

**Please Join Us for Our
Upcoming Community
Meetings**

915 Northwood Street
Typically on the First Thursday of
the Month

January 8, 2015

February 5, 2015

March 5, 2015

Neighbor Nights

First neighbor night of the year will be hosted on **Saturday, February 21st at the home of Zac and Angelica Schaefer from 6pm until 9pm.** Location to be announced.

Future neighbor nights to be announced in the February newsletter - are any volunteers able to host an event? It can be at your home, or at one of the neighborhood's many pleasant restaurants or

Newsletter for the Brooke Smith, Oakdale Place, and Lezzieton Terrace Subdivisions

Montie Beach News

Boletín de noticias para las Vecindades de Brooke Smith, Oakdale Place, & Lezzieton Terrace

January 2014

Happy New Year and 2014's Montie Beach Year in Review

From all of the 2014 MBCC officers, we wanted to thank our members and community for such a fun and dynamic year. A year marked with these signal developments:

8 successful and lively neighbor night events.

More than 15 applications submitted for Minimum Lot Size and/or Special Minimum Building Line to help preserve our neighborhood.

One development of a great plan to update our neighborhood signage.

Hundreds of kids given fruit for their weekends through the generosity of MBCC members and the **Boys and Girls Clubs**.

Attention to **numerous** details of neighborhood life through our officers and the City Council members' staffs.

- the creation of **several** chair positions moving into 2015 that will allow us to spread the influence of our organization and use the combined talents of our neighbors to make our community an even more exceptional place to be.

Thank you to all and a Happy New Year!

Chapter 42, our Neighborhood Preservation. An update by Ch. 42 Chair Tim Goings

As we start the new year I want to congratulate everyone who has helped preserve the character of our beautiful neighborhood by filing an application under the city's land development code, Chapter 42. The Special Minimum Lot Size (SMLS) and Special Minimum Building Line (SMBL) programs allow neighbors to preserve existing lot sizes, prevent incompatible development and ensure that future structures conform to existing building lines.

Although the Montie Beach Civic Club has always supported this movement, over the past year we have renewed our efforts to encourage members to get involved. These efforts have paid off in a big way. In December 2013 there were 8 blocks with both SMLS and SMBL protection and an additional 4 blocks with SMLS protection only. As of the end of this past December, we have over 30 blocks in various stages of the application process. Most of these applications include both SMLS and SMBL petitions. This represents almost 30% of blocks in the entire neighborhood! Please see the map on the next page for the status of specific applications.

Although it is impossible to measure our success in terms of how many potential undesirable developments we have kept out of the neighborhood, we do know of at least two instances of this happening. The first involved a 100' X 100' lot with 4 small run down houses on it which had recently been sold. Alert neighbors on the block contacted MBCC for assistance with filing a Chapter 42 application. →



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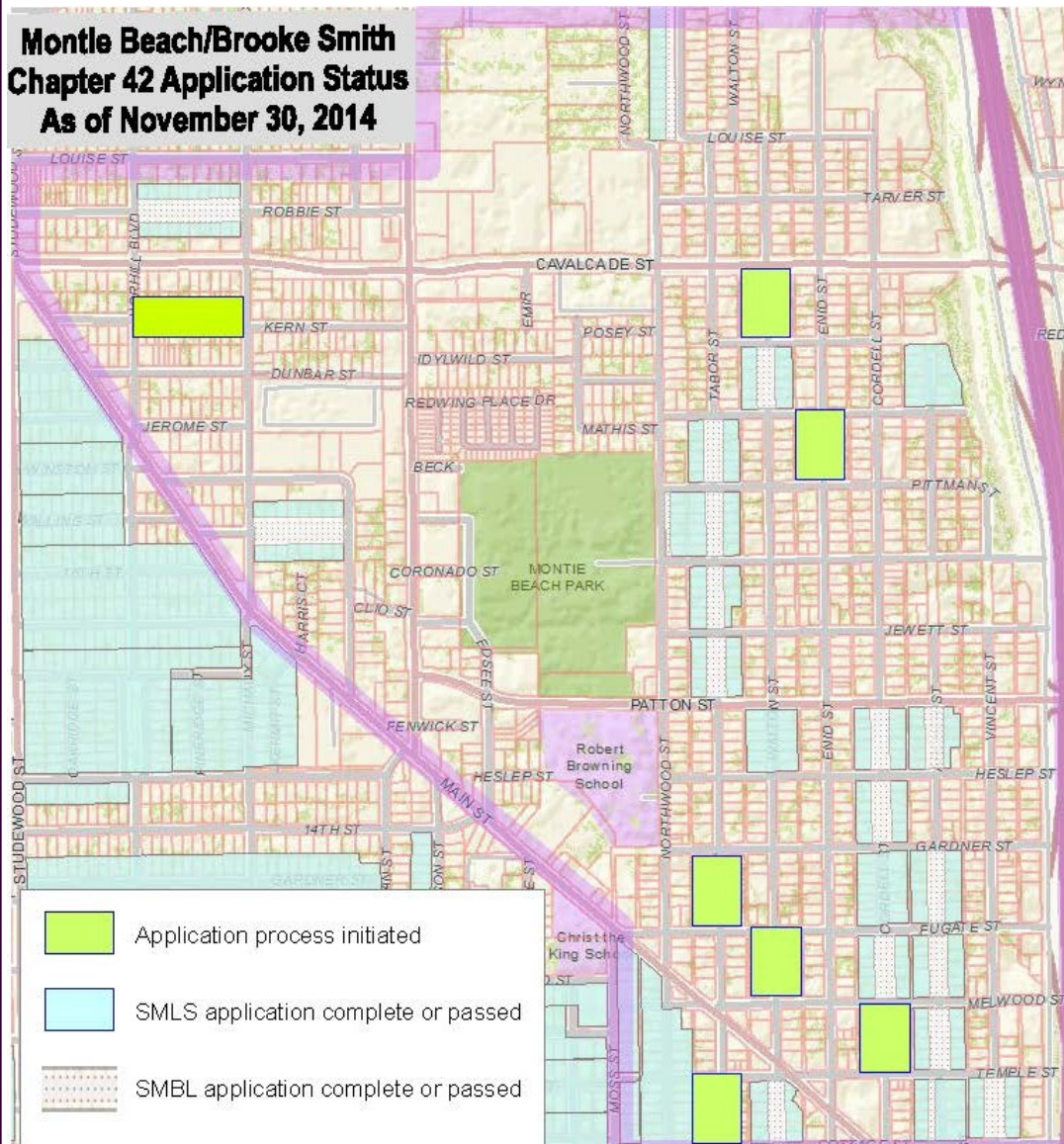
Kristy Ashby
Vice President

