

**AGENDA - COUNCIL MEETING - TUESDAY - APRIL 7, 2009 - 1:30 P. M.**  
**COUNCIL CHAMBER - SECOND FLOOR - CITY HALL**  
**901 BAGBY - HOUSTON, TEXAS**

**PRAYER AND PLEDGE OF ALLEGIANCE** - Council Member Jones

**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 - APRIL 8, 2009 - 9:00 A. M.**

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

**MAYOR'S REPORT**

Update on Public Safety Initiatives: Convenience Stores and Apartment Security

**CONSENT AGENDA NUMBERS 1 through 18**

**MISCELLANEOUS** - NUMBER 1

1. REQUEST from Mayor for confirmation of the appointment of the following to the City of Houston  
**DEFERRED COMPENSATION ADVISORY COMMITTEE:**  
Position One - **COUNCIL MEMBER WANDA ADAMS**, as the City Council designee  
Position Seven - **MR. JIA WEN PETER NG**

**AGENDA - APRIL 8, 2009 - PAGE 2**

**PURCHASING AND TABULATION OF BIDS** - NUMBERS 2 through 7

2. ORDINANCE appropriating \$157,078.80 out of Equipment Acquisition Consolidated Fund to Purchase Automated External Defibrillators for Houston Parks & Recreation Department
  - a. **MEDTRONIC PHYSIO CONTROL CORPORATION** for Purchase of Automated External Defibrillators for Parks & Recreation Department
3. **COMMAND & CONTROL ENVIRONMENTS** for Purchase of Dispatch Consoles/Workstations from the State of Texas Procurement and Support Services Contract through the State of Texas Cooperative Purchasing Program for Houston Police Department - \$306,791.97 - General and Houston Emergency Center Funds
4. **THE HON COMPANY** - \$375,575.32 and **JIMENEZ CONTRACT SERVICES** - \$155,384.56 for Office Furniture from the State of Texas Procurement and Support Services Contract through the State of Texas Cooperative Purchasing Program for Houston Police Department - General Fund
5. **GTSI, CORP.** for Hardware, Software, Maintenance and Installation Services through the City's Intergovernmental Agreement with the County of Fairfax, VA, for Computer Products and Services under Section 791.025 of the Government Code for Department of Public Works & Engineering - \$833,168.98 - Enterprise and Building Inspection Funds
  - a. **HEWLETT-PACKARD COMPANY** for Hardware, Software, and Maintenance Support through the City's Master Agreement with the Texas Department of Information Resources for Department of Public Works & Engineering - \$119,188.04 - Enterprise and Building Inspection Funds
6. ORDINANCE appropriating \$756,884.00 out of Equipment Acquisition Consolidated Fund for Purchase of Medium- and Heavy-Duty Cabs & Chassis and Truck Bodies for Various Departments
  - a. **TOMMIE VAUGHN MOTORS, INC** - \$603,017.00, **PHILPOTT MOTORS, LTD., d/b/a PHILPOTT FORD, PHILPOTT TOYOTA** - \$395,110.00 and **LONE STAR CHEVROLET** - \$75,997.00 for Medium- and Heavy-Duty Cabs & Chassis and Truck Bodies for Various Departments Equipment Acquisition Consolidated Fund and \$317,240.00 - Enterprise Fund
7. **CITY BUILD UTILITY SUPPLY (Bid No. 1)** for Traffic Safety Devices for Various Departments \$135,000.00 - General Fund

**RESOLUTIONS AND ORDINANCES** - NUMBERS 8 through 18

8. RESOLUTION designating **AUDUBON PLACE** as an Historic District - **DISTRICT D - ADAMS**
9. RESOLUTION designating a certain property at 3605 Del Monte Drive within the City of Houston as a landmark and protected landmark - **DISTRICT G - HOLM**
10. ORDINANCE approving and authorizing contract between the City of Houston and **HARRIS COUNTY** relating to City Special Election to be held on May 9, 2009 and the possible subsequent Run-Off Election; providing a maximum contract amount - \$400,000.00 - General Fund
11. ORDINANCE appointing various Election Officials for the City of Houston Special Election to fill the vacancy in the Office of Council Member, District H for the unexpired term, such election to be held on May 9, 2009, and any required Runoff Election; prescribing the maximum number of election clerks for each voting precinct; containing findings and other provisions related to the subject; providing for severability; providing a repealer

**RESOLUTIONS AND ORDINANCES** - continued

12. ORDINANCE finding and determining that public convenience and necessity no longer require the continued use of (I) Montana Street, from IH-10 to Spencer Street (Parcel SY7-109B), (II) Excess, Fee-owned Herd Street from Montana Street to its terminus (Parcel SY7-109C), (III) Spencer Street from Bass Street to Montana Street (Parcel SY7-109A) and (IV) an Excess, Fee-owned Gully (Parcel SY7-109D), authorizing the sale of the fee-owned Herd Street and the Gully, and vacating and abandoning Montana Street and Spencer Street to White Oak Hill, LP, and Bass Court Village, LP, the abutting owners, as their interests appear between the two of them, in consideration of the conveyance to the City of (V) sufficient right of way to widen Bass Street to 60 feet (Parcel AY7-255) and (VI) a Drainage Easement (Parcel LY6-008), and the payment of \$5,200.00, and other consideration to the City; all six (6) parcels being out of the John Austin Survey, A-1, Houston, Harris County, Texas - **DISTRICT H**
13. ORDINANCE consenting to the addition of 133.87 acres of land to **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163**, for inclusion in its district
14. ORDINANCE approving and authorizing Interlocal Agreement between the City and **HARRIS COUNTY** for provision of Community Case Management Services targeted to Not-In-Care and newly diagnosed People Living with HIV/AIDS in the Houston EMA pursuant to the Ryan White HIV/AIDS Treatment Modernization Act of 2006 - \$256,500.00 - Grant Fund
15. ORDINANCE appropriating \$9,664,360.00 from the Reimbursement of Equipment/Projects Fund; approving and authorizing contract between the City and **T.A.C. AMERICAS, INC** for Energy Conservation Measures, WBS D-000138-0001-1 - **DISTRICTS C - CLUTTERBUCK; E - SULLIVAN; G - HOLM and I - RODRIGUEZ**
16. ORDINANCE approving and authorizing Joint Funding Agreement between the City of Houston and **THE UNITED STATES GEOLOGICAL SOCIETY** for Water Resource Investigation and Monitoring; providing a maximum contract amount - \$840,550.00 - Enterprise Fund
17. ORDINANCE awarding contract to **BIWAY INTERNATIONAL TECHNOLOGY, INC dba BIWAY MEDIA** for Television Production Services for Municipal Channel; providing a maximum contract amount - 3 years with two one-year options - \$904,899.03 - Cable Television Fund
18. ORDINANCE appropriating \$815,814.00 out of Water & Sewer System Consolidated Construction Fund and approving and authorizing Engineering Services Contract between the City of Houston and **INFRASTRUCTURE ASSOCIATES, INC** for Engineering Services associated with Design of Neighborhood Sewer System Improvements - **DISTRICT H**

**END OF CONSENT AGENDA**

**CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA**

**MATTERS HELD** - NUMBERS 19 through 21

19. RECOMMENDATION from Director Department of Public Works & Engineering, reviewed and approved by the Joint Referral Committee, on request from Mario Escobedo, for sale of ±6,420 square feet of excess, fee-owned Fulton Street right-of-way, within Lots 10 and 11, Block 99, located in the Irvington Addition, out of the John Austin Survey, A-1, Parcel SY9-042  
**DISTRICT H - TAGGED BY COUNCIL MEMBER NORIEGA**  
This was Item 7 on Agenda of April 1, 2009
  
20. ORDINANCE approving the third amendment to the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Five, City of Houston, Texas (Memorial-Heights Zone); authorizing the City Secretary to distribute such plans; determining the portion of tax increment the City will pay from the area annexed into the Zone - **DISTRICTS A - LAWRENCE; D - ADAMS; G - HOLM and DISTRICT H**  
**TAGGED BY COUNCIL MEMBERS JONES, CLUTTERBUCK and HOLM**  
This was Item 20 on Agenda of April 1, 2009
  
21. REVIEW on the record and make determination relative to the appeal from the decision of the Automotive Review Board, filed by Mr. Gregory Rincon on behalf of Richard and Patricia Gonzales for application for Automotive Storage Lot License #90619 for **STAN'S WRECKER SERVICE, INC**, 3551 Almeda Genoa - **TAGGED BY COUNCIL MEMBER ADAMS**  
This was Item 39 on Agenda of April 1, 2009

**MATTERS TO BE PRESENTED BY COUNCIL MEMBERS** - Council Member Holm first

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

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

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

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

**NOTICE** is hereby given that a Regular Meeting of the City Council of the City of Houston will be held **TUESDAY, APRIL 7, 2009 at 1:30 p.m. and WEDNESDAY, APRIL 8, 2009 at 9:00 a.m.** with the reading of the descriptions, captions or titles of the agenda items by the City Secretary to begin not earlier than 60 minutes before the scheduled commencement, in the Council Chamber, Second Floor, City Hall, 901 Bagby, for the purpose of conducting the regular business and affairs of the City of Houston listed on the attached Agenda.

WITNESS my official signature this the 3rd day of APRIL, 2009.

\_\_\_\_\_  
/s/ Anna Russell

City Secretary

**CERTIFICATE**

I certify that the attached notice of meeting was posted on the Bulletin Board of the City Hall of the City of Houston, Texas, on APRIL 3, 2009 at 4:20 p.m.

by /s/ L. Malbro

for Anna Russell  
City Secretary

**CITY COUNCIL CHAMBER – CITY HALL 2<sup>nd</sup> FLOOR – TUESDAY  
APRIL 7, 2009 – 2:00PM**

**AGENDA**

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3MIN 3MIN 3MIN

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**NON-AGENDA**

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1MIN 1MIN 1MIN

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MR. MORGAN HOLMAN – 3211 McIlhenny – 77004 – 832-438-2620 – Living Conditions

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3MIN 3MIN 3MIN

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MR. JOE JORDAN – 2615 Waugh Dr. – 77006 – 713-680-3181 – Avis Rental Car

MR. WILLIAM BEAL - 4718 Boicewood – 77016 – 713-633-0126 – Reaganomics: President Ronald Wilson  
Reagan: Money, Executioner

MS. LINDA MCCLEAN – Post Office Box 36198 – 77236 – 832-641-0519 – Unclaimed funds – Tempie  
Services

MR. DELL YORK – 8855 Gulf Freeway – 77017 – 281-995-5995 – When are you guys going to stop throwing  
money away

MR. DARNELL GREEN – 5531 Goldspier – 77091 – 713-688-0957 – Tags and Bags – Trash pick up

MS. MONIQUE CLINTON – 6725 Run Oak – 77028 – 281-902-9767 – Discriminated out of College Program

MR. AL DAVIS – 1433 Memorial Dr., No. 40 – 77079 – 713-816-0007 – Landscaping Road frontage on  
Memorial Dr.

MR. PAUL MAGAZINER – 3773 Richmond Ave. – 77046 – 713-626-4045 – Houston Transit Authority

MR. CHARLES MARTEL – 2606 Sakowotiz – 77026 – 713-670-7123 – Wrongfully accused

MR. JOHNNY ROBINBSON – 7819 Huffman – 77016 – 713-631-1758 – Construction Triangle Garden

MS. TINA ARAUJO – 815 Live Oak – 77003 – 713-504-2042 – Update on east Downtown

MR. /COACH R. J. BOBBY TAYLOR - 3107 Sumpter – 77026 – 202-FA3-4511 – Behavior Coward  
Conspiracy who in 1979 to use my children

MS. DAPHNE SCARBROUGH – 2016 Richmond Ave – 77098 – 713-523-8413 – Metro

MS. MELVA DENSON – 6607 W. TC Jester Blvd. – 77091 – 713-515-1612 – Youth Organizations

**PREVIOUS**

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1MIN 1MIN 1MIN

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MR. CHARLES CUPP - 1237 Althea Dr. - 77018 – Prohibited Yard Parking Ordinance

MS. MARY TAYLOR – 1403 Fashion Hill Dr. – 77088 – 281-445-0682 – YMCA \$50 Million

MS. LORETTA KISER-JASPER - 13007 Wilde Glen Ln. – 77072 – 832-889-7702 – Sheriff Department  
wrongfully accused my son

MRS. OLLIE GARRY – 7915 Rand – 77028 – 713-674-0941 – Condition of our Neighborhood

MR. RICHARD GARRY - 7915 Rand – 77028 – 713-674-0941 – Permit and Code Violations

MS. DEBORAH ELAINE ATKINS – Post Office Box 263252 – 77207 – 832-292-5203 – I want to adopt some blocks for money

PRESIDENT JOSEPH CHARLES - Post Office Box 524373 - 77052-4373 - 832-407-5344 – HPD false arrest cases w/assassination attempts w/police brutality – ER-Protection W/HACH

MR. JAMES PARTSCH-GALVAN – 1611 Holman – 77004 – 713-528-2607 – President Obama and World Cup 2010 in Africa





BILL WHITE  
MAYOR

OFFICE OF THE MAYOR  
CITY OF HOUSTON  
TEXAS

APR 08 2009

COPY TO EACH MEMBER OF COUNCIL:  
CITY SECRETARY: 3-27-09  
COUNCIL MEMBER: \_\_\_\_\_  
date

March 27, 2009

The Honorable City Council  
City of Houston

Dear Council Members:

Pursuant to Article XV of the First Amended Section 457 Eligible Deferred Compensation Plan Document, adopted by Ordinance 2005-1113, I hereby appoint, subject to Council confirmation, the following individuals to the City of Houston Deferred Compensation Advisory Committee.

