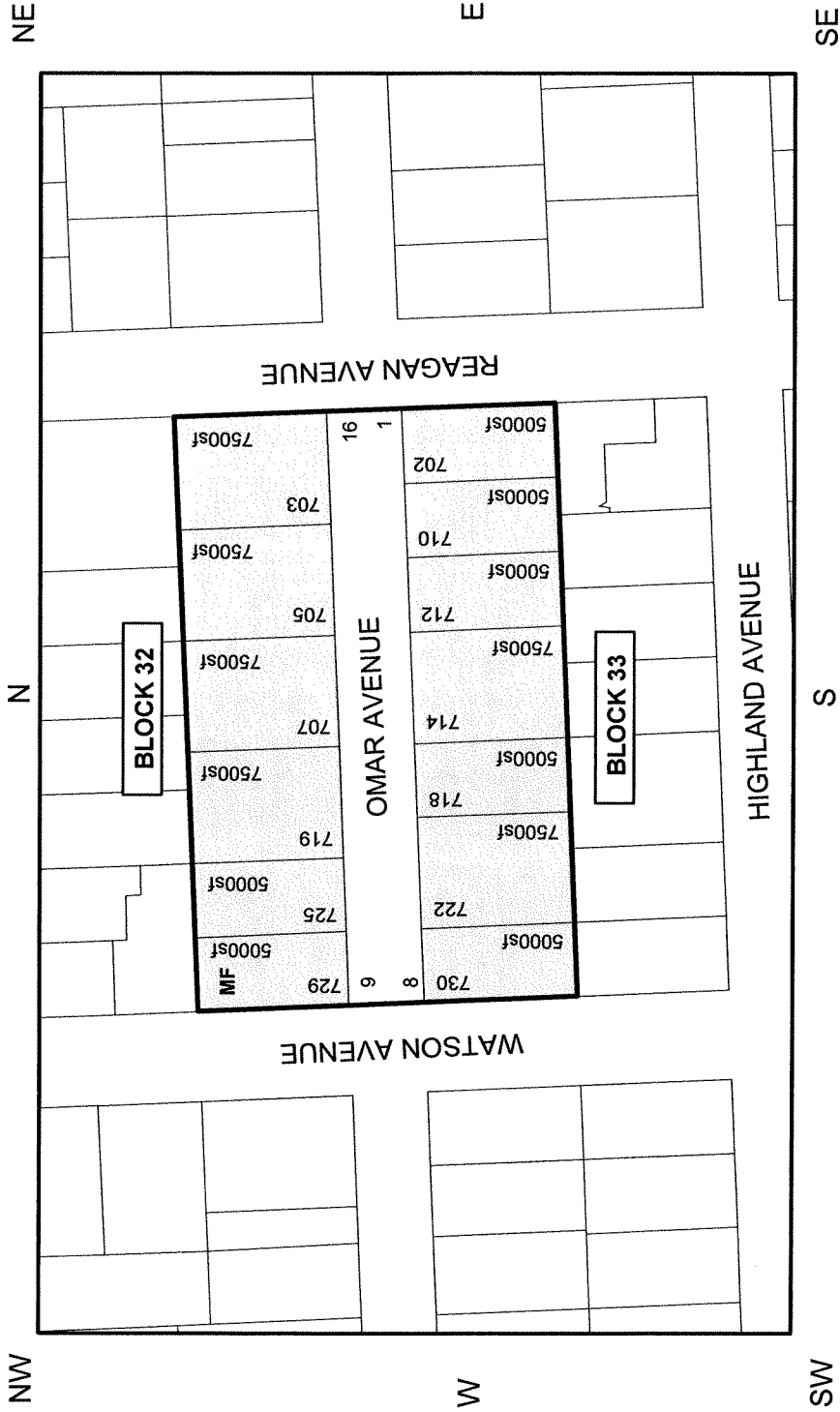
2. CONTACTS:

Applicant BRIDGETTE DEAS LARSON Phone # 713-829-7539
 Address 710 Omar St E-mail [REDACTED] Fax # [REDACTED]
 City Houston State TX Zip 77009
 Other SHARON GREIFF Phone # 713-868-1579
 Address 826 WOODLAND ST E-mail [REDACTED] Fax # [REDACTED]
 City Houston State TX Zip 77009

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

File # 145/294
 Bldg Line Lot Size
 Lambert # 5358 Census Tract [REDACTED]
 Key Map # 493B City Council District H
 Super Neighborhood 15
 TIRZ [REDACTED]

WOODLAND HEIGHTS



5000sf Special Minimum Lot Size

MAP/SKETCH

SMLSA No. 294

- ☐ Properties that meet the 5,000sf Special Minimum Lot Size
- ☒ Properties less than the 5,000sf Special Minimum Lot Size
- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance designating the 1800 block of Portsmouth Street, south side, between Woodhead and Hazard Streets as a Special Minimum Lot Size Area	Category #	Page 1 of _____	Agenda Item # 30
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date October 24, 2008	Agenda Date FEB 18 2009
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DIRECTOR'S SIGNATURE: 	Council District affected: D
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For additional information contact: Kevin Calfee Phone: 713.837.7768	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: (Summary) Approval of an ordinance designating the 1800 block of Portsmouth Street, south side, between Woodhead and Hazard Streets as a Special Minimum Lot Size Area, pursuant to Chapter 42 of the Code of Ordinances.

Amount and Source of Funding:	Finance Budget:
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SPECIFIC EXPLANATION: In accordance with Section 42-194 of the Code of Ordinances, the property owner of Lot 5, Block 3, of the Richwood 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 79% of the area. Notification was mailed to the fourteen (14) property owners indicating that the special minimum 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.

It is recommended that the City Council adopt an ordinance establishing a Special Minimum Lot Size of 6,250 sf.

MLG:kw

Attachments: Planning Director's Approval, Special Minimum Lot Size Application, Evidence of support, Map of the area

xc: Marty Stein, Agenda Director
Anna Russell, City Secretary
Arturo G. Michel, City Attorney
Deborah McAbee, Land Use Division, Legal Department

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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Special Minimum Lot Size Area No. 295

Planning Director's Approval

Planning Director Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<i>SMLSA includes all property within at least one block face and no more than two opposing block faces;</i> The application is for the 1800 block of Portsmouth Street, south side.
X		<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> 93% of the proposed application area is developed with not more than two SF residential units per property.
X		<i>Demonstrated sufficient evidence of support;</i> Petition signed by owners of 79% of the SMLSA.
X		<i>Establishment of the SMLSA will further the goal of preserving the lot size character of the area; and,</i> A minimum lot size of 6,250 sq ft exists on thirteen (13) lots in the blockface.
X		<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> The subdivision was platted in 1936. The houses originate from the 1930's. The establishment of a 6,250 sf minimum lot size will preserve the lot size character of the area.
<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> Thirteen (13) out of fourteen (14) lots (representing 98% of the application area) are at least 6,250 square feet in size.		

The Special Minimum Lot Size Area meets the criteria.

Marlene L. Gafrick 10/24/08
Marlene L. Gafrick, Director Date

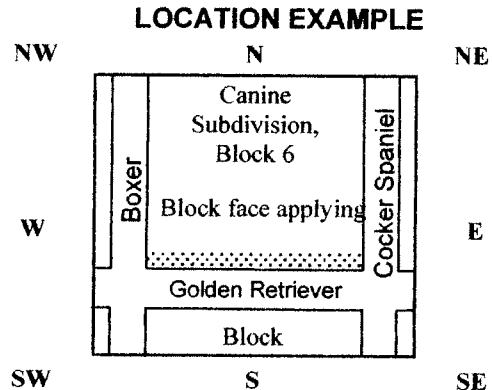
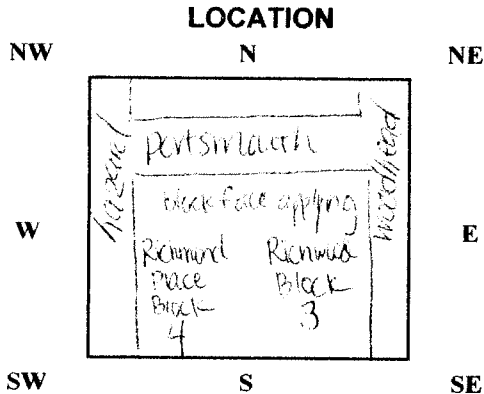
CITY OF HOUSTON

HOUSTON PLANNING COMMISSION

PLANNING & DEVELOPMENT DEPARTMENT

COMBINED SPECIAL MINIMUM LOT SIZE & SPECIAL MINIMUM BUILDING LINE APPLICATION

To expedite this application, please complete entire application form.



1. BOUNDARY:

Block # 3 4
 Lot #'s lots A & 1-10 1A, 2-3
 Subdivision Name Richwood Richmond Place
 Street Name & Side (s) Portsmouth - Southside
 Lot (s) Address 1801 - 1857 block of Portsmouth
 Odd/Even Addresses Odd 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:

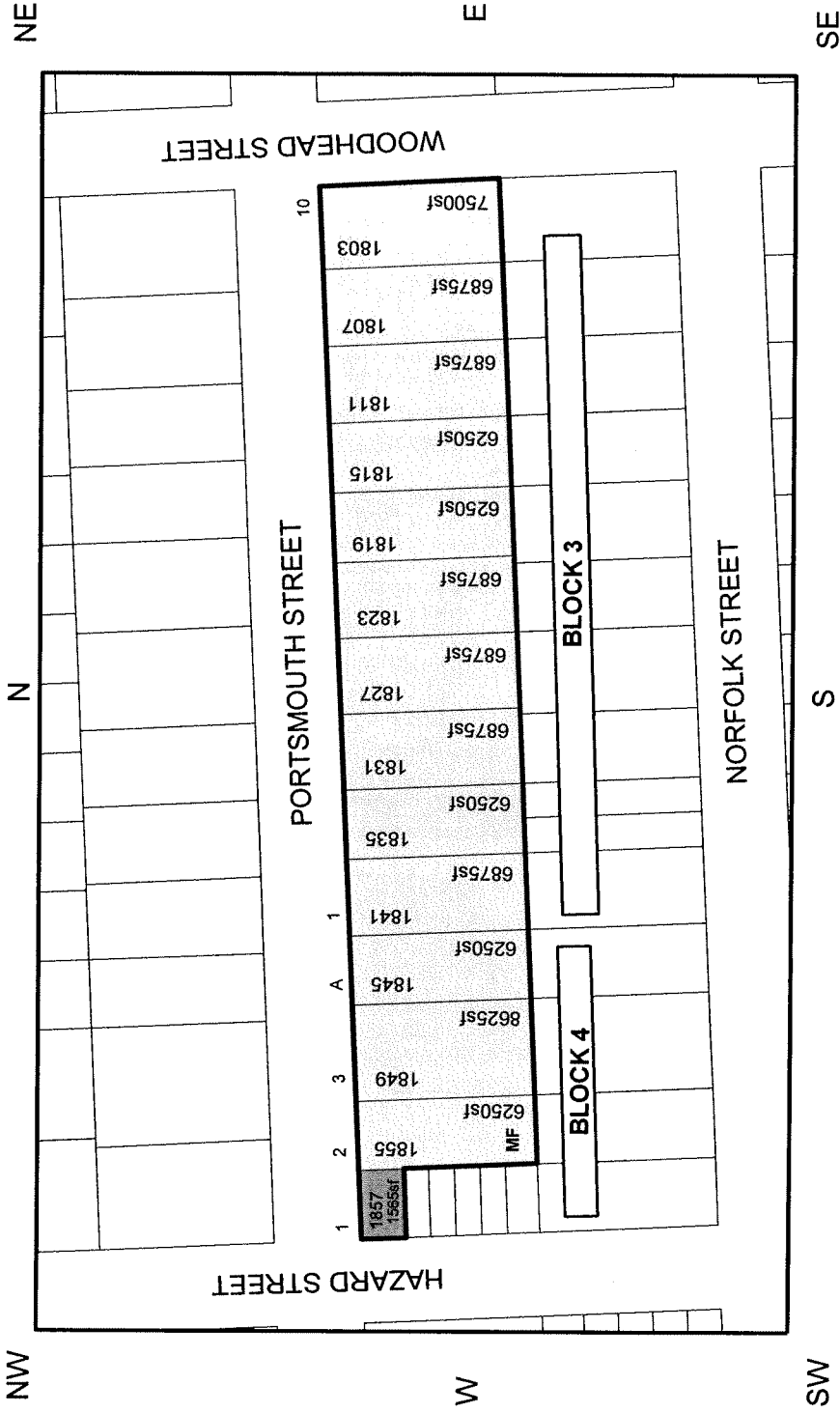
Applicant Larry Wood Phone # 281-384-8291
 Address 1823 Portsmouth E-mail [REDACTED] Fax # 713 779 0900
 City Houston, TX State TX Zip 77098
 Other Moustapha El-Hakam, President RPCA Phone # 281 804 2412
 Address 1950 Lexington St. E-mail [REDACTED] Fax # 713 779 0900
 City Houston State TX Zip 77098

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

File # 146/235
 Lambert # 5356
 Key Map # 4922
 Super Neighborhood 24
 TIRZ
 Census Tract
 City Council District D

RECEIVED

RICHWOOD RICHMOND PLACE



6,250sf Special Minimum Lot Size

MAP/SKETCH

SMLSA No. 295

- ☐ Properties that meet the 6,250sf Special Minimum Lot Size
- ☐ Properties less than the 6,250sf Special Minimum Lot Size
- MF** Multi Family
- COM** Commercial
- VAC** Vacant
- EXC** Excluded

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

SUBJECT: Ordinance designating the 200 block of Vincent Street, east and west sides, between Temple and Cottage Streets as a Special Building Line Requirement Area	Category #	Page 1 of _____	Agenda Item # 31
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FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department	Origination Date October 24, 2008	Agenda Date FEB 18 2009
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DIRECTOR'S SIGNATURE: <i>Marlene L. Gafrick</i>	Council District affected: H
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 200 block of Vincent Street, east and west sides, between Temple and Cottage Streets as a Special Building Line Requirement Area, pursuant to Chapter 42 of the Code of Ordinances, and establishing a 15'-0" special building line.

Amount and Source of Funding:	Finance Budget:
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SPECIFIC EXPLANATION: In accordance with Section 42-163 of the Code of Ordinances, the property owner of Lot 9, Block 31, of the Brooke Smith Subdivision initiated an application for the designation of a special building line requirement area. The application includes written evidence of support from owners of 50% of the area. Notification was mailed to the eleven (11) property owners indicating that the special building line requirement 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. No written protests were filed. The Houston Planning Commission considered the application and protest at the August 28, 2008 meeting and voted to recommend the City Council establish the Special Building Line Requirement Area.

It is recommended that the City Council adopt an ordinance establishing a 15'-0" Special Building Line for the area.

MLG:md:db

Attachments: Planning Commission Approval, Special Building Line Requirement Application & Petition, Evidence of Support, Map of the Area

xc: Marty Stein, Agenda Director
Anna Russell, City Secretary
Arturo G. Michel, City Attorney
Deborah McAbee, Land Use Division, Legal Department
Linda Tarver, Public Works and Engineering
Gary Bridges, Public Works and Engineering

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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Special Building Line Requirement Area No. 148

Planning Commission Approval

Planning Commission Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<i>SBLRA includes all property within at least one block face and no more than two opposing block faces;</i> The application is for the 200 block of Vincent Street, east and west sides.
X		<i>More than 60% of the proposed SBLRA is developed with or is restricted to not more than two single-family residential (SFR) units per lot;</i> 92% of the proposed application area is developed with not more than two SF residential units per property.
	X	<i>Demonstrated sufficient evidence of support;</i> Petition signed by owners of 50% of the SBLRA.
X		<i>Establishment of the SBLRA will further the goal of preserving the building line character of the area; and,</i> A minimum building line of 15 ft exists on ten (10) properties in the blockface.
X		<i>The proposed SBLRA has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.</i> The subdivision was platted in 1905. The houses originate from the 1920's. The establishment of a 15 ft minimum building line will preserve the building line character of the area.
<i>The minimum building line for this application was determined by finding the current building line that represents a minimum standard for at least 70% of the application area.</i>		
Ten (10) out of twelve (12) developed properties (representing 83% of the application area) have a building line of at least fifteen (15) feet.		

The Special Building Line Requirement Area meets the criteria.

Carol Abel Lewis 8/28/08
Carol Lewis, Chair Date

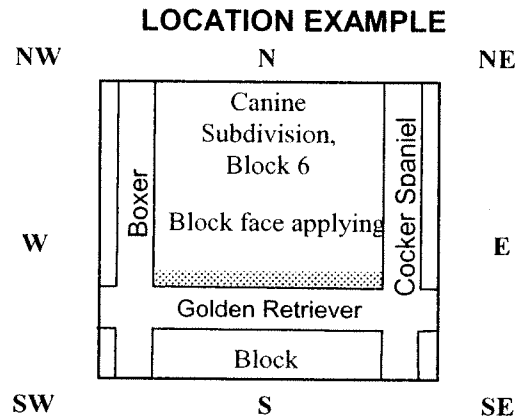
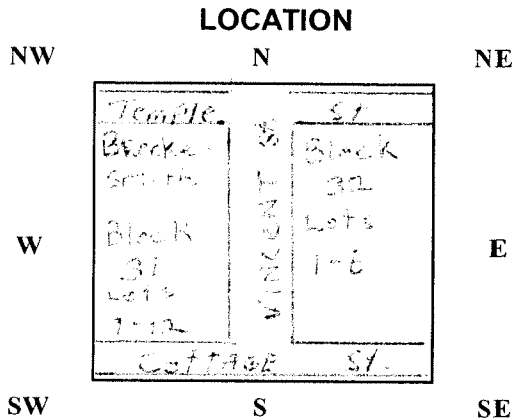
or

Mark A. Kilkenny,
Vice-Chair

Date

COMBINED SPECIAL MINIMUM LOT SIZE & SPECIAL BUILDING LINE APPLICATION

To expedite this application, please complete entire application form.



1. BOUNDARY:

Block # 31 & 32
 Lot #'s 7-12 & 1-6
 Subdivision Name Brooke Smith
 Street Name & Side (s) Vincent St both sides
 Lot (s) Address 200 Block Vincent St
 Odd/Even Addresses only Even addresses

BOUNDARY EXAMPLE:

Block 6
 Lots 1-5
 Canine Subdivision
 North side of Golden Retriever Ln.
 800 Block Golden Retriever Ln.
 Odd Addresses

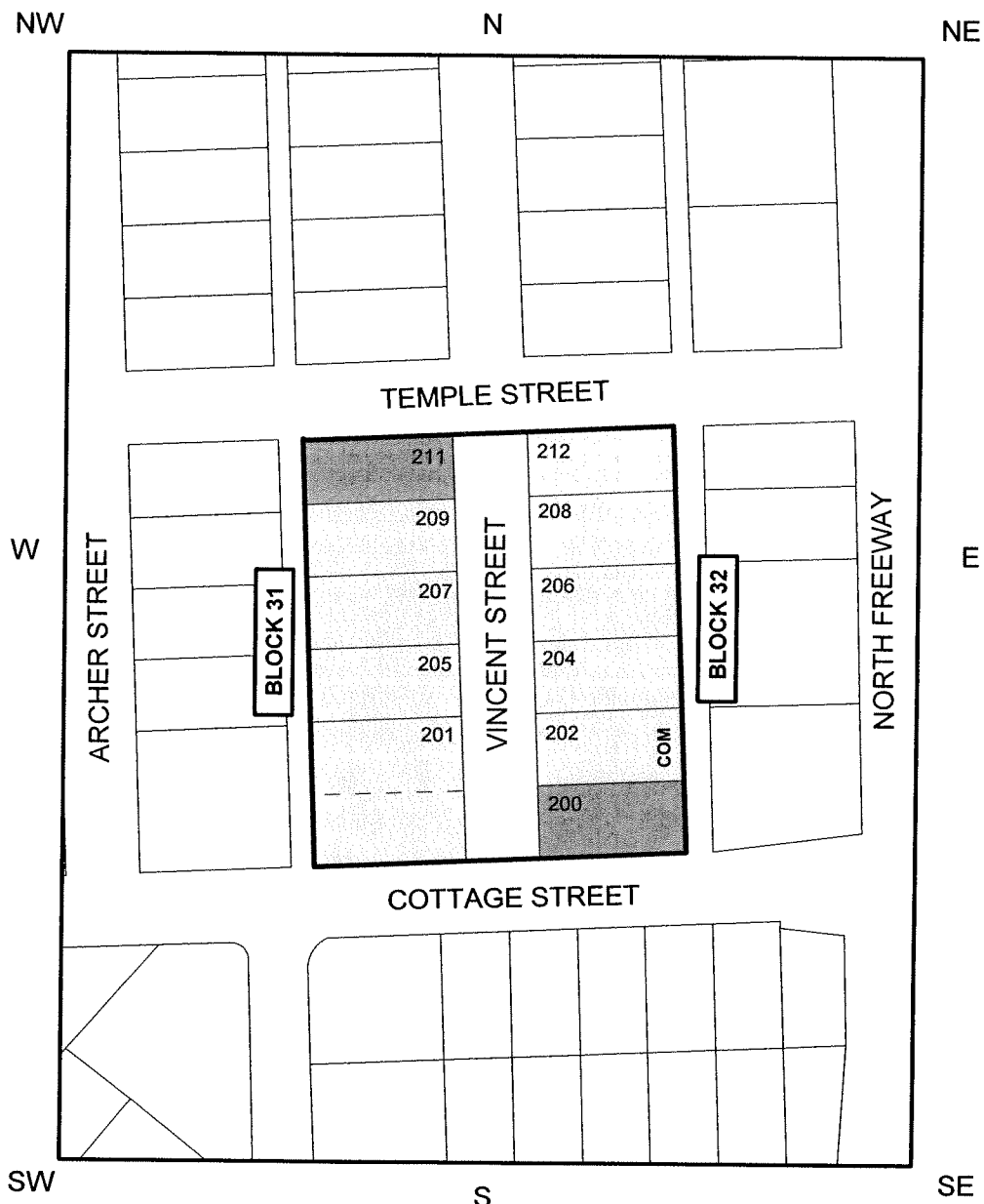
2. CONTACTS:

Applicant Kathleen Hatch-Ledezma Phone # 713 864-4322
 Address 205 Vincent E-mail [REDACTED] Fax # [REDACTED]
 City Houston State TX Zip 77009
 Other Address _____ Phone # _____
 City _____ E-mail _____ Fax # _____
 State _____ Zip _____

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

File # 148/297
 Lambert # 5358
 Key Map # 4534
 Super Neighborhood 15
 TIRZ [REDACTED]
 Census Tract [REDACTED]
 City Council District 4

BROOKESMITH



15ft Special Building Line

MAP/SKETCH

SBLRA No. 148



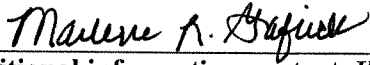
Properties that meet the 15' Special Building Line



Properties less than the 15' Special Building Line

- MF** Multi Family
- COM** Commercial
- VAC** Vacant
- EXC** Excluded

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance designating the 200 block of Vincent Street, east and west sides, between Temple and Cottage Streets as a Special Minimum Lot Size Area		Category #	Page 1 of ____	Agenda Item # 32
FROM (Department or other point of origin): Marlene L. Gafrick, Director Planning and Development Department		Origination Date October 24, 2008		Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE: 		Council District affected: H		
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 200 block of Vincent Street, east and west sides, between Temple and Cottage Streets as a Special Minimum Lot Size Area, pursuant to Chapter 42 of the Code of Ordinances.				
Amount and Source of Funding:			Finance Budget:	
<p>SPECIFIC EXPLANATION: In accordance with Section 42-194 of the Code of Ordinances, the property owner of of Lot 9, Block 31, of the Brooke Smith 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 50% of the area. Notification was mailed to the eleven (11) property owners indicating that the special minimum 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. No written protests were filed. The Houston Planning Commission considered the application on August 28, 2008 and voted to recommend that the City Council establish the Special Minimum Lot Size Area.</p> <p>It is recommended that the City Council adopt an ordinance establishing a Special Minimum Lot Size of 5,000 sf.</p> <p>MLG:kw</p> <p>Attachments: Planning Commission's Approval, Special Minimum Lot Size Application, Evidence of support, Map of the area, Protest Letters</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				
Finance Director:		Other Authorization:		Other Authorization:


Special Minimum Lot Size Requirement Area No. 297

Planning Commission Approval

Planning Commission Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<i>MLS area includes all property within at least one block face and no more than two opposing block faces;</i> The application is for the 200 block of Vincent Street, east and west side.
X		<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> 92% of the proposed application area is developed with not more than two SF residential units per property.
	X	<i>Demonstrated sufficient evidence of support;</i> Petition signed by owners of 50% of the SMLSA.
X		<i>Establishment of the SMLSA will further the goal of preserving the lot size character of the area; and,</i> A minimum lot size of 5,000 sq ft exists on twelve (12) lots in the blockface.
X		<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 or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.</i> The subdivision was platted in 1905. The houses originate from the 1920's. The establishment of a 5,000 sq ft minimum lot size will preserve the lot size character of the area.
<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>		
Twelve (12) out of twelve (12) lots (representing 100% of the application area) are at least 5,000 square feet in size.		

The Special Minimum Lot Size Requirement Area meets the criteria.

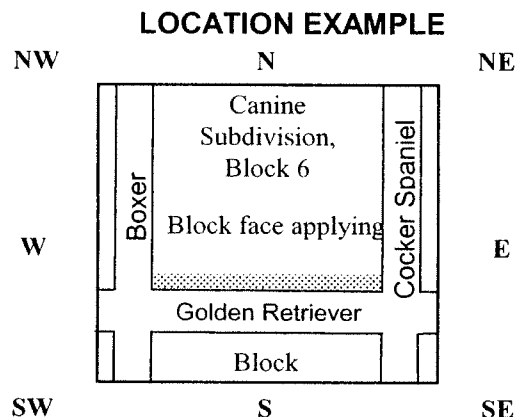
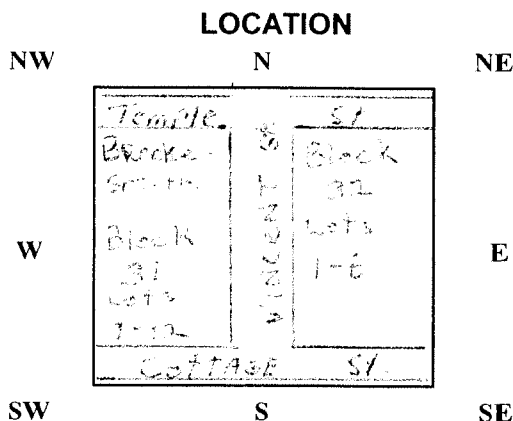
 8/28/08
Carol Lewis, Chair Date
or

Mark A. Kilkenny,
Vice-Chair

Date

COMBINED SPECIAL MINIMUM LOT SIZE & SPECIAL BUILDING LINE APPLICATION

To expedite this application, please complete entire application form.



1. BOUNDARY:

Block # 31 & 32
 Lot #'s 7-12 & 1-6
 Subdivision Name Brooke Smith
 Street Name & Side (s) Vincent Both sides
 Lot (s) Address 200 Block Vincent 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

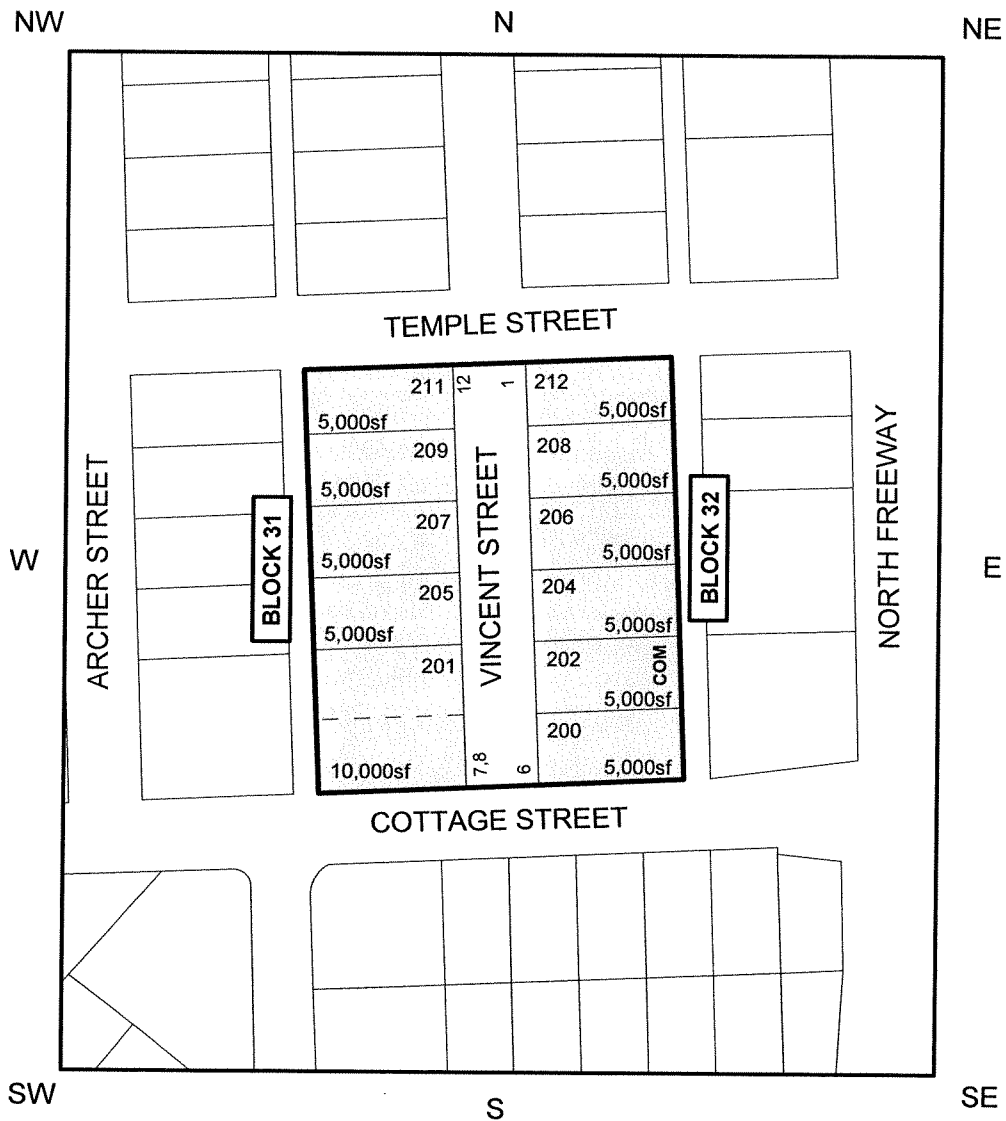
2. CONTACTS:

Applicant Kathleen Hatch-Lopez Phone # 713 864-4722
 Address 205 Vincent E-mail [REDACTED] Fax # [REDACTED]
 City Houston State TX Zip 77009
 Other _____ Phone # _____
 Address _____ E-mail _____ Fax # _____
 City _____ State _____ Zip _____

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

File # 148/297
 Lambert # 5358
 Key Map # 4534
 Super Neighborhood 15
 TIRZ [REDACTED]
 Census Tract [REDACTED]
 City Council District H

BROOKESMITH

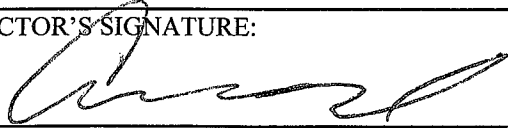


5000sf Special Minimum Lot Size

MAP/SKETCH

SMLSA No. 297

- ☐ Properties that meet the 5,000sf Special Minimum Lot Size
- ☐ Properties less than the 5,000sf Special Minimum Lot Size
- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded

SUBJECT: Ordinance Specifying Locations for Early Voting by Personal Appearance and the Dates and Hours of Such Early Voting for the Special Election to be held May 9, 2009, to fill a vacancy in the office of Council Member, District H		Category #	Page 1 of 1	Agenda Item # 33
FROM (Department or other point of origin): Legal Department		Origination Date February 10, 2009	Agenda Date FEB 18 2009	
DIRECTOR'S SIGNATURE: 		Council District affected: District H		
For additional information contact: Tracy Calabrese Phone: (832) 393-6448		Date and identification of prior authorizing Council action: N/A		
RECOMMENDATION: (Summary) That City Council pass an ordinance establishing the locations for early voting by personal appearance and the dates and hours for such early voting.				
Amount of Funding: N/A		F & A Budget:		
SOURCE OF FUNDING: <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify)				
SPECIFIC EXPLANATION: <p>By Ordinance No. 2009-60, adopted January 28, 2009, City Council called the May 9, 2009 special election to fill the vacancy in the Office of Council Member, District H. In that ordinance, City Council also established the main early voting polling location for early voting by personal appearance and provided that City Council would later establish additional locations, and the dates and hours for early voting by personal appearance.</p> <p>This ordinance is to establish the branch early voting polling locations as well as the dates and hours for early voting by personal appearance at all early voting locations.</p> <p>G:\GOVERNMENTAL\TBC\ELECTIONS\early votingRCA.wpd</p>				
REQUIRED AUTHORIZATION				
F&A Director:		Other Authorization:		Other Authorization:

City of Houston Ordinance No. 2009-_____

AN ORDINANCE SPECIFYING LOCATIONS FOR EARLY VOTING BY PERSONAL APPEARANCE AND THE DATES AND HOURS SUCH VOTING SHALL OCCUR IN THE SPECIAL ELECTION TO BE HELD ON MAY 9, 2009, TO FILL A VACANCY IN THE OFFICE OF COUNCIL MEMBER, DISTRICT H, ON THE HOUSTON CITY COUNCIL; MAKING OTHER PROVISIONS AND FINDINGS RELATED TO THE SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * *

WHEREAS, by Ordinance No. 2009-60, adopted January 28, 2009, the City Council established the main early voting polling place for early voting by personal appearance in the special election ("the Election") to be held on May 9, 2009 to fill the vacancy on the Houston City Council in the office of Council Member, District H; and

WHEREAS, pursuant to the Texas Election Code and Ordinance No. 2009-60, the City Council shall determine dates and times for early voting by personal appearance at the main early voting polling location and the dates, times and locations for any additional early voting polling locations; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted.

