

## **4Q2015 RPCA GENERAL MEETING MINUTES**

**November 17, 2015**

**Zoe's Kitchen, 3701 S. Shepherd**

**Meeting Start Time 7:08 PM**

**Number of Attendees: 18 Neighbors including 6 Board Members**

### **Open Issues**

#### **National Night Out Recap**

The Richwood Place National Night Out party on October 6<sup>th</sup> was attended by 100 individuals,(adults and children),representing approximately 40 households. The Fire Trucks from Station 16 were unable to attend this year but we did have representation from the Houston Police Department. The event was a great success with many residents enjoying the live music, good food, and visiting with neighbors. It was decided that for a business to promote themselves at our events in the future they should help underwrite the event as a Sponsor as several of our local Realtors have done in the past.

#### **RPCA Welcome Packet for New Residents**

Cliff Helmcamp is designing a packet to be distributed to new residents moving into the neighborhood. It will describe the history of Richwood Place and include information about the Richwood Place Civic Association. Also included will be a copy of the Association By-Laws and

a copy of the Richwood Place Deed Restrictions along with store coupons and information about community organizations. It was suggested that new residents also be given a one year free membership in RPCA. It was also suggested that RPCA contact local businesses to invite them to sponsor promotions to be included in the packet.

### **Treasurer's Report**

RPCA has 47 paid membership households for 2015. Our bank balance as of 11-12-2015 is \$5730.69.

### **NEW BUSINESS**

#### **Mia Bella/Papa Mio Property for Sale**

The properties in the 1900/2000 block of Lexington housing the vacant Papa Mio restaurant, Ambrosia restaurant, and a parking lot are up for sale by the owner. The asking price is 1.89 million dollars for the combined three 6250 sq ft lots. RPCA expressed a desire at the meeting for these properties to be transitioned to residential use. It was suggested that we may be willing to grant a Deed Restriction variance if a developer purchased the properties with the intent to construct single family housing.

## **Deed Restrictions Report**

### 2038 Norfolk

The owners of the shopping center on Shepherd containing Zoe's Kitchen have an option to buy the property at 2038 Norfolk with the intent of tearing it down and expanding the shopping center. 2038 Norfolk is deed restricted and RPCA has contacted the City of Houston informing them of this as well as our opposition to the planned project. The residents adjacent to 2038 Norfolk also strongly oppose the planned shopping center expansion. The developer has acknowledged that the property is deed restricted and no meeting on a variance with the City of Houston is scheduled at this time.

### **KGriff Property Sold**

The two lots on the South side of the 1900 block of Lexington housing the KGriff Investigative Agency and a parking lot have been sold to a developer that is known for townhouse development. The properties are not deed restricted and the South side of that block on Lexington does not have Minimum Lot Size/Minimum Building Line protection. It is likely that a townhouse project of some sort will be built on the two lots. Several residents at the meeting welcomed that as an improvement from the current commercial use of the properties.

### **Montroze TIRZ**

District C Councilmember Ellen Cohen has been working on forming a Montrose TIRZ. A Tax Increment Reinvestment Zone is a special area of

the city created by resident petition or by City Council. A TIRZ creates and extends projects which, in turn, attract development to those areas. Through many community meetings it was decided that the TIRZ would focus on the Richmond, Montrose, West Alabama, and Westheimer corridors to achieve the goal of improved mobility in the area. There was also an interest shown in focusing on workforce housing. A vote on the TIRZ could take place at the City Council meeting on December 2<sup>nd</sup>. This is a link to the FAQ about the Montrose TIRZ: <http://www.houstontx.gov/council/c/documents/TIRZFAQs.pdf>

### **Election of 2016 Board Members**

These are the results of the election of 2016 Board members:

President: Kevin McDaniel [kevin.mcdaniel@gmail.com](mailto:kevin.mcdaniel@gmail.com)

Vice President: Cliff Helmcamp [cliff@greenwoodking.com](mailto:cliff@greenwoodking.com)

Secretary: Ethan Perry [perrye475@yahoo.com](mailto:perrye475@yahoo.com)

Treasurer: John Cornwell [cornwell@rice.edu](mailto:cornwell@rice.edu)

Councillor Sean Palavan [sean@palavan.com](mailto:sean@palavan.com)

Councillor John Geiss [jgeissjr@comcast.net](mailto:jgeissjr@comcast.net)

## **Comments**

Ethan Perry reported that he had two bikes stolen from his fenced in backyard at 1901 Norfolk.

Jeffrey Kolb mentioned that all of the construction vehicles involved with the new house construction at the corner of Woodhead and Norfolk are blocking the 1700 Block of Norfolk to the extent that the City garbage and recycling trucks can't make it down the street for their collection.

**Meeting Adjourned at 8:01 PM.**