Council Member Wanda Adams, as the City Council Member designee, for Position One and Mr. Jia Wen Peter Ng, for Position Seven.

Sincerely,

A handwritten signature in cursive script that reads "Bill White".

Bill White  
Mayor

BW:CC:jsk

Attachment

cc: Ms. Sherry Mose, 457 Plan Administrators, Finance Department  
Mr. Ralph Marsh, Chair, City of Houston Deferred Compensation Advisory Committee



REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

<b>Subject:</b> Purchase Automated External Defibrillators (AED's) for the Parks and Recreation Department	Category #	Page 1 of 1	Agenda Item <b>2+2A</b>
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<b>FROM (Department or other point of origin):</b> Houston Parks and Recreation Department	<b>Origination Date:</b> January 8, 2009	<b>Agenda Date</b> APR 08 2009
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<b>DIRECTOR'S SIGNATURE:</b> Joe Turner, Director 	<b>Council District(s) affected:</b> All
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<b>For additional information contact:</b> Harold Norris, 713-408-1663 Dan Pederson, 713-865-4507	<b>Date and Identification of prior authorizing Council Action:</b> N/A
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**RECOMMENDATION: (Summary):**  
Approve an ordinance authorizing the appropriation of \$157,078.80 (Fund 1800) and approve the purchase of Automated External Defibrillators (AED's) for the Parks and Recreation Department.

<b>Amount of Funding:</b> \$157,078.80 Equipment Acquisition Consolidated - Fund (1800)	<b>Finance Budget:</b>
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**SPECIFIC EXPLANATION:**

Council is asked to approve an appropriation of funds for the purchase of 81 Automated External Defibrillators (AEDs) and 63 wall mount units for HPARD facilities, and to authorize the issuance of a purchase order to Medtronic Physio Control Corporation. Each AED comes with a five-year warranty and an annual inspection by the vendor. HPARD currently has AED units located in various aquatic centers, community centers, and maintenance facilities. The purchase of additional 81 AED's will ensure that every COH community center, aquatic center and maintenance facility has a life-saving AED (location list for new AED sites attached).

These units are portable, self-contained, battery-operated, and user-friendly cardiac defibrillators designed for use by first responders for cardiac emergencies. The units are small, lightweight electronic devices that are designed to allow minimally-trained people to provide lifesaving defibrillation (electric shock to the heart) to victims of sudden cardiac arrest. An AED is very simple to use yet houses the sophisticated defibrillation technology relied on by emergency medical service personnel and physicians.

The Houston Fire Department will monitor this purchase and ensure compliance with Administrative Procedures No. 2-19 and AED guidelines, which state that all City of Houston facilities and buildings must have this life saving device available to employees and the general public.

This procurement falls within the Health and Safety exception in Section 525.022(a)(2) of the Local Government Code.

REQUIRED AUTHORIZATION

Finance Director:	Other Authorization:	Other Authorization:
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# CITY OF HOUSTON

Fire Department

## Interoffice

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Correspondence

**To:** Marty Stein

**From:** Karen DuPont

**Date:** April 3, 2009

**Subject:** AED Purchase

The Houston Fire Department actively maintains and administrates issues regarding Public Access Defibrillators in all City of Houston facilities. We have upheld this responsibility for several years as well as implementation and continued supervision. Engineer Operator Ramiro Reyna is in charge of this program and keeps all records of activity including and not limited to inspections, maintenance and operational readiness on these devices. It is a full time job as we administrate currently over 200 AEDs for 7 City Departments. This purchase by Parks is to replace several devices that have either been lost or are no longer functional along with additional sites not previously equipped with AED's. We are aware of this significant purchase and are prepared to assume responsibility for their continued operational performance. Please contact me if you have any questions related to the Public Access Defibrillator program as maintained by HFD.

**Cc:** Dan Pederson  
Ramiro Reyna

Facility	AED's Present		Cabinet Needed	Address	Phone Number	Key Map Location
	Yes	No				
Alameda Community Center		X	X	14201 Alameda Sch. Rd.	713-434-1909	572Y
Beverly Hills Community Center		X		9800 Kingsport	713-948-9065	576S
Burnett Bayland Community Center		X	X	6200 Chimney Rock	713-668-4516	531B
Candlelight Community Center		X	X	1520 Candlelight	713-682-3587	452F
Carverdale Community Center		X	X	9920 Porto Rico	713-895-6141	450A
Chariton Community Center		X	X	8200 Park Place Blvd.	713-645-3589	535P
Cherryhurst Community Center		X	X	1700 Missouri	713-284-1992	492V
Clinton Community Center		X	X	200 Mississippi	713-673-0955	495U
Cloverland Community Center		X		11800 Scott	713-733-4581	573L
Crestmont Community Center		X	X	5200 Selinsky	713-733-2236	574J
Dezavala Community Center		X	X	7521 Avenue H	713-923-5163	495S
Edgewood Community Center		X	X	5803 Belfort	713-734-8434	534X
Emancipation Community Center		X	X	3018 Dowling	713-284-1301	493U
Finnigan Community Center		X	X	4900 Providence	713-678-7385	494G
Freed Community Center		X	X	6818 Shady Villa	713-682-4467	451Y
Garden Villas Community Center		X	X	6720 S. Haywood	713-847-5168	535W
Godwin Community Center		X	X	5101 Rutherglen	713-726-7114	531S
Hartman Community Center		X	X	9311 E. Avenue P	713-928-4803	535C
Highland Community Center		X	X	3316 DeSoto	713-956-9137	451D
Hobart Taylor Community Center		X	X	8100 Kenton	713-674-3959	455P
Independence Hts Community Center		X	X	603 East 35th	713-867-0373	453N
Ingando Community Center		X	X	7302 Keller	713-643-4764	535E
Lakewood Community Center		X	X	8811 Feland	713-636-8217	455G
Landsdale Community Center		X	X	8201 Ross	713-272-3668	530K
Lincoln Community Center		X		979 Grenshaw	281-447-0158	412Q
Linkwood Community Center		X	X	3699 Norris	713-314-3107	532P
Love Community Center		X		1000 West 12th	713-867-0497	452Z
Meadowcreek Community Center		X	X	5333 Berry Creek	713-946-9020	536S
Melrose Community Center		X	X	12200 Melrose Park Rd.	281-447-0514	413U
Milroy Community Center		X	X	1205 Yale	713-867-0397	452Z
Monte Beach Community Center		X	X	915 Northwood	713-864-6820	453X
Platou Community Center		X	X	11655 Chimney Rock	713-726-7107	571B
Proctor Plaza Community Center		X	X	803 West Temple	713-862-6907	453X
River Oaks Community Center		X	X	3600 Locke Lane	713-622-5998	492T
Sagemont Community Center		X	X	11507 Hughes	281-922-2343	576Y
Settegast Community Center		X	X	3000 Garrow	713-238-2200	494N
Shady Lane Community Center		X	X	10220 Shady Lane	713-742-1503	414W
Sharpstown Community Center		X	X	6600 Harbor Town	713-988-5328	530F
Stude Community Center		X		1031 Stude	713-867-0496	493B
Swiney Community Center		X	X	2812 Cline	713-238-2197	494J
Tuffly Community Center		X		3200 Russell	713-674-2355	494B
Windsor Village Community Center		X	X	14441 Croquet	713-726-7113	571P
Woodland Community Center		X		212 Parkview	713-867-0401	493C
Bissonnet		X	X	8910 Bissonnet	713-995-9730	530T
Clearlake		X	X	16803 Diane Lane	281-284-4936	
Cullen		X	X	18203 Groeschke	281-578-0691	447S
Herman Brown		X	X	11600 Wallisville	713-673-0057	456X
Hermann		X	X	6520 Alameda Rd.	713-677-7303	533F
Kelly		X	X	5703 Eastex Frwy	713-742-4893	454S
Kingwood		X	X	1900 Kingwood Dr. @ Water Well Rd.		296K
Langwood		X	X	6311 Saxon	713-684-1818	451K
Memorial		X	X	6501 Memorial Dr.	713-867-0390	492J
Milby		X	X	2121 Central	713-644-7136	535G
Sabine		X	X	105 Sabine	713-222-5052	534F
Sims		X	X	9500 Martin Luther King	713-738-6274	574E
Shepherd		X	X	4719 North Shepherd	713-685-8701	452M
Memorial Forestry		X	X	6501 Memorial Dr.	713-867-0379	492J
Agnes Moffit Pool		X	X	10645 Hammerly		449R
Alief Pool		X		11903 Bellaire		529F
Beverly Hills Pool		X		9800 Kingsport		576S
Cloverland Pool		X		11800 Scott		573L

Facility	AED's Present		Cabinet Needed	Address	Phone Number	Key Map Location
	Yes	No				
Dunlavy Pool		X	X	4400 Dunlavy		492Z
Eastwood Pool		X		5020 Harrisburg		494T
Glenbrook Pool		X	X	8201 North Bayou		535Q
Greenwood Pool		X	X	602 Beresford		497A
Lincoln Pool		X		979 Grenshaw		412Q
Love Pool		X		1000 West 12 <sup>th</sup>		452Z
MacGregor Pool		X		5225 Calhoun		534E
Memorial Pool		X	X	6402 Arnot		492F
Northline Pool		X	X	6902 Nordling	713-742-1512	413W
Oak Forest Pool		X	X	1400 Dubarry		452N
Reveille Pool		X	X	7700 Oak Vista		535S
Schwartz Pool		X	X	8203 Vogue		451N
Stude Pool		X		1031 Stude		493B
Sunnyside Pool		X		3502 Belfort		533X
Tidwell Pool		X		9720 Spaulding		454D
Townwood Pool		X	X	3402 Simsbrook		572P
Tuftly Pool		X		3200 Russell		494B
Westbury Pool		X	X	10605 Mullins		531W
Wilson Memorial Pool		X	X	100 Gilpin		576G
Yellowstone Pool		X	X	6900 La Salette		533L

**REQUEST FOR COUNCIL ACTION**

TO: Mayor via City Secretary

RCA# 8291

**Subject:** Purchase of Dispatch Consoles/Workstations from the State of Texas Procurement and Support Services Contract for the Houston Police Department  
S45-Q23211-S

Category #  
4

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Agenda Item

**3**

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

**Origination Date**  
March 24, 2009

**Agenda Date**  
APR 08 2009

**DIRECTOR'S SIGNATURE**  
*Calvin D. Wells*

**Council District(s) affected**  
All

**For additional information contact:**  
Joseph Fenninger Phone: (713) 308-1708  
Ray DuRousseau Phone: (832) 393-8726

**Date and Identification of prior authorizing Council Action:**

**RECOMMENDATION: (Summary)**  
Approve the purchase of dispatch consoles/workstations in the total amount of \$306,791.97 from the State of Texas Procurement and Support Services Contract for the Houston Police Department.

Award Amount: \$306,791.97

**Finance Budget**

\$253,202.66 - General Fund (1000)  
\$ 53,589.31 - Houston Emergency Center (2205)

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\$306,791.97 - Total

**SPECIFIC EXPLANATION:**

The City Purchasing Agent recommends that City Council approve the purchase of dispatch consoles/workstations in the total amount of \$306,791.97 from the State of Texas Procurement and Support Services Contract through the State of Texas Cooperative Purchasing Program for the Houston Police Department, and that authorization be given to issue purchase orders to the State contract supplier, Command & Control Environments.

The Houston Police Department intends to implement a workplace management solution to facilitate more effective operations by relocating the Houston Police Department Emergency Communication Division Teleserve Unit from 61 Riesner to the Houston Emergency Center, located at 5320 N. Shepherd, Houston, TX 77091.

The scope of work requires the contractor to provide all labor, tools, materials, equipment, supervision and transportation necessary to furnish and install twenty dispatch consoles/workstations and associated components. The consoles/workstations will be configured to accommodate staffing sufficient to handle the majority of Teleserve eligible calls. The dispatch consoles/workstations will come with the manufacturer's standard warranty and the life expectancy is 10 to 15 years.

Sections 271.081 through 271.083 of the Texas Local Government Code provide the legal authority for local governments to participate in the State of Texas Purchasing Program.

Buyer: Sandy Yen  
Purchase Requisitions: 10073277 and 10074222

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

Other Authorization:

*NDT*

*D*

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**RCA# 8121**

**Subject:** Purchase of Office Furniture from the State of Texas Procurement and Support Services Contract for the Houston Police Department.  
S45-Q23101-S

Category #  
4

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Agenda Item  
**4**

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

**Origination Date**

March 23, 2009

**Agenda Date**

APR 08 2009

**DIRECTOR'S SIGNATURE**

*Calvin D. Wells*

**Council District(s) affected**  
All

**For additional information contact:**

Joseph Fenninger *JHF 3/25/09* Phone: (713) 308-1708  
Ray DuRousseau Phone: (832) 393-8726

**Date and Identification of prior authorizing Council Action:**

**RECOMMENDATION: (Summary)**

Approve the purchase of office furniture in the total amount of \$530,959.88 from the State of Texas Procurement and Support Services Contract for the Houston Police Department.