Section 2. The locations for early voting by personal appearance are hereby designated as follows:

Main Early Voting Polling Place

Harris County Administration Building
1001 Preston, 1st Floor
Houston, Texas 77002

Branch Early Voting Polling Places

Moody Park Recreation Center
3725 Fulton St.
Houston, Texas 77009

Ripley House Neighborhood Center
4410 Navigation Blvd.
Houston, Texas 77011

Section 3. Whereas, the days and times for early voting by personal appearance at the three early voting locations are hereby designated as follows:

Day	Date	Times
Monday	April 27, 2009	8:00 a.m. - 5:00 p.m.
Tuesday	April 28, 2009	8:00 a.m. - 5:00 p.m.
Wednesday	April 29, 2009	8:00 a.m. - 5:00 p.m.
Thursday	April 30, 2009	8:00 a.m. - 5:00 p.m.
Friday	May 1, 2009	8:00 a.m. - 5:00 p.m.
Saturday	May 2, 2009	7:00 a.m. - 7:00 p.m.
Sunday	May 3, 2009	1:00 p.m. - 6:00 p.m.
Monday	May 4, 2009	7:00 a.m. - 7:00 p.m.
Tuesday	May 5, 2009	7:00 a.m. - 7:00 p.m.

Section 4. In the event the City Council shall, from time to time, find that additional matters require designation or substitution prior to the Election, the City Council authorizes the Mayor to make such substitutions or designations as may be necessary, giving such notice as the Mayor deems sufficient and to make such other provision for the orderly conduct of the Election as may be deemed necessary.

Section 5. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, neither the remaining portions of this Ordinance nor their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, invalidity or unenforceability of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall Annex of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 7. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor: however, in the event that the Mayor fails to sign

this ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.


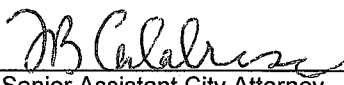
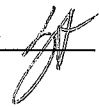
PASSED AND ADOPTED this __ day of _____, 2009.

APPROVED this __ day of _____, 2009.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is _____.

City Secretary

 Prepared by Legal Dept. 
TBC:ps 02/10/09 Senior Assistant City Attorney
Requested by Anna Russell, City Secretary
L.D. File No. _____ 

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Foreign Currency Exchange and Business Services Concession Agreement - Lenlyn Limited d/b/a ICE Currency Services USA - George Bush Intercontinental Airport/Houston (IAH) and William P. Hobby Airport (HOU).		Category #	Page 1 of 2	Agenda Item # 34
FROM (Department or other point of origin): Houston Airport System		Origination Date February 10, 2009		Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE: <i>[Signature]</i>		Council District affected: B, I		
For additional information contact: Janet L. Schafer Phone: 281-233-1796 Randy W. Goodman Phone: 281-233-1822		Date and identification of prior authorizing Council action: N/A		
AMOUNT & SOURCE OF FUNDING: REVENUE		Prior appropriations: N/A		
RECOMMENDATION: (Summary) Enact an Ordinance approving and authorizing the execution of a Foreign Currency Exchange and Business Services Concession Agreement with Lenlyn Limited, d/b/a ICE Currency Services USA, for the provision of services at George Bush Intercontinental Airport/Houston (IAH) and William P. Hobby Airport (HOU).				
SPECIFIC EXPLANATION: <p>On July 19, 2000, the City approved a Foreign Currency Exchange and Business Services Concession Agreement with Lenlyn Limited, d/b/a ICE Currency Services USA (ICE) (Concessionaire), for the provision of foreign currency exchange services, and other business services at George Bush Intercontinental Airport/Houston (IAH) and William P. Hobby Airport (HOU) (Airport). In August 2005, the three (3) year option period was exercised. In exchange, the Concessionaire returned its Terminal C South location to HAS and provided 2 new locations to serve the new Federal Inspection Services building.</p> <p>In July/August 2008, Concessionaire submitted a business proposal for a term extension. The proposal included a higher Minimum Annual Guarantee (MAG) and increased percentage fees to the City. The Concessionaire would also relinquish a portion of its current Terminal C North space back to HAS.</p> <p>After reviewing the market, HAS is proposing a new agreement due to the favorable business proposal offered. The pertinent terms and conditions of this agreement are as follows:</p> <ol style="list-style-type: none"><u>Term</u> The term will be five (5) years plus three (3) one-year option periods.<u>Financial Terms</u> The MAG of \$250,000 per contract year OR a percentage of gross revenues, whichever is greater. The applicable percentage fees of gross revenues are: 40% on foreign currency exchange services on revenues between \$0 - \$1,000,000 75% on foreign currency exchange services on revenues greater than \$1,000,000 65% on prepaid phone cards				
REQUIRED AUTHORIZATION				
Finance Department:		Other Authorization:		Other Authorization:

NDT

Date February 10, 2009	Subject: Foreign Currency Exchange and Business Services Concession Agreement - Lenlyn Limited d/b/a ICE Currency Services USA - George Bush Intercontinental Airport/Houston (IAH) and William P. Hobby Airport (HOU).	Originator's Initials	Page 2 of 2
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15% on revenues generated by business center services
22% on other gross revenues generated as the result of the agreement

3. Capital Investment

Concessionaire agrees to spend no less than \$150,000 to fulfill the following:

- Terminal C North Facility – Reduce space by approximately 50%, design, build and relocate into the new space.
- Terminal D Facility – Upgrade, renovate and refurbish facility.
- HOU Facility – Design, build and relocate into the new space.

4. ACDBE

The Airport Concession Disadvantaged Business Enterprise goal for this concession is 35% of gross revenues. ICE Currency Services USA will achieve this goal through business arrangements with Airport Currency Exchange, Inc. (Mr. John Peavy, Owner) and with Q3 Telecom, Inc. (Ms. Janie Hughes-Myers, President and CEO).

RMV: rwg

cc: Ms. Marty Stein
Mr. Anthony W. Hall, Jr.
Mr. Arturo G. Michel
Ms. Velma Laws
Mr. Richard M. Vacar
Mr. Ian Wadsworth
Ms. Janet L. Schafer
Mr. Randy Goodman
Mr. Mark McMullen
Ms. Kathy Elek
Mr. Aleks Mraovic
Ms. Roxanne Butler
Ms. Marlene McClinton

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT: Approval of an ordinance to approve an Amendment to the Tax Increment and Reinvestment Zone Number Twenty Project and Financing Plan (Southwest Houston Zone).

Category #

Page
1 of 1

Agenda Item#

35

FROM: (Department or other point of origin):

Michelle Mitchell, Director
Finance Department

Origination Date
February 6, 2009

Agenda Date
FEB 18 2009

DIRECTOR'S SIGNATURE:


Finance Department

Council Districts affected:
F, G

For additional information contact:

Robert Fiederlein
Julia Gee

Phone: (832)393-8091
Phone: (713)837-7828

Date and identification of prior authorizing Council Action: Ord. 1999-1330, 12/15/99;
Ord. 2000-310, 4/19/00

RECOMMENDATION: (Summary)

City Council approve an ordinance to approve an Amendment to the Tax Increment and Reinvestment Zone Number Twenty Project and Financing Plan (Southwest Houston Zone).

Amount of Funding: No Funding Required

Finance Budget:

SOURCE OF FUNDING:

☐ General Fund ☐ Grant Fund ☐ Enterprise Fund
☐ Other (Specify)

SPECIFIC EXPLANATION:

City of Houston Tax Increment Reinvestment Zone Number Twenty (Southwest Houston Zone) was created by Ordinance 1999-1330 on December 15, 1999. Subsequently, City Council approved a Project and Financing Plan (the "Plan") for the Zone (Ord. 2000-310, April 19, 2000). The Zone expires on December 31, 2029.

The proposed Amendment to the Tax Increment and Reinvestment Zone Number Twenty Project and Financing Plan (the "Amended Plan"):

- Expands the area in the eastern portion of the Zone to which TIRZ funds may be applied to include additional redevelopable tracts in addition to Sharpstown Mall;
- Refocuses the TIRZ's public improvements efforts to Bellaire and Fondren and provides additional funding for mobility and drainage in these areas;
- Funds the municipal services project -- the new Midwest/District 18 police station; and
- Provides additional funding for financing costs due to proposed bond sale related to the capital projects.

The Amended Plan also provides for the Southwest Houston Redevelopment Authority to issue debt to fund the capital projects detailed in the Amended Plan. The City Council will subsequently be requested to approve the Authority's FY 2009 Operating Budget and 5-year Capital Improvement Plan and to authorize the issuance of debt obligations.

Total Plan spending has increased from \$41,689,050 in the Original Plan to \$96,593,910 in the proposed Amended Plan. An updated financial analysis has been provided in Exhibit B of the Amended Plan which forecasts sufficient revenue to implement the proposed projects.

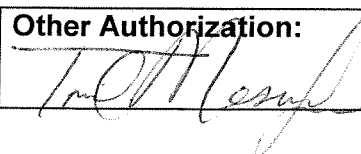
cc: Marty Stein, Agenda Director
Anna Russell, City Secretary
Arturo Michel, City Attorney
Deborah McAbee, Senior Assistant City Attorney

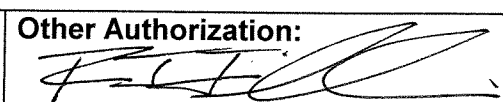
REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:





**Reinvestment Zone Number Twenty
City of Houston, Texas**

Southwest Houston TIRZ

**Amended Project Plan and
Reinvestment Zone Financing Plan**

October 31, 2008

**Reinvestment Zone Number Twenty, City of Houston, Texas, Southwest Houston TIRZ
Amended Project Plan and Reinvestment Zone Financing Plan**

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I. Introduction and History

A. Creation of the Zone and the Southwest Houston Redevelopment Authority.

Tax Increment Reinvestment Zone Number 20, City of Houston, (the "Zone") also known as the Southwest Houston TIRZ, was created by Ordinance No. 1999-1330, dated December 15, 1999. The Zone covers 2,015 acres of land located in the southwest area of the City of Houston (the "City").

The Project Plan and Reinvestment Zone Financing Plan for the Zone was adopted by its Board of Directors (the "Board") by resolution on January 25, 2000, was presented to City Council, and by unanimous vote was approved by Ordinance No. 2000-310 on April 19, 2000. When used in this amendment, the term ("Original Plan") refers collectively to the Project Plan and Reinvestment Zone Financing Plan as approved by Ordinance No. 2000-310.

The Southwest Houston Redevelopment Authority (the "Authority") was created with the passage by City Council of Resolution No. 2000-8, on February 23, 2000. The City consented to the creation of the Authority to assist the Zone and the City with the implementation of the Original Plan as approved.

In 2001, with the approval of Ordinance No. 2001-33, City Council approved the Tri-Party Agreement authorizing the Authority to implement the Original Plan.

B. Areas of Focus.

The Original Plan set forth three general areas of focus for Zone resources and activities:

1. Assist with the repositioning of Sharpstown Mall and the immediately surrounding commercial areas, where sales tax revenues and ad valorem values had been declining since 1993.
2. Improve streets and underground utilities to accommodate traffic growth and facilitate commercial growth along the Zone's major commercial corridors including (a) Bellaire Boulevard from US Hwy 59 to Rogerdale Road, which is west of Beltway 8; (b) Fondren from US Hwy 59 to the Westpark toll road; (c) Gessner from Beechnut to Harwin; and (d) Corporate Drive with intersection improvements at the Bellaire Boulevard and Harwin intersections. Other improvements to be made included turn-out lanes for buses, median improvements and left-turn lanes, sidewalk and lighting improvements, park and green space improvements and acquisition, and landscaping enhancements throughout the Zone.
3. Assist with the repositioning and commercial development of the Oak Park at Westchase office park on a portion of the former Brown & Root campus on Bellaire Boulevard west of Beltway 8 by Westchase Section Three Partners LLP ("WCS3P") -- identified in the Original Plan as "Halliburton" -- by reimbursing the developer's costs for infrastructure work such as the placement of utility lines, drainage, storm water detention, demolition, landscaping, sound barrier fencing, large tree relocation, and street paving to extend Rogerdale Road from Bellaire Boulevard to Westpark.

C. History of the Zone and the Authority.

After creation of the Zone and the Authority, and approval of the Original Plan and the Tri-Party Agreement, the Authority requested City Council to authorize the Authority to issue bonds in order to fund the first several projects contemplated in the Original Plan and to also fund a partial reimbursement to WCS3P of the nine million, two hundred thousand dollars (\$9,200,000) spent on infrastructure improvements to ready the Oak Park at Westchase property for commercial development. With the approval of Ordinance No. 2002-1076 on November 20, 2002, City Council authorized the Authority to issue up to fifteen million dollars (\$15,000,000) in bonds and five million dollars (\$5,000,000) in notes outstanding at any one time.

The Authority, after examining the qualifications of several engineering firms, entered into a contract with HNTB Planners and Engineers to prepare a detailed study (the "HNTB Study") that would serve as the basis for identifying and planning the improvements contemplated in the Original Plan. Completed in 2003, the HNTB Study identified more than twenty projects that would be required to address the mobility, infrastructure, and development goals of the Original Plan. The improvements identified in the HNTB Study were based on, among other things, detailed and in-depth traffic studies that considered traffic counts on all the major corridors in the Zone, traffic accident reports, pedestrian mobility, and Metro bus ridership in order to assess the improvements that would be most conducive to redevelopment.

The goal of returning the vitality of the economic engine that was Sharpstown Mall was coupled with two other goals. The first goal was upgrading the commercial viability of the Zone's corridors with mobility improvements to improve traffic flows, ease existing congestion, and prepare for increases in traffic due to increases in commercial activity. The second goal was making aesthetic improvements to encourage redevelopment of the city's southwest area and return some of the commercial activity that had migrated farther southwest to Fort Bend County. This would be done by creating enhanced commercial corridors to attract capital investment and to support re-energizing of the commercial sector. All these improvements together were viewed as essential to the successful repositioning of Sharpstown Mall and the entire Zone.

As the HNTB Study was carried out in 2002-2003, the intention of the Board and the City was to use the planning detail and cost information to be provided by the HNTB Study to update and amend the Original Plan. However, based on discussions with the owners of the Sharpstown Mall and the Mall's management company, and promises received from them to deliver a detailed plan for redeveloping and repositioning the Mall, it was agreed to delay the Plan amendments in order to include accurate Mall redevelopment costs. Unfortunately, the Mall redevelopment plans were never finalized and the expected Plan amendments were long delayed.

In 2003, with the HNTB Study completed and while waiting for redevelopment plans from the Sharpstown Mall owners, the Authority identified five high-priority projects and began to work on the first one – the reconstruction of the Bellaire/Fondren intersection. This project, with an estimated cost of three million, eight hundred thousand dollars (\$3,800,000), repaved the intersection, added new left-turn lanes and traffic signals in all four directions, and corrected inadequate storm sewer and drainage capacity by installing additional, 42-inch storm sewers under the intersection. The project was completed in 2007.

Coordinating the timing of the traffic signals along the Bellaire Boulevard corridor, another high-priority project, was undertaken the City early in the first term of the White administration.

In 2004, while completing the design and engineering plans for the Bellaire/Fondren intersection project, the Authority contracted with HNTB to prepare plans for an access management project to address mobility along the Bellaire Boulevard corridor from Mary Bates to Beltway 8. This project is the next major undertaking identified for the Authority and will be executed as a unified program in order to achieve cost and time savings.

II. Overview - Original Plans and First Amendment

Except as specifically amended, the Original Plan remains the same. The Zone Area Public Improvements list and costs contained in the Original Plan (listed for reference in Section VI) are amended with the Zone Area Public Improvements list and costs detailed in Section VI of this first amendment.

It is currently anticipated that all of the Zone Area Public Improvement Projects will be undertaken as one unified program, and will include sub-surface utility costs to be funded by the City Public Works and Engineering Department.

As amended, the Plan consists of (a) the Sharpstown Mall redevelopment and East Zone Area improvements to assist with the commercial development in the eastern Bellaire Boulevard corridor; (b) Zone Area Public Improvement Projects; and (c) the Westchase Section 3 Partners ("Halliburton") Public Improvements.

Following are detailed descriptions of the essential plan elements:

A. Sharpstown Mall redevelopment and East Zone Area improvements

The Original Plan included project costs and financing costs to assist with the repositioning of the mall. Those costs remain in the plan as originally contemplated.

In addition to the Mall, there are other projects in the eastern end of the Bellaire Boulevard corridor area within the Zone whose development details are being negotiated now, and whose viability will likely be determined by the availability of Zone assistance. The role of the TIRZ may include funding a study on the repositioning of the mall, and/or the possible acquisition of a portion of the mall property to facilitate its redevelopment.

The Original Plan is changed by this amendment to allow for this possibility. One significant project, the redevelopment of the 18-acre parcel of land at the intersection of Bellaire Boulevard and Fondren (the former Gilman tract) does not have funding allocated in the Original Plan. When the parcel becomes available and subject to development, it is anticipated that the Zone will be requested to provide some level of assistance. Project cost revenue is added to the plan by this amendment to further assist with the redevelopment of the mall and also fund other development projects on the zone's east end.

B. Zone Area Public Improvement Projects

1. Unified Bellaire Boulevard Access Management Program. The Unified Bellaire Access Management Program provides for a series of improvements that would (a) add right turn movements along the Bellaire Boulevard corridor from Mary Bates to Beltway 8; (b) improve mobility through adjustments to the median, by closing some openings and re-channeling the traffic, in order to improve traffic safety by eliminating dangerous turning movements; (c) adding left turn lanes along the corridor; and (d) adding one additional lane of traffic in the westerly direction to address congestion at peak times. A graphic representation of the program is attached as Exhibit A. Six major elements of this project are detailed below.

This project also contemplates replacement of aged sub-surface utilities in the corridor, and the upgrading and/or replacing of Metro bus shelters along the corridor. Coordination of the Metro improvements has been assisted by the approval of an agreement with Metro that provides that Metro and the Zone will share in the cost for new bus shelters, with Metro providing ongoing maintenance of all the shelters.

Several major intersection improvements similar to the Bellaire/Fondren intersection project completed in 2007 are also planned for construction as part of this program.

- a. Bellaire/Mary Bates/Town Harbor Intersection. The scope of improvements includes paving, streetscape improvements, improvement to the traffic control and traffic signals at the intersection, sign and paving markings, water and waste water improvements, and street lighting. An additional lane of traffic heading westerly will be added to Bellaire Boulevard beginning at this intersection and continuing to Beltway 8.
- b. Bellaire/Pella Intersection. The scope of improvements includes paving, streetscape improvements, improvement to the traffic control and traffic signals at the intersection, sign and paving markings, water and waste water improvements, street lighting, and drainage improvements. The Authority is coordinating the improvements at this intersection with Strake Jesuit and St. Agnes Academy, as well as commercial property owners in the strip center to the east of the schools, in order to improve traffic movements and increase safety for all these facilities.
- c. Bellaire/Gessner Intersection. The scope of improvements includes paving, streetscape improvements, improvement to the traffic control and traffic signals at the intersection, sign and paving markings, water and waste water improvements, street lighting, and drainage improvements. The intersection will be reconstructed with brick pavers, upgraded traffic signals, sidewalk improvements, and improved turning lane bays -- all similar to those at the newly reconstructed Bellaire/Fondren intersection. This location is also a focus of improvements by Metro related to the establishment of a *Signature Service*, which will include distinctive bus stops and accelerated bus service to move riders through the corridor more quickly.
- d. Bellaire/Ranchester Intersection. The scope of improvements includes paving, streetscape improvements, improvement to the traffic control and traffic signals at the intersection, sign and paving markings, water and waste water improvements, street lighting, and drainage improvements.
- e. Bellaire/Corporate Intersection. The scope of improvements includes paving, streetscape improvements, improvement to the traffic control and traffic signals at the intersection, sign and paving markings, water and waste water improvements, and street lighting. The intersection will be reconstructed and improved with brick pavers in the intersection, upgraded traffic signals, median planters, sidewalk improvements, improved turning bays, and landscaping. This intersection is also to be the location of a Metro *Signature Service* bus stop.

- f. Bellaire at Beltway 8. The scope of improvements includes paving, streetscape improvements, improvement to the traffic control and traffic signals at the intersection, sign and paving markings, water and waste water improvements, and street lighting. This intersection will also receive similar treatment as the other key intersections, with brick pavers in the intersection, upgraded traffic signals, improved turning bays, improved sidewalks, and landscaping on both the east and the west side of the Beltway.

This Plan amendment would have the Authority fund the engineering for subsurface utilities identified by PWE, while the City funds the actual construction costs associated with the underground lines. Constructing the PWE subsurface utilities together and along with the rest of the Unified Bellaire Boulevard Access Management Program will save an estimated two million, two hundred thousand dollars (\$2,200,000) over the cost of doing all the work on a project by project basis.

The budget detail for all projects can be found in Section VI.C, Line 1 below. This includes the Authority's portion of costs for the PWE subsurface utilities.

- 2. Other Zone Area Public Improvement Projects. The list of the rest of the Zone Area Public Improvement Projects, also identified in the HNTB Study, has been updated to include costs associated with removal and replacement of certain elements of the City's underground utility system along Fondren from US Hwy 59 to the Westpark toll road. Cost estimates for these projects can be found in Section VI.C below. Some of these projects may be executed simultaneously. Prior to initiating these improvements, a study to update the City master drainage study for the area will be conducted to update project needs/costs.

- a. Bellaire Boulevard Drainage From US Hwy 59 To Fondren. The scope of improvements includes paving, drainage, site work, and related construction costs to mitigate the high water ponding that occurs during moderate to heavy rain events.
- b. Fondren/Westpark Toll Road Intersection. The scope of improvements includes improvements to the intersection, traffic signals, monumentation, landscaping, and lighting.
- c. Fondren/Clarewood Intersection. The scope of improvements includes streetscape improvements to make the intersection more attractive for commerce.
- d. Fondren/Harwin Intersection. The scope of the improvements includes streetscape improvements and Metro bus shelter facilities
- e. Bellaire Boulevard Entrance to Sharpstown Mall. The scope of the project has been left general in nature to accommodate a mall redevelopment plan when one is created. It is anticipated that improvements will include landscaping, streetscape improvements, updated traffic signals, and median improvements for both access and safety.

- f. Minor Intersections and Transit Stops. The scope of these projects is to beautify the smaller intersections in the commercial corridors to make them more attractive for commerce and to replace and upgrade Metro bus transit facilities along the corridors.
- g. Hike/Bike and Pedestrian Facilities Improvements. Bike paths, walkways, and hiking/pedestrian trails have been targeted. These include bike paths along Marinette Street. Pedestrian facilities along Marinette and along the drainage facility east of and parallel to Gessner will be improved.
- h. Fondren Access Management. The scope of improvements includes paving, streetscape improvements, improvement to the traffic control and traffic signals at the intersection, and sign and paving markings.
- i. Update of the area Master Drainage Study. Funding has been included in the plan to update the drainage study in order to provide for appropriate infrastructure upgrades along this corridor to mitigate flooding in the area.

(See Section VI.C, Lines 2-10)

C. Westchase Section 3 Partners ("Halliburton") Public Improvements. As all public infrastructure work has been completed for some time, no changes are proposed in this amendment. Note that the costs actually reimbursed under the development agreement exceeded the estimate of costs contained in the Original Plans. The amount reflected in the Agreed-Upon-Procedures audit totaled nine million, ninety-five thousand dollars (\$9,095,544) in project costs and an initial one million, fifty-five thousand dollars (\$1,055,000) in interest. With this amendment, the actual costs have been updated. See Section VI.D-amended below.

III. Financing

On September 4, 2008, the Southwest Houston Redevelopment Authority Board approved a payoff the remaining debt due the developer. Final payment to the developer totaled \$3,224,668. The total interest payment to the developer over the term of the agreement totaled \$3,313,655. The Authority will undertake future financings, including bonds and notes, as needed to fund the projects in the amended plan. Section VI below details the estimated costs of all the projects in the Amended Plan.

IV. Other Project Plan Provisions

A. Zone Duration.

The Zone was established as a 30-year zone.

B. Estimated Bonded Indebtedness.

In November, 2002, City Council authorized the Authority to issue up to fifteen million dollars (\$15,000,000) in bonds and five million dollars (\$5,000,000) in notes outstanding at any one time. As set forth in Exhibit C, the Redevelopment Authority will have the capacity to issue up to forty-seven million dollars (\$47,000,000) in bonds, exclusive of financing costs, over the next three years to fund the projects in the amended Plan. The Authority will seek separate debt authorization from the City per the tri-party agreement with the City to fund the project costs set forth in the amended plan.

C. Project Plan Impacts.

No changes to city codes or ordinances are proposed in the amended Plan.

D. Taxing Jurisdiction Participation.

The City of Houston will continue to be the only jurisdiction participating in the Zone.

V. Texas Tax Code Chapter 311 and Texas Local Government Code Chapter 380 Authorization

In order to maximize the Zone's ability to catalyze and assist the more challenging commercial projects being evaluated and planned in the Zone, this Plan amendment authorizes the Zone and the Authority to make loans and grants as provided in Chapter 311 of the Texas Tax Code and Chapter 380 of the Texas Local Government Code, as amended, to facilitate financing for projects within the Zone. The amount and level of funding for each project will be negotiated based on demonstrated needs and benefits.

VI. Original And Amended Project Costs

A. Sharpstown Mall and Surrounding Commercial Area Public Improvements.

Below are the approved costs in the Original Plan for the Sharpstown Mall and surrounding commercial area public improvements. No changes are proposed in this amendment.

Sharpstown Center Public Improvements	Costs
Phase I	
Street Paving and Sidewalks (5,600 LF)	\$ 3,300,000
Water, Sanitary & Storm Sewer	1,500,000
Engineering	600,000
Street Lights	250,000
Sub-Total	\$ 5,650,000
Phase II	
Street Paving & Sidewalks (2,900 LF)	\$ 1,700,000
Water & Sanitary & Storm Sewer	800,000
Engineering	300,000
Landscaping	600,000
Street Lights	120,000
Financing Costs	10,545,500
Sub-Total	\$ 13,520,000
Total Sharpstown Center Public Improvements	\$ 19,715,500

Note: The Original Plan contained an error in the summation of the costs above. The project costs exclusive of interest totaled nine million, one hundred and seventy thousand dollars (\$9,170,000). When the financing costs are added, the total in the Original Plan remains the same.

B. Original Zone Area Public Improvements

Below are the approved costs in the Original Plan for the Zone Area Public Improvements.

Area Public Improvements	Estimated Cost
Intersection/Mobility Improvements (left-turn lanes)	
Bellaire @ Fondren	\$ 70,000
Gessner @ Beechnut	70,000
Gessner @ Harwin	70,000
Harwin @ Corporate	70,000
Protected Turn Lanes @ Esplanades	
Fondren Between SH 59 & Harwin (5)	175,000
Bellaire Between SH 59 & Beltway (10)	350,000
Bus Turn-out Lanes	
Fondren Between SH 59 & Harwin (6)	60,000
Bellaire Between Fondren & Beltway (10)	100,000
Esplanade/Right-of-Way Improvements	
Bellaire from SH 59 to Beltway	780,000
Fondren from SH 59 to Bellaire	280,000
Gessner from Harwin to Bellaire	200,000
Gessner from SH 59 to Beechnut	120,000
Beechnut from SH 59 to Gessner	120,000
Ranchester within the Zone	120,000
Sidewalk & Lighting Improvements	
Bellaire from SH 59 to Beltway	286,000
Fondren from SH 59 to Bellaire	154,000
Gessner from Harwin to Bellaire	110,000
Gessner from SH 59 to Beechnut	66,000
Beechnut from SH 59 to Gessner	66,000
Club Creek from SH 59 to Beechnut	160,000
Ranchester within the Zone	66,000
Club Creek Park Development	
Site Acquisition of 6.6 acres	380,000
Park Improvements	480,000
Other Costs	
Financing Costs	5,907,550
Creation & Administration costs (30 year duration)	970,000
Total Area Public Improvements	\$ 11,230,550

C. Amended Zone Area Public Improvements.

Below are updated costs for Zone Area Public Improvements. The amended costs include the addition of the underground water and waste water line replacements identified by the City Public Works and Engineering Department, which were not included in the Original Plan.