Candace Stoefer
Secretary

Amelia Gonzales
Treasurer

Several of us in the immediate area had been concerned about this property since it was obviously a "tear down." The application was filed in late July. A replat request was submitted on the last day possible for that application cycle, in late September, to subdivide the lot into four 25' X 100' lots which

**Montie Beach/Brooke Smith
Chapter 42 Application Status
As of November 30, 2014**



would have allowed townhouses to be built; however, since our SMLS application had already been filed, the replat was denied.

The second instance involved some commercial property which had changed hands earlier last year. Neighbors had heard rumors of plans to build townhouses on the lot. After a search for a potential petitioner, a concerned property owner finally stepped up to the challenge. The application was filed in late September. The property owner subsequently filed a replat request to subdivide the 150' X 150' lot into 9 lots for "lofts." →

Continued Thanks! to Kay Harnden and Suzanne Anderson Properties for donating their time, printer, and ink to print our MBCC Newsletter.

MBCC Membership Application 2015 / MBCC Calidad De Miembro Aplicación

Newsletter advertising rates for 2015: Monthly \$20, Semi-annually \$100, Annually \$190

NAME(S) / NOMBRE(S) _____

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EMAIL ADDRESS _____

\$15.00 Homeowner \$10.00 Renter \$6.00 Senior (over 65) \$25.00 Business

For advertising info please call Amelia at (713)864-3908

Please make checks payable to: Montie Beach Civic Club and mail to: P.O. Box 30111, Houston, TX 77249-0111

As of this writing the owner has filed a protest to our application and a public hearing will be scheduled with the Houston Planning Commission. We will have a presence at the hearing.

Expect even more Chapter 42 filings throughout our neighborhood in 2015. Please email me @ timgoings@gmail.com or contact one of our civic club officers for more information on how we can assist you with filing your block










Letter from neighbors Alex and Lisa Eureste, homeowners on the 500 block of Cordell

Alex and I have lived in Brooke Smith for almost five years and have seen a lot of change in the neighborhood in that short amount of time. We started noticing the sign on Patton by Browning Elementary for the monthly civic club meetings. We decided to check it out and see what the civic club was all about. There was a lot of talk about Minimum Lot Size and how each block was to get a petition signed to keep builders from building a group of town homes on a single lot.






We were puzzled, thinking, “everybody loves it here, why would they move?” Then one day, we saw a For Sale sign pop up on the 10,000 sq. ft. lot across the street that has 4 small houses on it. What if they build townhouses across the street? Parking and traffic were our biggest concerns. Even though some of us use our back alleys, there are still plenty of cars that park on the street. We also want to continue to walk the neighborhood with our daughter, Allie, without having to worry about increased traffic. As Realtors, we see the benefits of Minimum Lot Size for certain neighborhoods like ours, providing a certain lifestyle that is hard to find in more populated areas.

When we got the Civic Club involved, they put us in contact with Angelica Shaeffer, the Vice President of Events. We met with Angelica and she told us exactly what we needed to do. This made a huge difference, as we couldn’t imagine trying to figure the process out ourselves. Our neighbors were so happy that we were doing this for our block and we got the petition signed in two days! We then received our hearing date and had no opposition, so the planning commission voted for us. Victory!!! Thankfully we barely beat the investor who was planning on re-platting the lot to put town homes there.

January 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2  	3
4	5	6	7	8   	9	10
11	12	13	14	15 	16	17
18	19	20	21	22  	23	24
25	26	27	28	29 	30	31

Calendar Key

-  MBCC Meeting / NNO
-  Regular Trash Pickup / Recogida de Basura
-  Recycling Pickup / Riciclaje
-  Heavy Haul Trash / Basura Pesado
-  Large Trees & Limbs / Árboles Grande

*Tree Waste/Junk Waste for addresses South of N. Main are on 3rd Wednesday of the Month, North of N. Main are on 1st Friday.

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Pardon our dust, the newsletter is under construction.

If you would like to help with content for the newsletter, please contact a board member!

We are interested in articles, pictures and notes for consideration for future issues.



Continued Thanks!...to Anthony and Kay Harnden and Berkshire Hathaway for donating their time, printer, and ink to print the MBCC Newsletter.

Renew for 2015 or advertise with your newsletter!
Details Inside

M. Andrew Seerden

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Montie Beach Community Center Activities / Actividades

Afterschool Enrichment—Aerobics—Weekday Walking Club—Zumba—Extreme Couponing—Jewelry Making—Ceramics—Computer Classes and Computer Lab—Self Defense: Beginner and Advanced

Contact the Montie Beach Park & Community Center at (713)864-6820 — 915 Northwood St

Open Mon. - Thu. 12:00 p.m. – 8:00 p.m.. and Fri. 11:00 a.m. – 7:00 p.m.