Award Amount: \$530,959.88

**Finance Budget**

\$530,959.88 - General Fund (1000)

**SPECIFIC EXPLANATION:**

The City Purchasing Agent recommends that City Council approve the purchase of office furniture in the total amount of \$530,959.88 from the State of Texas Procurement and Support Services Contract through the State of Texas Cooperative Purchasing Program for the Houston Police Department, and that authorization be given to issue purchase orders to the State contract suppliers listed below. This office furniture will be used to furnish various offices in the Houston Police Department as detailed in the attached Furniture Distribution Summary.

**The HON Company:** Approve the purchase of systems furniture components, desks, tables, file cabinets, credenzas and chairs in the amount of \$375,575.32.

**Jimenez Contract Services:** Approve the purchase of systems furniture components and chairs in the amount of \$155,384.56.

The purchases consist of furniture to replace existing furniture that is worn and beyond economical repair, as well as provide furnishings to support existing positions. The furniture will come with the manufacturer's standard warranty and the life expectancy is 10 to 15 years. The old furniture will be sent to the Property Disposal Management Office for disposition.

Sections 271.081 through 271.083 of the Texas Local Government Code provide the legal authority for local governments to participate in the State of Texas Purchasing Program.

Attachment: Furniture Distribution Summary

Buyer: Sandy Yen

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

*[Signature]* 3/25/09

Other Authorization:

(2) MOT

**Attachment A  
Furniture Distribution Summary  
for  
RCA # 8121**

Requisition No.	DEPT	DESCRIPTION	NEW / REPLACE	LOCATION
10058020	HPD - Special Investigations Command/GSU	30 workstations and chairs	New	1200 Travis, 2nd Floor - GSD unit
10059033	HPD - Special Investigations Command/GSU	18 workstations and chairs	New	1200 Travis, 23rd Floor - Records Division
10059144	HPD - Special Investigations Command/GSU	17 workstations	Replacement	9455 West Montgomery Rd. - North Narcotics
10071189	HPD - Administrative Operations Exec. Cmd.	(1) Loveseat, (1) double pedestal desk	New / Replacement	1200 Travis, 18th Floor
10071195	HPD - Internal Affairs	(25) high-back chairs, (37) guest chairs, (1) end table, (1) coffee table, (1) single pedestal desk, (1) credenza, (2) stack-on storage, (1) credenza w/ lateral file, (1) bridge, (1) right pedestal desk, (1) bookcase, (1) 2 drawer lateral file, (4) single pedestal desks, (4) credenzas, (4) stack-on PC organizers	Replacement	1200 Travis, 20th Floor
10071196	HPD - Office of Inspector General	(12) task chairs, (8) task chairs w/adj. arms	Replacement	61 Riesner, Room 350
10071198	HPD - Human Resources	(46) burgundy mid-back chairs, (3) black mid-back chairs, (1) task chair, (1) mid-back fixed arm chair, (6) 4 drawer lateral files, (1) credenza w/doors, (1) double pedestal desk, (1) conference table w/racetrack top, (1) conference table w/slab base kit	Replacement	1200 Travis, 13th Floor
10071199	HPD - Psychological Services	(5) sofas, (5) arm chair reception seating, (2) work chairs	Replacement	12707 North Freeway, Ste. 540
10071230	HPD - Internal Investigations Command	(1) 4 drawer vertical file, (11) mid-back chairs, (1) racetrack top, (3) half-arch leg base, (2) rectangular table tops, (2) t-base kits	Replacement	1200 Travis, 20th Floor
10071301	HPD - Budget & Finance	(10) high back chairs, (10) mid-back chairs	Replacement	1200 Travis, 2nd and 17th Floor, Procurement Division
10071302	HPD - Chief of Police	(31) high-back chairs	Replacement	1200 Travis, 16th Floor
10071303	HPD - Public Affairs	(10) mid-back chairs, (3) high-back chairs, (1) 2 drawer lateral file, (3) left pedestal desks, (3) credenzas, (3) stack-on storage	New / Replacement	1200 Travis, 21st Floor
10071305	HPD - Auto Theft	(11) 4 drawer lateral cabinets	Replacement	1200 Travis, 5th Floor



**Attachment A  
Furniture Distribution Summary  
for  
RCA # 8121**

Requisition No.	DEPT	DESCRIPTION	NEW / REPLACE	LOCATION
10071306	HPD - Burglary & Theft	(3) 5-shelf bookcases, (8) high-back chairs, (4) guest chairs, (33) mid-back chairs	New / Replacement	1200 Travis, 9th Floor
10071308	HPD - Criminal Investigations Command	(1) curved corner unit, (2) curved returns, (3) credenzas, (2) stack-on storage, (2) bookcases, (2) tackboard, (1) tackboard, (1) table top and base, (1) cabinet, (1) video cabinet, (2) end tables, (1) coffee table, (12) high-back chairs, (4) guest chairs, (1) keyboard kit, (1) u-shaped workstation, (1) peninsula workstation, (1) corner workstation, (15) guest chairs, (1) bookcase	New	1200 Travis, 14th & 15th Floor
10071330	HPD - Homicide	(3) u-shaped workstations, 3 stack on storage, (3) flipper doors, (3) bridge, (3) shells, (3) two drawer lateral files, (3) task chairs	New / Replacement	1200 Travis, 6th Floor
10071332	HPD - Juvenile Division	(1) upholstery sofa	Replacement	8300 Mykawa Road - Captain's office
	HPD - Juvenile Division	(2) upholstery guest chairs	Replacement	8300 Mykawa Road - Captain's office
	HPD - Juvenile Division	(8) upholstery chairs	Replacement	8300 Mykawa Road - Sex Crimes & Physical Abuse Units
	HPD - Juvenile Division	(2) 5 shelve book cases	New	8300 Mykawa Road - Sex Crimes Lieutenant & Evening Shift Intake Lieutemamt
	HPD - Juvenile Division	(1) L-shaped workstation	New	8300 Mykawa Road - Sex Crimes Unit Sergeant
	HPD - Juvenile Division	(1) L-shaped workstation	New	8300 Mykawa Road - Sex Crimes Unit Sergeant
	HPD - Juvenile Division	(1) laminate end table	New	8300 Mykawa Road - Captain's office waiting area
	HPD - Juvenile Division	(4) corner laminate tables	Replacement	8300 Mykawa Road - Sex Crimes & Physical Abuse Units
	HPD - Juvenile Division	(1) small conference table	New	8300 Mykawa Road - Missing Persons/General Investigation Lieutenant's Office
	HPD - Juvenile Division	(4) upholstery chairs	New	8300 Mykawa Road - Missing Persons/General Investigation Lieutenant's Office
	HPD - Juvenile Division	(2) five-shelf steel book cases	New	8300 Mykawa Road - Support Services & Investigative Units
	HPD - Juvenile Division	(4) five drawer lateral file cabinets	New	8300 Mykawa Road - Sex Offender Registration Unit

**Attachment A  
Furniture Distribution Summary  
for  
RCA # 8121**

Requisition No.	DEPT	DESCRIPTION	NEW / REPLACE	LOCATION
10071343	HPD - Robbery	(25) executive chairs, (2) coffee tables, (1) coffee table, (2) executive chairs	New / Replacement	1200 Travis, 7th Floor
10071344	HPD - Criminal Intelligence	(4) high back chairs, (8) guest chairs	Replacement	1200 Travis, 4th Floor
10071347	HPD - Gang	(4) desks, (5) chairs, (1) conference table, (4) credenzas, (1) file cabinet, (1) tackboard, (6) bookcases, (1) stack-on storage	New	1200 Travis, 2nd Floor
10071348	HPD - Major Offenders	(22) high-back chairs, (2) executive chair, (2) guest chairs, (2) right pedestal desks, (2) left pedestal desks, (2) bridges	Replacement	1200 Travis, 8th Floor
	HPD - Major Offenders	(20) HON chairs	Replacement	2636 South Loop West, Suite 400
10071349	HPD - Narcotics	(12) lateral file cabinets, (15) high-back chairs	Replacement	1200 Travis, Suite #300
10071350	HPD - Vice	(2) wood framed chairs, (1) end table, (3) modular armless chairs	New	1200 Travis, Suite #439 - Captain's office
10071351	HPD - Neighborhood Protection	(10) computer desks, (6) data/electrical receptacles, (6) pull-up receptacles, (20) guest armless chairs, (10) high-back chairs, (2) cabinet base, (10) rectangles and panels, (6) wire mgmt pass through, (2) starter links, (20) armless chairs, (10) high back chairs	New / Replacement	2636 South Loop West
10071352	HPD - Clear Lake Station	(24) mid-back chairs, (7) task stools	Replacement	2855 Bay Area Boulevard
10071354	HPD - Fondren Station	(3) task stools, (18) high-back chairs, (43) guest chairs, (8) training tables	Replacement	1168 Fondren
10071355	HPD - Dairy Ashford Station	(1) 5 drawer lateral files, (5) high-back chairs	New	3203 S. Dary Ashford
10071356	HPD - South Patrol Command	(6) Pillo soft chairs, (5) high-back chairs	Replacement	1200 Travis Suite 1513, 5th Floor
10071357	HPD - Southwest	(6) high-back chairs, (12) task chairs, (10) guest chairs, (1) table	Replacement	8300 Mykawa, 2nd Floor
10071358	HPD - Emergency Communications	(20) task chairs	Replacement	61 Riesner, 4th Floor
10071380	HPD - Identification	(3) high-back chairs, (3) mid-back chairs, (4) guest chairs, (3) double pedestal desks, (5) right pedestal desks, (5) left returns, (2) left pedestal desks, (2) right returns, (1) steel bookcase, (1) hanging file racks, (1) two drawer lateral files, (6) lateral files	New / Replacement	1200 Travis, 8th, 10th, 13th, 25th Floors

**Attachment A**  
**Furniture Distribution Summary**  
**for**  
**RCA # 8121**

Requisition No.	DEPT	DESCRIPTION	NEW / REPLACE	LOCATION
10071382	HPD - Information Services Command	(1) coffee table, (1) mid-back chair, (1) double pedestal desk, (1) credenzas, (1) bookcase	Replacement	1200 Travis, 18th Floor
10071383	HPD - Jail	(45) stacking chairs, (3) high back chairs, (17) task chairs, (7) task stool, (1) shelf bookcase	New / Replacement	61 Reisner
10071384	HPD - Records	(1) high-back chairs, (1) guest chairs, (7) drawer w/shelfs, (2) drawers, (10) vertical files, (1) high-back chairs, (1) vertical file, (1) steel bookcase, (2) shelf bookcases	New / Replacement	1200 Travis, 23rd Floor
10071385	HPD - Crime Lab	(1) single pedestal desk top, (6) guest chairs, (12) black high-back chairs, (2) bookcases, (1) right pedestal desk, (1) left return, (1) high-back chair w/loop arms, (1) right pedestal desk, (1) left return, (20) task chairs, (1) workstation talke, (1) vertical files, (6) blue high-back chairs	New / Replacement	1200 Travis, 10th, 24th, 25th and 26th Floor
10071386	HPD - Support Operations	(1) racetrack top, (1) base kit	New	1200 Travis, 15th Floor
10071387	HPD - Air Support	(2) workstations, (15) high-back chairs, (2) storage cabinets, (1) 5 drawer file cabinets	New / Replacement	8402 Larson
10071446	HPD - Tactical Operations Division Marine Unit (Lake Patrol)	(4) task chairs, (9) utility tables, (19) chairs w/adj. arms, (5) task chairs w/arms, (8) shop stools, (8) combination cabinets	New / Replacement	1500 W. Dallas & 33 Artesian
10071447	HPD - Traffic Enforcement / Intox. Room	Wood desk office system for the Lieutenants office. Modular desk systems for the Sergeants Administrative Officers, and Officers work area. Wood tables and chairs for the Roll-Call Room, (14) task chairs	Replacement	61 Riesner, 1st Floor
10071448	HPD - Tactical Support Command	(15) guest chairs, (3) bookcases	New	1200 Travis, 15th Floor

**Attachment A  
Furniture Distribution Summary  
for  
RCA # 8121**

Requisition No.	DEPT	DESCRIPTION	NEW / REPLACE	LOCATION
10071449	HPD - Vehicular Crimes	(1) four drawer lateral file cabinet, (1) L-shaped workstation w/left return and overhead storage, credenza w/2 lat file cabinets, (1) double pedestal desk, credenza w/doors, (1) L-shaped workstation w/left return and overhead storage, (1) corner L-shaped workstation, double pedestal workstations, (4) double pedestal desks	New / Replacement	61 Riesner
10071470	HPD - Central	(3) storage cabinets, (3) bookcases	New	61 Reisner
10071471	HPD - Northwest	(10) chairs	New	8301 Ley Road
10071472	HPD - Patrol OPS Admin Office	(18) high-back chairs	New	1200 Travis, 15th Floor
10071473	HPD - Northwest	(1) double pedestal desk, (1) credenza, (1) staon on storage, (1) flipper doors, (1) keyboard platform, (1) drawer, (1) lateral file, (1) task chair	New	6000 Teague
10071544	HPD - Training	(56) classroom chairs, (40) classroom desks, (8 free standing workstations, complete furnish of one certification office and one sergeant office	Replacement	17000 Aldine Westfield
10071547	HPD - Southeast	(1) lab stool, (4) task chairs, (1) mid-back chair, (28) high-back chairs, (1) set of 2 stacking guest chairs, (1) conference table, (10) desks with return and pedestal, (8) workstations	New	17000 Aldine Westfield

**REQUEST FOR COUNCIL ACTION**

TO: Mayor via City Secretary

RCA# 8246

**Subject:** Purchase of Hardware, Software, Maintenance and Installation Services through the City's Intergovernmental Agreement with the County of Fairfax, VA. for Computer Products and Services for the Public Works & Engineering Department

Category #  
4 & 5

Page 1 of 2

Agenda Item

5

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

**Origination Date**  
March 12, 2009

**Agenda Date**  
APR 08 2009

**DIRECTOR'S SIGNATURE**  
*Calvin D. Wells*

**Council District(s) affected**  
All

**For additional information contact:**  
David Guernsey Phone: (713) 238-5241  
Douglas Moore Phone: (832) 393-8724

**Date and Identification of prior authorizing Council Action:**

**RECOMMENDATION: (Summary)**

Approve the purchase of hardware, software, maintenance and installation services in the total amount of \$833,168.98 through the City's Intergovernmental Agreement with the County of Fairfax, VA. for computer products and services for the Public Works & Engineering Department.