Part B Financing Plan Budget TIRZ #20, City of Houston	Estimated Costs
1. Unified Bellaire Boulevard Access Management Program	\$14,100,000
2. Bellaire Drainage to US 59 (1)	\$0
3. Fondren Gateway at West park	\$2,117,000
4. Fondren/Clarewood Intersection	\$1,353,000
5. Fondren/Harwin Intersection	\$1,581,000
6. Bellaire @ 59 (1)	\$0
7. Minor intersections and transit shelters (1)	\$0
8. Hike & Bike paths (1)	\$0
9. Fondren Access Management	\$509,000
10. Fondren Drainage Study	\$750,000
10. Sharpstown Mall and East Zone Area Improvements *	\$20,000,000
11. Financing Costs **	\$35,000,000
12. Zone Administration	\$1,750,000
14. SW Police Substation/Municipal Services	5,250,000
Total	\$82,410,000

* May be funded with Chapter 380

** The assumptions on the interest are based on a bond sale of approximately \$39 Million, whose proceeds would finance the project costs as set forth in the amended plan. Remaining interest on the 2003 bonds total \$16.9 million; the second bond sale interest total is estimated to be \$31 million, and assumes a bond sale later this year, at 6% interest, with one year of capitalized interest. The authority is expecting that the actual costs will be significantly lower with aggressive bond calls after the initial ten years have been amortized.

(1) Project costs will be updated after completion of the drainage study, whose costs will impact these projects.

D. Original Westchase Section 3 Partners ("Halliburton") Public Improvements.

Below are the approved costs in the Original Plan for the Westchase Section 3 Partners or "Halliburton" Project. As all public infrastructure work has been completed for some time, no changes are proposed in this amendment.

Project Improvements	Estimated Cost
Rogerdale	
Street Paving, Storm Sewer, Sanitary Sewer, Water Lines	\$ 2,437,000
Westchase Way (Access Road to Rogerdale)	
Street Paving, Storm Sewer, Sanitary Sewer, Water Lines	243,000
General Construction Items (Mobilization, Erosion Control, etc.)	263,000
Landscaping & Tree Relocation	1,600,000
Engineering	450,000
Financing Costs	5,750,000
Total WCS3P ("Halliburton") Public Improvements	\$ 10,743,000

Note: The actual costs reimbursed under the development agreement exceeded this initial estimate of the cost. The amount reflected in the Agreed-Upon-Procedures audit totaled nine million, ninety-five thousand dollars (\$9,095,000) in project costs.

D. Amended Westchase Section 3 Partners ("Halliburton") Public Improvements

Project Audited Reimbursement Costs	Actual Cost
Rogerdale/Westchase way combined	
Street Paving, Storm Sewer, Sanitary Sewer, Water Lines	\$ 7,727,684
Cost includes land for ROW, and Drainage/detention facilities	
General Construction Items (Mobilization, Erosion Control, etc.)	148,050
Landscaping & Tree Relocation	1,031,427
Engineering/Creation costs	188,383
Financing Costs*	1,055,409
Total WCS3P ("Halliburton") Public Improvements	\$ 10,150,953

* Note: Financing costs were calculated as of April 2, 2002. As of September 4, 2008, the remaining developer has been paid, with interest over the term of the agreement totaling \$3,313,655.

Municipal Services Project Costs

A portion of the costs that are deducted from the TIRZ fund for municipal services will be directed to partially fund the costs associated with the new police substation to be located at 7277 Regency Square. TIRZ 16 (Uptown) municipal services funds will also be used to finance a portion of these costs.

EXHIBIT A

EXHIBIT A – Bellaire Corridor Project Maps

I. Existing Utilities

1. Water Lines
2. Wastewater Lines
3. Stormwater Lines

II. Unified Bellaire Boulevard Access Management Program

1. Bellaire at Beltway 8
2. Bellaire at Corporate
3. Bellaire at Ranchester
4. Bellaire at Pella
5. Bellaire at South Gessner
6. Bellaire at Mary Bates

III. Bellaire Boulevard

1. Schematic
2. Proposed Streetscape Schematic



HNTB



0 200 400 Feet

Legend

Water Lines

Water Lines





BELLAIRE ACCESS MANAGEMENT AND WIDENING

BELLAIRE BLVD:

MARY BATES TO BELTWAY 8





	 0 200 400 Feet	Legend	Wastewater Lines		Wastewater Lines
		BELLAIRE ACCESS MANAGEMENT AND WIDENING			
Bellaire Blvd: Mary Bates to Beltway 8					



HNTB



0 200 400 Feet

Legend

Stormwater Lines

Stormwater Lines

BELLAIRE ACCESS MANAGEMENT AND WIDENING

BELLAIRE BLVD:

MARY BATES TO BELTWAY 8



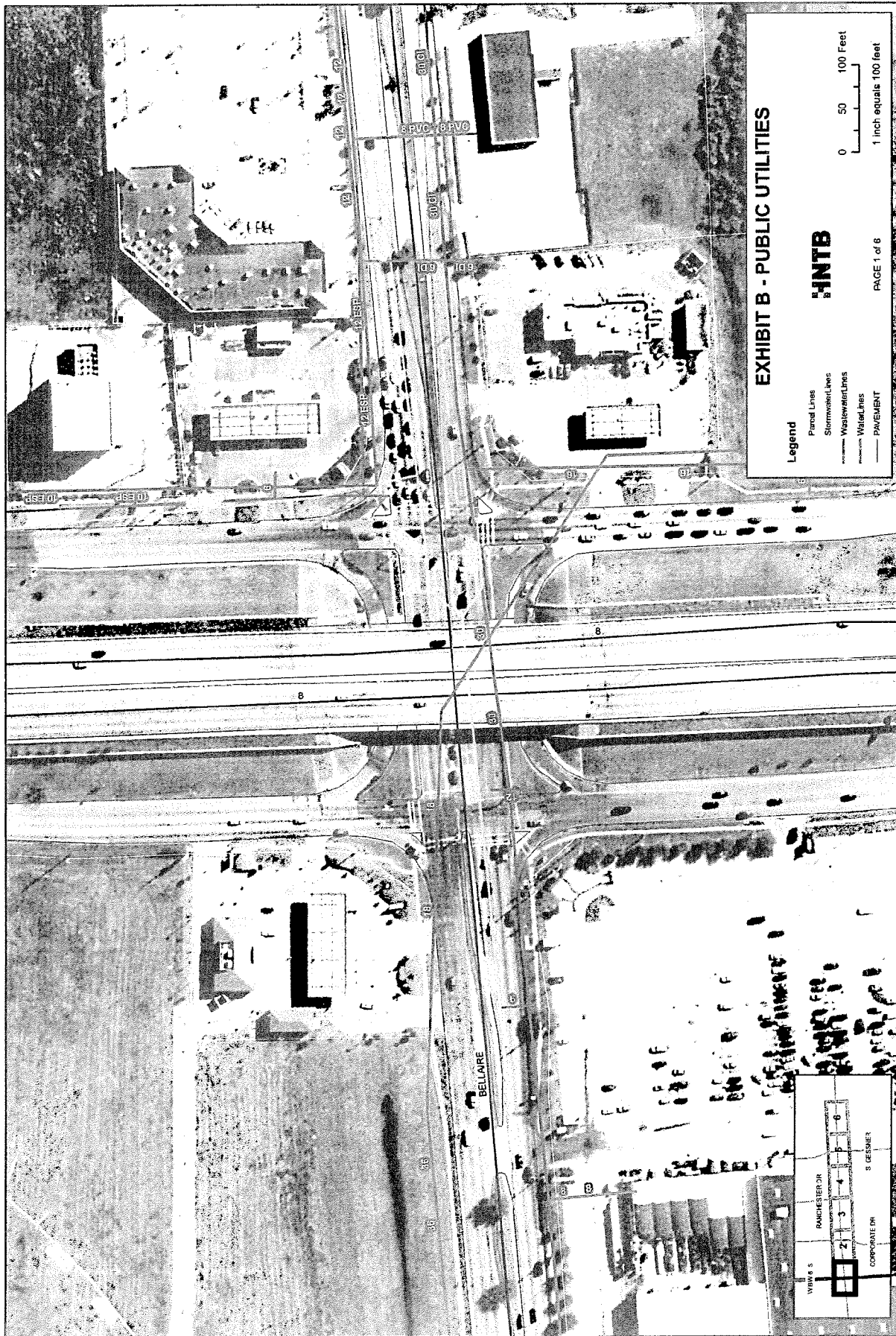


EXHIBIT A
Section II.1

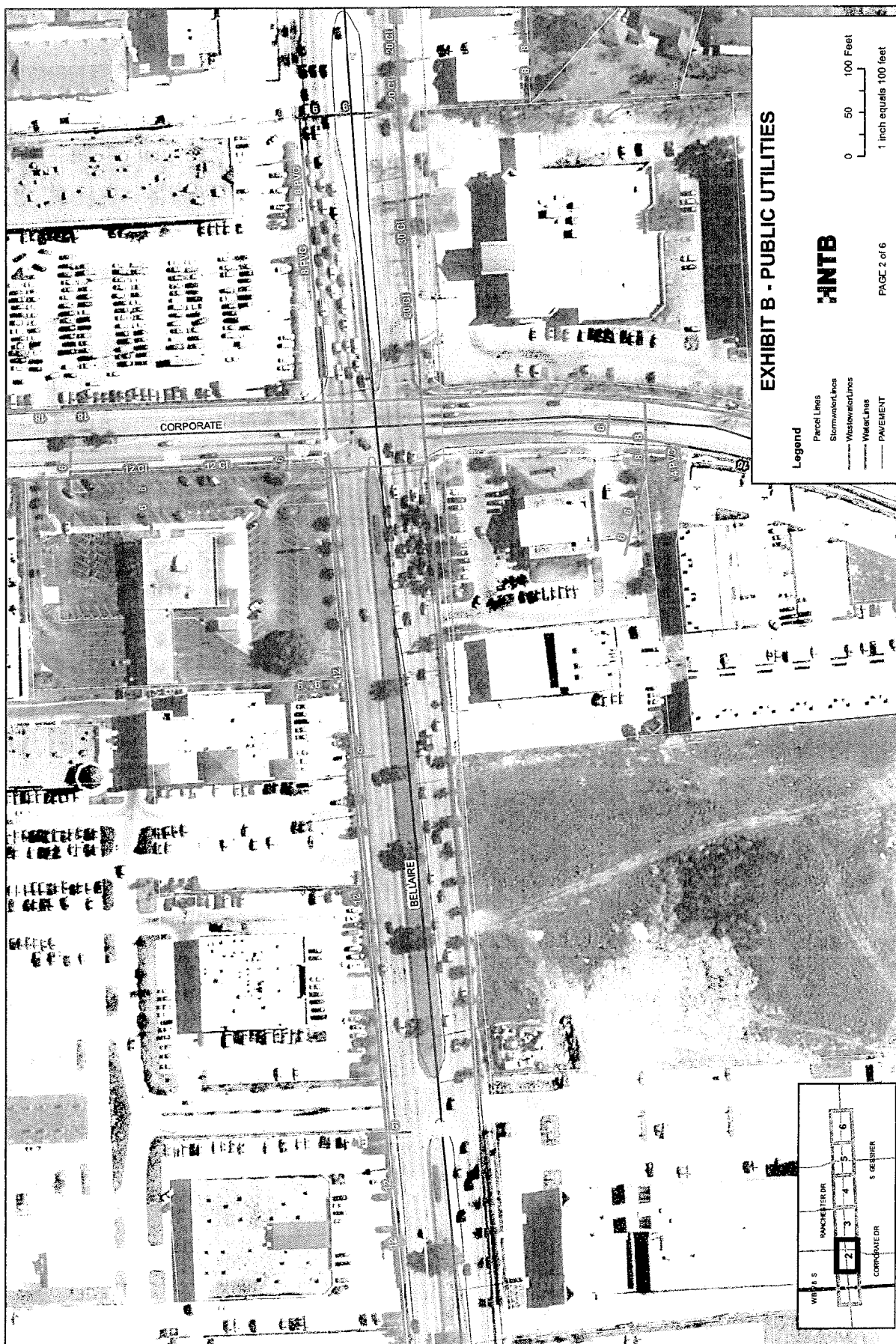


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Section II.2

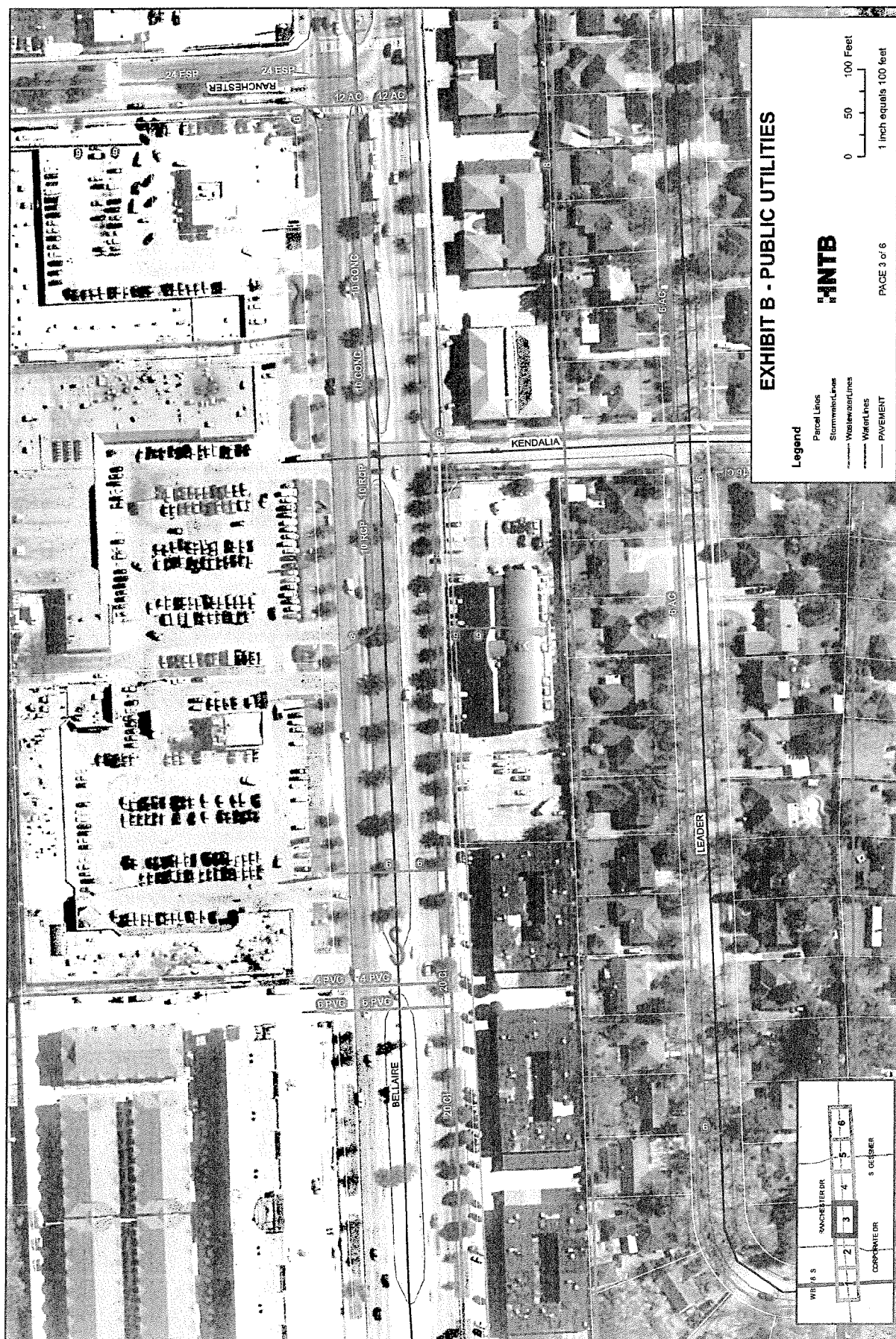
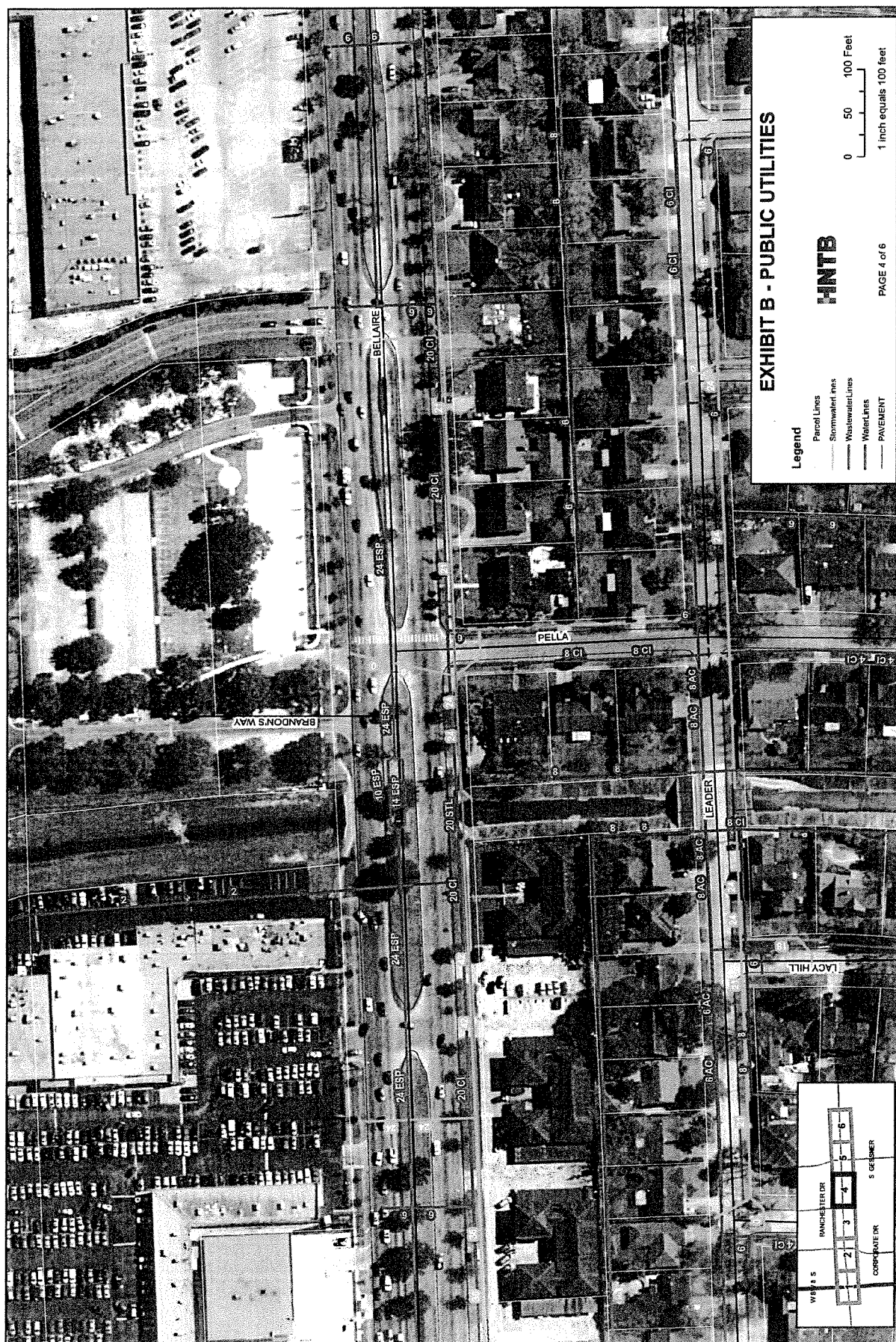


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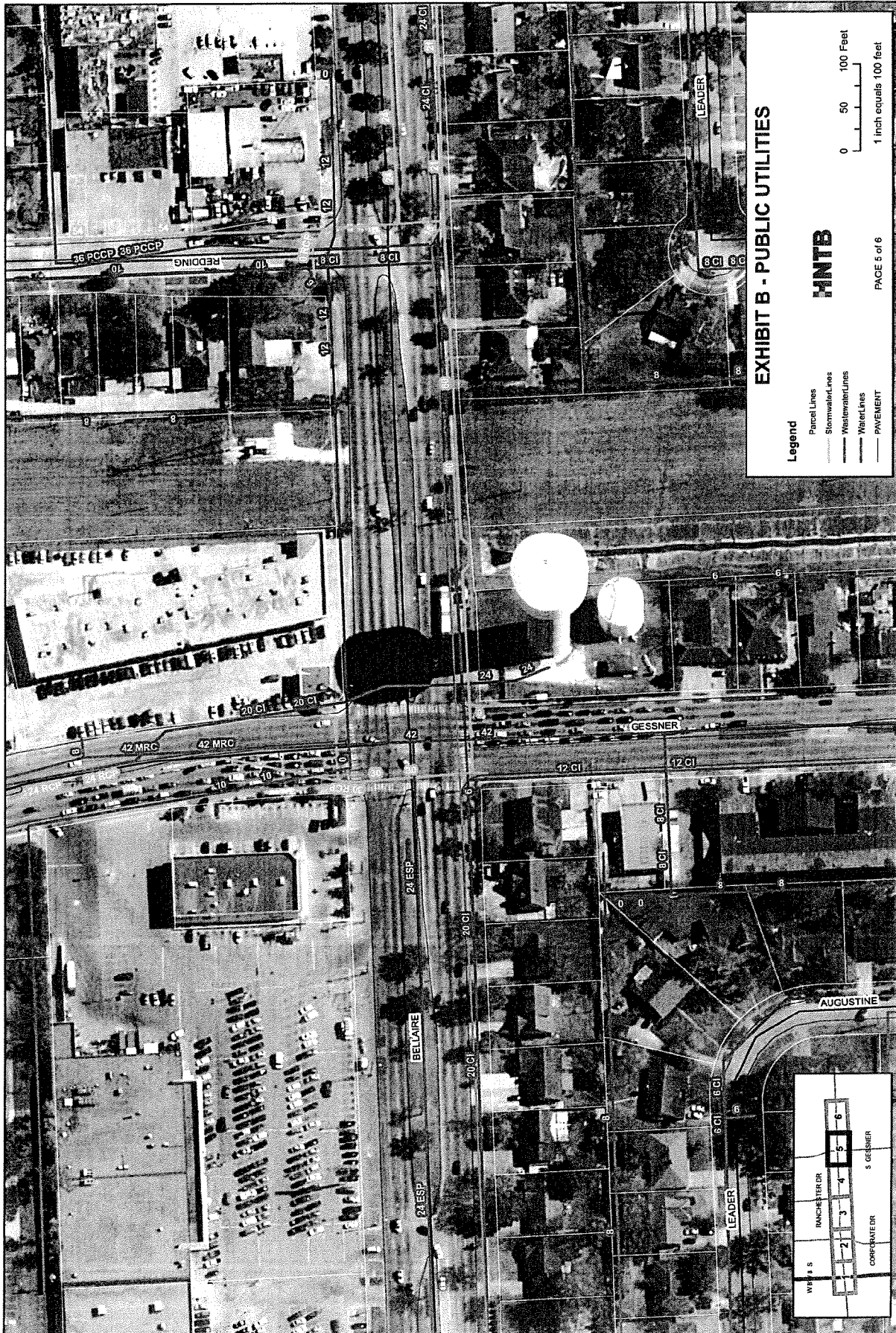


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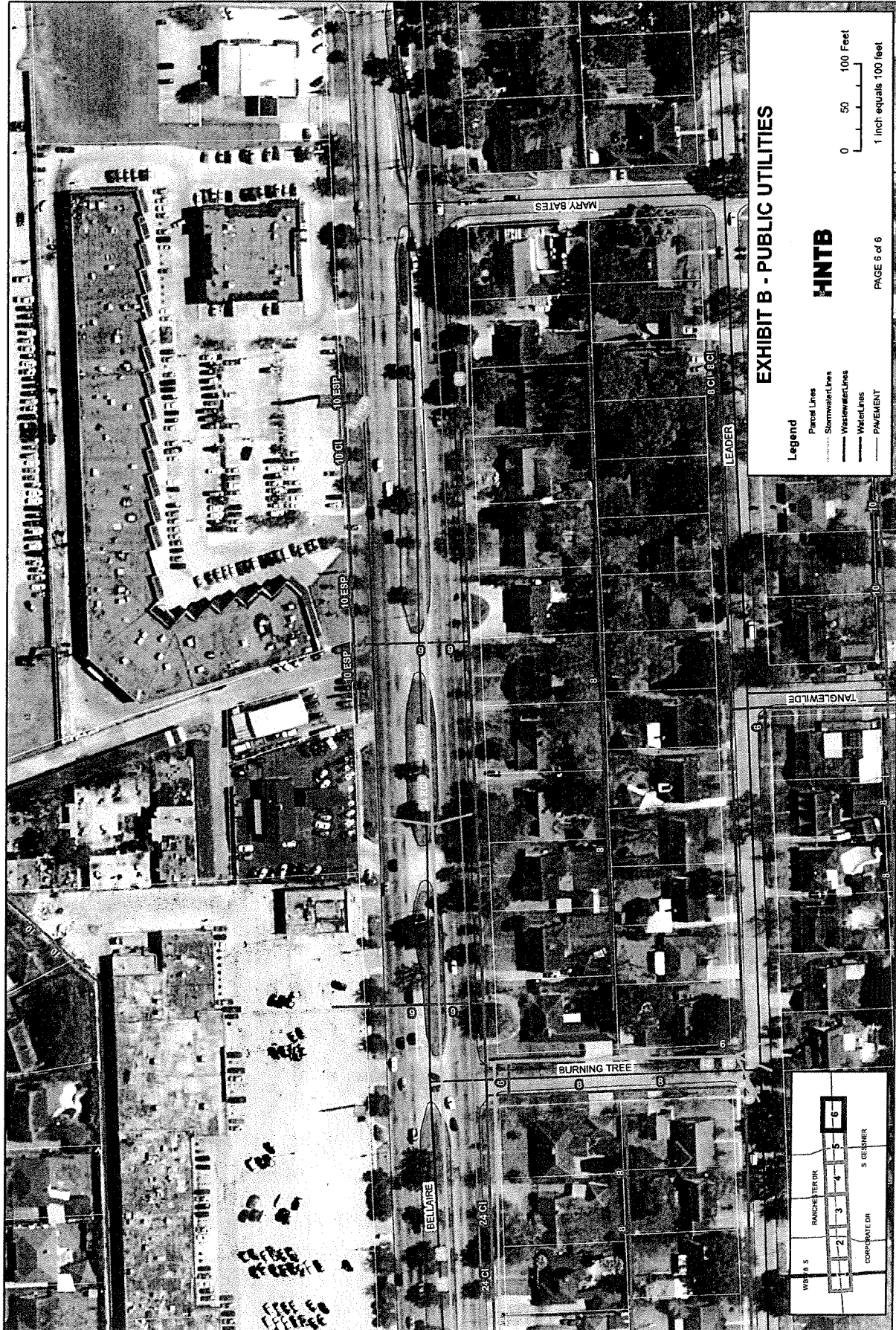


EXHIBIT A
Section II.6

EXHIBIT B

Exhibit B

UPDATED REVENUE ESTIMATE FOR AMENDMENT #1 TAX INCREMENT REINVESTMENT ZONE NO. 20, CITY OF HOUSTON Projected Zone Revenues (Assumes 97% Collection)

Tax Year	Projected Taxable Valuation	Tax Year	Coll. Year	City Tax Rate	City Zone Project Collection	5% City Administration Fees	Debt Service and Zone Administration	Municipal Services	Total TIRZ Project Annual Collection	Cumulative TIRZ Total Collection
2006	482,422,021	2006	2007	\$0.6450	\$3,018,273	\$(150,914)	\$(1,200,000)	\$(300,000)	\$1,367,360	\$1,367,360
2007	712,997,117	2007	2008	\$0.6438	\$4,452,221	\$(222,611)	\$(1,200,000)	\$(250,000)	\$2,779,610	\$4,146,970
2008	1,116,140,341	2008	2009	\$0.6438	\$6,969,599	\$(348,480)	\$(1,200,000)	\$(250,000)	\$5,171,119	\$9,318,089
2009	1,366,140,341	2009	2010	\$0.6438	\$8,530,693	\$(426,535)	\$(1,000,000)	\$(250,000)	\$6,854,158	\$16,172,247
2010	1,579,383,896	2010	2011	\$0.6438	\$9,862,265	\$(493,113)	\$(1,000,000)	\$(250,000)	\$8,119,152	\$24,291,399
2011	1,813,951,807	2011	2012	\$0.6438	\$11,326,995	\$(566,350)	\$(1,000,000)	\$(250,000)	\$9,510,646	\$33,802,044
2012	1,904,649,397	2012	2013	\$0.6438	\$11,893,345	\$(594,667)	\$(1,000,000)	\$(250,000)	\$10,048,678	\$43,850,722
2013	1,999,881,867	2013	2014	\$0.6438	\$12,488,012	\$(624,401)	\$(1,000,000)	\$(250,000)	\$10,613,612	\$54,464,334
2014	2,099,875,961	2014	2015	\$0.6438	\$13,112,413	\$(655,621)	\$(1,000,000)	\$(250,000)	\$11,206,792	\$65,671,126
2015	2,204,869,759	2015	2016	\$0.6438	\$13,768,034	\$(688,402)	\$(1,000,000)	\$(250,000)	\$11,829,632	\$77,500,758
2016	2,315,113,247	2016	2017	\$0.6438	\$14,456,435	\$(722,822)	\$(1,000,000)	\$(250,000)	\$12,483,614	\$89,984,372
2017	2,430,868,909	2017	2018	\$0.6438	\$15,179,257	\$(758,963)	\$(1,000,000)	\$(250,000)	\$13,170,294	\$103,154,666
2018	2,552,412,354	2018	2019	\$0.6438	\$15,938,220	\$(796,911)	\$(1,000,000)	\$(250,000)	\$13,891,309	\$117,045,975
2019	2,680,032,972	2019	2020	\$0.6438	\$16,735,131	\$(836,757)	\$(1,000,000)	\$(250,000)	\$14,648,374	\$131,694,349
2020	2,814,034,621	2020	2021	\$0.6438	\$17,571,887	\$(878,594)	\$(1,000,000)	\$(250,000)	\$15,443,293	\$147,137,642
2021	2,954,736,352	2021	2022	\$0.6438	\$18,450,482	\$(922,524)	\$(1,000,000)	\$(250,000)	\$16,277,958	\$163,415,600
2022	3,102,473,169	2022	2023	\$0.6438	\$19,373,006	\$(968,650)	\$(1,000,000)	\$(250,000)	\$17,154,356	\$180,569,956
2023	3,257,596,828	2023	2024	\$0.6438	\$20,341,656	\$(1,017,083)	\$(1,000,000)	\$(250,000)	\$18,074,573	\$198,644,529
2024	3,420,476,669	2024	2025	\$0.6438	\$21,358,739	\$(1,067,937)	\$-	\$(250,000)	\$20,040,802	\$218,685,331
2025	3,591,500,503	2025	2026	\$0.6438	\$22,426,676	\$(1,121,334)	\$-	\$(250,000)	\$21,055,342	\$239,740,673
2026	3,771,075,528	2026	2027	\$0.6438	\$23,548,010	\$(1,177,400)	\$-	\$(250,000)	\$22,120,609	\$261,861,282
2027	3,959,629,304	2027	2028	\$0.6438	\$24,725,410	\$(1,236,271)	\$-	\$(250,000)	\$23,239,140	\$285,100,422
2028	4,157,610,769	2028	2029	\$0.6438	\$25,961,681	\$(1,298,084)	\$-	\$(250,000)	\$24,413,597	\$309,514,019
2029	4,365,491,308	2029	2030	\$0.6438	\$27,259,765	\$(1,362,988)	\$-	\$(250,000)	\$25,646,777	\$335,160,795
					\$378,748,206	\$(18,937,410)	\$(18,600,000)	\$(6,050,000)	\$335,160,795	

* 2006 and 2007 values are based on actual numbers

* Assumes 5% inflation after 2011.