Award Amount: \$833,168.98

**Finance Budget**

\$456,091.96 - Combined Utility System General Purchasing Fund (Fund 8305)

\$301,241.40 - Building Inspection Fund (Fund 2301)

\$ 75,835.62 - Water & Sewer System Operating Fund (Fund 8300)

-----  
\$833,168.98 - Total

**SPECIFIC EXPLANATION:**

The City Purchasing Agent recommends that City Council approve the purchase of hardware, software, maintenance and installation services in the total amount of \$833,168.98, for the Public Works & Engineering Department (PWE) through the City's Intergovernmental Agreement with the County of Fairfax, VA. for computer products and services under section 791.025 of the Government Code and that authorization be given to issue a purchase order to the U.S. Communities Government Purchasing Alliance contractor, GTSI, Corp.

This purchase will consist of the Data Domain 690 in-line de-duplication storage system, data replication and virtual tape library software, hardware and software maintenance and support. The hardware and software will allow for the compression and duplication of data and the backup of all mission critical systems on tape throughout PW&E which is necessary for timely restores and data recovery in the event of a disaster. This solution will serve as an efficient centralized solution that will enable the Department to consolidate servers and support services as recommended by the Information Technology Department (ITD) and reduce future backup and recovery costs city wide for server consolidation projects.

The Department's existing backup system has exceeded the maximum storage capacity and does not provide adequate disaster recovery capabilities. The existing system is an outdated configuration of various types and brands of individual tape drives housed at different locations throughout the City. The system is inefficient, non-expandable, costly to maintain, and does not support all mission critical applications.

This equipment will come with a limited 1-year warranty and will have a life expectancy of 3 to 5 years.

Buyer: Murdock Smith

**REQUIRED AUTHORIZATION**

Finance Department:

Other Authorization:

Other Authorization:

*MS*

*JM*

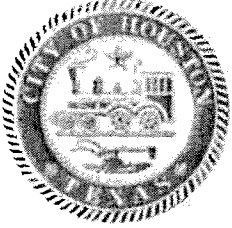
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Date: 3/12/2009	Subject: Purchase of Hardware, Software, Maintenance and Installation Services through the City's Intergovernmental Agreement with the County of Fairfax, VA. for Computer Products and Services for the Public Works & Engineering Department	Originator's Initials MS	Page 2 of 2
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Attachment: M/WBE Zero-Percentage Goal Document Approved by Affirmative Action Division

Estimated Spending Authority

Department	FY 2009	Out Years	Total
Public Works & Engineering	\$616,672.42	\$216,496.56	\$833,168.98



# CITY OF HOUSTON

## Interoffice

Administration & Regulatory Affairs Department  
Strategic Purchasing Division (SPD)

Correspondence

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

From: Murdock Smith

Date: 3/26/2009

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: H23214 RCA 8246 Estimated Dollar Amount: \$833,168.98

Anticipated Advertisement Date: N/A Solicitation Due Date: \_\_\_\_\_

Goal On Last Contract: N/A Was Goal met: Yes  No

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

Name and Intent of this Solicitation:

Purchase of hardware, software, maintenance and installation services.

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

The Public Works & Engineering Department requests a 0% M/WBE waiver for GTSI Corp. The purchase amount is 833,168.98 and will consist of two (2) of the Data Domain proprietary software, hardware and maintenance systems for data storage, duplicate back-up and retrieval systems. Installation will be completed by Data Domain technicians and shipment will be directly to 611 Walker, 2nd floor. The back-up duplicate systems will be located at 4200 Leeland and 611 Walker. No subcontracting opportunities will be available for this procurement.

Concurrence:

Murdock Smith III  
SPD Initiator

Douglas Moore  
Division Manager

Robert Gallegos  
Robert Gallegos, Deputy Assistant Director  
\*Affirmative Action

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

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

R

REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 8282

Subject: Purchase of Hardware, Software, and Maintenance Support through the City's Master Agreement with the Texas Department of Information Resources

Category #  
4 & 5

Page 1 of 2

Agenda Item

5A

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

Origination Date  
March 11, 2009

Agenda Date  
APR 08 2009

DIRECTOR'S SIGNATURE  


Council District(s) affected  
All

For additional information contact:  
David Guernsey Phone: (713) 238-5241  
Douglas Moore Phone: (832) 393-8724

Date and Identification of prior authorizing Council Action:

RECOMMENDATION: (Summary)  
Approve the purchase of hardware, software and maintenance support services in the total amount of \$119,188.04 through the City's Master Agreement with the Texas Department of Information Resources.

Award Amount: \$119,188.04

Finance Budget

\$82,574.64 - Building Inspection Fund (Fund 2301)  
\$36,613.40 - Combined Utility System General Purchasing Fund (Fund 8305)  
\$119,188.04 - Total

SPECIFIC EXPLANATION:  
The City Purchasing Agent recommends that City Council approve the purchase of hardware, software and maintenance support in the total amount of \$119,188.04 through the City's Master Agreement with the Texas Department of Information Resources (DIR) for the Public Works & Engineering Department (PWE), and that authorization be given to issue a purchase order to DIR's Go Direct Vendor, Hewlett-Packard Company.

This purchase will consist of the Hewlett-Packard DL380 server, EML 103E tape library software and hardware maintenance support. The software and hardware will allow for the tape backup and recovery of user files and images which are necessary for timely restores and data recovery in the event of a disaster. The Department's existing tape backup system has exceeded the maximum storage capacity, has outdated components and does not provide adequate disaster recovery capabilities. The system is also inefficient, non-expandable, costly to maintain and does not support all mission-critical applications.

This solution will serve as an efficient centralized solution that will help the department consolidate servers and support services, as recommended by the Information Technology Department and reduce future backup and recovery costs city wide for server consolidation projects.

This equipment will come with 3-year maintenance support, and will have a life expectancy of 3 to 5 years.

Buyer: Murdock Smith III

M/WBE Subcontracting: Hewlett-Packard Company has designated the below-named company as its certified M/WBE subcontractor:

REQUIRED AUTHORIZATION

Finance Department:

Other Authorization:

Other Authorization:

60



Date: 3/11/2009	Subject: Purchase of Hardware, Software, and Maintenance Support 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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<u>Name</u>	<u>Percentage</u>	<u>Type of Work</u>	<u>Dollar Amount</u>
M & T Consulting, LLC	6%	Liaison Services for Hardware Analysis	\$7,388.25

**REQUEST FOR COUNCIL ACTION**

TO: Mayor via City Secretary

RCA# 8212

**Subject:** Formal Bids Received for Medium- and Heavy-Duty Cabs & Chassis and Truck Bodies for Various Departments  
S38-N23052

Category #  
1 & 4

Page 1 of 2

Agenda Item  
**6+6A**

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

**Origination Date**  
March 02, 2009

**Agenda Date**  
APR 08 2009

**DIRECTOR'S SIGNATURE**  


**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 \$756,884.00 out of the Equipment Acquisition Consolidated Fund (Fund 1800), and approve various awards, as shown below, in the total amount of \$1,074,124.00 for medium- and heavy-duty cabs & chassis and truck bodies for various departments.

Award Amount: \$1,074,124.00

**Finance Budget**  


\$ 756,884.00 - Equipment Acquisition Fund (Fund 1800)  
\$ 317,240.00 - PWE-Combined Utility System General Purpose Fund (Fund 8305)  
\$1,074,124.00 - Total Funding

**SPECIFIC EXPLANATION:**  
The City Purchasing Agent recommends that City Council approve an ordinance authorizing the appropriation of \$756,884.00 out of the Equipment Acquisition Consolidated Fund (Fund 1800). It is further recommended that City Council approve various awards, as shown below, in the amount of \$1,074,124.00 for medium- and heavy-duty cabs & chassis and truck bodies for various departments, and that authorization be given to issue purchase orders. These trucks 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.

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

**Tommie Vaughn Motors, Inc.:** Award on its low bid for Item No. 1, three 19,000-lb. Gross Vehicle Weight Rating (GVWR) cabs & chassis mounted with 36-foot platform height aerial manlifts and bodies; and Item No. 4, four 35,000-lb. GVWR cabs & chassis mounted with utility service bodies in the amount of \$603,017.00.

<u>Company</u>	<u>Amount</u>
1. Lone Star Chevrolet	\$352,196.00 (Partial Bid/Higher Unit Price)
2. International Trucks of Houston	\$357,797.00 (Partial Bid/Higher Unit Price)
3. Houston Freightliner, Inc.	\$362,052.00 (Partial Bid/Higher Unit Price)
4. <b>Tommie Vaughn Motors, Inc.</b>	<b>\$603,017.00</b>
5. Philpott Motors, Ltd., d/b/a Philpott Ford, Philpott Toyota	\$632,336.00

**REQUIRED AUTHORIZATION**

NDT

Finance Department:

Other Authorization:

Other Authorization:



Date: 3/2/2009	Subject: Formal Bids Received for Medium- and Heavy-Duty Cabs & Chassis and Truck Bodies for Various Departments S38-N23052	Originator's Initials LF	Page 2 of 2
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**Philpott Motors, Ltd., d/b/a Philpott Ford, Philpott Toyota:** Award on its low bid for Item No. 2, five 17,500-lb. GVWR cabs & chassis mounted with platform bodies and cranes in the amount of \$395,110.00.

<u>Company</u>	<u>Amount</u>
1. Philpott Motors, Ltd., d/b/a Philpott Ford, Philpott Toyota	\$395,110.00
2. PF45, L.P., d/b/a Planet Ford 45	\$397,335.00
3. Lone Star Chevrolet	\$414,930.00
4. Tommie Vaughn Motors, Inc.	\$463,805.00

**Lone Star Chevrolet:** Award on its low bid for Item No. 3, a 29,000-lb. GVWR cab & chassis mounted with platform body in the amount of \$75,997.00.

<u>Company</u>	<u>Amount</u>
1. Lone Star Chevrolet	\$75,997.00
2. Baby Jack II Automotive, Ltd., d/b/a Caldwell Country Chevrolet	\$86,971.00

On Item Nos. 1 through 3, the cabs & chassis will come with a full three-year/36,000-mile warranty and on Item No. 4, the cab & chassis will come with a full two-year/unlimited miles warranty. The bodies and associated equipment for Item Nos. 1 and 3 will come with a full one-year warranty. For Item No. 2, the bodies will come with a full three-year warranty and the cranes with a full two-year warranty. For Item No. 4, the body will come with a full six-year warranty. The life expectancy of these trucks is seven years or 100,000 miles. See the attached Equipment Justification Summary for truck usage and replacement details. The trucks that will be replaced have reached their life expectancy and will be sent to auction for disposition. The trucks that will be purchased meet the EPA's current emission standards for trucks equipped with diesel engines.

**M/WBE Subcontracting:**

Because these trucks are manufactured with factory-installed options and are shipped directly to the manufacturer's authorized dealer, the only M/WBE potential for these trucks is the purchase and installation of non-factory options such as truck bodies. This bid was advertised with an 11% M/WBE goal for the purchase of non-factory options. To the extent possible, the supplier listed below has agreed to subcontract the purchase and installation of non-factory options, and has designated General Truck Body Manufacturing, Inc. as their certified M/WBE subcontractor.

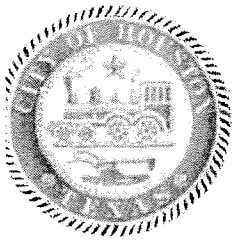
Recommended Supplier	Item No. with M/WBE Goal	Award Amount	M/WBE Supplier	M/WBE Participation Amount	Percentage
Philpott Motors, Ltd., d/b/a Philpott Ford, Philpott Toyota	2	\$395,110.00	General Truck Body Manufacturing, Inc.	\$242,425.00	61%

Buyer: Lena Farris

- Attachments: 1. Equipment Usage Summary  
2. Revised M/WBE Zero Percentage Goal Document Approved by the Affirmative Action Division (Item Nos. 1 and 4)

**RCA 8212  
EQUIPMENT USAGE SUMMARY  
MEDIUM- AND HEAVY-DUTY TRUCKS S38-N23052**

Requisition Number/ Item Description	Qty	Department/Division Fleet Usage	Equipment Replacement		
			<u>Shop No.</u>	<u>Age/Yrs</u>	<u>Mileage</u>
PR 10058012/Item 1 19,000-lb. GVWR, diesel-powered cab & chassis mounted with a 36 foot aerial man lift	3	Public Works & Engineering/ Traffic & Transportation  These trucks will be used citywide by the Department to transport personnel and equipment to repair overhead traffic signals.	24663	14	120,701
			26692	12	105,469
			29414	10	137,663
PR 10058333/Item 4 35,000-lb. GVWR, diesel-powered cab & chassis mounted with utility service truck bodies	4	Public Works & Engineering/ Public Utilities  These trucks will be used citywide by the Department to transport personnel and equipment for the replacement and preventive maintenance of water main breaks and wastewater lines 16 inches or larger.	26139	12	76,902
			21901	15	74,301
			26140	12	88,791
			25909	12	62,528
PR 10058011/Item 2 17,500-lb. GVWR, diesel-powered cab & chassis mounted with platform body and crane	5	Public Works & Engineering/ Traffic & Transportation  These trucks will be used citywide by the Department to transport personnel and equipment for the replacement and maintenance of traffic signs.  Two trucks will be additions to the Department's Fleet. These new trucks are required for recently-hired employees in the Department's Sign Maintenance Program.	22987	15	129,399
			29629	10	98,175
			22995	15	127,153
PR 10057442/Item 3 29,000-lb. GVWR, diesel-powered cab & chassis mounted with a platform body	1	Parks & Recreation  This truck will be used citywide by the Department to transport personnel and equipment for the maintenance of playground equipment in City parks.	26607	13	111,489



# CITY OF HOUSTON

# Interoffice

Administration & Regulatory Affairs Department  
Strategic Purchasing Division (SPD)

Correspondence

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

From: Lena Farris

Date: 02/16/2009

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: 11% New Goal: 0%

If requesting a revision, how many solicitations were received: \_\_\_\_\_

Solicitation Number: N23052 Estimated Dollar Amount: \$2,000,000.00

Anticipated Advertisement Date: 10/17/2008 Solicitation Due Date: 11/13/2008

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:  
Medium- and Heavy-Duty Trucks for Various Departments

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

The only M/WBE potential for these trucks is the purchase and installation of after-market truck bodies. Tommie Vaughn Ford is being recommended for award of Bid Item Nos. 1 and 4. Tommie Vaughn Ford solicited price quotes from the only certified M/WBE firm (General Truck Body) that can provide bodies, and two other companies. For Item No. 1, General Truck Body declined to submit a quote (see attached correspondence from General Truck Body). For Item No. 4, the General Truck Body pricing submitted to Tommie Vaughn Ford is higher than the non-M/WBE companies that submitted pricing (see attached quotes). Tommie Vaughn Ford made a business decision not to use General Truck Body.

Concurrence:

SPD Initiator

Division Manager

Robert Gallegos, Deputy Assistant Director  
\*Affirmative Action

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

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

ATTACHMENT No. 2

**REQUEST FOR COUNCIL ACTION**

**TO:** Mayor via City Secretary

**RCA# 8227**

<b>Subject:</b> Formal Bids Received for Traffic Safety Devices for Various Departments S40-S23039	Category # 4	Page 1 of 2	Agenda Item  <b>7</b>
-------------------------------------------------------------------------------------------------------	-----------------	-------------	-----------------------------

<b>FROM (Department or other point of origin):</b> Calvin D. Wells City Purchasing Agent Administration & Regulatory Affairs Department	<b>Origination Date</b>  March 17, 2009	<b>Agenda Date</b>  APR 08 2009
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<b>DIRECTOR'S SIGNATURE</b> <i>Calvin D. Wells</i>	<b>Council District(s) affected</b> All
<b>For additional information contact:</b> Joseph Fenninger <i>JFF 3/23/09</i> Phone: (713) 308-1708 Desiree Heath Phone: (832) 393-8742	<b>Date and Identification of prior authorizing Council Action:</b>

**RECOMMENDATION: (Summary)**  
Approve an award to City Build Utility Supply (Bid No. 1) on its low bid in an amount not to exceed \$135,000.00 for traffic safety devices for various departments.

Estimated Spending Authority: \$135,000.00	<b>Finance Budget</b>
\$135,000.00 - General Fund (1000)	

**SPECIFIC EXPLANATION:**  
The City Purchasing Agent recommends that City Council approve an award to City Build Utility Supply (Bid No. 1) on its low bid in an amount not to exceed \$135,000.00 for traffic safety devices for various departments. It is further requested that authorization be given to make purchases, as needed, for a 60-month period. This award consists of red highway safety distress flares for the Police and Fire Departments to be used to mark accident and incident scenes to improve public safety citywide.

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

<u>Company</u>	<u>Total Amount (Group III)</u>
1. City Build Utility Supply (Bid No. 1)	\$ 135,000.00
2. City Build Utility Supply (Bid No. 2)	\$ 135,000.00
3. Security Safety & Supply, Inc.	\$ 147,060.00
4. Safety Supply, Inc.	\$ 144,720.00
5. TCI Industrial Supply	\$ 203,400.00
6. Hagemeyer, North America, Inc.	\$4,956,300.00

Group Nos. I and II are not being awarded. The departments will purchase these items on an as needed basis.

Buyer: Jeff D. Meekins

Attachment: MWBE Zero Percentage Goal-Documents Approved by the Affirmative Action Division.

**REQUIRED AUTHORIZATION**

Finance Department:	Other Authorization: <i>[Signature]</i> 3/24/09	Other Authorization:
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*NOT*

Date:  
3/17/2009

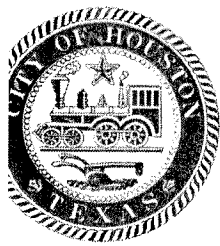
Subject: Formal Bids Received for Traffic Safety Devices for Various  
Departments  
S40-S23039

Originator's  
Initials  
JM

Page 2 of 2

**Estimated Spending Authority**

<b>DEPARTMENT</b>	<b>FY 2009</b>	<b>OUT YEARS</b>	<b>TOTAL</b>
Police	\$ 10,872.00	\$ 97,848.00	\$108,720.00
Fire	\$ 1,752.00	\$ 24,528.00	\$ 26,280.00
<b>Grand Total</b>	<b>\$ 12,624.00</b>	<b>\$122,376.00</b>	<b>\$135,000.00</b>



# CITY OF HOUSTON

Administration & Regulatory Affairs Department  
Strategic Purchasing Division (SPD)

## Interoffice

Correspondence

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

From: Jeff Meekins

Date: 11/24/2008

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: S23039 Estimated Dollar Amount: \$294,000.00

Anticipated Advertisement Date: 11/7/2008 Solicitation Due Date: 12/4/2008

Goal On Last Contract: 3% Was Goal met: Yes  No

If goal was not met, what did the vendor achieve: .77%

Name and Intent of this Solicitation:  
Traffic Safety Devices for various Departments

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

More than 93% of this solicitation is for Safety Highway Flares which will be direct shipped from the manufacturer to the end user and thus not allowing for potential MWBE participation. Less than \$20,000.00 is for safety vests.

Concurrence:

Jeff W. Meekins  
SPD Initiator

Desiree Bath  
Division Manager

Robert D. Gallegos  
Robert Gallegos, Deputy Assistant Director  
\*Affirmative Action

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

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

RECEIVED

NOV 24 2008

CITY OF HOUSTON  
Aff. Initiative Action



TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> Approval of a resolution designating Audubon Place Historic District as a City Historic District	<b>Category #</b>	<b>Page</b> 1 of 1	<b>Agenda Item #</b> 8
---------------------------------------------------------------------------------------------------------------------	-------------------	-----------------------	---------------------------

<b>FROM (Department or other point of origin):</b> Planning and Development	<b>Origination Date</b> 3/17/09	<b>Agenda Date</b> APR 08 2009
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<b>DIRECTOR'S SIGNATURE:</b> 	<b>Council District affected:</b> D
-------------------------------------------------------------------------------------------------------------------	----------------------------------------

<b>For additional information contact:</b> Diana Ducroz <b>Phone:</b> (713) 837-7924	<b>Date and identification of prior authorizing Council action:</b> N/A
-----------------------------------------------------------------------------------------	----------------------------------------------------------------------------

**RECOMMENDATION: (Summary)**  
Approval of a resolution designating Audubon Place Historic District as a City Historic District

<b>Amount and Source of Funding:</b> N/A	<b>Finance Budget:</b>
------------------------------------------	------------------------

**SPECIFIC EXPLANATION:**

In accordance with the City of Houston Code of Ordinances, the Audubon Place Historic District application was initiated by a majority of the property owners. After appropriate notifications were completed, public hearings were held by the Houston Archaeological and Historical Commission (HAHC) on December 11, 2008 and the Houston Planning Commission on December 18, 2008. Both commissions recommended approval of the historic district designation after determining that the application satisfied all criteria of the ordinance including: 1) signed petitions by a majority of the property owners in support of the designation; 2) the proposed area met at least one criteria for designation as a historic district; 3) a majority of buildings within the area were contributing or potentially contributing and 50 years of age or older. The Planning Department notified all interested parties. There were no objections to the Historic District during the Houston Archaeological and Historical Commission public hearing or the Planning Commission public hearing.

Photos of the proposed Historic District can be found by going to the following link on the Planning Department's web site: [www.houstontx.gov/planning/historic\\_pres/pending.htm](http://www.houstontx.gov/planning/historic_pres/pending.htm)

MG: rp

Attachments: Application and Staff Report

xc: Minnette Boesel, Mayor's Assistant for Cultural Affairs  
Arturo G. Michel, City Attorney  
Deborah McAbee, Land Use Division, Legal Department  
Harold L. Hurtt, Chief, Police Department  
Phil Boriskie, Chief, Fire Department

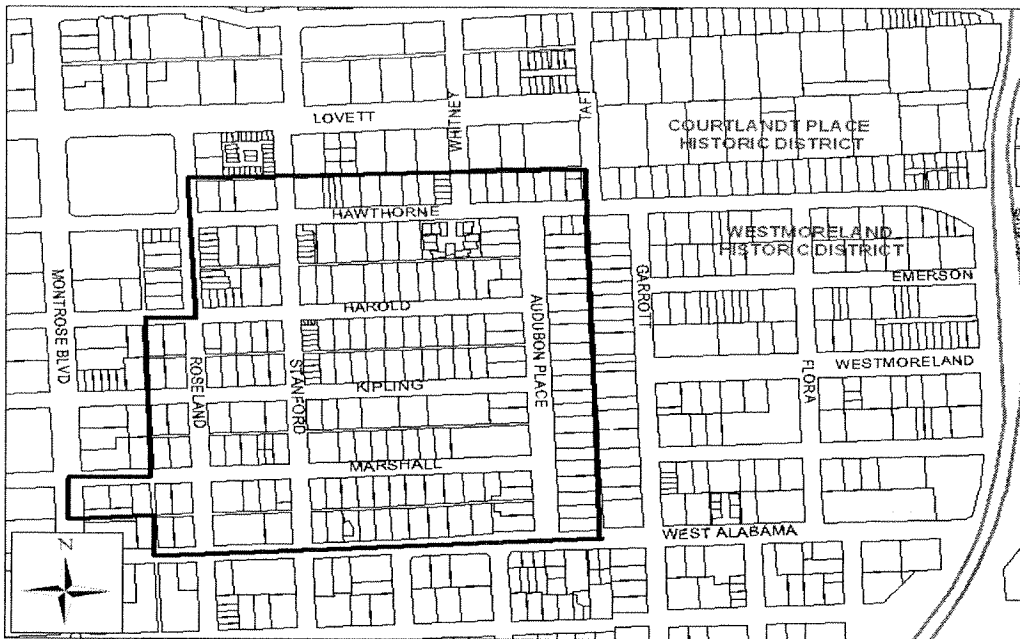
REQUIRED AUTHORIZATION		
<b>Finance Director:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>

# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

**EXHIBIT A**  
SITE LOCATION MAP  
AUDUBON PLACE HISTORIC DISTRICT  
HOUSTON, TEXAS



# CITY OF HOUSTON

Archaeological & Historical Commission

Planning and Development Department

## HISTORIC DISTRICT DESIGNATION REPORT

**DISTRICT NAME:** AUDUBON PLACE HISTORIC DISTRICT

**AGENDA ITEM:** IV

**LOCATION:** SEE ATTACHED SITE LOCATION MAP

**HPO FILE NO:** 08HD14

**APPLICANTS:** PETER P. VAN BEMMEL, AUDUBON PLACE PROPERTY OWNER

**DATE ACCEPTED:** OCT-29-08

**30-DAY HEARING NOTICE:** NOV-10-08

**HAHC HEARING:** DEC-11-08

**PC HEARING:** Dec-18-08

**SITE INFORMATION:** All of Blocks 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, E23, W23, Montrose Addition; Block 31, Montrose Addition except Montrose Square; Lots 9-16, Block 10; Lots 8-14, Block 11; Lots 5-9, Block 24; Lots 1, 2, 12, and 13, Block 29; Lots 1, 2, 12, 13, Block 30, Montrose Addition; Carva Townhouse Condo; Hawthorne Lofts; Hawthorne Street Townhouses; Holley subdivision; Kipling Arms Condo; Kipling Village Townhouse Condo; Manors at Audubon Place; Montrose Place Townhouse Condo; Piazza Savannah; Royal Brook Condo; Stanford Court; Stanford Street Townhomes; Thorne Tree Amend No. 1 -- all of which are replats within the original Montrose Addition, City of Houston, Harris County, Texas.