• Prepared by Hawes Hill Calderon LLP

EXHIBIT C

PRELIMINARY BOND FINANCING PLAN

Southwest Houston Redevelopment Authority
City of Houston Tax Increment Reinvestment Zone Number 20
Cash Flow with Additional Debt Based on Projected Value

Table of Contents

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Projection of Tax Increment Fund Cash Flows	2
Projection of Net Debt Service Requirements	3
Projection of Amounts Available for Reimbursement/Projects	4
Projection of Tax Increment Collections	5

PROJECTION OF SOURCES AND USES OF FUNDS

Southwest Houston Redevelopment Authority
City of Houston Tax Increment Reinvestment Zone Number 20
Cash Flow with Additional Debt Based on Projected Value

	Actual Series 2003	Projected Series 2008	Projected Series 2009	Projected Series 2010	Projected Series 2011	Projected Series 2012	Total
<u>Sources of Funds:</u>							
Par Amount of Bonds	\$13,275,000	\$26,380,000	\$8,180,000	\$13,265,000	\$9,750,000	\$10,375,000	\$81,225,000
Other Funds	0	0	0	0	0	0	0
Total Sources of Funds	\$13,275,000	\$26,380,000	\$8,180,000	\$13,265,000	\$9,750,000	\$10,375,000	\$81,225,000
<u>Uses of Funds:</u>							
Costs of Issuance (a)	\$807,072	\$1,582,800	\$490,800	\$795,900	\$585,000	\$622,500	\$4,884,072
Reserve Fund Deposit (b)	999,869	2,299,929	713,170	1,188,821	900,476	990,240	7,092,504
Capitalized Interest (c)	277,059	1,582,800	490,800	795,900	585,000	622,500	4,354,059
Available for Reimbursement	11,191,000	20,914,471	6,485,230	10,484,379	7,679,524	8,139,760	64,894,365
Total Uses of Funds	\$13,275,000	\$26,380,000	\$8,180,000	\$13,265,000	\$9,750,000	\$10,375,000	\$81,225,000

(a) Estimated at 6% for the purpose of illustration.

(b) Estimated at 100% of maximum annual debt service.

(c) Represents 1 year of interest on the Bonds.

PROJECTION OF TAX INCREMENT FUND CASH FLOWS
Southwest Houston Redevelopment Authority
City of Houston Tax Increment Reinvestment Zone Number 20
Cash Flow with Additional Debt Based on Projected Value

Fiscal Year Ending Jun. 30	Projected Net Tax Collections (a)	Less: Net Debt Service Requirements (b)	Less: TIRZ Admin. Expenses (b)	Interest Earnings @ 4.0% (c)	Reserve Fund Earnings @ 4.0% (c)	Annual Surplus/ (Deficit)	Fiscal Year Ending Jun. 30
2008	\$2,867,360	\$994,919	\$96,000	\$71,058	\$39,995	\$1,887,493	2008
2009	4,321,855	997,369	96,000	129,139	131,992	3,489,618	2009
2010	5,213,406	3,296,497	96,000	72,836	160,519	2,054,264	2010
2011	6,899,325	4,012,967	96,000	103,614	208,072	2,902,044	2011
2012	7,824,718	5,199,188	96,000	101,181	208,072	2,838,783	2012
2013	9,062,651	6,100,414	96,000	114,649	208,072	3,188,958	2013
2014	9,062,651	7,089,623	96,000	75,081	208,072	2,160,181	2014
2015	9,062,651	7,088,341	96,000	75,132	208,072	2,161,514	2015
2016	9,062,651	7,091,231	96,000	75,017	208,072	2,158,508	2016
2017	9,062,651	7,092,034	96,000	74,985	208,072	2,157,674	2017
2018	9,062,651	7,090,759	96,000	75,036	208,072	2,159,000	2018
2019	9,062,651	7,087,631	96,000	75,161	208,072	2,162,252	2019
2020	9,062,651	7,092,466	96,000	74,967	208,072	2,157,224	2020
2021	9,062,651	7,089,701	96,000	75,078	208,072	2,160,100	2021
2022	9,062,651	7,089,141	96,000	75,100	208,072	2,160,682	2022
2023	9,062,651	7,091,035	96,000	75,025	208,072	2,158,712	2023
2024	9,062,651	7,090,791	96,000	75,034	1,207,941	3,158,835	2024
2025	9,062,651	6,092,635	96,000	114,961	168,077	3,157,054	2025
2026	9,062,651	6,092,635	96,000	114,961	168,077	3,157,054	2026
2027	9,062,651	6,092,635	96,000	114,961	168,077	3,157,054	2027
2028	9,062,651	6,092,635	96,000	114,961	168,077	3,157,054	2028
2029	9,062,651	6,092,635	96,000	114,961	2,468,005	5,456,982	2029
2030	9,062,651	3,792,707	96,000	206,958	3,868,786	9,249,689	2030
Total	\$190,054,388	\$132,849,990	\$2,208,000	\$2,199,856	\$11,254,474	\$68,450,728	

(a) Assumes 3% delinquencies and 5% City of Houston administration fee.

Assumes taxes are collected at beginning of fiscal year after they are levied.

(b) Source: Hawes Hill Calderon, LLP.

(c) Estimated for the purpose of illustration.

NOTE: This is a projection of cash flows based on various assumptions, current market conditions, and a flow of funds that allows for the accumulation of reserves. These cash flows will change based on actual revenues and expenses, as well as market conditions at the time of the sale of the bonds. There are usually differences in estimated and actual revenues and expenses because events and circumstances frequently do not occur as expected, and such differences may be material.

PROJECTION OF NET DEBT SERVICE REQUIREMENTS

Southwest Houston Redevelopment Authority
City of Houston Tax Incremental Reinvestment Zone Number 20
Cash Flow with Additional Debt Based on Projected Value

Fiscal Year Ending Jun. 30	\$1,275,000	\$26,380,000	\$8,180,000	\$13,265,000	\$9,750,000	\$10,375,000	Total Debt Service Requirements	Deposit for Capitalized Interest	Less: Capitalized Interest	Net Debt Service Requirements
	Series 2003	Series 2008	Series 2009	Series 2010	Series 2011	Series 2012				
	Debt Service	Debt Service	Debt Service	Debt Service	Debt Service	Debt Service				
2008	\$994,919	\$0	\$0	\$0	\$0	\$0	\$994,919	\$1,582,800	\$0	\$994,919
2009	997,369	1,582,800	0	0	0	0	2,580,169	490,800	1,582,800	997,369
2010	996,569	2,299,929	490,800	0	0	0	3,787,297	795,900	490,800	3,296,497
2011	999,869	2,299,929	713,170	795,900	0	0	4,808,867	585,000	795,900	4,012,967
2012	997,269	2,299,929	713,170	1,188,821	585,000	0	5,784,188	622,500	585,000	5,199,188
2013	998,019	2,299,929	713,170	1,188,821	900,476	622,500	6,722,914	0	622,500	6,100,414
2014	996,988	2,299,929	713,170	1,188,821	900,476	990,240	7,089,623	0	0	7,089,623
2015	995,706	2,299,929	713,170	1,188,821	900,476	990,240	7,088,341	0	0	7,088,341
2016	998,596	2,299,929	713,170	1,188,821	900,476	990,240	7,091,231	0	0	7,091,231
2017	999,399	2,299,929	713,170	1,188,821	900,476	990,240	7,092,034	0	0	7,092,034
2018	998,124	2,299,929	713,170	1,188,821	900,476	990,240	7,090,759	0	0	7,090,759
2019	994,996	2,299,929	713,170	1,188,821	900,476	990,240	7,087,631	0	0	7,087,631
2020	999,831	2,299,929	713,170	1,188,821	900,476	990,240	7,092,466	0	0	7,092,466
2021	997,066	2,299,929	713,170	1,188,821	900,476	990,240	7,089,701	0	0	7,089,701
2022	996,506	2,299,929	713,170	1,188,821	900,476	990,240	7,089,141	0	0	7,089,141
2023	998,400	2,299,929	713,170	1,188,821	900,476	990,240	7,091,035	0	0	7,091,035
2024	998,156	2,299,929	713,170	1,188,821	900,476	990,240	7,090,791	0	0	7,090,791
2025	0	2,299,929	713,170	1,188,821	900,476	990,240	6,092,635	0	0	6,092,635
2026	0	2,299,929	713,170	1,188,821	900,476	990,240	6,092,635	0	0	6,092,635
2027	0	2,299,929	713,170	1,188,821	900,476	990,240	6,092,635	0	0	6,092,635
2028	0	2,299,929	713,170	1,188,821	900,476	990,240	6,092,635	0	0	6,092,635
2029	0	2,299,929	713,170	1,188,821	900,476	990,240	6,092,635	0	0	6,092,635
2030	0	0	713,170	1,188,821	900,476	990,240	3,792,707	0	0	3,792,707
Total	\$16,957,781	\$47,581,372	\$14,754,194	\$23,383,494	\$16,793,573	\$17,456,577	\$136,926,990	\$4,077,000	\$4,077,000	\$132,849,990

NOTES:

Assumes Proposed Bonds are issued at 6.00%.
Assumes Proposed Bonds are issued on March 1.
Assumes principal paid on 9/1 and interest paid each 3/1 & 9/1.
Capitalized interest represents 1 year of debt service on the Bonds.

PROJECTION OF AMOUNTS AVAILABLE FOR REIMBURSEMENT/PROJECTS

Southwest Houston Redevelopment Authority
City of Houston Tax Increment Reinvestment Zone Number 20
Cash Flow with Additional Debt Based on Projected Value

Fiscal Year	Available from Bond Proceeds (a)	Available from Tax Increment Fund (b)	Total
2008	\$20,914,471	\$1,887,493	\$22,801,965
2009	6,485,230	3,489,618	9,974,848
2010	10,484,379	2,054,264	12,538,643
2011	7,679,524	2,902,044	10,581,568
2012	8,139,760	2,838,783	10,978,544
2013	0	3,188,958	3,188,958
2014	0	2,160,181	2,160,181
2015	0	2,161,514	2,161,514
2016	0	2,158,508	2,158,508
2017	0	2,157,674	2,157,674
2018	0	2,159,000	2,159,000
2019	0	2,162,252	2,162,252
2020	0	2,157,224	2,157,224
2021	0	2,160,100	2,160,100
2022	0	2,160,682	2,160,682
2023	0	2,158,712	2,158,712
2024	0	3,158,835	3,158,835
2025	0	3,157,054	3,157,054
2026	0	3,157,054	3,157,054
2027	0	3,157,054	3,157,054
2028	0	2,157,054	2,157,054
2029	0	5,456,982	5,456,982
2030	0	9,249,689	9,249,689
Total	\$53,703,365	\$67,450,728	\$121,154,093

(a) See attached Projection of Sources and Uses of Funds.

(b) See attached Projection of Tax Increment Fund Cash Flows.

PROJECTION OF TAX INCREMENT COLLECTIONS

Southwest Houston Redevelopment Authority
City of Houston Tax Increment Reinvestment Zone Number 20
Cash Flow with Additional Debt Based on Projected Value

Tax Roll Jan. 1	Prior Year Total Taxable Value (a)	Projected Increase in Taxable Value	Projected Total Taxable Value	Less: Base Year Taxable Value	Projected Incremental Taxable Value	Projected Tax Rate (a)	Projected Tax Collections at 97% (b)	Less: City Admin Retention at 5% (c)	Projected Net Tax Collections	Available for Fiscal Year Ending Jun. 30
2006	\$1,248,717,231		\$1,248,717,231	(a) \$766,295,210	\$482,422,021	\$0.64500	\$3,018,273	\$150,914	\$2,867,360	2008
2007	1,493,430,360		1,493,430,360	(a) 766,295,210	727,135,150	0.64500	4,549,321	227,466	4,321,855	2009
2008	\$1,493,430,360	\$150,000,000	1,643,430,360	766,295,210	877,135,150	0.64500	5,487,796	274,390	5,213,406	2010
2009	1,643,430,360	250,000,000	1,893,430,360	766,295,210	1,127,135,150	0.64500	7,051,921	352,596	6,699,325	2011
2010	1,893,430,360	189,343,036	2,082,773,396	766,295,210	1,316,478,186	0.64500	8,236,546	411,827	7,824,718	2012
2011	2,082,773,396	208,277,340	2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2013
2012	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2014
2013	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2015
2014	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2016
2015	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2017
2016	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2018
2017	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2019
2018	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2020
2019	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2021
2020	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2022
2021	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2023
2022	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2024
2023	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2025
2024	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2026
2025	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2027
2026	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2028
2027	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2029
2028	2,291,050,736		2,291,050,736	766,295,210	1,524,755,526	0.64500	9,539,633	476,982	9,062,651	2030
Total		\$797,620,376					\$200,057,250	\$10,002,863	\$190,054,388	

(a) Source: Hawes Hill Calderon, LLP. Years 2010 and 2011 based upon 10% growth.

(b) Assumes 3% of taxes levied are not collected.

(c) Represents fees charged by City of Houston for tax increment revenue administration.

EXHIBIT D

Exhibit D

TIRZ #120 & SOUTHWEST HOUSTON REDEVELOPMENT AUTHORITY



PLANNING/ORDER OF MAGNITUDE ESTIMATE OF PROBABLE COSTS OF CONSTRUCTION

ACCESS MANAGEMENT PROJECTS WITHOUT AND WITH SUBSURFACE UTILITIES	STREETSCAPE IMPROVEMENTS %	SITE PREP	PAVING	DRAINAGE IMPROVEMENTS	SWPPP	TRAFFIC CONTROL	TRAFFIC SIGNALIZATION	SIGNING & PAVEMENT MARKINGS	WATER & WASTEWATER	STREET LIGHTING	BASE TOTAL	MOBILIZATION	CONTINGENCY	CONSTRUCTION TOTAL	AGENCY COSTS (includes Per Fee)	ESTIMATED PROJECT TOTAL
Project 1 - Bellaire Access Management - BW 8 to Mary Baltes* * engineering stage. Start date allocated for this by HDBAC.	\$ 4,152,000.00	\$ 880,000.00	\$ 506,000.00	\$ 585,000.00	\$ 76,000.00	\$ 191,000.00	\$ 446,000.00	\$ 61,000.00	\$ 975,000.00	\$ 211,000.00	\$3,095,000.00	\$384,000.00	\$863,000.00	\$3,357,000.00	\$392,000.00	\$3,949,000.00
Project 2 - Bellaire Access Management - BW 8 to Mary Baltes** ** Version with Civil Water/Wastewater Projects Added	\$ 4,152,000.00	\$ 1,106,000.00	\$1,232,000.00	\$ 585,000.00	\$ 76,000.00	\$ 291,000.00	\$ 447,000.00	\$ 61,000.00	\$ 2,748,000.00	\$ 211,000.00	\$10,919,000.00	\$877,000.00	\$1,489,000.00	\$13,085,000.00	\$1,015,000.00	\$14,100,000.00

ESTIMATED TOTAL

PROJECT #1 - UNIFIED PROJECT COST DETAIL	STREETSCAPE IMPROVEMENTS	SITE PREP	PAVING	DRAINAGE IMPROVEMENTS	SWPPP	TRAFFIC CONTROL	TRAFFIC SIGNALIZATION	SIGNING & PAVEMENT MARKINGS	WATER & WASTEWATER	STREET LIGHTING	BASE TOTAL	MOBILIZATION	CONTINGENCY	CONSTRUCTION TOTAL	AGENCY COSTS	ESTIMATED PROJECT TOTAL
Bellaire/Mary Baltes/Harbor Town Intersection	\$ 635,000.00	\$ 85,000.00	\$ 16,000.00	\$ -	\$ 11,000.00	\$ 70,000.00	\$ 88,000.00	\$ 9,000.00	\$ 289,000.00	\$ 26,000.00	\$1,009,000.00	\$121,000.00	\$265,000.00	\$1,686,000.00	\$161,000.00	\$1,777,000.00
Bellaire/Petra Intersection	\$ 287,000.00	\$ 131,000.00	\$ 337,000.00	\$ 16,000.00	\$ 31,000.00	\$ 95,000.00	\$ 86,000.00	\$ 10,000.00	\$ 693,000.00	\$ 31,000.00	\$1,084,000.00	\$129,000.00	\$285,000.00	\$1,686,000.00	\$183,000.00	\$1,899,000.00
Bellaire Gateway at BW 8	\$ 1,037,000.00	\$ 205,000.00	\$ 113,000.00	\$ 5,000.00	\$ 32,000.00	\$ 95,000.00	\$ 71,000.00	\$ 13,000.00	\$ 1,015,000.00	\$ 59,000.00	\$2,160,000.00	\$211,000.00	\$463,000.00	\$2,779,000.00	\$316,000.00	\$3,095,000.00
Bellaire/Corporate Intersection	\$ 850,000.00	\$ 251,000.00	\$ 180,000.00	\$ 207,000.00	\$ 31,000.00	\$ 95,000.00	\$ 67,000.00	\$ 11,000.00	\$ 639,000.00	\$ 46,000.00	\$1,935,000.00	\$200,000.00	\$439,000.00	\$2,654,000.00	\$259,000.00	\$2,913,000.00
Bellaire/Ranchester Intersection	\$ 582,000.00	\$ 184,000.00	\$ 104,000.00	\$ -	\$ 20,000.00	\$ 95,000.00	\$ 64,000.00	\$ 10,000.00	\$ 394,000.00	\$ 37,000.00	\$1,716,000.00	\$171,000.00	\$379,000.00	\$2,265,000.00	\$259,000.00	\$2,523,000.00
*** Version with Civil Water/Wastewater Projects Added	\$ 582,000.00	\$ 184,000.00	\$ 141,000.00	\$ 210,000.00	\$ 21,000.00	\$ 94,000.00	\$ 64,000.00	\$ 10,000.00	\$ 394,000.00	\$ 37,000.00	\$1,716,000.00	\$171,000.00	\$379,000.00	\$2,265,000.00	\$259,000.00	\$2,523,000.00

ESTIMATED TOTAL

\$16,336,000.00

OTHER ZONE AREA PROJECTS	STREETSCAPE IMPROVEMENTS	SITE PREP	PAVING	DRAINAGE IMPROVEMENTS	SWPPP	TRAFFIC CONTROL	TRAFFIC SIGNALIZATION	SIGNING & PAVEMENT MARKINGS	WATER & WASTEWATER	STREET LIGHTING	BASE TOTAL	MOBILIZATION	CONTINGENCY	CONSTRUCTION TOTAL	AGENCY COSTS	ESTIMATED PROJECT TOTAL
Project 2 - Bellaire Drainage US 59 to Fondren	\$ -	\$ -	\$ 222,000.00	\$875,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,160,000.00	\$116,000.00	\$255,000.00	\$1,611,000.00	\$174,500.00	\$1,785,500.00
Project 3 - Fondren Gateway at Westpark	\$ 1,098,000.00	\$ 240,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,098,000.00	\$160,000.00	\$241,000.00	\$1,449,000.00	\$165,000.00	\$1,614,000.00
Project 4 - Fondren/Clearwood Intersection	\$ 554,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$554,000.00	\$56,000.00	\$124,000.00	\$744,000.00	\$85,000.00	\$829,000.00
Project 5 - Fondren/Harvey Intersection	\$ 555,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$555,000.00	\$56,000.00	\$122,000.00	\$743,000.00	\$85,000.00	\$828,000.00
Project 6 - Fondren/Harvey Intersection	\$ 575,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$575,000.00	\$56,000.00	\$122,000.00	\$743,000.00	\$85,000.00	\$828,000.00
Project 7 - Minor Intersections & Transit	\$ 717,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$717,000.00	\$71,000.00	\$156,000.00	\$844,000.00	\$107,000.00	\$951,000.00
Project 8 - Hike & Bike Paths	\$ 717,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$717,000.00	\$71,000.00	\$156,000.00	\$844,000.00	\$107,000.00	\$951,000.00
Project 9 - Fondren Access Management	\$ 303,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,000.00	\$367,000.00	\$30,000.00	\$87,000.00	\$464,000.00	\$45,000.00	\$509,000.00
*** Version with Civil Water/Wastewater Projects Added	\$ 303,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,000.00	\$367,000.00	\$30,000.00	\$87,000.00	\$464,000.00	\$45,000.00	\$509,000.00

ESTIMATED TOTAL

\$12,422,000.00

Assumptions:

- Streetscape Improvements - Supporting documentation attached.
- Traffic Control - Includes contractor safety barriers and striping during construction. It does not include temporary or final traffic signals.
- Site Prep - Includes contractor site preparation and grading, tree protection, etc. (Does not include Mobilization costs)
- Street Lighting - Includes coordination between Agency and Contractor for the design and installation of street lighting.
- Water & Wastewater - Contingency for any minor modifications, adjustments, repairs, etc. that may occur during construction.
- Agency Costs - Includes Engineering/Architectural services (PS&E), Construction Management, Permit Fees and Materials Testing.
- Priority One Project Streetscape Improvements were included in the cost of the Bellaire Access Management Project assuming all would be done at once to reduce overall mobilization, traffic control and agency costs.

The costs shown in this estimate represent an estimate of probable costs prepared in good faith and with reasonable care. HNTB has no control over the costs of construction labor, materials, or equipment, nor over competitive bidding or negotiating methods and does not make any commitment or assume any duty to ensure that bids or negotiated prices will not vary from this estimate.

PLANNING ORDER OF MAGNITUDE ESTIMATE OF PROBABLE COSTS OF CONSTRUCTION

ACCESS MANAGEMENT PROJECTS WITHOUT AND WITH SUBSURFACE UTILITIES		STREETSCAPE IMPROVEMENTS ¹	SITE PREP	PAVING	DRAINAGE IMPROVEMENTS	SWPPP	TRAFFIC CONTROL	TRAFFIC SIGNALIZATION	SIGNING & PAVEMENT MARKINGS	WATER & WASTEWATER	STREET LIGHTING	BASE TOTAL	MOBILIZATION	CONTINGENCY	CONSTRUCTION TOTAL	AGENCY COSTS (Includes PER P-4)	ESTIMATED PROJECT TOTAL
Project 1 - Bolinas Access Management - BVI 8 to Mary Barge ²		\$4,162,000	\$60,000	\$60,000	\$66,000	\$10,000	\$19,000	\$446,000	\$51,000	\$678,000	\$211,000	\$8,096,000	\$394,000	\$966,000	\$9,357,000	\$292,000	\$9,946,000
¹ re-paving strip overhead structure to house																	
Project 2 - Bolinas Access Management - BVI 8 to Mary Barge ²		\$4,162,000	\$1,105,000	\$1,232,000	\$666,000	\$10,000	\$291,000	\$447,000	\$61,000	\$2,746,000	\$211,000	\$10,919,000	\$677,000	\$1,489,000	\$13,066,000	\$1,076,000	\$14,100,000
¹ re-paving overhead structure Project Added																	
ESTIMATED TOTAL																	

PROJECT #4-LINERED PROJECT COST DETAIL		STREETSCAPE IMPROVEMENTS	SITE PREP	PAVING	DRAINAGE IMPROVEMENTS	SWPPP	TRAFFIC CONTROL	TRAFFIC SIGNALIZATION	SIGNING & PAVEMENT MARKINGS	WATER & WASTEWATER	STREET LIGHTING	BASE TOTAL	MOBILIZATION	CONTINGENCY	CONSTRUCTION TOTAL	AGENCY COSTS	ESTIMATED PROJECT TOTAL
Bolinas/Frisco Intersection		\$643,000	\$64,000	\$146,000	\$0	\$11,000	\$70,000	\$69,000	\$9,000	\$269,000	\$29,000	\$1,209,000	\$151,000	\$266,000	\$1,666,000	\$161,000	\$1,777,000
Bolinas/Frisco Intersection		\$267,000	\$131,000	\$113,000	\$16,000	\$32,000	\$64,000	\$67,000	\$16,000	\$469,000	\$31,000	\$1,294,000	\$129,000	\$233,000	\$1,696,000	\$161,000	\$1,666,000
Bolinas Gateway at BVI 8		\$1,037,000	\$206,000	\$1,113,000	\$6,000	\$32,000	\$64,000	\$67,000	\$16,000	\$469,000	\$31,000	\$2,106,000	\$211,000	\$433,000	\$2,779,000	\$316,000	\$3,095,000
Bolinas Gateway at BVI 8		\$660,000	\$261,000	\$180,000	\$207,000	\$31,000	\$66,000	\$71,000	\$17,000	\$469,000	\$44,000	\$2,506,000	\$260,000	\$418,000	\$3,684,000	\$420,000	\$4,119,000
Bolinas Gateway at BVI 8		\$793,000	\$194,000	\$104,000	\$0	\$20,000	\$66,000	\$67,000	\$11,000	\$469,000	\$37,000	\$1,716,000	\$171,000	\$379,000	\$2,589,000	\$259,000	\$2,833,000
Bolinas Gateway at BVI 8		\$694,000	\$161,000	\$141,000	\$210,000	\$21,000	\$64,000	\$64,000	\$10,000	\$394,000							\$2,023,000
¹ re-paving overhead structure Project Added																	
ESTIMATED TOTAL																	\$16,339,000

OTHER ZONE AREA PROJECTS		STREETSCAPE IMPROVEMENTS	SITE PREP	PAVING	DRAINAGE IMPROVEMENTS	SWPPP	TRAFFIC CONTROL	TRAFFIC SIGNALIZATION	SIGNING & PAVEMENT MARKINGS	WATER & WASTEWATER	STREET LIGHTING	BASE TOTAL	MOBILIZATION	CONTINGENCY	CONSTRUCTION TOTAL	AGENCY COSTS	ESTIMATED PROJECT TOTAL
Project 2 - Bolinas Damaged US 59 to Porten		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project 3 - Bolinas Damaged at Westpark		\$1,069,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,069,000	\$110,000	\$241,000	\$1,440,000	\$165,000	\$2,117,000
Project 4 - Bolinas Damaged at Westpark		\$664,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$664,000	\$66,000	\$122,000	\$852,000	\$85,000	\$1,053,000
Project 5 - Bolinas Damaged at Westpark		\$665,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$665,000	\$66,000	\$122,000	\$853,000	\$85,000	\$1,054,000
Project 6 - Bolinas Damaged at Westpark		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project 7 - Bolinas Damaged at Westpark		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project 8 - Bolinas Damaged at Westpark		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project 9 - Bolinas Damaged at Westpark		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project 10 - Bolinas Damaged at Westpark		\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$30,000	\$67,000	\$447,000	\$45,000	\$609,000
¹ re-paving overhead structure Project Added																	\$760,000
ESTIMATED TOTAL																	\$6,316,000.00

- ASSUMPTIONS:
1. Streetscape Improvements - Supporting documentation attached
 2. Construction Contingency for any items adjustments to include materials, grading, etc. that may be needed during construction.
 3. Traffic Control - Includes temporary traffic control, detour, and any other traffic control measures that may be needed during construction.
 4. Site Prep - Includes contractors staging areas, handling, clearing and grubbing. This Project does not include Mobilization costs.
 5. Street Lighting - Includes coordination between Agency and Contractor for the replacement of street lights.
 6. Water & Wastewater - Contingency for any minor modifications, adjustments, repairs, etc. that may occur during construction.
 7. Agency Costs - Includes Engineering/Architectural services (P&SE), Construction Management, Permit Fees and Materials Testing.
 8. Pricing - One Project Streetscape improvements were included in the cost of the Bolinas Access Management Project assuming all would be done at once to reduce overall mobilization, traffic control and agency costs.

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An ordinance Approving a Contract with The University of Texas Health Science Center at Houston for Tuberculosis Physician Services	Category # 9	Page 1 of 1	Agenda Item # 36
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FROM (Department or other point of origin): Houston Department of Health and Human Services	Origination Date 2/2/09	Agenda Date FEB 18 2009
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DIRECTOR'S SIGNATURE: <i>Stephen Williams</i>	Council District affected: ALL
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For additional information contact: Kathy Barton Telephone: 713-794-9998 ; 713-826-5801	Date and identification of prior authorizing Council action: 11-17-04; 2004-1181
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RECOMMENDATION: (Summary) An ordinance approving a contract with the University of Texas Health Science Center at Houston for Tuberculosis Physician Services

Amount of Funding: Maximum Contract Amount: \$62,400.00 Initial Allocation: \$15,600.00 Federal State Local – Pass Through Fund (5030)	Finance Department:
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SOURCE OF FUNDING: [] General Fund [X] Grant Fund [] Enterprise Fund [] Other (Specify)

SPECIFIC EXPLANATION:

The Houston Department of Health and Human Services (HDDHHS) requests City Council approval of an ordinance authorizing a contract for tuberculosis physician services with The University of Texas Health Science Center at Houston. The contract term is from the date of countersignature for one year, with three successive one-year renewal terms

The HDDHHS, Bureau of Tuberculosis Control provides basic services for tuberculosis prevention and control and expanded outreach services to high-risk sub-groups who have TB or who are at high risk for developing tuberculosis in the City of Houston jurisdictional area. Services are provided in compliance with the Texas Department of State Health Services' Standards of Performance, the American Thoracic Society, Center for Disease Control and Prevention and Infectious Diseases Society of America joint statement on diagnosis, treatment and control of tuberculosis.


The contractor will provide consultation services on patients with symptoms of TB and those with latent TB infection. The contractor will be responsible for the following services: a) history of contact of tuberculosis; b) physical examination; c) initial and follow-up X-rays; d) laboratory services; e) treatment regimens and g) follow-up therapy. The first year of funding is \$15,600.00.

There were 264 cases (provisional data) of tuberculosis in Houston in 2008. Ninety nine percent of TB cases are placed on directly observed therapy (DOT) to ensure the completion of their treatment and reduce the risk of developing a drug resistant form of TB.

cc: Finance Department
Legal Department
Agenda Director

REQUIRED AUTHORIZATION

Finance Department	Other Authorization:	Other Authorization:
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SUBJECT: Ordinance approving an agreement with GATEWAY TO CARE ("Contractor"), a non-profit corporation, for elderly services.		Category #	Page 1 of 1	Agenda Item # 37
FROM (Department or other point of origin): Stephen L. Williams, M.Ed., M.P.A. Director-Houston Department of Health and Human Services		Origination Date 01/25/09		Agenda Date FEB 18 2009
DIRECTORS'S SIGNATURE: 		Council District affected: All		
For additional information contact: Kathy Barton Telephone: 713-794-9998 or 713-826-5801		Date and identification of prior authorizing Council action:		
RECOMMENDATION: (Summary) Approval of an ordinance for an agreement with GATEWAY TO CARE ("Contractor"), a non-profit corporation, for elderly services.				
Amount of Funding: Total Agreement Value: \$357,832.00 Fund 5030 Federal State Local – Pass Through Fund				
Finance Budget:				
SOURCE OF FUNDING: [] General Fund [X] Grant Fund [] Enterprise Fund [] Other (Specify)				
SPECIFIC EXPLANATION: The Houston Department of Health and Human Services, Harris County Area Agency on Aging, (HDHHS) requests City Council to approve an ordinance for an agreement for elderly services with GATEWAY TO CARE , a non-profit corporation, with monies received from the Older American Act . The agreement is effective on date of countersignature through September 30, 2009, with three successive one-year renewal terms. Gateway to Care previously provided caregiver education and training services to Harris County Area Agency on Aging (HCAAA) under the Harris County Hospital District. In FY09, Gateway to Care responded separately to HCAAA's request for proposal (RFP). The contractor will provide Caregiver Education and Training Services. This includes the establishment of a support group for caregivers as well as training for those providing care to older adults. The City of Houston, as designated by the Texas Department of Aging and Disability Services, has full authority and responsibility for funds authorized under the Title III of the Older Americans Act of 1965, as amended. These funds are disbursed by the U.S. Department of Health and Human Services through the Texas Department of Aging and Disability Services and administered by the Department's Harris County Area Agency on Aging.				
cc: Finance Department Legal Department Agenda Director				
REQUIRED AUTHORIZATION				
Finance Director	Other Authorization:		Other Authorization:	

HCD09-01a

SUBJECT: An ordinance approving and authorizing an Amended and Restated Predevelopment Loan Agreement between the City of Houston and Avenue Community Development Corporation (Avenue CDC) using Federal HOME funds to pay for predevelopment costs associated with a 20-acre mixed-use development.	Category #	Page 1 of 2	Agenda Item # 38

FROM (Department or other point of origin): Housing and Community Development Department	Origination Date: 01/27/09	Agenda Date: FEB 18 2009
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DIRECTOR'S SIGNATURE: Richard S. Celli <i>R/S Celli</i>	Council District affected: "H"
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For additional information contact: Donald Sampley, Asst. Director Phone: 713-868-8458	Date and identification of prior authorizing Council action: None
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RECOMMENDATION: (Summary)

The Department recommends approval of an ordinance authorizing an Amended and Restated Predevelopment Loan Agreement between the City of Houston and Avenue Community Development Corporation (Avenue CDC), using Federal HOME funds to pay for predevelopment costs associated with a 20-acre mixed-use development.

Amount of Funding: \$100,000	Finance Budget:
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SOURCE OF FUNDING	<input type="checkbox"/> General Fund	<input type="checkbox"/> Grant Fund	<input type="checkbox"/> Enterprise Fund
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☒ Other (Specify) HOME FUND Grant Funds (5000)

SPECIFIC EXPLANATION:

Avenue Community Development Corporation (Avenue CDC), a 501(c) 3 nonprofit corporation, proposes to acquire and redevelop a 20-acre site in the Near Northside community by developing affordable housing and economic opportunities. The vacant Federal Express Warehouse located at 4004 Irvington, will be transformed into 80 to 100 single-family homes, 180 to 250 apartments and a retail center. This will be one of the largest developments inside Loop 610 ever undertaken by a Houston nonprofit developer. Avenue CDC is a Community Housing Development Organization (CHDO) that is recertified by the Housing and Community Development Department (HCDD) on an annual basis.

Avenue CDC entered into a \$48,000 predevelopment loan agreement with the City that was countersigned by the City Controller on July 22, 2008. The contract did not require City Council approval because the contract amount did not exceed \$50,000. HCDD is requesting that the contract be amended to reflect an additional \$52,000 to assist in paying for additional predevelopment costs for a total of \$100,000. Avenue CDC's predevelopment costs are outlined in the attached budget. These funds will be issued in the form of a loan.

Pursuant to Federal HOME Regulations, CHDOs are eligible to receive funding for predevelopment costs. HUD makes available predevelopment costs to CHDOs to ensure that they have access to funds for upfront, eligible project expenditures. The HOME Program provides this opportunity as part of its commitment to affordable housing development. Pursuant to HUD HOME Regulations, predevelopment assistance may be provided to CHDOs only in the form of a loan. The loan may be structured as an amortizing or non-amortizing loan. A CHDO that receives project predevelopment assistance must repay the loan to the City from construction loan proceeds, other project income or it may be wrapped into the final HOME assistance package to the CHDO. Project predevelopment loans may not be used to pay CHDO staff or for other administrative costs. All costs must be related to the specific project that, if deemed feasible, would receive HOME funds for development. Project predevelopment loans may not exceed customary and reasonable project preparation costs.


REQUIRED AUTHORIZATION

NDT

Finance Director: <i>Michael McCall</i>	Other Authorization:	Other Authorization:
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Date
01/27/09

Subject: An ordinance approving and authorizing an Amended and Restated Agreement between the City of Houston and Avenue Community Development Corporation (Avenue CDC) using Federal HOME funds to pay for predevelopment costs associated with a 20-acre mixed use development.

**Originator's
Initials**


Page
2 of 2

Providing predevelopment funds allows HCDD to determine the feasibility of projects based on detailed cost estimates, plans and specifications, etc. HCDD believes this strategy will eliminate project delays, and also minimize cost overruns. Assisting Avenue CDC with predevelopment costs would increase the stock of affordable housing and give the CHDO nonprofit an equal opportunity to participate in affordable housing development.

The project location is easily accessible to many amenities, such as: downtown, schools, banks, hospitals, medical facilities, shopping centers and public transportation; and the proposed development is consistent with the City's Consolidated Plan to provide affordable housing for low- to moderate income residents and economic development.

The plan to give Avenue CDC predevelopment costs funds was published for 30 days in the local newspaper. There was no citizen or community opposition.

The Department recommends approval of an ordinance approving and authorizing an amended and restated Agreement between the City of Houston and Avenue CDC, using Federal HOME Funds to pay for predevelopment costs associated with a 20-acre mixed use development.

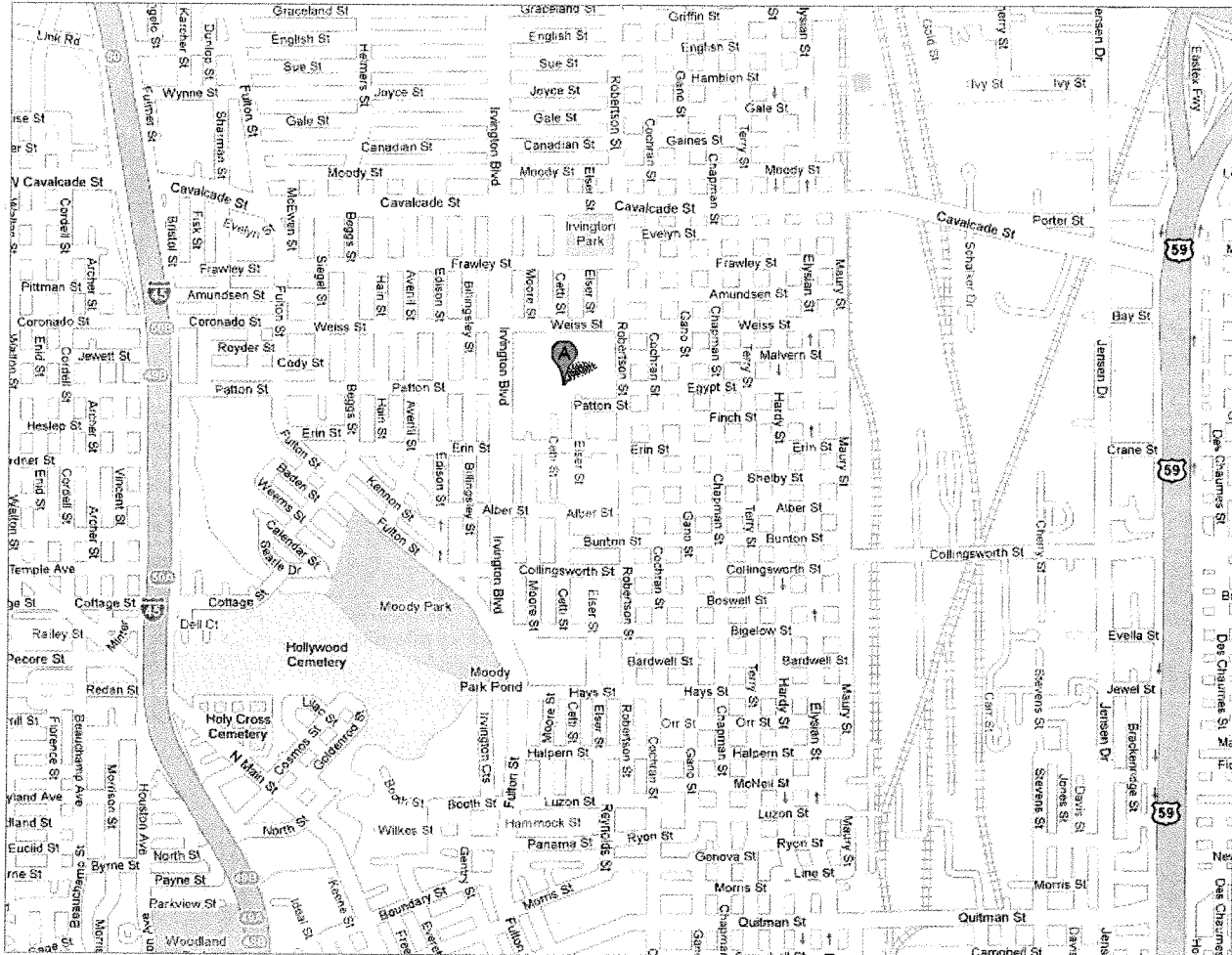
RSC:DHS:MEB

Attachment: Budget

C: Finance
City Secretary
Legal Department
City Controller



Results 1-1 of about 31 for 4004
Irvington near Houston, TX
@29.835542,-95.333313



A. FedEx Freight

4004 Irvington Blvd, Houston, TX -
(713) 695-2920 - 3.0 mi SW

Avenue CDC – Predevelopment Budget

Architectural/land planning	9,000
Engineering	18,000
Legal	2,000
Market analysis	10,000
Environmental assessment	58,250
Appraisal	<u>2,750</u>
TOTAL	100,000

TO: Mayor via City Secretary

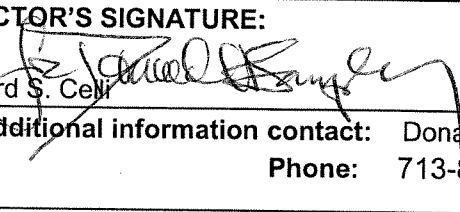

REQUEST FOR COUNCIL ACTION

09-

Avenue

CDC

HCDD09-03a

SUBJECT: An ordinance approving and authorizing an Amended and Restated Agreement between the City of Houston and Avenue Community Development Corporation, using Federal HOME funds to pay for operating expenses.		Category #	Page 1 of 1	Agenda Item # 39
FROM (Department or other point of origin): Housing and Community Development Department		Origination Date: 01/27/09	Agenda Date: FEB 18 2009	
DIRECTOR'S SIGNATURE: Richard S. Cella 		Council District affected: "H"		
For additional information contact: Donald Sampley, Asst. Director Phone: 713-868-8458		Date and identification of prior authorizing Council action: None		
RECOMMENDATION: (Summary) The Department recommends approval of an ordinance authorizing an Amended and Restated Agreement between the City of Houston and Avenue Community Development Corporation, using Federal HOME funds to pay for operating expenses.				
Amount of Funding: \$100,000			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund				
<input checked="" type="checkbox"/> Other (Specify) HOME FUND Grant Funds (5000)				
SPECIFIC EXPLANATION: Avenue Community Development Corporation (Avenue CDC) is a 501(c) 3 nonprofit corporation and has been recertified as a Community Housing Development Organization (CHDO) by the City of Houston. The Department proposes providing a total of \$100,000 to Avenue CDC in Federal HOME funds to pay for operating expenses. Avenue CDC received a \$50,000 contract from the City for operating expenses that was countersigned by the City Controller on July 22, 2008. The contract did not require City Council approval because the contract amount did not exceed \$50,000. HCDD is requesting that the contract be amended and Avenue CDC be given an additional \$50,000 to assist in building capacity for a total of \$100,000. Avenue CDC's operating costs are outlined in the attached budget. These funds will be issued in the form of a grant. The Department of Housing and Urban Development (HUD) makes operating expenses available to CHDOs to ensure that they have sufficient funds to build capacity and operate while developing their projects. HUD allows cities to provide operating expenses for the following: salaries, wages, benefits and other employee compensation; employee education, training and travel; rent and utilities; communication costs; taxes and insurance; equipment, materials and supplies. The plan to give Avenue CDC CHDO operating funds was published for 30 days in the local newspaper. There was no citizen or community opposition to the proposed funding. The Department recommends approval of an ordinance approving and authorizing an amended and restated Agreement between the City of Houston and Avenue CDC for one year, using Federal HOME funds to pay for operating expenses to build capacity and operate while developing projects. RSC:DHS:meb				
REQUIRED AUTHORIZATION				
Finance Director: 		Other Authorization:		Other Authorization: NDT

**EXHIBIT C
BUDGET**

GRANT PROJECT NAME: Avenue Community Development Corporation

TOTAL GRANT: 100,000

Activity	Total Budget	Total Other Sources	Total HOME Funds
Wages	\$136,030	136,030	
Salaries	374,531	274,531	100,000
Employee Benefits	49,377	49,377	
Payroll Taxes	38,741	38,741	
Employee Training	10,000	10,000	
Travel	9,500	9,500	
Rent & Utilities	11,500	11,500	
Insurance	35,000	35,000	
Equipment Rental & Maintenance	18,000	18,000	
Communications, Postage & Shipping	4,200	4,200	
Printing and Publication	6,500	6,500	
Supplies	12,000	12,000	
Other Administrative Expenses (explain) – accounting and audit, bank fees, dues and subscriptions, technology consultant	31,000	31,000	
Totals	\$736,379.00	636,379	\$ 100,000

Executive Director, Avenue Community Development Corporation

City of Houston, Housing and Community Development Department, Director

R

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

Subject: Approval of an Ordinance allowing the Parks and Recreation Department to apply for and receive a Juvenile Justice and Delinquency Prevention (JJDP) grant.

Category #

Page
1 of 1

Agenda Item:

40

FROM (Department or other point of origin):

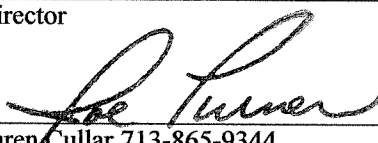
Houston Parks and Recreation Department

Origination Date:

January 30, 2009

Agenda Date:

FEB 18 2009

DIRECTOR'S SIGNATURE: Joe Turner, Director**Council Districts Affected:**

All

For additional information contact:Karen Cullar 713-865-9344
Twonda Thompson 713-845-1220
Dan Pederson 713-845-1248**Date and identification of prior authorizing Council Action:**

None

RECOMMENDATION (summary):

The Houston Parks and Recreation Department (HPARD) recommends City Council approve an Ordinance authorizing the director to apply for a reimbursable grant from the Governor's Criminal Justice Division to support the After-School Achievement Program.

Amount of Funding: \$100,000 – U.S. Department of Justice JJDP Grant
No City Funding required

Finance Budget:**SPECIFIC EXPLANATION:**

The Parks and Recreation Department (HPARD) recommends City Council approve an Ordinance authorizing the Director to receive a \$100,000 reimbursable grant from the U.S. Department of Justice Juvenile Justice and Delinquency Prevention Act Fund administered by the Governor's Criminal Justice Division (CJD). No matching funds are required. The application will be filed electronically, and CJD requires that City Council adopt an Ordinance in support of the application in order to receive funding.

The Houston-Galveston Area Council will prioritize and recommend projects to the Texas CJD. If awarded the grant start date is September 1, 2009.

The grant is requested to expand the number of middle-school sites that will receive funding from HPARD's After School Achievement Program (ASAP). The City of Houston established the After-School Achievement Program (A.S.A.P.) in 1998 to fund after-school programming which engages youth K through 12 in structured, supervised activities after-school to reduce juvenile crime and victimization during these dangerous hours. ASAP distributes grants directly to schools, community-based and faith-based organizations through a process of Request for Proposals that takes place annually from February to April. Proposals are scored based on specific criteria, and grants are awarded to approximately 70 after-school program sites each year. If awarded JJDP funds will be awarded in September 2009 to at least three additional eligible HISD middle schools serving at-risk children in Houston's inner-city for use in the 2009 – 2010 school year.

Selected schools will be required to incorporate the following types of activities within their after-school curriculum: tutorials, homework assistance, test preparation skills, college exposure/preparatory skills, leadership skill development, team building, conflict management, financial literacy, job readiness, recreation, sports, arts, dance, creative writing, and community involvement such as volunteerism and community service.

REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:

42

R

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

Subject: Approval of an Ordinance allowing the Parks and Recreation Department to apply for and receive a Safe and Drug Free Schools and Communities (SDFSC) grant.

Category #

Page
1 of 1

Agenda Item:

41

FROM (Department or other point of origin):

Houston Parks and Recreation Department

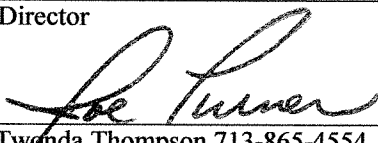
Origination Date:

January 30, 2009

Agenda Date:

FEB 18 2009

DIRECTOR'S SIGNATURE: Joe Turner, Director



Council Districts Affected:

All

For additional information contact:

Twonda Thompson 713-865-4554
Karen Cullar 713-865-9344
Dan Pederson 713-865-4507Date and identification of prior authorizing
Council Action:

2008 - 0003, 2/13/08

RECOMMENDATION (summary):

The Houston Parks and Recreation Department (HPARD) recommends City Council approve an Ordinance authorizing the director to apply for a reimbursable grant from the Governor's Criminal Justice Division to support the After-School Achievement Program.

Amount of Funding: No City Funding required

\$60,000 Safe and Drug Free Schools and Communities Act Fund

FIN Budget:

SPECIFIC EXPLANATION:

The Parks and Recreation Department (HPARD) recommends City Council approve an Ordinance authorizing the Director to apply for and receive a reimbursable grant from the U.S. Department of Education Safe and Drug Free Schools and Communities Act Fund administered by the Governor's Criminal Justice Division (CJD). This is a third year continuation grant. Funding is limited to 60% of the first year award or \$60,000. No matching funds are required. CJD requires an Ordinance passed by City Council to be eligible to apply for and receive funds.

The application must be filed electronically by February 27, 2009. The Houston-Galveston Area Council will prioritize and recommend projects to the Texas CJD. If awarded the grant start date is September 1, 2009.

The grant is requested to expand the number of middle-school sites that will receive funding from HPARD's After School Achievement Program (ASAP). The City of Houston established the After-School Achievement Program (A.S.A.P.) in 1998 to fund after-school programming which engages youth K through 12 in structured, supervised activities after-school to reduce juvenile crime and victimization during these dangerous hours. ASAP distributes grants directly to schools, community-based and faith-based organizations through a process of Request for Proposals that takes place annually from February to April. Proposals are scored based on specific criteria, and grants are awarded to approximately 70 after-school program sites each year. If awarded SDFSC funds will be distributed in September 2009 to at least three additional eligible HISD middle schools serving at-risk children in Houston's inner-city for use in the 2009 - 2010 school year.

Selected schools will be required to incorporate the following types of activities within their after-school curriculum: tutorials, homework assistance, test preparation skills, college exposure/preparatory skills, leadership skill development, team building, conflict management, financial literacy, job readiness, recreation, sports, arts, dance, creative writing, and community involvement such as volunteerism and community service.

REQUIRED AUTHORIZATION

Finance Director:

Other Authorization:

Other Authorization:

43

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 8145

Subject: Approve an Amending Ordinance Authorizing a Second Amendment to Contract No. C51979 for Jail Inmate Telephone and Security/Surveillance Systems for the Police Department
TC-0-5820-019-12521-A2

Category #
4

Page 1 of 2

Agenda Item

42

FROM (Department or other point of origin):

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

Origination Date

February 12, 2009

Agenda Date

FEB 18 2009

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected

All

For additional information contact:

Joseph Fenninger Phone: (713) 308-1708
Douglas Moore Phone: (832) 393-8724

Date and Identification of prior authorizing Council Action:

Ord. Nos. 2000-0840; 9/20/00; 2004-1298;
12/15/04

RECOMMENDATION: (Summary)

Approve an amending ordinance authorizing a second amendment to Contract No. C51979 between the City of Houston and Global Tel*Link Corporation, to extend the contract term from October 3, 2010 to October 2, 2015 for jail inmate telephone and security/surveillance systems for the Police Department.

Revenue

Finance Budget

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an amending ordinance authorizing a second amendment to the contract between the City of Houston and Global Tel*Link Corporation, to amend the scope of services of the contract, and to extend the term from October 3, 2010 to October 2, 2015, for jail inmate telephone and security/surveillance systems for the Police Department. Under this contract, the contractor provides an automated, coin-less telephone system that is computerized and software-controlled to facilitate local and long distance (collect) calls made by jail inmates. The contractor also provided closed-circuit security/surveillance systems at City jails to record prisoner images upon entrance to the facility. This equipment, which is owned by the City, is now beyond its useful life and is in need of upgrade or replacement.

This contract was awarded on September 20, 2000, by Ordinance No. 2000-0840 for a five-year term, with one five-year option to renew, for a total ten-year term. The City Council approved the first amendment to the contract on December 15, 2004 by Ordinance No. 2004-1298, for a supplemental agreement to add a concession for commissions on local and long distance calls on public pay telephones at non-jail locations.

On May 23, 2008, the contract between the City of Houston and Southwestern Bell Telephone Company was assigned to Global Tel*Link Corporation, who assumed all the terms and conditions of the subject contract. The scope of work within this second amendment will require the contractor to continue to provide public coin-operated pay phone services in public areas and non-coin operated inmate telephone services within the City jails. The contractor shall also continue to operate the jail inmate telephone equipment. The City will operate the closed-circuit, still-photo security/surveillance equipment.

The contractor shall continue to pay the City a percentage of total monthly revenue generated by each phone call. The City's commission rate will remain at 46% monthly through October 2, 2010. For the remainder of the contract term, the City shall select one of the two commission plans listed below by notifying the contractor of the choice (90) days prior to October 3, 2010.

REQUIRED AUTHORIZATION

65CDW 8/45 C

NOT

Finance Department:

Other Authorization:

Other Authorization:

Date: 2/12/2009	Subject: Approve an Amending Ordinance Authorizing a Second Amendment to Contract No. C51979 for Jail Inmate Telephone and Security/Surveillance Systems for the Police Department TC-0-5820-019-12521-A2	Originator's Initials GB	Page 2 of 2
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Option A: 51% of gross revenues as commission for the term of this agreement, or

Option B: 46% of gross revenues as commission and an annual payment of \$45,000.00 for each year of the renewal term.

Contractor shall also issue a one-time, not-to-exceed payment of \$200,000.00, made payable to the Houston Police Department within forty-five (45) days upon execution of this Amendment. These funds will be used to purchase upgrades to the closed circuit security/surveillance systems, which will continue to be the property of the City.

This contract was awarded with a 12% M/WBE participation level, and the contractor is currently exceeding the goal.

Buyer: Greg Hubbard

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 8004

Subject: Formal Bids Received for Sewer Cleaning Equipment Maintenance, Repair and Replacement Parts Services for the Public Works & Engineering Department
S11- L22535

Category #
4

Page 1 of 2

Agenda Item

43-45

FROM (Department or other point of origin):

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

Origination Date

October 15, 2008

Agenda Date

FEB 18 2009

DIRECTOR'S SIGNATURE

Calvin D. Wells

Council District(s) affected
All

For additional information contact:

David Guernsey Phone: (713) 238-5241
Ray DuRousseau Phone: (832) 393-8726

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)

Approve ordinances awarding various contracts, as shown below, in a total amount not to exceed \$3,520,586.29 for sewer cleaning equipment maintenance, repair and replacement parts services for the Public Works & Engineering Department.

Maximum Contract Amount: \$3,520,586.29

Finance Budget

\$3,520,586.29 - Fleet Management Fund (1005)

PLR 10/28/08

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve ordinances awarding various three-year contracts with two one-year options, as shown below, in a total amount not to exceed \$3,520,586.29 for sewer cleaning equipment maintenance, repair and replacement parts services for the Public Works & Engineering Department. The City Purchasing Agent may terminate these contracts at any time upon 30-days written notice to the contractor.

The project was advertised in accordance with the requirements of the State of Texas bid laws. Twenty-two prospective bidders downloaded the solicitation document from SPD's e-bidding website and three bids were received as outlined below:

Texas Underground, Inc.: Award on its low bid for Group I – Item Nos. 1 through 6 (labor and preventative maintenance services for Pipehunter equipment) and on its sole bid for Group VIII – Item No. 37 (Pipehunter parts and material) in an amount not to exceed \$854,343.79.

<u>COMPANY</u>	<u>TOTAL AMOUNT</u>
1. Kinloch Equipment & Supply, Inc.	\$664,125.00 (Partial Bid /Higher Unit Price)
2. Texas Underground, Inc.	\$854,343.79

Balar Holding Corporation: Award on its low overall bid meeting specifications for Group II – Item Nos. 7 through 12 (labor and preventive maintenance on Harben equipment), Group V – Item Nos. 22 through 27 (labor and preventive maintenance on VAC-CON equipment), and on its sole bid for Group VII – Item Nos. 34 through 36 (labor for Aires equipment), - Group IX – Item No. 38 (Harben parts and materials), Group XII – Item No. 41 (VAC-CON parts and materials) and Group XIV – Item No. 43 (Aires parts) in an amount not to exceed \$1,353,955.00.

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

65CDW 8004

Calvin D. Wells

103108

108

Date: 10/15/2008	Subject: Formal Bids Received for Sewer Cleaning Equipment Maintenance, Repair and Replacement Parts Services for the Public Works & Engineering Department S11- L22535	Originator's Initials GK	Page 2 of 2
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	<u>COMPANY</u>	<u>TOTAL AMOUNT</u>
1.	Balar Holding Corporation	\$1,353,955.00
2.	Kinloch Equipment & Supply, Inc.	\$2,631,150.00
3.	Texas Underground, Inc.	\$3,108,911.09

Kinloch Equipment & Supply, Inc.: Award on its low overall bid meeting specifications for Group IV – Item Nos. 16 through 21 (labor and preventive maintenance on Sewer Equipment Company (Aust), or S.E.C.A. equipment), Group VI – Item Nos. 28 through 33 (labor and preventive maintenance on Vactor equipment), Group XI – Item No. 40 (S.E.C.A. parts and materials) and Group XIII – Item No. 42 (Vactor parts and material) in an amount not to exceed \$1,312,287.50.

	<u>COMPANY</u>	<u>TOTAL AMOUNT</u>
1.	Texas Underground, Inc.	\$1,287,728.13 (Did Not Meet Specifications)
2.	Kinloch Equipment & Supply, Inc.	\$1,312,287.50

The scope of work requires the contractors to provide all supervision, personnel, labor, tools, supplies, parts, materials, equipment, and facilities necessary to provide repair and preventive maintenance services, as well as parts, for various types of sewer cleaning equipment.

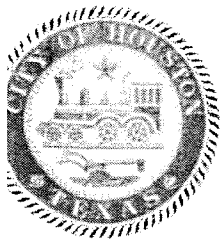
Group III – Item Nos. 13 through 15 (labor for National Vacuum) and Group X - Item No. 39 (National Vacuum parts and materials) will not be awarded.

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

Estimated Spending Authority

Department	FY09	Out Years	Total
Public Works & Engineering	\$704,118.05	\$2,816,468.24	\$3,520,586.29

Buyer: Gloria Jordan-King



CITY OF HOUSTON

Finance & Administration Department
Strategic Purchasing Division (SPD)

Interoffice

Correspondence

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

From: Gloria Jordan-King

Date: 05/23/08

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: L22535 Estimated Dollar Amount: \$2,150,618.00

Anticipated Advertisement Date: 5/30/2008 Solicitation Due Date: 6/26/2008

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:

Sewer Cleaning Equipment, Maintenance, Repair and Replacement Parts Services

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

MWBE goal of 0% is being requested because 75% of the parts purchased are P-Card purchases and pick up ^{from} ~~for~~ the contractor. All the service work that will be performed subsequent to contract award will be done at the contractor's facility. The parts that will be used to repair the equipment are normally stocked by the contractor or shipped directly from the manufacturer to the contractors' facility. Therefore, there will be no parts delivered to PW & E facilities. In view of the aforementioned, there is no divisible work or commercially useful function that can be performed by a certified M/WBE contractor, thus the request for a zero M/WBE goal on this contract. Also, our records revealed that the previous contract did not have a M/WBE goal.

Concurrence:

SPD Initiator

Robert Gallegos, Deputy Assistant Director
*Affirmative Action

Division Manager
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.



Council Committee on Minority/Women Business Enterprise and Small Contractor Development and Contract Compliance

Council Member James Rodriguez

CHAIR

District I

Jarvis Johnson
District B

Wanda Adams
District D

Sue Lovell
At Large Position 2

Jolanda Jones
At Large Position 5

COMMITTEE REPORT

January 26, 2009

Items reviewed by committee, but no action was taken due to lack of quorum:

1. Discussion of various upcoming Requests for Council Action as to 0% MWBE goals or performance below the contract goal.
 - a. Review of MWBE participation on an RCA to approve an award to **Philpott Motors dba Philpott Ford** for patrol vehicles for the Police Department and the Airport System. (Item #40 & 40a on the 1/28/09 agenda)
 - b. Review of MWBE participation on an RCA to approve various awards for automobiles, vans, utility vehicles and light-duty trucks for various departments. (Item #14 & 14a on the 1/28/09 agenda)
 - c. Review of MWBE participation on an RCA to approve an contract with **Water Engineering Technologies Inc.** for a web-based automated submeter data collection system for the Public Works and Engineering Department. (Item #33 on the 1/28/09 agenda)
 - d. Review of MWBE performance on an RCA to Accept Work for sanitary sewer rehabilitation by **Insituform Technologies, Inc.**
 - e. Review of MWBE participation on an RCA to approve an contract with **Adobe Equipment Houston, LLC** for fuel tankers and trailers services for the Public Works and Engineering Department

- f. Review of MWBE participation on an RCA to approve an award to **Turf Equipment & Supplies, Inc.** for lawnmower and edger replacement parts and repair services for the Parks and Recreation Department.


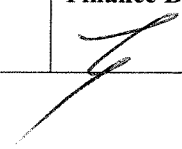
- g. Review of MWBE participation on an RCA to approve various contracts for sewer cleaning equipment and maintenance, repair and replacement parts services for the Public Works and Engineering Department ←

Review of MWBE performance on an RCA to Accept Work for Braes Blvd storm sewer project by Conrad Construction Company, Inc. – This item was not reviewed, and will be considered at a later date.

- 2. Discussion of proposed Prevailing Wage Rates
- 3. Report on the addition of the COH Pay or Play Program to the RCA
- 4. Discussion of Environmental Protection Agency DBE Program Goals\

Council Members Adams and Clutterbuck were present.