**TYPE OF APPROVAL REQUESTED:** Historic District Designation

### **HISTORY AND SIGNIFICANCE SUMMARY:**

The original Montrose Addition, which includes the area known as Audubon Place, was the city's first large-scale, restricted planned suburban subdivision. It was platted in September, 1911 by the Houston Land Corporation, owned by one of Houston's most prominent businessman, John Wiley Link. Link named the area "Montrose" after the historic town in Scotland which was mentioned in the writings of Sir Walter Scott. To design his new subdivision, John Link hired the engineering and construction firm of Stone & Webster (which had just finished building the Interurban line between Houston and Galveston). They are one of the oldest and largest U. S. engineering firms today, having been established in 1889.

One of the most important features of the Montrose Addition are the grand boulevards designed with esplanades, including Lovett, Montrose, Yoakum and Audubon Place Boulevards. The intent was for larger mansions of the most prominent citizens of Houston to be built along the beautiful esplanades in Montrose, including Link's own home on Montrose Boulevard. Edward Teas, Sr., who later founded Teas Nursery, helped plan and landscape Montrose Place, as the area became known. With the City Beautiful movement sweeping the country, the area was commonly referred to as "Beautiful Montrose" which also became the title of the company's sales brochure. While Montrose was originally platted as one neighborhood, over time sections of the large area, especially those centered around each of the four boulevard esplanades, have established an individual civic identity, including Audubon Place.

# CITY OF HOUSTON

## **Archaeological & Historical Commission**

## **Planning and Development Department**

The neighborhood developed rapidly over the next ten years as Houston experienced increased growth. Some of Houston's most prominent citizens built homes in and around the Audubon Place Boulevard in the architectural styles that were in vogue in Houston and across the country during its period of development. The styles of architecture found in Audubon Place include: Bungalow, Prairie, Mission Revival, Colonial Revival, Queen Anne, Cape Cod, and Art Deco as well as the Craftsman style, which is the most prevalent style. Several homes in Audubon Place are featured in the "Houston Architectural Guide," while another one has been individually listed in the National Register of Historic Places as well as being designated as City of Houston Protected Landmark. Audubon Place Historic District meets Criteria 1, 3, 4, 5 and 6 for historic district designation.

### **HISTORY AND SIGNIFICANCE:**

The Montrose Addition, which also includes the area now known as Audubon Place, was the city's first large-scale, restricted planned suburban subdivision, which was platted in September, 1911 by Houston Land Corporation. One of the most important features of the entire Montrose Addition are the grand boulevards designed with esplanades, including Lovett, Montrose, Audubon Place and Yoakum Boulevards. While Montrose was originally platted as one neighborhood, over time several sections of the large neighborhood, especially those centered around each of the four boulevard esplanades, have established an individual identity and have even established Civic Associations – one of which being Audubon Place. The boundaries of the Audubon Place Civic Association as well as the proposed historic district, includes Audubon Place Boulevard on the east (which abuts up against Westmoreland Addition and runs north and south only between Hawthorne and West Alabama), Hawthorne Avenue on the north, Roseland on the west and West Alabama on the south (north side only). Another City of Houston historic district, Avondale West, is also part of the Montrose Addition, being located at the northeast corner of the original plat. The Avondale Civic Association, which also had been formed and had created its own community identify, succeeded in 2007 in establishing a second historic district, known as Avondale West Historic District, which is adjacent to the City of Houston Avondale East Historic District. It had been created in 1999, and it comprises the original Avondale Addition platted in 1907.

Before Montrose Addition was platted, it was an open prairie and pasture that stretched endlessly west from Westmoreland Addition (platted in 1902; City Historic District) and Courtland Place Subdivision (platted in 1907; City Historic District). The land upon which John Wiley Link and his Houston Land Corporation developed the Montrose Addition had long been important to the Houston area. This section of southeastern Texas was first occupied by Indians of the Coastal Plains. Although a Spaniard had visited the area in the early 16th century, it was not until 1745 that the French from New Orleans and the Spanish began to vie for control of the region. At that time, the area that included Audubon Place was controlled by Chief Canos of the Orcoquisacs. This chief successfully played the two European powers against one another for many years. The area was once heavily forested, and wildlife was abundant which was supported by Buffalo Bayou.

In the early 19th century, as Americans began to settle the region, grants of land were given to many of the pioneers by the Mexican government. The tracts of land that were awarded at that time to John Richardson Harris and John P. Austin would eventually become the City of Houston after Texas won independence as a Republic. Harris had established a thriving port on Buffalo Bayou by the time the war began, and a town, Harrisburg, had grown around it. This was burned immediately before the Battle of

# CITY OF HOUSTON

## Archaeological & Historical Commission

## Planning and Development Department

San Jacinto in 1836, but was rebuilt after the war. Shortly after the Revolution, the town of Houston was laid out on the bayou above Harrisburg, and began its period of steady growth. Speculation on this land began when the Allen Brothers, John and Augustus, acquired most of the Austin League and began promotion of this town in the wilderness, named after Sam Houston. The rapidly growing town served as the capital of the Republic until 1839. It was during this period, when provisions were scarce and expensive, and housing as an even greater challenge, that the series of yellow fever epidemics began in which the high area north of the White Oak Bayou first became important to the settlement. With each new outbreak of the disease, anxious residents sought to escape the source.

The importance of Houston as a trading center grew rapidly as the movement of Americans westward increased. The population swelled dramatically after the Civil War with a great influx of African-Americans from the South; and the lack of adequate housing again aggravated a major bout with yellow fever in 1867. The period from 1874 to 1890 brought tremendous commercial expansion to Houston as Buffalo Bayou was made more navigable and the construction of the Houston Ship Channel was begun. The city began to function more and more as a port. Another means of transportation that greatly affected the city during that era was the railroad. By 1890, Houston had grown to be a principal center for the railroads in Texas. As trade and the transportation business grew, and as technology provided new methods of transportation, the need for housing increased for those who participated in this booming commerce.

By the end of World War I, Houston had developed an economic maturity that had no rival in the South. It had developed a superior transportation system that became a pipeline to the world and thus to its vast resources. Houston's leaders had learned early on that its success would depend on transportation, and they focused on the development of a vast network of railroads and the Port of Houston. Although the city had always prospered and grown, it was on the verge of experiencing phenomenal growth in population and a "real estate" boom the likes of which it had never seen before. The real estate boom applied not only to Houston's business houses but to its neighborhoods and residential housing as well. From 1920 to 1924, Houston's population increased 46.5 percent, reaching 202,590 people. The demand for new housing is reflected in the building permit activity, which increased 42.7% over the previous year when it reached \$20,000,000 in 1923. The phenomenal growth of Houston also attracted many investors to Houston, including John Wiley Link.

John Wiley Link, lawyer, land developer, and businessman, and the son of David Lowman and Nancy Emmaline (Henry) Link, was born near Gallatin, Texas, on December 1, 1866. He studied law at Baylor University and was admitted to the bar in 1888. In 1891 he joined the law firm of Holland and Holland in Amarillo, and in that same year, he married Ihna Imola Holland in 1891. He moved with the firm in 1895 to Orange, where he became mayor in 1900. During this time he was instrumental in securing the Beaumont-Orange deepwater channel, and he organized the Beaumont Ship Building and Dry Dock Company. In 1910 Link and his family moved to Houston, where in 1912 he formed and became president of Link Oil Corporation. In 1921, Link became vice president and general manager of the Kirby Lumber Company. In 1926 he became first chairman of the board of the American General Insurance Company. He also became president of the Dr Pepper parent company in 1929. Later, he joined Kirby Lumber Company and served as vice-president and general manager. He was president of the Link-Ford Investment Company, the Polar Wave Ice Company and the Polar Wave Ice Rink. He served as a director of Union National Bank, the San Jacinto Trust Company and the Bankers Trust

# CITY OF HOUSTON

## Archaeological & Historical Commission

## Planning and Development Department

Company. He formed the Miller-Link Lumber Company, which became one of the largest lumber companies in the state. He is also credited with forming the first paper pulp mill in the South.

Soon after moving to Houston in 1910, Link formed the Houston Land Corporation, which purchased 167 acres, described as being located on the South Side of Buffalo Bayou, Lots 11, 12, 17 and 18 and part of Lot 13 of the Obedience Fort Smith Survey. The land purchased for the Montrose Addition was part of a land grant in the South End of Houston, a 3,370 acre tract, granted in 1845 to Mrs. Obedience Smith. Smith's survey also included earlier subdivisions of Houston, which were adjacent to Montrose Addition, including: Avondale, Courtlandt Place and Westmoreland. Link named the area "Montrose" after the historic town in Scotland which was mentioned in the writings of Sir Walter Scott. In September 1911, Link platted Montrose Addition and began development. Montrose Addition was Houston's first large-scale, restricted, planned suburban subdivision. To design his new subdivision, John Link hired the engineering and construction firm of Stone & Webster (which had just finished building the Interurban line between Houston and Galveston). Over 1,000 lots were platted and an expenditure of over one million dollars was made for improvements. The intent was for larger mansions of the most prominent citizens of Houston to be built along the beautiful esplanades in Montrose. All of the esplanades in Montrose remain in tact today, except Montrose Boulevard esplanade, which has been paved to widen it and to add more lanes for traffic.

According to Wikipedia Encyclopedia, Stone & Webster, which remains in business today, was founded as an American engineering services company in Stoughton, Massachusetts. Stone & Webster was founded as an electrical testing lab and consulting firm by electrical engineers, Charles Stone and Edwin Webster in 1889. Charles Stone and Edwin Webster first met in 1884 and became close friends while studying electrical engineering at the Massachusetts Institute of Technology. In 1890, only two years after graduating, they formed the Massachusetts Electrical Engineering Company. The name was changed to Stone & Webster in 1893. Their company was one of the earliest electrical engineering consulting firms in the United States. Stone & Webster's first major project was the construction of a hydroelectric plant for the New England paper company in 1890. Stone & Webster not only had valuable insight into developing and managing utilities but they also had keen intuition for businesses to invest in. Through the panic of 1893, Stone & Webster were able to acquire the Nashville Electric Light and Power Company for a few thousand dollars and later sold it for \$500,000. Throughout the next ten years, Stone & Webster acquired interest in a large number of utilities while offering managerial, engineering and financial consulting to a number of independent utility firms. Even though Stone & Webster were not a holding company, their financial and managerial presence meant that they had considerable influence in policy decisions. They would often be paid in utility stock.

According to Steven Baron in "History of the Houston Electric Company," the Houston City Street Railway company went into another receivership in 1901, and at that time, the street railway was sold to investors associated with the Stone & Webster firm of Massachusetts. It was reorganized as the Houston Electric Company.

By 1908, Stone & Webster listed thirty-one railway and lighting concerns under its management including five located in Washington State. They were: Puget Sound Electric Railway; Puget Sound

# CITY OF HOUSTON

## Archaeological & Historical Commission

## Planning and Development Department

International Railway and Power Company; Puget Sound Power Company; The Seattle Electric Company; and Whatcom County Railway and Light Company.

When Stone & Webster had come to Texas to build the Galveston-Houston Electric Railway in 1910-1911, Link must have been impressed by the company, as he hired them to design his new Montrose Addition. Between 1911 and 1936 the Galveston-Houston Electric Railway, called the Interurban, ran parallel to the GH&H RR and provided thirty-minute service from Webster to Houston. The total trip was fifty miles between Galveston and Houston. During 1925 and 1926 it won first place in the nation in an interurban speed contest.

According to the Texas Almanac for 1910, the Stone & Webster Management Association of Boston, Massachusetts, managed and operated the following companies in Texas: Northern Texas Traction Company, Galveston Electric Company, Houston Electric Company, El Paso Electric Company, Dallas Consolidated Electric Street Railway Company, Rapid Transit Railway Company (Dallas), Metropolitan Street Railway Company (Dallas), and Galveston-Houston Electric Railway Company (currently under construction). Two interurban lines are projected by this management, one to connect Dallas and Ennis through Waxahachie, the other to connect Fort Worth and Cleburne. The Northern Texas Traction Company operates lines in Fort Worth, between Fort Worth and Dallas, and in Oak Cliff, a section of Dallas. Capital stock \$2,900,000, trackage 82.5 miles. The Galveston Electric Company: Capital stock \$1,350,000, of which \$350,000 is preferred; miles of track 35.1 miles. The Houston Electric Company: Capital stock, common \$2,000,000, preferred \$1,000,000, miles of track 49.8 miles.

By 1912, Stone & Webster divided itself into three specialized subsidiaries: Stone & Webster Engineering, Stone & Webster Management Association and Stone & Webster and Blodgett Inc. Stone & Webster was sensitive to the concerns of large utility holding companies and were careful to emphasize the complete independence of these utilities. In 1916, J. D. Ross, superintendent of Seattle City Light, issued a critical report pertaining to Stone & Webster's presence in Seattle and effectively showed that there were 49 companies under Stone & Webster's management. Stone & Webster was also involved in Puget Sound area street railways. In 1900, they had controlled and merged eight small rail lines in Seattle. Soon after, they also took over the street railway systems of Tacoma and Everett.

Due to the promise of Washington States natural resources for hydroelectric power and seemingly limitless development opportunities brought companies like Stone & Webster to the state. Edwin Webster believed that outside capital was crucial to develop the resources of Washington, and chided those who thought otherwise. In 1905, Stone & Webster bought out the power and lighting properties that were once owned by the Bellingham Bay Improvement Company. These included the York Street Steam plant and the partially built Nooksack Falls Hydroelectric Power Plant. Stone & Webster took over construction operations and on September 21, 1906, Bellingham received power from the plant via a 47 mile long transmission line. Stone & Webster was involved in creating the facilities and laboratories for the Manhattan Project. Prior to its acquisition it was also part of the Maine Yankee decommissioning project. In 2000, Stone & Webster filed for Chapter 11 bankruptcy protection due to cash flow problems. It was bought at auction by the Shaw Group for \$150 million.

In order to attract people to the new development, John Link in 1912 built the first mansion at 3800 Montrose Boulevard, at the southwest corner of Alabama and Montrose. The house is reminiscent of the

# CITY OF HOUSTON

## Archaeological & Historical Commission

## Planning and Development Department

Neo-Classical mansion in Orange, Texas that Link had built for his wife, Ihna Imola Holland, and their six children. Link chose his new Houston home to be designed by the architectural firm of Sanguinet, Staats and Barnes of Fort Worth, who were active in Houston during that period designing buildings in various styles. When Link sold his house in 1916 for \$90,000, it was the highest price ever paid for a house in Houston up to that time. The home was sold to Thomas P. Lee, an independent oilman. He became involved with the Texas Company, and he was actively involved in this company's growth and development. Together with J. S. Cullinan and others, Lee formed and became president of Farmers Petroleum Company. Later he formed the American Republics Corporation and became one of the oil industry's leaders and experts. Lee married and had five daughters. Known as the Link-Lee Mansion, the house is now the administration building of the University of St. Thomas. The historic home is listed in the National Register of Historic Places and also is a designated Landmark of the City of Houston.

Other prominent residents of Houston followed Link's lead and also built mansions on the boulevards, including the: Henry H. Dickson House at 3614 Montrose in 1917, designed by Alfred C. Finn, and the Walter W. Fondren House at 3410 Montrose in 1920. However, Link never meant his Montrose Addition to be an exclusive domain for only the rich. Streets running between the boulevards offered lots as small as fifty by one hundred feet for seventeen hundred dollars in 1911. This was still expensive land for the time, but suitable for the middle-class, who built two-story houses and bungalows.

The Houston Land Corporation prided themselves on the variety of architectural styles built in Montrose, including Craftsman, Prairie and Classical Revival houses. According to "Houston the Unknown City" by Marguerite Johnston, "Downtown Houston's grid runs at an angle to the compass lines." All four main thoroughfares in the Montrose Addition – Montrose, Audubon Place, Lovett and Yoakum Boulevards, were drawn on a true north-south grid. Montrose Boulevard ran from Buffalo Bayou to Main Street. All of the boulevards were paved and the esplanades were landscaped. The grandest houses were to be built along the four boulevard esplanades. Edward Teas, Sr., who later founded Teas Nursery, helped plan and landscape Montrose Place, as the area became known. Historical documents note that seven trainloads of palm trees for the boulevards as well as thousands of evergreens, camphor and shade trees were installed. When Link purchased the land for the Montrose Addition, it was transversed by the Galveston, Houston and San Antonio Railroad. In fact the railroad dissected the area known as Audubon Place. The railroad was eventually abandoned, and the right-of-way was re-platted into residential lots.

The names of the streets selected for the Audubon Place area of the Montrose Addition plat dated September, 1911 included: Audubon Place, Hawthorne, Terry (now Roseland), Harold, Kipling, Oxford (now Marshall), Conner (now Stanford) and West Alabama on the south. West Alabama also replaced names of other streets along the same route, including Mound Street, West Milam Road and Ross Street. At the time of initial development, the subdivision contained 11 of Houston's 26 miles of paved roads to accommodate the proliferation of automobiles. Additionally, there were over 22 miles of concrete curbs and sidewalks, eight miles of sanitary sewers, seven miles of water mains and many miles of gas lines. With the City Beautiful movement sweeping the country, the area was commonly referred to as "Beautiful Montrose" which also became the title of the company's sales brochure. Within the first year, over 65 homes had been constructed. The neighborhood developed rapidly over the next ten years as Houston experienced increased growth.



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The Montrose line of the Houston Electric Company provided streetcar service between the new neighborhood and downtown. On opening day, August 18, 1912, hundreds of Houstonians gathered in bleachers to wait their turn for the inaugural run. A brass band provided the entertainment while Snyder's Ice Cream Company provided free refreshments. Before the expansion of the Houston Electric Street Railway Company's streetcar service to outlying areas, much of Houston's development occurred close to downtown's business district. With the extension of the South End line, "suburban" neighborhoods, such as Audubon Place, were made viable. The intersection at Roseland and West Main was the terminus and turnaround for the Montrose Streetcar Line. The Montrose Car Line went down Roseland, turned east on Hawthorne Street and then north on Taft Street. Although streetcar service lasted for nearly 25 years on the Montrose Line, the last car ran on March 13, 1937. By 1940, there were no more streetcars in Houston, which succumbed to newer forms of transportation provided by bus and by automobiles. It was even discovered through Federal court hearings that the bus and automobile manufacturing companies had actually conspired against the streetcar companies all across America, but by then it was too late.

The Audubon Place neighborhood developed quickly as did the entire Montrose Addition. Prominent Audubon Place residents included: construction magnate, Thomas Tellepsen; Oscar P. Jackson, owner of one of the largest garden seed companies in the Southwest; C. Louis Kerr, District Sales Manager for Gulf Refining Company; James Dore, sales manager for the Houston Car Wheel & Machine Company, suppliers to the railroad industry; and Edna W. Saunders, a famous impresario who in 1919, brought the French Army Veterans Band and the New York Philharmonic Orchestra to Houston for the first time. Other prominent residents also included: John Reeves, a dealer for Pierce Arrow & Stutz automobiles; Elbert Catlin, the Chief Engineer for The Texas Company; Abraham Schulman, president of the Lone Star Jewelry Manufacturing Company; George Cohen, president of Foley Brothers department store; Houston City Attorney, Winston McMahan; John Tucker, the General Superintendent for Gulf Production Company; Leonard Attwell, comptroller for Humble Oil & Refining Company; Leo Hamblet, President of First National Oil Company; Houston Chronicle columnist, Leon Hale; Houston Symphony conductor, Paul Berge; noted music teacher and choirmaster, Hu T. Huffmaster; cotton broker, Edward Forbes; and Joseph and Mary Stevenson. Joseph Stevenson was a carriage maker by trade and in 1903, he began a long and successful partnership with a blacksmith named C. Jim Stewart. In addition to building and repairing wagons and buggies, they operated the largest horseshoeing parlor in Texas. Changing with the times to provide auto body and engine services, the firm today provides engineering services and power systems worldwide. In 1991, Stewart & Stevenson was named to the Fortune 500 List of Industrial Companies.

When the original Montrose Addition was platted in 1911, it was a purely residential neighborhood. Over the years, however, commercial and institutional encroachment has been so pervasive that these few blocks, now known as Audubon Place, represent one of the last remaining residential enclaves within the traditional boundaries of Montrose. After World War II, many families moved from this area to the suburbs and the neighborhood entered a prolonged period of substantial change. During this time, the United States experienced a housing crunch as millions of soldiers returned home and started new families. Houston, like many other major metropolitan areas, struggled to meet the housing demands. While several of the original residents remained in Audubon Place, and continued to maintain their homes, many of the old homes were either demolished or divided into multiple units, or they were

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simply allowed to deteriorate, and the fabric of the neighborhood fell into jeopardy. (“Historic Homes in Audubon Place Report”)

However, there were many individuals who recognized the charm and historical significance of these, once neglected buildings, and over the past decade, have purchased and restored them – thus the neighborhood has experienced a revitalization. In the early 1990's, concerned residents formed the Audubon Place Association, a 501c3 civic association, whose mission is to provide neighbors with a common forum through which they may present a united front in facing the myriad and ever-changing problems associated with inner-city living. In May 1995 Audubon Place successfully reinstated deed restrictions under the name of the Historic Montrose Association. Residents of the community have also worked together to improve and beautify the area. In 1997 the Civic Association raised \$3,000, which was matched by the City of Houston, when the association was the recipient of a matching grant for esplanade beautification.

Many of the nearby, early 20<sup>th</sup> century neighborhoods, including Avondale, Courtlandt Place and Westmoreland, have been revitalized too, and residents have succeeded in having their historic neighborhoods being listed in the National Register of Historic Places and/or designated as City of Houston Historic Districts.

### **HISTORICAL AND ARCHITECTURAL SIGNIFICANCE OF THE HOUSES:**

The homes and buildings in the Audubon Place neighborhood reflect the architectural styles that were in vogue in Houston and across the country during its period of development. The styles of architecture found in the neighborhood include: Bungalow, Prairie, Mission Revival, Colonial Revival, Queen Anne, Cape Cod, and Art Deco (commercial building fronting on West Alabama), as well as the Craftsman style, which is the most prevalent style. Siding materials utilized for the exterior of the buildings include: stucco, brick, and wood cladding.

Between 1905 and 1925, the Bungalow and Craftsman styles became one of the predominant house forms in Houston's suburban neighborhoods, especially in Montrose. The rise in popularity of this style in Houston actually reflected a nationwide movement, which started in the Western United States and moved to the East. The bungalow became the perfect speculative house for the nation's new suburban cities. Stylistically the house had an eclectic beginning with influences coming from India, Spain and Japan and flourished by its incorporation of these stylistic elements from other cultures. The house type could be rustic or clean and open in the manner of prairie houses. Or the bungalow could be built-up to approximate a cottage form. The style was best known as a low, small house that prototyped informal living, used natural materials and relied on simplified design. Bungalow designers were especially adept at generating floor plan variation and roof forms as well as ornamental variations including changes in gables, window placement and materials. This flexible vocabulary made it possible to build rows of bungalows without having to repeat the same forms on the same block. The plan became one of the most popular in American building history. It was promoted by such popular publications as *Ladies' Home Journal* and the *Sears Roebuck and Co. Catalog*. House plans could be purchased for \$8 to \$12. Furthermore, the bungalow fit neatly on the standard 50-foot by 100-foot lots and the plans utilized space very efficiently in an open yet compact manner. More importantly, the bungalow floor plan accommodated Houston's hot humid climate by providing natural ventilation with air freely circulating from one room to another. In addition the wide overhanging eaves shaded rooms from the sun while the

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covered front porch served as additional outdoor living space. By the mid 1920s, the bungalow style had declined in popularity and was built with less frequency. The suburban cottage replaced the bungalow as the prevalent style. The cottage continued the tradition of a small, single family, detached house, but gave it a more picturesque image than that of the natural straightforward bungalow.

According to a “Field Guide to American Houses” by Virginia and Lee McAlester, the “Craftsman houses were inspired by the work of two California brothers – Charles Sumner and Henry Mather Greene – who practiced together in Pasadena (California) from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows. Several influences – the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts – appear to have led the Greene Brothers to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies’ Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable house in the country.” This style or its influence was adapted to two-story homes as well, where many examples can be found today in Audubon Place.

Several homes in Audubon Place are featured in the “Houston Architectural Guide” (AIA), including the Ewart and Lillian Lightfoot Home at 3702 Audubon Place (1923) and the George Cohen Home at 607 Kipling (1919). Others have been individually listed in the National Register of Historic Places, including the Joseph and Mary Stevenson Home at 804 Harold (1915) – which is also a designated City of Houston Protected Landmark. From extensive research conducted by Gary Coover, a former resident of Audubon Place, who also used the building permits listed in the *Houston Daily Post*, the first home in the neighborhood, which was located at 3412 Audubon Place, was built in 1912 by Houston Land Corporation. It was a two-story, 8-room home which has been demolished. At least four other homes were built in 1912 -- all of which have been demolished and one was destroyed by fire. Three of the oldest and earliest surviving homes, which were built in January 1913, are located at 904 Marshall, 902 Marshall and 809 Harold .

Also from research conducted by Gary Coover, many of the historic homes, representing several important architectural styles, were built by prominent Houston builders or designed by Houston architects, including:

*Houston Land Corporation (aka Greater Houston Improvement Corporation); H. C. Cooke, architect*

Created by John Wiley Link, a lawyer, land developer, and businessman, and son of David Lowman and Nancy Emmaline (Henry) Link. John Wiley Link was born near Gallatin, Texas, on December 1, 1866. He studied law at Baylor University and was admitted to the bar in 1888. In 1891 he joined the law firm of Holland and Holland in Amarillo. He married Ihna Imola Holland in 1891. He moved with the firm in 1895 to Orange, where he became mayor in 1900. During this time he was instrumental in securing the Beaumont-Orange deepwater channel. Link moved with his family to Houston in 1910 and developed the Montrose area with his company, Houston Land Corporation. Instrumental in developing the Montrose Subdivision.