R

REQUEST FOR COUNCIL ACTION			
TO: Mayor via City Secretary		RCA# 8217	
Subject: Approve an Amending Ordinance to Increase the Maximum Contract Amount for Contract No. 4600007052 for a Mobile Ambient Air Monitoring Laboratory (MAAML) for the Houston Department of Health & Human Services/S37-T21183 A1		Category # 5	Page 1 of 2 46
FROM (Department or other point of origin): Calvin D. Wells City Purchasing Agent Administration & Regulatory Affairs Department		Origination Date January 26, 2009	Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE 		Council District(s) affected All	
For additional information contact: Michele Austin Phone: (713) 794-9980 Douglas Moore Phone: (832) 393-8724		Date and Identification of prior authorizing Council Action: Ordinance No. 2006-1237; passed 12/13/2006	
RECOMMENDATION: (Summary) Approve an amending ordinance to increase the maximum contract amount for the contract between the City of Houston and Providence Engineering and Environmental Group, LLC from \$549,182.00 to \$686,477.50 for an upgrade to the data visualization package for the Mobile Ambient Air Monitoring Laboratory (MAAML) for the Houston Department of Health & Human Services.			
Maximum Contract Amount Increased by: \$137,295.50			Finance Budget 
\$ 27,459.10 - Federal Government Fund (5000) - EPA Mobile Lab Grant \$109,836.40 - Federal Government Fund (5000) - Houston Endowment Grant \$137,295.50 - Total Amount			
SPECIFIC EXPLANATION: The City Purchasing Agent recommends that City Council approve an amending ordinance to increase the maximum contract amount for the contract between the City of Houston and Providence Engineering and Environmental Group, LLC (Providence Engineering) from \$549,182.00 to \$686,477.50 for maintenance, software upgrades and customization for the Active and Intelligent Monitoring (AIM™) system to the Mobile Ambient Air Monitoring Laboratory (MAAML) for the Houston Department of Health & Human Services. This contract was awarded on December 13, 2006 and funded by a three-year grant provided by the Houston Endowment and the Environmental Protection Agency in the amount of \$549,182.00. Expenditures as of January 31, 2009 totaled \$513,182.00. The contract has a term of one year plus four one-year options. Additional grant funds are now available to fund the option years. Providence Engineering is the proprietary owner, developer, manufacturer, supplier, and distributor of the (AIM™) system and has no authorized third-party maintenance providers. The MAAML is used to test air quality and the AIM™ system is the visualization software which automates the process of turning the raw monitoring data received through the MAAML into a visual form which environmental personnel can easily assess and relate to other relevant factors. These needed upgrades will allow for mobile testing and will provide better reporting capabilities. The scope of work requires the contractor to provide all labor, materials, equipment, transportation and supervision necessary to provide software upgrades and customization for the AIM™ system, including, but not limited to, the following: <ul style="list-style-type: none"> Add the ability to assign an alias to a particular set of GPS coordinates, including the addition of a new user screen to make assignments; 			
REQUIRED AUTHORIZATION			
Finance Department:		Other Authorization:	Other Authorization:

Date: 1/26/2009	Subject: Approve an Amending Ordinance to Increase the Maximum Contract Amount for Contract No. 4600007052 for a Mobile Ambient Air Monitoring Laboratory (MAAML) for the Houston Department of Health & Human Services/S37-T21183 A1	Originator's Initials JH	Page 2 of 2
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- Add the ability to assign Gas Chromatograph (GC) data to a user defined grouping by allowing the organization of data in a variety of ways, including the addition of a new user screen to enable the assignment of GC data to particular groups;
- Add the ability to plot multiple forward and backward wind trajectories from multiple locations;
- Add the ability to plot multiple components on the time series plot;
- Add the ability to categorize public and private data; contractor will set up a second AIM™ web site for public access;
- Install & integrate a Dasibi 1008 Ozone Monitor and a Grimm Aerosol Spectrometer into the AIM™ system;
- Test the added monitors.

The contractor shall also provide for maintenance and off-site server access for data storage and processing.

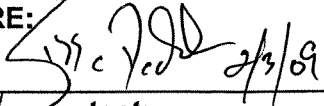
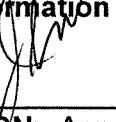
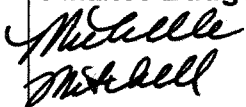

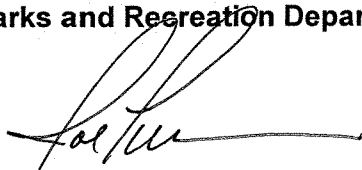
This recommendation is made pursuant to Chapter 252, Section 252.022 (a) (7) (A) of the Texas Local Government Code for exempt procurements.

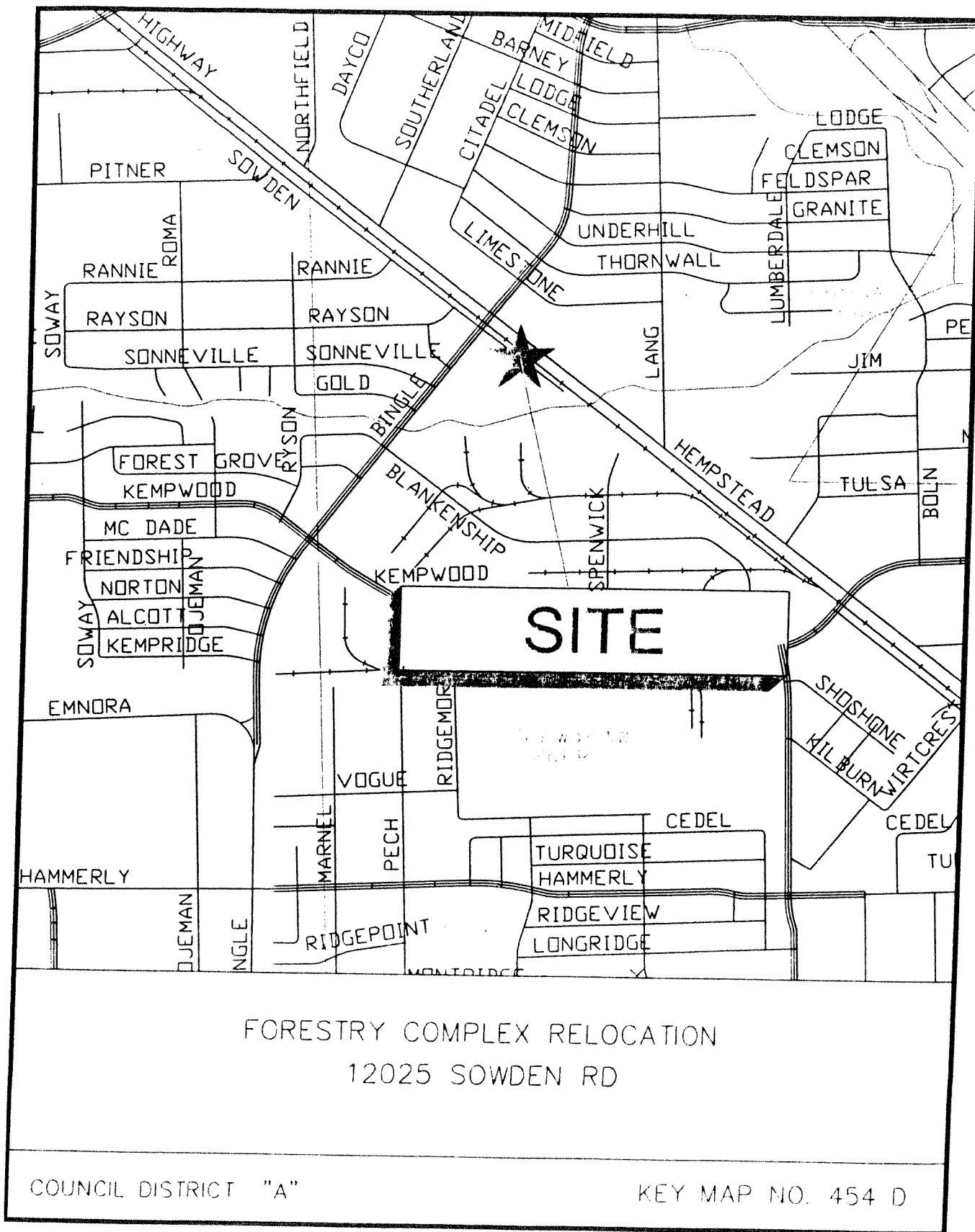
Buyer: Joyce Hays

Department	FY 2009	Out Years	Total
Health & Human Services	\$50,000.00	\$87,295.50	\$137,295.50

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

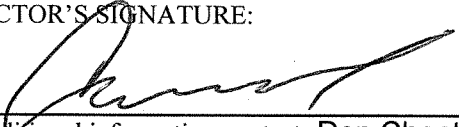
SUBJECT: Appropriate Funds for the purchase and installation of Security Equipment, Network Equipment and Phone System Equipment for the Forestry Complex Relocation for the Parks and Recreation Department WBS No. F-504A17-0002-5		Page 1 of 1	Agenda Item 47						
FROM (Department or other point of origin): General Services Department		Origination Date 2-11-09							
DIRECTOR'S SIGNATURE: Issa Z. Dadoush, P.E.  2/3/09		Agenda Date FEB 18 2009							
For additional information contact: Jacquelyn L. Nisby  Phone: 832-393-8023		Council District(s) affected: A							
RECOMMENDATION: Approve purchase and installation of Security, Network Equipment and Phone System Equipment for the Forestry Complex for the Parks and Recreation Department, and appropriate funds.		Date and identification of prior authorizing Council action:							
Amount and Source Of Funding: \$ 126,173.00 Parks Consolidated Construction Fund (4502)		Finance Budget: 							
SPECIFIC EXPLANATION: The General Services Department recommends that City Council appropriate \$126,173.00 to purchase and install new security, phone and networking equipment for the newly renovated Forestry Complex for the Parks and Recreation Department. The security equipment including card readers, cameras and motion detection system equipment, in the amount of \$ 97,019.00, will be purchased through the existing citywide security contract with BL Technology, Inc. The IT Network / Voice Over IP phone equipment in the amount of \$29,154.00 will also be purchased through existing citywide contracts with DC Services, LLC and INX, Inc. The following is a breakout of expected expenditures: <table><tr><td>\$ 97,019.00</td><td>Security System</td></tr><tr><td>\$ 29,154.00</td><td>IT Network and Phone System Equipment</td></tr><tr><td>\$ 126,173.00</td><td>Total Appropriation</td></tr></table>				\$ 97,019.00	Security System	\$ 29,154.00	IT Network and Phone System Equipment	\$ 126,173.00	Total Appropriation
\$ 97,019.00	Security System								
\$ 29,154.00	IT Network and Phone System Equipment								
\$ 126,173.00	Total Appropriation								
PROJECT LOCATION: 12025 Sowden Road (454-D)									
IZD:HB:JLN:LJ:CP:cp									
c: Marty Stein, Jacquelyn L. Nisby, Mark Ross, Ray Dourousseau, Angela Jackson, Gabriel Mussio, Webb Mitchell, Dan Pederson, Lisa Johnson, File 813									
(3) NDT									
REQUIRED AUTHORIZATION		CUIC ID# 25PARK58							
General Services Department:  Humberto Bautista, P.E. Chief of Design & Construction Division		Parks and Recreation Department:  Joe Turner Director							



FORESTRY COMPLEX RELOCATION
12025 SOWDEN RD

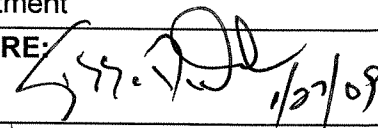
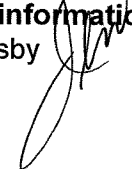



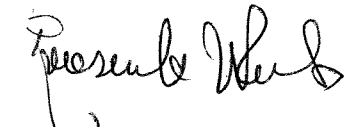


COUNCIL DISTRICT "A"

KEY MAP NO. 454 D

SUBJECT: Ordinance amending a contract for legal services with the Law Offices of Patrick Zummo, relating to the enforcement of the City's sexually oriented business (SOB) ordinance to add additional funding and increase the maximum allowable amount under the contract.		Page 1 of 1	Agenda Item # 48
FROM (Department or other point of origin): <div style="text-align: center;">Legal Department</div>	Origination Date <div style="text-align: center;">2-13-09</div>	Agenda Date <div style="text-align: center;">FEB 18 2009</div>	
DIRECTOR'S SIGNATURE: 	Council District affected: <div style="text-align: center;">All</div>		
For additional information contact: Don Cheatham Phone: (832) 393-6437	Date and identification of prior authorizing Council action: Ord. 2008-617, passed 7/1/08		
RECOMMENDATION: (Summary) That City Council pass an ordinance to amend the existing contract with the Law Offices of Patrick Zummo to provide additional funding in the amount of \$118,200 for legal services related to continuing litigation and other matters involving the ongoing enforcement of the City's SOB ordinance.			
Amount and Source of Funding: \$118,200 – Additional fund amount – Property and Casualty Fund 1004 \$90,000 – Previous funding \$208,200 – Maximum contract amount			
SPECIFIC EXPLANATION: The City Attorney recommends that City Council pass an ordinance to amend the current legal services contract with the Law Offices of Patrick Zummo (formerly Zummo & Midkiff, L.L.P.) to provide additional funding in the amount of \$118,200 for legal services in connection with continuing enforcement, including litigation, of the City's sexually oriented business regulations. With Mr. Zummo's assistance, the City successfully defended the 1997 amendments to the SOB ordinance against all constitutional challenges. The federal litigation terminated on or about March 14, 2008, when the U.S. Supreme Court declined to consider the plaintiffs' appeal from the final judgment rendered by the Fifth Circuit Court of Appeals which upheld the last contested 1997 amendment to the City's SOB ordinance. Notwithstanding the City's success in the federal litigation, several SOB enterprises filed state court actions during 2007 to complete the amortization process provided for in the SOB ordinance, which process had been put "on hold" during the City's defense of the ordinance in federal court. The City's outside counsel is currently engaged in representing the City in those actions, and others, to ensure the enforcement of the provisions of the SOB ordinance. The City Attorney's Office is handling numerous SOB enforcement cases internally, but the City Attorney is of the opinion that it is in the City's best interest for the firm to continue to represent the City through conclusion of these cases. The ongoing litigation is a vital part of the City's enforcement of the City's SOB ordinance. It is recommended that the proposed ordinance be approved to continue those efforts.			
K:\RCA\RDC3694			
REQUIRED AUTHORIZATION			
Other Authorization:	Other Authorization:	Other Authorization:	

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Appropriate Additional Funds to the Job Order Contracts with Williams & Thomas, LP dba Jamail Construction and RHJ-JOC, Inc. WBS Nos. E-000JOC-0001-4, F-000585-0002-4, D-000108-0002-4 G-000JOC-0001-4, H-000069-0002-4		Page 1 of 3	Agenda Item 49
FROM (Department or other point of origin): General Services Department		Origination Date 2-12-09	Agenda Date
DIRECTOR'S SIGNATURE: Issa Z. Dadoush, P.E.  1/27/09		Council District(s) affected: All	
For additional information contact: Jacquelyn L. Nisby  Phone: 832-393-8023		Date and identification of prior authorizing Council action: Ordinance No. 2007-0167; Dated February 7, 2007 Ordinance No. 2007-0831; Dated July 11, 2007 Ordinance No. 2008-0185; Dated March 5, 2008 Ordinance No. 2008-0583; Dated June 25, 2008	
RECOMMENDATION: Appropriate additional funds to the Job Order Contracts with RHJ-JOC, Inc. and Williams & Thomas, LP dba Jamail Construction.			
Amount and Source of Funding: Maximum contract amount for each contract: \$10,000,000 – 5 years Appropriation for both contracts: \$1,000,000.00—Public Library Consolidated Construction Fund (4507) \$ 486,000.00—Parks Consolidated Construction Fund (4502) \$ 650,000.00—General Improvement Consolidated Construction Fund (4509) \$ 300,000.00—Police Consolidated Construction Fund (4504) \$ 100,000.00—Public Health Consolidated Construction Fund (4508) \$2,536,000.00 Total Appropriation Previous Funding for both contracts: \$1,675,000.00—Public Library Consolidated Construction Fund (4507) \$1,489,000.00—General Improvement Consolidated Construction Fund (4509) \$ 645,000.00—Public Health Consolidated Construction Fund (4508) \$ 600,000.00—Police Consolidated Construction Fund (4504) \$ 470,000.00—Solid Waste Consolidated Construction Fund (4503) \$ 428,000.00—Parks Consolidated Construction Fund (4502) \$ 274,400.00—Water & Sewer System Consolidated Construction Fund (8500) \$ 205,000.00—Street & Bridge Consolidated Construction Fund (4506) \$ 200,000.00—Fire Consolidated Construction Fund (4500) \$5,986,400.00 Total Funding		Finance Budget: 	
REQUIRED AUTHORIZATION			
General Services Department:  Humberto Bautista, P.E. Chief of Design & Construction Division	Parks and Recreation Department:  Joe Turner Director	Houston Public Library:  Rhea Brown Lawson, Ph. D. Director	
Department of Health and Human Services:  Stephen L. Williams, M. ED, MPA Director	Houston Police Department:  Harold Hurtt Chief of Police 2-9-09		

Date	SUBJECT: Appropriate Additional Funds to the Job Order Contracts with Williams & Thomas, LP dba Jamail Construction and RHJ-JOC, Inc. WBS Nos. E-000JOC-0001-4, F-000585-0002-4, D-000108-0002-4, G-000JOC-0001-4, H-000069-0002-4	Originator's Initials EA	Page 2 of 3
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SPECIFIC EXPLANATION: The General Services Department recommends that City Council appropriate an additional amount of \$2,536,000.00 to the Job Order Contracts for construction services for the Houston Public Library, Parks and Recreation, General Government, Police, and Health and Human Services Departments. The funds will be allocated to each contract as work orders are issued. Periodically, as departments identify projects and specific funding for each project, Council may be asked to appropriate additional funds to these contracts.

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: The scope of work consists of minor construction, repairs, rehabilitations or alterations of various facilities.

<u>PROJECT SITE</u>	<u>SCOPE</u>	<u>AMOUNT</u>
LIBRARY		
Moody (IT) NIP Changes	Modify IT Room For NIP	\$25,000.00
Alief (IT) NIP Changes	Add columns, new IT Room	\$50,000.00
Dixon ADA	ADA Renovations	\$225,000.00
Jungman	Structural repair at covered drive	\$50,000.00
Stella Link Improvements	Items removed from original scope	\$350,000.00
Melcher ADA	ADA Renovations	<u>\$300,000.00</u>
	TOTAL	\$1,000,000.00
POLICE		
1200 Travis	Houston Police Museum & Security Entrance A	\$300,000.00
PARKS		
Diaz Concession	Building upgrade	\$69,000.00
Edgewood Park	Building repairs	\$60,000.00
Memorial Tennis Shop	HVAC Replacement	\$179,000.00
Schwartz Pool Filters	Pool Filter Repairs	\$50,000.00
Agnus Moffit	Pool Filter Repairs	\$50,000.00
Sharpstown	Pool Filter Repairs	\$50,000.00
39 Locations	Pool Drain Repairs	<u>\$28,000.00</u>
	TOTAL	\$486,000.00
HEALTH		
Lyons Health Ctr	Back up generator	\$18,000.00
N Stadium 7th floor	BM and HR renovation	\$31,000.00
N Stadium 7th floor	IT Renovation	\$18,500.00
N Stadium 6th floor	TB Renovation	\$7,500.00
N Stadium 8th floor	Storeroom conversion	\$18,000.00
Braeswood Central Lab	Generator hook up	<u>\$7,000.00</u>
	TOTAL	\$100,000.00
GENERAL IMPROVEMENTS		
GSD Managed Properties	Future Emergency Work	\$250,000.00
IT Data Center	1400 Lubbock (Janice Benton)	\$350,000.00
Miller Outdoor Theater	Electrical Aisle Construction	<u>\$50,000.00</u>
	TOTAL	\$650,000.00
TOTAL APPROPRIATION		\$2,536,000.00

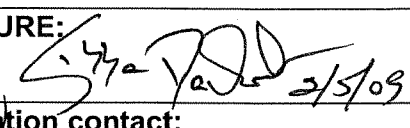

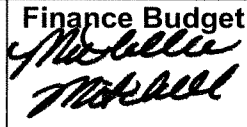

Date	SUBJECT: Appropriate Additional Funds to the Job Order Contracts with Williams & Thomas, LP dba Jamail Construction and RHJ-JOC, Inc. WBS Nos. E-000JOC-0001-4, F-000585-0002-4, D-000108-0002-4, G-000JOC-0001-4, H-000069-0002-4	Originator's Initials EA	Page 3 of 3
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PREVIOUS HISTORY AND PROJECT SCOPE: On February 7, 2007, City Council awarded a five-year Job Order Contract to Williams & Thomas, LP dba Jamail Construction and RHJ-JOC, Inc. and appropriated \$650,000 for both contracts for construction services for various facilities. On July 11, 2007, City Council appropriated an additional sum of \$1,856,400.00 to both contracts. On March 5, 2008, City Council approved a First Amendment to the Job Order Contract with Jamail Construction to decrease the performance bond requirement amount from \$2,000,000.00 to \$500,000.00, and appropriated an additional \$1,740,000.00 for construction services for various facilities. On June 25, 2008, City Council approved a First Amendment to the Job Order Contract with RHJ-JOC, Inc. to decrease the performance bond requirement amount from \$2,000,000.00 to \$500,000.00 and appropriated an additional \$1,740,000.00 for construction services for various facilities.

M/WBE PARTICIPATION: The original contract and this additional appropriation have a 15% M/WBE goal and 5% SBE goal. To date, Jamail Construction has achieved 23.2% M/WBE participation and 4.8% SBE participation, and RHJ-JOC, Inc. has achieved 33.1% M/WBE participation and 8.3% SBE participation.

 
IZD:HB:RAV:JLN:EA:ps

c: Jacquelyn L. Nisby, Webb Mitchell, Velma Laws, Siria Harbour, Kim Nguyen, Wendy T. Heger, Mark Ross, Daniel Pederson, Marty Stein, Kirk Munden, Celina Ridge, Fred Maier, Mario Ariza, Daniel Steege, Project File 813

SUBJECT: Appropriate Funds Charter Roofing Company, Inc. Job Order Contract for Roof Repair/Replacement Services for the City of Houston Denver Harbor Multiservice Center Roof Replacement WBS No. D-000113-0007-4		Page 1 of 2	Agenda Item <div style="font-size: 2em; text-align: center;">50</div>
FROM (Department or other point of origin): General Services Department	Origination Date 2-10-09	Agenda Date FEB 18 2009	
DIRECTOR'S SIGNATURE: Issa Z. Dadoush, P.E.  2/5/09	Council District(s) affected: 1		
For additional information contact: Jacquelyn L. Nisby  Phone: 832-393-8023	Date and identification of prior authorizing Council action: Ordinance No. 2008-0891; Dated October 8, 2008		
RECOMMENDATION: Appropriate funds for the project.			
Amount and Source of Funding: \$445,300.00—Reimbursement of Equipment/Projects Fund (1850) \$120,000.00—General Improvement Consolidated Construction Fund (4509) \$565,300.00 – Total Funding		Finance Budget: 	
SPECIFIC EXPLANATION: The General Services Department (GSD) recommends that City Council appropriate \$525,000.00 to the existing citywide Job Order Contract for Roof Repair/Replacement Services for the City of Houston with Charter Roofing Company, Inc. for the roof replacement at Denver Harbor Multiservice Center. GSD further recommends that City Council appropriate \$40,300.00 to the existing contract with Building Envelope Consultants, Inc. for roof inspection services. It is expected that the Reimbursement of Equipment/Projects Fund will be reimbursed by City property insurance and FEMA.			
PROJECT LOCATION: 6402 Market St (494H)			
PROJECT DESCRIPTION: Denver Harbor Multiservice Center has two roof systems: a flat single-ply thermo-plastic membrane roof and a standing seam metal roof. The existing roof systems are approximately nine years old and have consistently leaked due to construction defects. GSD has placed the contractor, Construction, Ltd. on notice. Numerous attempts to repair the flat roof were futile; therefore GSD recently solicited bids for replacement. The consultant was successful in repairing the metal roof. However during Hurricane Ike and prior to replacement, the roofs and skylights were further compromised. This project will replace the two systems with a single 2-ply built up modified bitumen roof system. The new roof will have a five-year contractor's warranty and a 15-year manufacturer's warranty. The project will also replace the damaged skylights and provide additional roof upgrades.			
PREVIOUS HISTORY AND PROJECT SCOPE: On October 8, 2008, City Council awarded a five-year contract to Charter Roofing Company, Inc. for job order contract services for roof repair/replacement services for the City of Houston. The maximum contract amount is \$7,500,000.00. The contract is funded through various appropriations/allocations for roof repair/replacement services.			
REQUIRED AUTHORIZATION		CUIC # 25CONS84 NDT	
General Services Department:  Humberto Bautista, P.E. Chief of Design & Construction Division			

SUBJECT: Appropriate Funds
Charter Roofing Company, Inc
Job Order Contract for Roof Repair/Replacement Services for the
City of Houston
Denver Harbor Multiservice Center Roof Replacement
WBS No. D-000113-0007-4

**Originators
Initials**

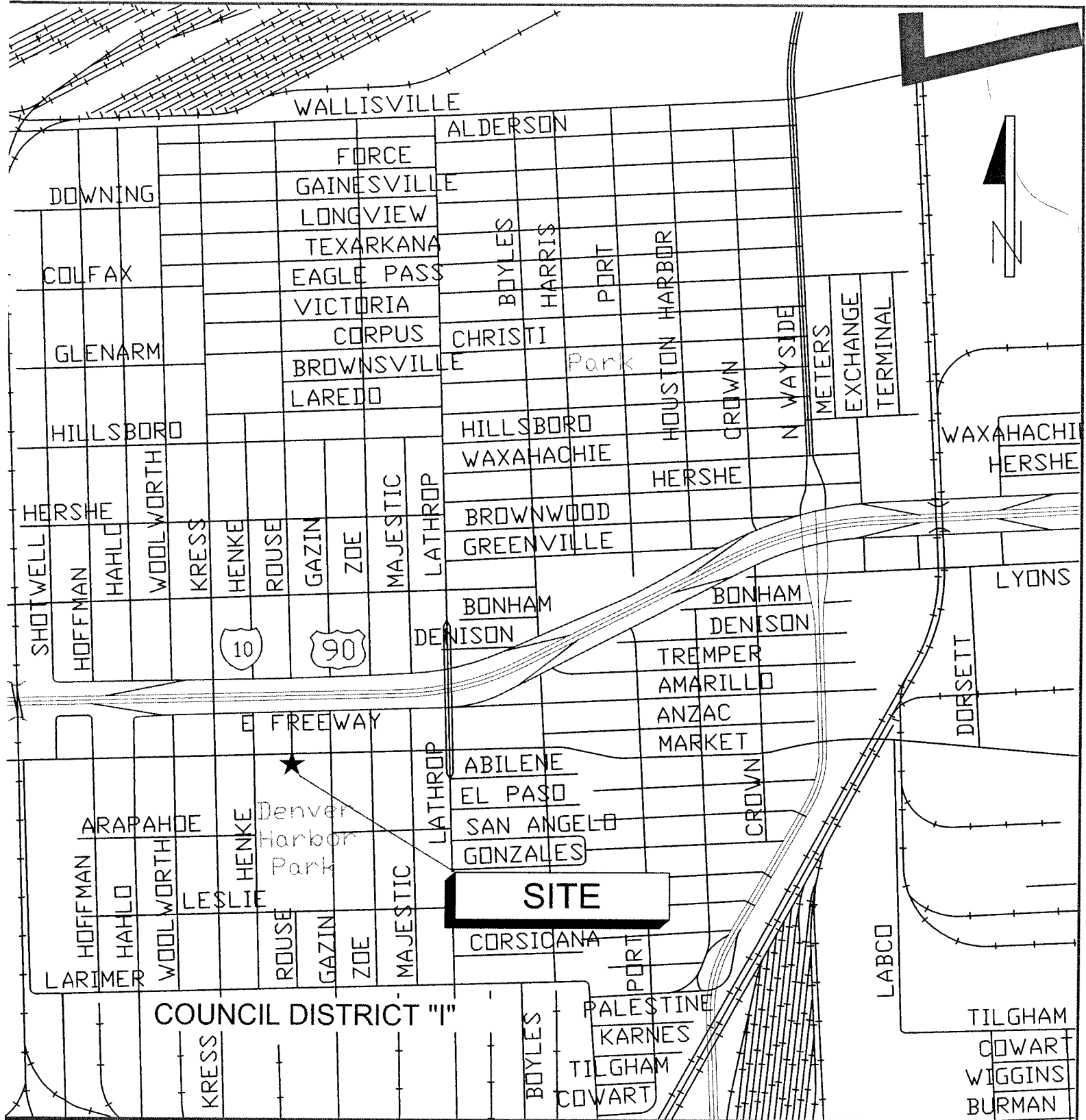
JBW

Page
2 of 2

M/WBE, W/BE and S/BE INFORMATION: The contract contains 14% M/WBE, 5% W/BE and 3% S/BE participation goals. Due to the recent inception of the contract, there is no M/WBE, W/BE or S/BE utilization to report at this time.


IZD:HB:JLN:WM:RAV:jbw

c: Marty Stein, Siria Harbour, Velma Laws, Webb Mitchell, Jacquelyn L. Nisby, Richard Morris


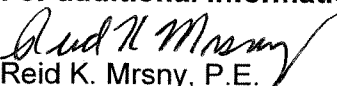
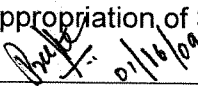
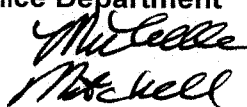
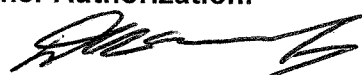


DENVER HARBOR MULTI-SERVICE CENTER

6402 MARKET STREET

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Additional Appropriation to Professional Engineering Services Contract between the City of Houston and Infrastructure Associates, Inc. for the Transportation/Economic Development in Near Northside, Package II; W.B.S. No. N-000774-0001-3		Page 1 of 2	Agenda Item # 51
From: (Department or other point of origin): Department of Public Works and Engineering	Origination Date 2 - 12 - 09	Agenda Date FEB 18 2009	
Director's Signature:  Michael S. Marcotte, P.E., D.WRE, BCEE	Council District affected: H su		
For additional information contact:  Reid K. Mersny, P.E. Senior Assistant Director (713) 837-0452	Date and identification of prior authorizing Council action: Ordinance #: 2002-0618 Dated: 07-02-02		
Recommendation: (Summary) Approve an Ordinance appropriating additional funds for Engineering Services Contract with Infrastructure Associates, Inc.			
Amount and Source of Funding: \$152,064.96 from Street and Bridge Consolidated Construction Fund No. 4506. (Original (previous) appropriation of \$427,930.00 from Street and Bridge Consolidated Construction Fund No. 437). 			
SPECIFIC EXPLANATION: PROJECT NOTICE/JUSTIFICATION: This project is part of the Street and Traffic Control Capital Improvement Program and involves the evaluation, recommendation and implementation of infrastructure and streetscaping improvements which will enhance economic development within the Near Northside area. DESCRIPTION/SCOPE: This project consists of street and traffic enhancement, sidewalks, pedestrian lighting, driveways and landscaping. The project shall also include construction of related structures, relocation of utilities, pavement reconstruction and drainage modifications. LOCATION: This project is located in Council District H. The project is located in various Key Map Grids. PREVIOUS HISTORY AND SCOPE: The City Council approved the original contract by Ordinance No. 2002-0618 on July 2, 2002 which was completed. The sidewalk component of this project was split into Package I and II. Under this Contract, the Consultant completed all the phases of Package I and Phase I Preliminary Engineering Design for Package II.			
NOT			
REQUIRED AUTHORIZATION CUIC ID #20SIK08			
Finance Department  Michael S. Marcotte	Other Authorization:	Other Authorization:  Daniel R. Menendez, P.E., Deputy Director, Engineering and Construction Division	

SUBJECT: Additional Appropriation to Professional Engineering Services Contract between the City of Houston and Infrastructure Associates, Inc. for the Transportation/Economic Development in Near Northside, Package II; W.B.S. No. N-000774-0001-3

**Originator's
Initials**

Sh

**Page
2 of 2**

SCOPE OF THIS SUPPLEMENT AND FEE: Additional funds are needed to complete Phase II Final Design Services, Phase III Construction Phase Services and Additional Services for Package II of this project, which were not budgeted. The Basic Services for Phase II and III were negotiated on a lump sum basis after the completion of Phase I. This appropriation consists of a total supplemental amount of \$152,064.96 to be appropriated as follows: \$135,772.29 for Contract Services and \$16,292.67 for project management. The Contract Services includes \$60,247.45 for basic services and \$75,524.84 for Additional Services.

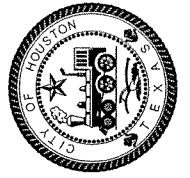
M/WBE INFORMATION: The M/WBE goal established for this project is 24%. The original Contract as approved by Ordinance No. 2002-0618 totals \$389,024.00. The consultant has been paid \$262,771.24 (67.5%) to date. Of this amount \$46,336.00 (17.64%) has been paid to M/WBE sub-consultants to date. Assuming approval of the requested additional appropriation, the contract amount will increase to \$524,796.29. The contractor proposes the following plan to meet the M/WBE goal:

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Total Contract</u>
1. Prior MWBE Work		\$ 46,336.00	8.83%
2. Rahaman and Associates, Inc., DBA Western Group Consultants	Topographic Surveying	\$ 62,500.00	11.91%
3. KIT Professionals, Inc.	Traffic Control	\$ 17,500.00	3.34%
4. Aviles Engineering Corporation	Geotechnical / ESA	\$ 5,000.00	0.95%
5. B & E Reprographics, Inc.	Reproduction	\$ 5,000.00	0.95%
	TOTAL	\$136,336.00	25.98%


MSM:DRM:RKM:FOS:SK:dh:rf

S:\design\A-NP-DIVAAA Neighborhood Section Reporting\Kanu\RCA-Add. Appr. N-000774-0002-3.doc

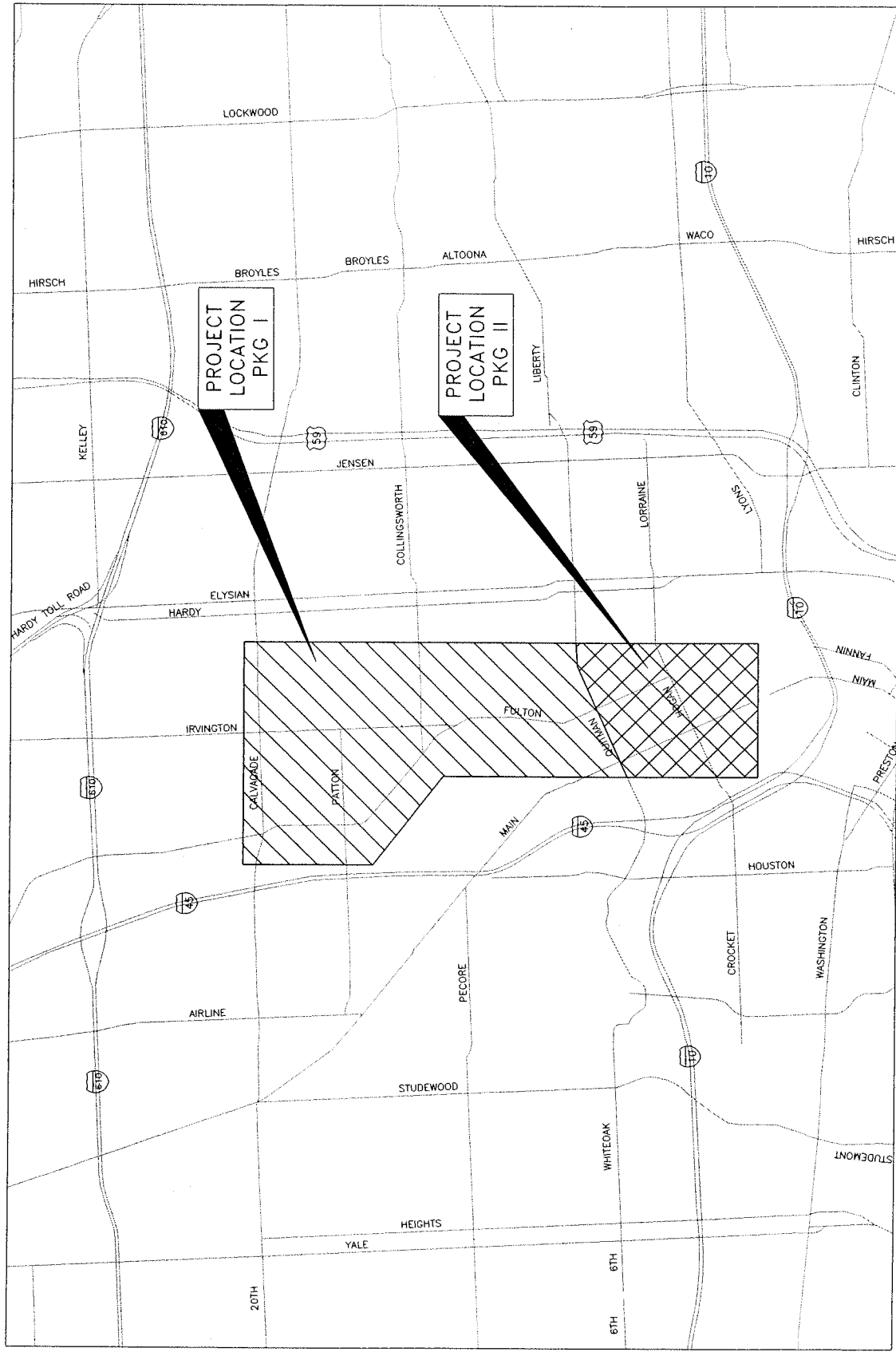
C: Marty Stein
Susan Bandy
Velma Laws
Craig Foster
File No. N-000774-0001-3



PROJECT LOCATION
STREET AND TRAFFIC ENHANCEMENTS—NEAR NORTHSIDE
WBS No. N-000774-0001-3

Infrastructure
Associates

INFRASTRUCTURE ASSOCIATES, INC.
6117 RICHMOND AVENUE, SUITE 200
HOUSTON, TEXAS 77057
(713) 622-0120 PH (713) 622-0557 FAX
www.iahouston.com



TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Additional Appropriation for Professional Engineering Services Contract between the City of Houston and Nathelyne A. Kennedy & Associates for the Reconstruction of Buffalo Speedway from North Braeswood Blvd. to Holcombe Blvd. WBS No. N-000847-0001-3.

Page
1 of 2

Agenda Item #

52

FROM: (Department or other point of origin):
Department of Public Works and Engineering

Origination Date:

2-12-09

Agenda Date:

FEB 18 2009

DIRECTOR'S SIGNATURE:

Michael S. Marcotte
Michael S. Marcotte, P.E., D. WRE, BCEE

Council District affected:

AA

C JK

For additional information contact:

Reid K. Mersny
Reid K. Mersny, P.E.
Senior Assistant Director
Phone: (713) 837-0452

Date and identification of prior authorizing Council action:

Ordinance # 2007-0529; May 02, 2007

RECOMMENDATION: (Summary)

Approve an ordinance appropriating additional funds for Professional Engineering Services Contract with Nathelyne A. Kennedy & Associates

Amount and Source of Funding:

\$136,400.00 from Street and Bridge Consolidated Construction Fund 4506. (Previous [original] appropriation of \$690,800.00 from the Street and Bridge Consolidated Construction Fund 4506).

DESCRIPTION/SCOPE: This project is part of the Capital Improvement plan and is required to improve traffic flow/circulation, reduce congestion, and eliminate potential hazards. This project consists of approximately 3,600 linear feet of dual 24-foot wide concrete roadways with raised median, concrete curbs, sidewalk and necessary under ground utilities.

LOCATION: The project is generally bounded by North Braeswood Blvd. on the south and Holcombe Blvd. on the north. The project is located in Key Map Grids 532F & K.

PREVIOUS HISTORY AND SCOPE: City Council approved the original contract on May 02, 2007. The scope of services under the original contract consisted of Professional Engineering Services for the Reconstruction of Buffalo Speedway from North Braeswood Blvd. to Holcombe Blvd. The scope of services in the original contract included Phase I - Preliminary Design, Phase II - Final design, Phase III - Construction Phase Services and Additional Services. Under this contract the consultant had completed Phase I - Preliminary Design Services and began Phase II - Final Design.

JUSTIFICATION OF THIS SUPPLEMENT AND FEE: Due to refinement of the scope, after completion of the Phase I - Preliminary Design Services, additional funds are necessary to complete Phase II - Final Design and Phase III - Construction Services. The Basic Services fees for Phase II and Phase III are negotiated on a lump sum amount of \$ 318,000.00 and \$ 56,000.00, respectively.

The total cost of this project is \$827,200.00 which includes: \$ 447,000.00 for Basic Services, \$305,000.00 for Additional Services and \$75,200.00 for Project Management. The additional appropriation requested is \$136,400.00 of which \$124,000.00 for contract services and \$12,400.00 for Project Management.

REQUIRED AUTHORIZATION

CUIC# 20AZA04A

NOT

Finance Department:

Michelle
McKell

Other Authorization:

Other Authorization:

Daniel R. Menendez
Daniel R. Menendez, P.E., Deputy Director
Engineering and Construction Division

Date	SUBJECT: Additional Appropriation for Professional Engineering Services Contract between the City of Houston and Nathelyne A. Kennedy & Associates for the Reconstruction of Buffalo Speedway from North Braeswood Blvd. to Holcombe Blvd. WBS No. N-000847-0001-3.	Originator's Initials	Page <u>2</u> of <u>2</u>
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M/WBE INFORMATION: The M/WBE goal established for this project is 24%. The original contract amount of \$ 628,000.00 was approved for this project. The Consultant has been paid \$192,619.52(30.67%) to date. Of this amount, \$97,534.08 (50.64%) has been paid to MWBE sub-consultants to date. Assuming approval of the requested additional appropriation, the amount will be increased to \$752,000.00.

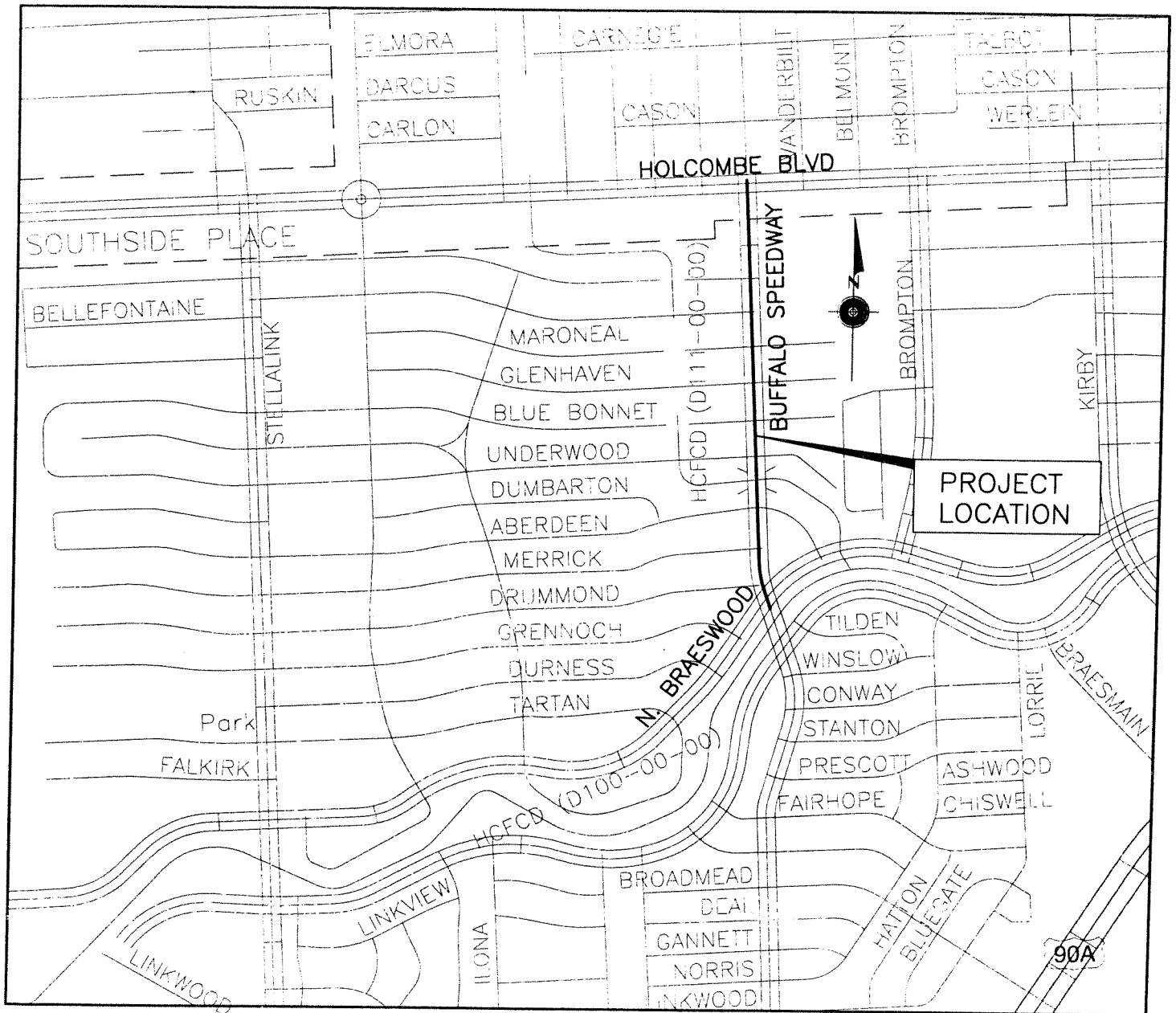
M/WBE INFORMATION: The M/WBE goal for the overall project is set at 24%. The Consultant has proposed the following firms to achieve this goal.

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
1. Prior MWBE Work	Various Services	\$97,534.08	12.97%
2. Chief Solutions, Inc.	Sewer Televising	\$23,067.50	3.06%
3. HVJ Associates, Inc.	Geotechnical Services	\$48,098.50	6.40%
4. CivilTech Engineering, Inc.	Bridge Hydraulics	\$7,828.42	1.04%
5. Landtech Consultant, Inc.	Civil Engineering Services	\$16,075.00	2.14%
6. Gunda Corporation, Inc.	Traffic Engineering services	<u>\$51,000.00</u>	<u>6.78%</u>
TOTAL		\$243,603.50	32.39%

MSM JK9C AA
MSM:DRM:RKM:JHK:SMC:AA

S:\design\A-SB-DIV\WPDATA\Buffalo Spweedway from N. Braeswood Blvd.to Holcombe\CA Supplement1.doc

c: Marty Stein
Mike Pezeshki, P.E., Interim Assistant Director
Daniel R. Menendez, P.E.
Susan Bandy
Velma Laws
File No. N-000847-0001-3 (1.2 RCA-Suppl I)



BUFFALO SPEEDWAY RECONSTRUCTION

WBS NO. N-000847-0001-3

COUNCIL DISTRICT C

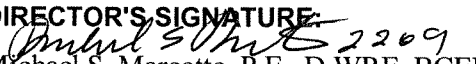
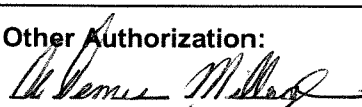
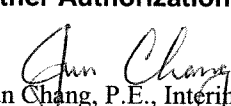
KEY MAP NO. 532 F & K

GIMS MAP NO. 5254B & 5255D

NTS

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Contract Award for Water Distribution System Rehabilitation and Renewal WBS No. S-000MAO-0004-4		Category	Page 1 of <u>2</u>	Agenda Item # <u>53</u>										
FROM (Department or other point of origin): Department of Public Works and Engineering		Origination Date 2/5/09	Agenda Date FEB 18 2009											
DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., D.WRE, BCEE		Council District affected: All												
For additional information contact: A. James Millage Senior Assistant Director Phone: (713) 641-9566		Date and identification of prior authorizing Council action: N/A												
RECOMMENDATION: (Summary) Accept low bid, award construction Contract, and allocate funds.														
Amount and Source of Funding: \$ 1,301,630.00 Water and Sewer System Operating Fund No. 8300 (Allocating in FY09) <i>12/12/08</i>														
SPECIFIC EXPLANATION: This project will provide for the on-call repair of water lines up to 16-inches in diameter in the distribution system on an emergency basis throughout the City.														
DESCRIPTION/SCOPE: Work shall include the repair, improvement and/or new installation of main water lines and service lines. The main lines range in diameter up to 16 inches and the water service lines range in size from ¾-inch to 2-inches in diameter. The contract duration for this project is 365 calendar days. This is an on-call contract with projects assigned on an as-needed basis.														
LOCATION: The project area is generally bounded by the City Limits.														
BIDS: Four (4) bids were received for this project on 10/09/08 as follows:														
<table border="0"> <thead> <tr> <th style="text-align: left;"><u>Bidder</u></th> <th style="text-align: left;"><u>Bid Amount</u></th> </tr> </thead> <tbody> <tr> <td>1. McKinney Construction, Inc.</td> <td>\$ 1,220,600.00</td> </tr> <tr> <td>2. Metro City Construction, L.P.</td> <td>\$ 1,638,185.00</td> </tr> <tr> <td>3. Resicom, Inc.</td> <td>\$ 1,793,288.00</td> </tr> <tr> <td>4. D. L. Elliott Enterprises, Inc.</td> <td>\$ 1,852,943.00</td> </tr> </tbody> </table>					<u>Bidder</u>	<u>Bid Amount</u>	1. McKinney Construction, Inc.	\$ 1,220,600.00	2. Metro City Construction, L.P.	\$ 1,638,185.00	3. Resicom, Inc.	\$ 1,793,288.00	4. D. L. Elliott Enterprises, Inc.	\$ 1,852,943.00
<u>Bidder</u>	<u>Bid Amount</u>													
1. McKinney Construction, Inc.	\$ 1,220,600.00													
2. Metro City Construction, L.P.	\$ 1,638,185.00													
3. Resicom, Inc.	\$ 1,793,288.00													
4. D. L. Elliott Enterprises, Inc.	\$ 1,852,943.00													
REQUIRED AUTHORIZATION CUIC#20AJM207 <i>MOT</i>														
Finance Department:	Other Authorization:  12/08/08		Other Authorization:  Jun Chang, P.E., Interim Deputy Director Public Utilities Division											

Date	Subject: Contract Award for Water Distribution System Rehabilitation and Renewal. WBS No. S-000MAO-0004-4	Originator's Initials	Page <u>2</u> of <u>2</u>
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AWARD: It is recommended that this construction Contract be awarded to McKinney Construction, Inc. with a low bid of \$1,220,600.00.

PROJECT COST: The total cost of this project is \$1,301,630.00 to be allocated as follows:

	<u>FY09</u>
• Bid Amount	\$ 1,220,600.00
• Contingencies	\$61,030.00
• Engineering Testing Services	\$ 20,000.00

QC Laboratories, Inc. will provide Engineering Testing Services on a previously approved contract.

M/WDBE PARTICIPATION: The low bidder has submitted the following proposed MWBE/SBE participation plan to satisfy the fourteen percent (14%) MBE goal, and five (5%) WBE goal, and a three percent (3%) SBE goal for this project:

<u>Name of Firms</u>	<u>Work Description</u>	<u>Amount</u>	<u>% of Contract</u>
R.B. Landscape	Grass site Restoration	\$ 85,442.00	7.00%
R.J. Best Concrete	Concrete and Asphalt Repair	\$ 85,442.00	7.00%
Municipal Marketing Systems, Inc.	Pipe Fittings and Fire Hydrants	\$ 61,030.00	5.00%
Miranda Trucking & Services	Truck Hauling	\$ 36,618.00	3.00%
TOTAL		\$ 268,532.00	22.00%

MSM:AJM:OS:TC:tc

cc: Marty Stein
Mark Loethen, P.E
Velma Laws
Craig Foster
Waynette Chan
Gary Norman
Carol Ellinger, P.E.
File No. WA 10873-04

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA #

SUBJECT:
Ordinance granting Commercial Solid Waste Operator Franchise

Category #

Page 1 of 1

Agenda Item#

54

FROM: (Department or other point of origin):

Alfred J. Moran, Director
Administration & Regulatory Affairs

Origination Date

2/10/09

Agenda Date

FEB 18 2009

DIRECTOR'S SIGNATURE:



Council Districts affected:

ALL

For additional information contact:

Juan Olguin  Phone: (713) 837- 9623
Nikki Cooper Phone: (713) 837- 9889

Date and identification of prior authorizing Council Action: Ord. # 2002-526 – June 19, 2002;
Ord. # 2002-1166-December 18, 2002.

RECOMMENDATION: (Summary)

Approve ordinance granting Commercial Solid Waste Operator Franchise

Amount of Funding:
REVENUE

F & A Budget:

SOURCE OF FUNDING: ☐ General Fund ☐ Grant Fund ☐ Enterprise Fund ☐ Other (Specify)

SPECIFIC EXPLANATION:

It is recommended that City Council approve ordinance granting Commercial Solid Waste Operator Franchise to the following solid waste operator pursuant to Article VI, Chapter 39. The proposed Franchisee is:

1. Contractors Roofing & Supply Company of Texas, LLC

The proposed ordinance grants the Franchisee the right to use the City's public ways for the purpose of collecting, hauling or transporting solid or industrial waste from commercial properties located within the City of Houston. In consideration for this grant, each Franchisee agrees to pay to the City an annual Franchise Fee equal to 4% of their annual gross revenue, payable quarterly. To verify Franchisee compliance with the franchise, the City has the right to inspect, and the company has the duty to maintain, required customer records during regular business hours. The franchise contains the City's standard release and indemnification, default and termination, liquidated damages and force majeure provisions. The proposed franchise terms expire on December 31, 2013.

The Pay or Play Program does not apply to the solid waste franchises.

REQUIRED AUTHORIZATION

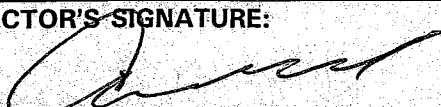
Finance Director:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

Revised:

R

SUBJECT: Appropriate \$875,000 out of the Water and Sewer Consolidated Construction Fund. Approve a motion to allocate \$83,000 as a final allocation for an existing legal services contract with Andrews Kurth, L.L.P. and approve and authorize a new contract with Andrews Kurth, L.L.P. to represent the City in trial and related matters in <i>Maguire Oil Company v. City of Houston</i>		Page 1 of 1	Agenda Item # 55A 55A+55A
FROM (Department or other point of origin): Arturo Michel, City Attorney		Origination Date February 13, 2009	Agenda Date FEB 18 2009
DIRECTOR'S SIGNATURE: 		Council District affected: B	
For additional information contact: Robert Cambrice Phone: 832-393-6475 Susan Taylor Phone: 832-393-6419		Date and identification of prior authorizing Council action:	
RECOMMENDATION: (Summary) Approve a motion to allocate \$83,000 as a final allocation to Contract No. 56731 with Andrews Kurth, L.L.P. and approve and authorize a legal services contract with Andrews Kurth, L.L.P. in connection with the trial and appeal, if any, of <i>Maguire Oil Company v City of Houston</i>			
Amount and Source of Funding: \$875,000 Water and Sewer Consolidated Construction Fund CUS General Purpose Fund (8305)			
SPECIFIC EXPLANATION: Maguire Oil Company, a Dallas company, filed suit originally in 1993, alleging that City Ordinances which prohibit vertical drilling within 1,000 feet of Lake Houston constitute an unconstitutional taking of its property because there is no reasonable alternative to vertical drilling for hydrocarbons within 1000 feet of Lake Houston, which is a major source of water for the City. The Plaintiffs are asking for over \$50 million in damages plus prejudgment interest. Litigation has been extensive; the case was originally dismissed by a Harris County District Court, reversed on appeal and remanded back to the Harris County District Court where it was severed and the inverse condemnation/takings claims transferred to Harris County Court At Law, where recent case law now requires all takings cases to be tried. The case is preferentially set for trial on March 16, 2009. The promissory estoppel claim was abated and remains pending in Harris County District Court. J. Mark Breeding of Andrews Kurth, L.L.P. has represented the City since the first appeal in this litigation. The case involves great risk to a major source of the City's water supply and a massive damages request. Therefore, the expertise of Mr. Breeding, who has extensive experience in trying takings cases in the Harris County courts, is warranted. Because this case has gone on for so long, the existing contract has become outdated, so \$83,000 will be allocated to close it out and a new contract, with a not-to-exceed amount of \$792,000 will be approved for the trial any post-trial appeals. Included in the new contract allocation are the costs of experts such as geologists and petroleum engineers who will be needed to testify during the trial.			
REQUIRED AUTHORIZATION			
Other Authorization:		Other Authorization:	

56

FEB 18 2009

MOTION NO. 2009 0054

MOTION by Council Member Jones that the following item be postponed for two weeks:

Item 33 - Ordinance determining the population of the City and the population of each of the Council Districts and determining that the populations of the existing City Council Districts are not materially unbalanced; making various findings and provisions related to the subject

Seconded by Council Member Rodriguez and carried.

Mayor White, Council Members Lawrence, Johnson, Clutterbuck, Adams, Sullivan, Khan, Holm, Rodriguez, Brown, Noriega, Green and Jones voting aye
Nays none

Council Member Lovell out of the City on City business

PASSED AND ADOPTED this 4th day of February, 2009.

Pursuant to Article VI, Section 6 of the City Charter, the effective date of the foregoing motion is February 10, 2009.

City Secretary

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

Subject: Approve an Appropriating Ordinance and Approve the Purchase of a Contact Center Implementation through the City's Master Agreement with the Texas Department of Information Resources

Category #
4 & 5

RCA# 8216
Page 1 of 2
Agenda Item
57457A
64
FEB 18 2009
6A

FROM (Department or other point of origin):

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

Origination Date

January 28, 2009

Agenda Date

FEB 11 2009

DIRECTOR'S SIGNATURE

for Kevin M. Coleman

Council District(s) affected
All

For additional information contact:

Douglas Moore Phone: (832) 393-8724
Earl M. Lambert Phone: (832) 393-0038

Date and Identification of prior authorizing

Council Action:

CM # 2007-0744 , CM# 2008-0345

RECOMMENDATION: (Summary)

Approve an ordinance authorizing the appropriation of \$1,633,796.26 out of the Equipment Acquisition Consolidated Fund (Fund 1800) and approve the purchase of hardware, software, installation services, and a maintenance agreement for Phase III of the Contact Center Implementation in the total amount of \$1,745,163.80 through the City's Master Agreement with the Texas Department of Information Resources for the Information Technology Department.

Award Amount: \$1,745,163.80

Finance Budget

Kme

\$1,633,796.26 - Equipment Acquisition Consolidated Fund (Fund 1800) WBS X - 681001

\$ 80,184.63 - Municipal Court Technology Fund (2207)

\$ 31,182.91 - General Fund (1000)

\$1,745,163.80 - Total

SPECIFIC EXPLANATION:

The City Purchasing Agent recommends that City Council approve an ordinance authorizing the appropriation of \$1,633,796.26 (\$1,307,196.26 for purchase cost and \$326,600.00 for project-related personnel cost) out of the Equipment Acquisition Consolidated Fund (Fund 1800). It is further requested that City Council approve the purchase of hardware, software, installation & professional services, and a maintenance agreement for a Contact Center Implementation in the total amount of \$1,745,163.80 through the City's Master Agreement with the Texas Department of Information Resources (DIR) for the Information Technology Department (ITD) and that authorization be given to issue a purchase order to DIR's Go Direct vendors, North American Communications Resources, Inc. (NACR), Avaya Inc. and Hewlett-Packard Company (HP)

Project Background

In 2006, Public Works & Engineering (PWE) and 3-1-1 recognized the need to upgrade their aging call center systems. Seeing the opportunity to consolidate technologies, PWE, 3-1-1, Municipal Courts Administration (MCA), the Houston Public Library, and the Information Technology Department (ITD) worked together to define a city wide standard for contact center technology.

The Leading providers for this technology were determined to be Avaya and Cisco – both of which have existing and successful relationships with the City. After carefully assessing the viable options, the team agreed on a standard that combines the City's Cisco voice & data network with contact center software from Avaya to create a technology platform capable of supporting the needs of all City departments.

The standard has provided guidance for two initiatives approved by City Council:

- Phase I - PWE's upgrade to its Water Customer Service contact center went live in February 2008. (Motion 2007-0744 passed on 7/3/07)

REQUIRED AUTHORIZATION

NDT

Finance Department:

Other Authorization:

Other Authorization:

Date: 1/28/2009	Subject: Approve an Appropriating Ordinance and Approve the Purchase of a Contact Center Implementation through the City's Master Agreement with the Texas Department of Information Resources	Originator's Initials MS	Page 2 of 2
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- Phase II - PWE's replacement (go live January 2009) of Code Enforcement's aging interactive voice response system. (Motion 2008-0345 passed on 5/28/08)

By May 2009, Phase III will extend the contact center platform to include outbound dialing, interactive voice response, and skills – based routing for MCA's collection operations.

Future plans include upgrading the 3-1-1 infrastructure and building fail-over capacity at the Houston Emergency Center.

Phase III will include the following purchases:

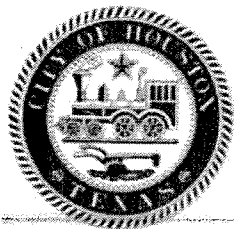
NACR: Approve the purchase of hardware and software, installation and professional services for the Enterprise Contact Center in the amount of \$1,028,220.96.

Avaya: Approve the purchase of a five year maintenance agreement required to support the contact center in the amount of \$111,367.54.

HP: Approve the purchase of servers, routers and switches required to provide interconnectivity with the City's network and to support certain non-Avaya products in the amount of \$278,975.30.

M/WBE Subcontracting: Hewlett Packard Company (HP) and North American Communications Resources, Inc. (NACR) has designated the below-named companies as their certified M/WBE subcontractors:

<u>Name</u>	<u>Percentage</u>	<u>Type of Work</u>	<u>Dollar Amount</u>
Criner-Daniels & Associates (HP)	4%	Re-Sell Equipments	\$11,159.01
DC Services (NACR)	9.58%	On-Site Project Management	\$98,580.00



CITY OF HOUSTON

Information Technology Department

Interoffice

Correspondence

To: Robert Gallegos
Deputy Assistant Director

From: Frank Rodriguez

Date: 1/29/09

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% 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: N/A Estimated Dollar Amount: \$111,366.54

Anticipated Advertisement Date: _____ Solicitation Due Date: _____

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:
N/A

Rationale for requesting a Waiver or Revision:

We will be purchasing a maintenance service agreement for hardware and software directly from the manufacturer Avaya who is the sole provider of updates and upgrades to their equipment and software. There is no divisibility of the services being provided.

Concurrence:

Initiator

Division Manager

Velma Laws, Director
*Affirmative Action

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

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Ordinance authorizing the abandonment and sale of Midvale Avenue from Cedar Crest Boulevard west to its terminus, in exchange for the conveyance to the City of a 20-foot-wide water line easement, located in the Kings Court and Golfview Manor Subdivisions. **Parcels SY8-095 and KY8-270**

Page
1 of 1

Agenda Item #

58 H

FROM (Department or other point of origin):

Department of Public Works and Engineering

Origination Date

2/5/09

Agenda Date

FEB 11 2009

DIRECTOR'S SIGNATURE:

Michael S. Marcotte, P.E., D.WRE, BCEE, Director

Council District affected: I

Key Map 534Q

For additional information contact:Nancy P. Collins
Senior Assistant Director-Real Estate

Phone: (713) 837-0881

Date and identification of prior authorizing Council Action:

C.M. 2008-0548 (07/01/08)

RECOMMENDATION: (Summary) It is recommended City Council approve an ordinance authorizing the abandonment and sale of Midvale Avenue from Cedar Crest Boulevard west to its terminus, in exchange for the conveyance to the City of a 20-foot-wide water line easement, located in the Kings Court and Golfview Manor Subdivisions. **Parcels SY8-095 and KY8-270**

Amount and**Source of Funding:** Not Applicable**SPECIFIC EXPLANATION:**

By Council Motion 2008-0548, City Council authorized the subject transaction. Macey Family Properties, LTD., plans to use the subject property for parking for its development of the adjoining property.

Macey Family Properties, LTD., has complied with the council motion requirements, has accepted the City's offer, and has rendered payment in full.

The City will abandon and sell to Macey Family Properties, LTD.,

Abandonment Parcel SY8-0956,223.86-square-foot portion of Midvale right-of-way
Valued at \$0.76 per square foot

\$4,730.00 (rounded)

Conveyance Parcel SY8-2702,177.41-square-foot water line easement
Valued at \$0.38 per square foot

\$ 827.00 (rounded)

NET CONSIDERATION TO CITY**\$3,903.00**

Therefore, it is recommended City Council approve an ordinance authorizing the abandonment and sale of Midvale Avenue from Cedar Crest Boulevard west to its terminus, in exchange for the conveyance to the City of a 20-foot-wide water line easement, located in the Kings Court and Golfview Manor Subdivisions, in exchange for a consideration of \$3,903.00

MSM:NPC:bam

c: Marty Stein
Raymond D. Chong, P.E., P.T.O.E.
Daniel Menendez, P.E.
Jun Chang, P.E.Phil Boriskie
Marlene Gafrick
Arturo G. Michel

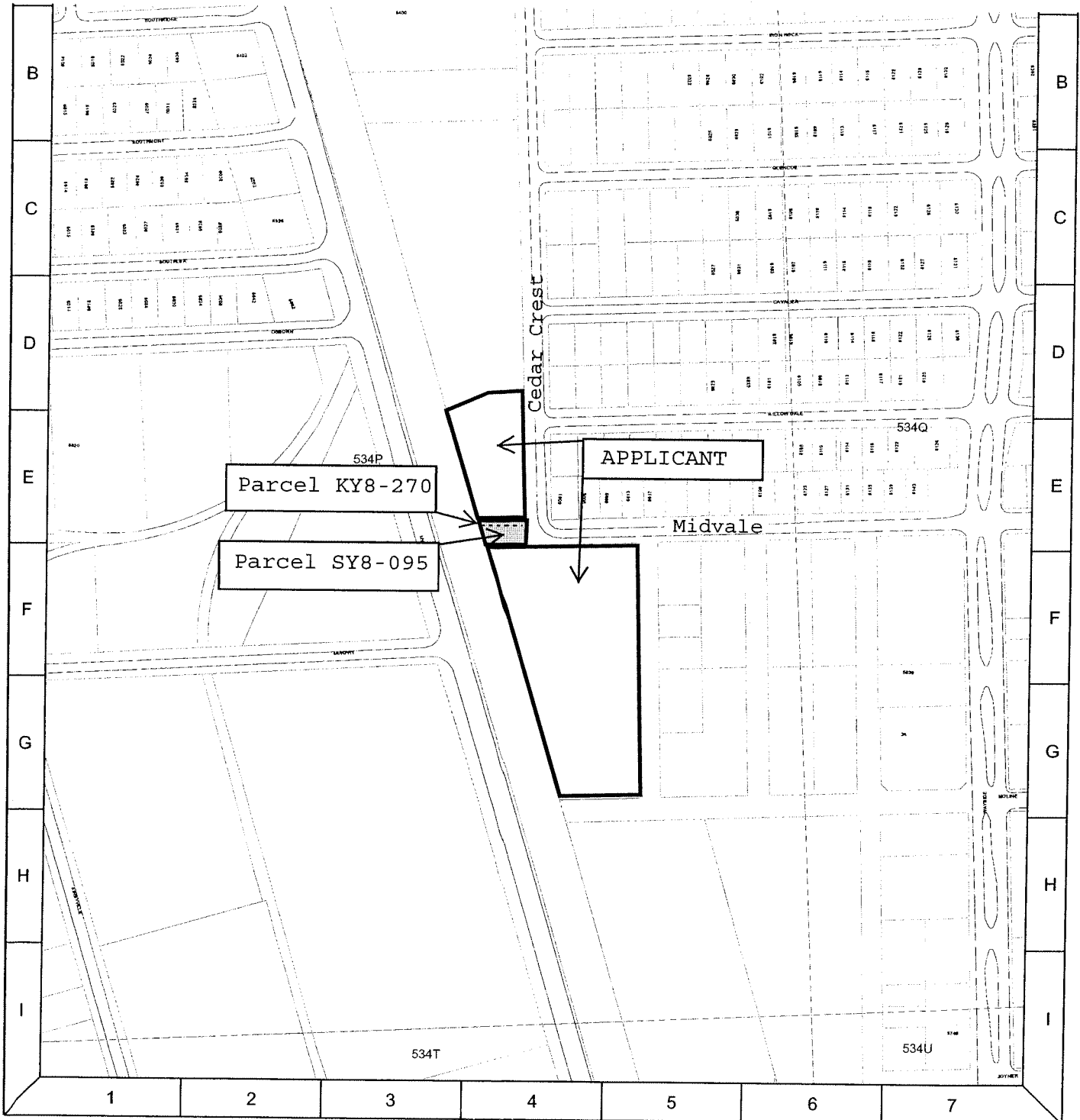
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CUIC #20BAM07

REQUIRED AUTHORIZATION**Finance Department****Other Authorization:****Other Authorization:**Andrew F. Icken, Deputy Director
Planning and Development Services Division

PARCEL MAP

SUBJECT: Abandonment and sale of Midvale Avenue from Cedar Crest Boulevard west to its terminus, in exchange for the conveyance to the City of a 20-foot wide water line easement, located in the Kings Court and Golfview Manor Subdivisions. Parcels SY8-095 and KY8-270



1 inch equals 320 feet

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CITY OF HOUSTON

Department of Public Works & Engineering

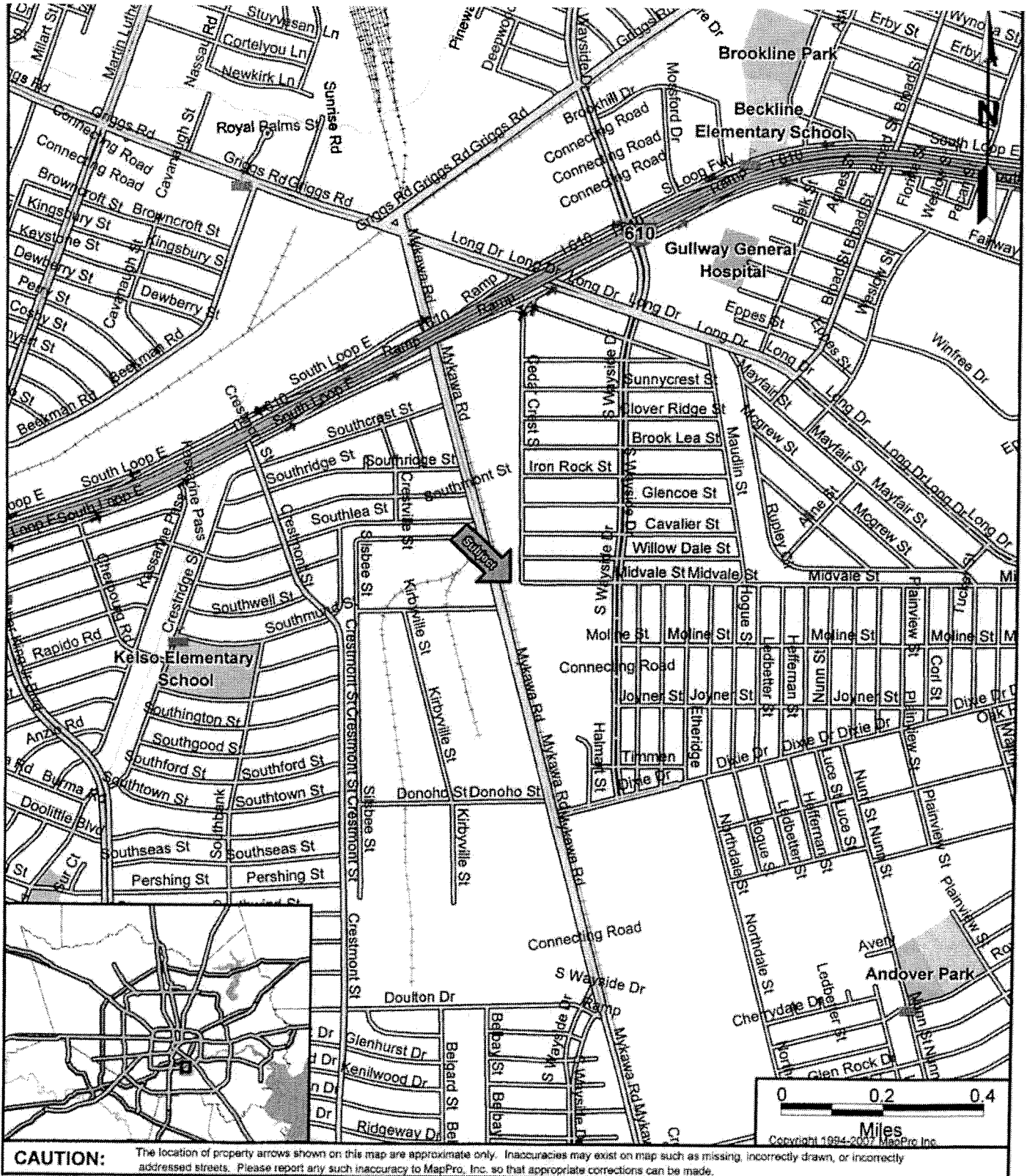
Geographic Information & Management System (GIMS)

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.



LOCATION MAP

SUBJECT: Abandonment and sale of Midvale Avenue from Cedar Crest Boulevard west to its terminus, in exchange for the conveyance to the City of a 20-foot wide water line easement, located in the Kings Court and Golfview Manor Subdivisions. Parcels SY8-095 and KY8-270



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 Louis Macey, Sr., of Macey Family Properties, LTD., for the abandonment and sale of Midvale Avenue from Cedar Crest Boulevard west to its terminus, in exchange for the conveyance to the City of a 20-foot-wide water line easement, located in the Kings Court and Golfview Manor Subdivisions, Parcel Nos. SY8-095 and KY8-270, be adopted as follows:

1. The City abandon and sell of Midvale Avenue from Cedar Crest Boulevard west to its terminus, in exchange for the conveyance to the City of a 20-foot-wide water line easement, located in the Kings Court and Golfview Manor Subdivisions;
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 interests is not expected to exceed \$25,000.00, that the value be established by staff appraisal, according to City policy.

Seconded by Council Member Garcia and carried.

Mayor White, Council Members Lawrence, Johnson,
Clutterbuck, Adams, Sullivan, Khan, Holm, Garcia,
Rodriguez, Brown, Lovell, Green and Jones voting aye
Nays none

Council Member Noriega out of the City on personal business

PASSED AND ADOPTED this 1st day of July, 2008.


Pursuant to Article VI, Section 6 of the City Charter, the
effective date of the foregoing motion is July 7, 2008.



City Secretary

SUBJECT: Professional Construction Management and Inspection Services Contract between the City of Houston and Weston Solutions, Inc. for Sanitary Sewer Replacement and Rehabilitation Projects. WBS No. R-002011-0060-4, R-002011-0061-4, R-002011-0062-4.	Page 1 of 1	Agenda Item # 20
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FROM (Department or other point of origin): Department of Public Works and Engineering	Origination Date Jan. 8, 2009	Agenda Date FEB 11 2009
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DIRECTOR'S SIGNATURE:  Michael S. Marcotte, P.E., D.WRE, BCEE, Director	Council District affected: All	Agenda Date FEB 18 2009
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For additional information contact: J. Timothy Lincoln, P.E. Senior Assistant Director Phone: (713) 837-7074	Date and identification of prior authorizing Council action: N/A
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RECOMMENDATION: (Summary) Approve Professional Construction Management and Inspection Services Contract with Weston Solutions, Inc. and appropriate funds.

Amount and Source of Funding: \$463,800.00 from Water & Sewer System Consolidated Construction Fund No. 8500.

PROJECT NOTICE/JUSTIFICATION: These projects are part of the City's program to replace/rehabilitate existing sanitary sewers.

DESCRIPTION/SCOPE: This Contract provides for Construction Management and Inspection Services for sanitary sewer projects.

LOCATION: These projects are located at various locations.

SCOPE OF CONTRACT AND FEE: This Contract will provide Construction Management and Inspection Services, including contract administration, processing pay estimates, coordinating schedules, evaluating proposals and change orders, site representation, inspection, document control, project closeout, and other task requested by Director of the Department of Public Works and Engineering.



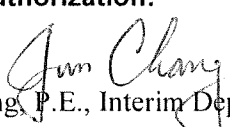
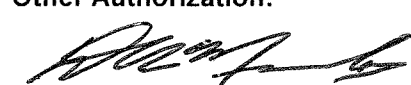
The requested appropriation \$463,800.00 will provide funding for construction management and inspection service for Weston Solutions, Inc. on a lump sum basis for basic service and reimbursable basis for supplemental activities.

M/WBE PARTICIPATION: Weston Solutions, Inc. has proposed the following firms to achieve the 24% M/WBE goal for this project:

NAME OF FIRM	WORK DESCRIPTION	AMOUNT	PERCENTAGE
Gunda Corporation, Inc.	Project Inspection	\$111,312.00	24.00%

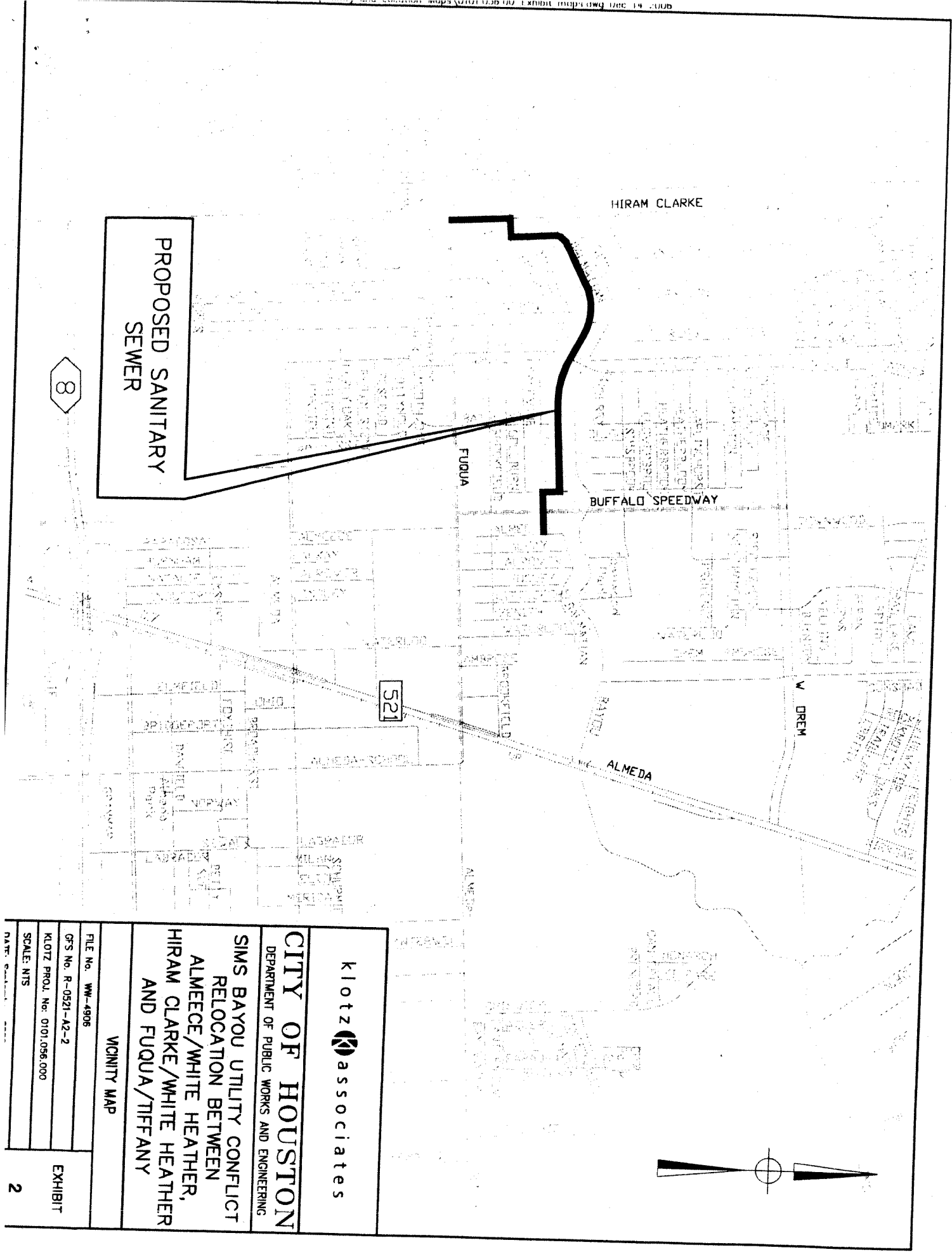
MSM:JTL:K:mq
S:\E&C Construction\South Sector\CM\Weston Solutions - 2008\IRCA-rev2.DOC


C: Velma Laws File: Western Solutions - CM

REQUIRED AUTHORIZATION		CUIC ID # 20MZZQ068
Finance Department:  	Other Authorization:  Jun Chang, P.E., Interim Deputy Director Public Utility Division	Other Authorization:  Daniel R. Menendez, P.E., Deputy Director Engineering and Construction Division

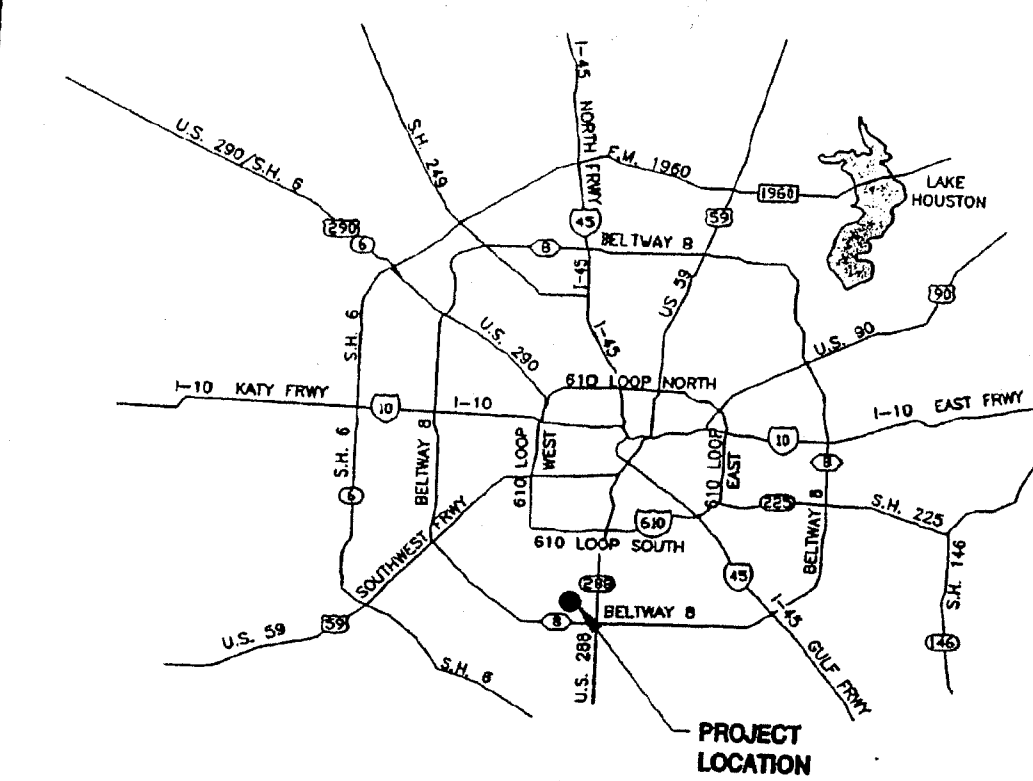
PROPOSED SANITARY
SEWER

8

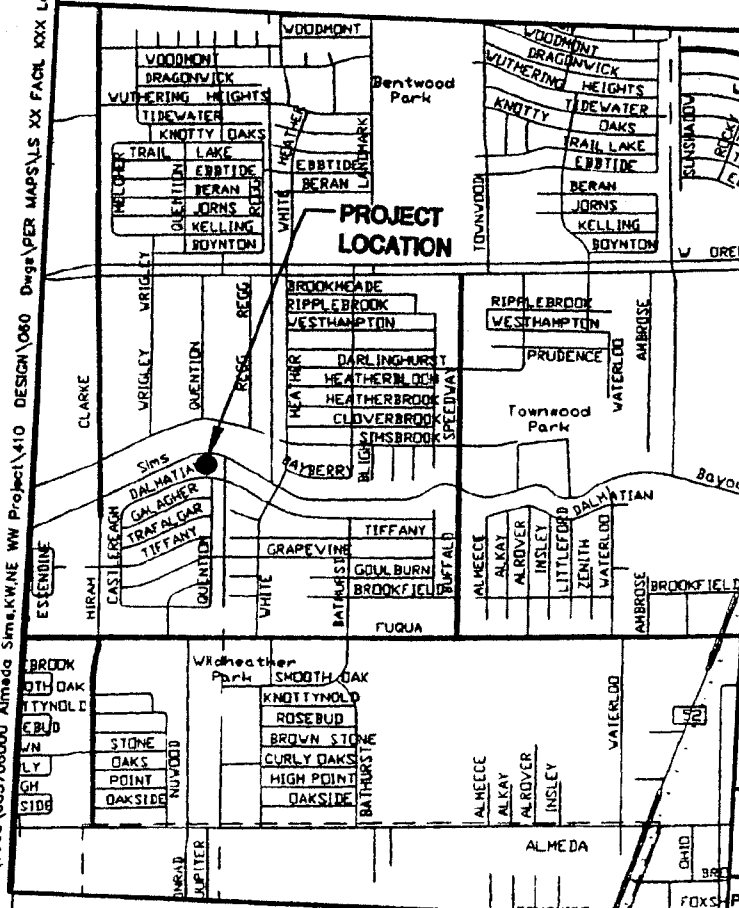


 klotz associates	
CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING	
SIMS BAYOU UTILITY CONFLICT RELOCATION BETWEEN ALMEECE/WHITE HEATHER, HIRAM CLARKE/WHITE HEATHER AND FUQUA/TIFFANY	
VICINITY MAP	
FILE No. WW-4906 GFS No. R-0521-A2-2 KLOTZ PROJ. No. 0101.096.000 SCALE: NTS	EXHIBIT 2

J:\0000\0057060000 Alameda Sims.KW.NE WW Project\410 DESIGN\060 Dwg\PER MAPS\LS XX FAC\XXX Loc and Vic Map.dwg [Layout] Oct 21, 2005-5:28pm JamesB



SCALE: N.T.S.



SCALE: N.T.S.

**4100 BLOCK OF DALMATIAN
KEY MAP 572N
COUNCIL DISTRICT 'D'**

CITY OF HOUSTON

(DALMATIAN) LS

**FACILITY NO.
LOCATION AND VICINITY MAP**

PATE ENGINEERS

13333 M.W. Freeway, Suite 300 Houston, Tx. Phone 713-462-3178

DATE: OCT. 2005

FIG: 3

PATE JOB No: 0057 060 00

GFS No: R-1000-08-2

FILE No: WW4808

PATE ENGINEERS
 J:\0000\0057060000

SUBJECT: Professional Engineering Services Contract between the City and Bury+Partners-Houston, Inc. for Generic Citywide Asphalt Overlay Project.
W.B.S. No. N-001037-0051-3

Page
of 1Agenda Item
#**FROM (Department or other point of origin):**

Department of Public Works and Engineering

Origination Date

12-10-08

Agenda Date

FEB 11 2009

DIRECTOR'S SIGNATURE:

 Michael S. Marcotte, P.E., D.WRE, BCEE
Council District affected:

All

For additional information contact:

 Reid K. Mrsny, P.E.
 Senior Assistant Director

Phone: (713) 837-0452

Date and identification of prior authorizing Council action:**RECOMMENDATION: (Summary)**

Approve Engineering Services Contract with Bury+Partners-Houston, Inc. and appropriate funds.

Amount and Source of Funding: \$500,000.00 from METRO Project Commercial Paper Series E Fund (4027).

DESCRIPTION/SCOPE: This project is part of the Citywide Overlay Program and consists of the design of resurfacing of streets with an asphalt overlay. The work focuses on streets which have deteriorated to a point that an overlay and possible repair are required to improve and maintain a safe road surface. The Consultant will also be responsible for evaluating the candidate streets for compliance with the current Americans with Disabilities Act (ADA) requirements.

LOCATION: The project area is located throughout the City.

SCOPE OF CONTRACT AND FEE: Under the terms of the Contract, the Consultant will perform Final Design Services consisting of development of construction drawings and bid packages for award of asphalt overlay contracts. Negotiations by this Department with the Consultant have resulted in a Basic Services Fee of \$50,000. The Contract also includes certain Additional Services to be paid on a reimbursable basis. These Additional Services are currently anticipated to include Pavement Condition Evaluation, ADA Compliance Assessment, Pavement Striping and Marking, and Reproduction Services. The total Additional Services Fee for this Contract is \$450,000.00.

The total cost of this project is \$500,000.00 to be appropriated as follows: \$50,000.00 for Basic Services and \$450,000.00 for Additional Services.

M/WBE INFORMATION: The M/WBE goal for the project is set at 24.00%. The Consultant has proposed the following firms to achieve this goal.

Name of Firms	Work Description	Amount	% of Contract
1. Accessibility Check	ADA Condition Evaluation	\$125,000.00	25.0%
2. Isani Consultants, Inc.	Civil consulting services for pavement evaluation & restoration	\$ 25,000.00	5.0%
TOTAL		\$150,000.00	30.0%

MSM:DRM:RKM:FOS:MW:RA:mg

S:\design\A-NP-DIV\Overlay\Bury+Partners N-001037-0051-3\1.0 Design Contract\1.2 RCA\RCA.doc

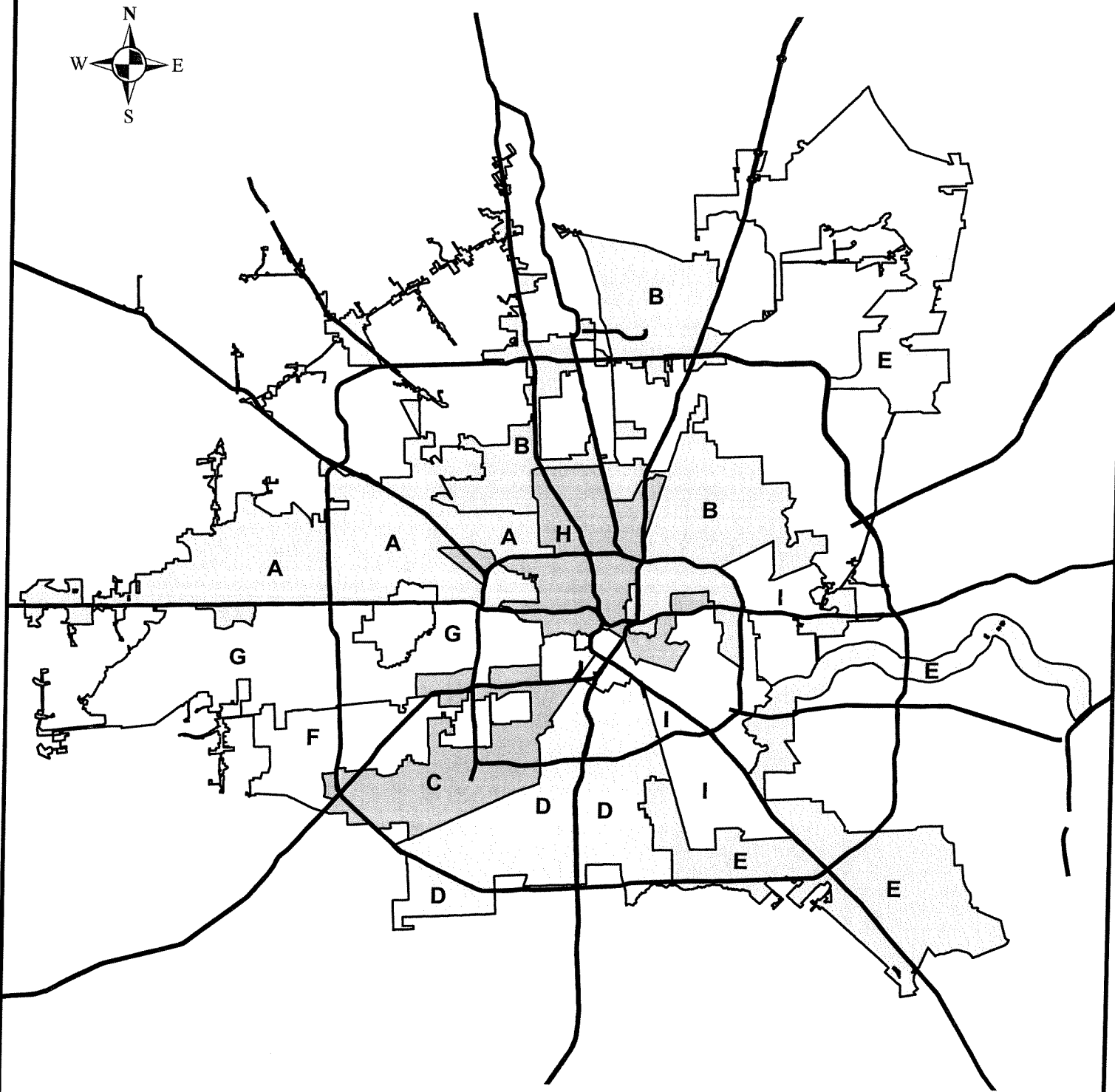
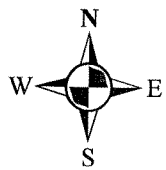
c: Marty Stein Susan Bandy Velma Laws Craig Foster
Waynette Chan Gary Norman w/attachments File: 1.2 RCA

REQUIRED AUTHORIZATION

20-CUIC#RA05

Finance Department:**Other Authorization:****Other Authorization:**

 Daniel R. Menendez, P.E., Deputy Director
 Engineering and Construction Division



PROJECT LOCATION = CITY WIDE

**GENERIC CITY WIDE OVERLAY PACKAGE #13
(WORK ORDER CONTRACT)**

WBS NO. N-001037-0053-4