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According to Gary Coover, “once the process of developing the infrastructure of Montrose was well under way, the Houston Land Corporation turned to homebuilding. Initially, they probably just contracted with existing local architects and builders, and early on even owned their own lumberyard (where the Blue Bird Circle Shop is located today on West Alabama). In October 1917, they advertised that they had an in-house architect (but did not mention him/her by name). We do know that Allister Shand designed at least one house on Avondale in 1918 for the Houston Land Corporation, and it is rumored that Ida Lee Atwood may have also designed several Montrose houses.

In March, 1919, the Houston Land Corporation announced in a large classified ad ‘you may select any unsold lot in Montrose and we will let our architect, Mr. H. C. Cooke, design a plan according to your own ideas.’ The company offered to furnish the cash and build the house with no obligation to take it when completed. Although English-born architect, Henry Collier Cooke designed many homes in Galveston and most of the American Brewing Company complex in Downtown Houston, his time with the Houston Land Corporation was rather brief due to his death in 1920. His son continued the practice, but it is not known if they continued to work for the Houston Land Corporation.

Early newspapers sometimes list building permits by applicant, street, type of construction and price. However, actual addresses have to be deduced by comparisons with other permits, City Directory listings, classified ads and real estate records. So far, it has been determined that the following Audubon Place houses were built by the Houston Land Corporation:

3401 Audubon (1914, demolished 6-27-97)  
3402 Audubon (1919, demolished)  
3403 Audubon (1919, demolished)  
3412 Audubon (1912, demolished )  
3613 Audubon (1918-19, altered)  
3614 Audubon (1917, demolished)  
3616 Audubon (1917, demolished)  
3720 Audubon (1917, moved to 3608)  
606 Harold (1913, demolished)  
611 Harold (1919)  
613 Harold (1917-18)  
614 Harold (1917)  
617 Harold (1918-19)  
715 Harold (1919)  
809 Harold (1913)  
819 Harold (1919)  
820 Harold (1919, demolished)  
903 Harold (1918-19)  
633 Hawthorne (1918)  
716 Hawthorne (1916, demolished)  
615 Kipling (1917, demolished)  
709 Kipling (1917)  
711 Kipling (1917)

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720 Kipling (1919, demolished)  
815 Kipling (1919, demolished)  
902 Kipling (1913)  
606 Marshall (1918, demolished)  
705 Marshall (1917)  
902 Marshall (1913)  
3417 Montrose (1913, demolished)  
614 W. Alabama (1917)  
636 W. Alabama (1919)

Early records are somewhat incomplete, and there are several building permit listings that are too vague to allow exact identification. There are probably many more houses in our neighborhood that were either built or financed through the Houston Land Corporation or their companion company, the Greater Houston Improvement Company. This company, founded by East Texas lumberman W. T. Carter, was the original developer of the Avondale Addition in 1907 (Avondale, Stanford, and Westheimer streets between Taft and Bagby streets). After John W. Link moved to Houston in 1910, the Houston Land Corporation and the Greater Houston Improvement Company became closely associated. They shared many of the same directors and officers, and sold many tracts back and forth between the two companies. Although there is very little information available about the GHIC, it appears that it eventually assumed most (if not all) of the housebuilding operations once most of the Montrose lots had been sold by the Houston Land Corporation.”

### *The Russell Brown Company*

According to further research by Gary Coover, “without a doubt the largest homebuilder of his day, Russell Brown built well over 100 houses in Westmoreland, Avondale, Montrose and Rossmoyne between 1905 and 1924. The Russell Brown Company also built many homes in Munger Place and Highland Park in Dallas, and at one time also had offices in Dallas, El Paso and Los Angeles. They subsequently built many fine homes in the Southampton and Southmore areas of Houston, and were among the first homebuilders in River Oaks. The company constructed an average of one new home per month in Houston between 1923 and 1936.

Russell Brown moved to Houston in 1902 as vice-president of the Southern Pine and Cypress Company. He became active in homebuilding, notably in the Westmoreland addition, and created the Russell Brown Company in 1906. Although not trained as an architect, he apparently designed many of the homes he constructed. At various times he also employed architects, Alonza N. Dawson, Gonzalo Ancira and Mike Mebane. Russell Brown homes were built in every conceivable style: Late Queen Anne, Craftsman, Prairie, Colonial, and Italian Villa, from simple frame bungalows to elegant brick and tile mansions.

In addition to architectural design, the Russell Brown Company also provided building contracting services. They built the 1919 additions to the Montrose and Eastwood schools, the Hamman house at 802 Lovett, the Fondren house at 3410 Montrose, and at least one house on Courtlandt Place.

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The Russell Brown Company often ran newspaper ads with photographs of recently completed houses. Advertising that they built 'Homes - Not Houses', they also claimed that 'the possession of a Russell Brown Home is forever a satisfaction,' undoubtedly due to their 'inflexible high standard.' Just 'ask the man who owns one.' In 1915, they published a booklet of sketches, photographs and floorplans of 'medium-priced homes,' and in 1919 published a booklet of 'fine homes.' Many of the homes pictured in the 1919 booklet are/were on Montrose Boulevard, Lovett Boulevard, Avondale Avenue, and on Swiss Avenue in Dallas. A copy of this second booklet is archived in the Texas Room of the Houston Metropolitan Research Center, Houston Public Library. However, there are no known copies of Russell Brown's first book of homes.

Although quite a few Russell Brown houses are still standing in the immediate area (especially in Westmoreland and Avondale), only one known example has survived in Audubon Place:

714 Harold (1913, demolished)

3515 Montrose (1917, large 2-story tile with tile roof, demolished)

3617 Montrose (1917, 2-story tile & stucco with tile roof, demolished)

3420 Roseland (1916, demolished)

704 W. Alabama (1920)

814 W. Alabama (1914, demolished)

Russell Brown and his wife Allie lived at 3618 Burlington (in Westmoreland) from 1905 until he retired to his ranch in Duliff, Texas, in the mid 1940's."

### *E. L. Crain & Company*

E. L. Crain, a banker by trade, was involved heavily in home construction and housing development. He played a very active role in house construction in Audubon Place. He also built new homes scattered throughout new subdivisions all over Houston, including Houston Heights and Norhill. He not only built homes but he was also the developer of several Houston neighborhoods, namely: Cherryhurst, Pinehurst, Southside Place and Garden Oaks. He and his family, including sons Lillo and Carter, lived at 117 Lovett Boulevard. Crain's catalogue, showing the product of the Crain's Ready Cut House Company, provided a variety of home styles for his clients. The Ready Cut house kits were predominantly for smaller bungalows and compact two-story frame houses for the working class on a limited budget. All the materials needed for a Crain house, including windows, door frames, and cabinets, were made at the factory. Everything needed to complete the house, even up to the necessary number of wallpaper rolls, could be delivered to the site in the order. A building crew was provided also as an option at an additional cost. The Colonial Bungalow, an impressive two-story house with six white Greek Revival pillars across the front, sold for \$9,000. The one-story Spanish bungalow sold for \$7,750.

According to further research by Gary Coover, "Edward Lillo Crain was an even more prolific homebuilder, to say the least. During his lifetime it is estimated he provided homes for at least 25,000 Houstonians. Born in Longview, he began his career as a bank teller and real estate officer for several Houston banks. In addition to providing loans, he began building homes in various parts of Houston about 1912, most notably in the Montrose area. He built a variety of homes, from small bungalows to large mansions.

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In 1917 he bought out the T. J. Williams House Building Plant, created the Crain Lumber and Manufacturing Company and began advertising “Ready-Cut Homes”. The business was later known as “The Crain Ready-Cut House Company” and the “Houston Ready-Cut House Company”. Simple 1-story bungalows could be purchased from a wide variety of designs, with all framing, siding and cabinetry pre-cut and ready to just assemble on site. Many of these homes still stand today throughout Houston, especially in Cherryhurst, Pineview Place, Brady Home Addition and Southside Place. Crain went on to develop several subdivisions, most notably Garden Oaks and Southside Place.

The following houses in the Audubon Place area were built by E.L. Crain & Co.:

610 Harold (1915, demolished)  
709 Harold (1916)  
804 Harold (1915)  
802 Kipling (1915)  
904 Marshall (1913)  
3509 Montrose (1916, demolished)  
3404 Roseland (1916-17)

Edward L. Crain and his wife Annie Vive Carter (daughter of lumberman W.T. Carter) lived at 1117 Lovett Boulevard from 1916 to 1928.”

*Herman C. Vogt*

According to further research by Gary Coover, “at the present time, very little is known about the builder Herman C. Vogt. He is first mentioned in the 1908-09 City Directory where he is listed as a carpenter, contractor and builder living on Cortlandt street in Houston Heights. Listed as an architect by 1912, he subsequently moved into the Westover and Hyde Park areas before building and moving to 607 Harold by 1913. Herman and Alice Vogt briefly lived at 607 Westheimer before building and moving to 812 Hawthorne in 1918 where they lived until 1926.

Herman Vogt built the following homes in Audubon Place:

607 Harold (1913)  
609 Harold (1914)  
805 Harold (1915)  
815 Harold (1916)  
632 Hawthorne (1915, demolished)  
812 Hawthorne (1918)  
3412 Roseland (1914, demolished)

The only other houses known so far that he built in Montrose include: 525 Westheimer (demolished), 607 Westheimer (demolished) and 604 Westheimer (now a commercial business.

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Herman Vogt constructed at least four new houses per year between 1925 and 1936, mainly in the Southmore area and the new additions just west of Montrose. Often living in many of the homes they built in Southmore, by the 1940's the Vogts had moved to 3065 Locke Lane in River Oaks."

### *Elias Spinner*

Further research by Gary Coover states that "homebuilder and lumber yard owner Elias Spinner first appears in the 1903-04 City Directory working as a clerk for Joseph Weidinger, selling groceries and beer at 619 Tuam. Working briefly as an auditor for the H&TC Railroad, he returned to the Joseph Weidinger Company when they moved to 4902 Washington Avenue in what was then the separate town of Brunner. In 1913 he started the Spinner-Hay Lumber Company at 4701 Washington Avenue. By 1917 it was known as the Spinner Lumber Company, and he was joined by Joseph Weidinger (and later Weidinger's widow), and also his wife Tillie. During World War I they advertised an inventory of over 1 million board feet of lumber.

Elias Spinner built seven known houses in Montrose between 1915 and 1917, all in Audubon Place:

- 716 Kipling (1915-16)
- 814 Kipling (1915)
- 702 Marshall (1916)
- 716 Marshall (1915, 2-story, demolished)
- 810 Marshall (1916, 2-story, demolished)
- 718 W. Alabama (1916-17)
- 720 W. Alabama (1917)

In 1919 he built and lived in the Spinner Apartments at 1304 Chenevert, later living at the Yotive Apartments at 3215 San Jacinto. According to the 1926 City Directory, the Spinner Lumber Company were 'dealers and retailers of band sawn steam dried yellow pine lumber, shingles, sash, doors, mouldings and mill work.' They also financed homes. By the mid 1940's Elias Spinner had switched to the insurance business, and lived at 3721 Rio Vista in Riverside Terrace."

### *T.E. Johnson*

Also according to Gary Coover, "Tiffin E. Johnson built at least nine homes in the Montrose area, seven of which were in Audubon Place. He was born in Houston about 1885, and first appears in the 1903-04 City Directory as a stenographer for the Continental Lumber Company. He later became bookkeeper and secretary for the Edward Weil Company, wholesale liquor distributors. Married to Kate Cravens, he became a lumber broker in 1911, and briefly lived at 813 Marshall, 415 Westheimer, 420 Westheimer, and 4302 Garrott. He was president of the T. E. Johnson Lumber Company, the Independent Lumber Company, and the Johnson Lumber & Building Company.

The following houses in Audubon Place were built by Tiffin Johnson:



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809 Marshall (1914)  
906 Hawthorne (1915, 2-story, demolished)  
813 Marshall (1915, 1-story bungalow, demolished)  
803 Marshall (1915)  
912 Kipling (1915-16)  
912 Marshall? (1916)

He built at least eight houses in various parts of the city between 1927-1931. By the mid 1940's, the Johnsons lived at 2919 Ella Lee in River Oaks while he was president of the Interstate Wrecking Company, dealing in used lumber and building materials and advertising 'we buy homes and buildings to wreck.'"

### *Fred J. Marett*

Gary Coover also research and discovered that: "French-Canadian architect, carpenter and builder Fred J. Marett moved to Houston about 1895, and subsequently built some of the finer homes of his day. In 1912 he completed a huge neo-classical mansion for Mrs. T. K. Dixon at the corner of Main Street and Berry (since demolished) that was considered 'one of the finest examples of colonial architecture in the South.' In 1915 he built a \$30,000 'tapestry brick' home for R. E. Burt at 530 Lovett Boulevard (still extant at the northeast corner of Lovett and Stanford). At the time it was completed, the Burt house was the third most expensive house in Houston outside of Main Street - only the Link mansion and the W. T. Carter home in Courtlandt Place cost more to build.

Two of Fred Marett's houses survive in Audubon Place:

604 Hawthorne (1914)  
709 Marshall (1913)  
812 Marshall? (1916, 2-story, demolished)

A classified ad in the Houston Post on June 4, 1914, referred to 512 Hawthorne as "A Little Palace...nothing finer in Houston,' and listed F. J. Marett as owner and builder. About that same time he had just completed a huge house on Yoakum Boulevard (where University of St. Thomas' Jones Hall now stands), described at the time as having a stucco exterior, tile roof, tea room, breakfast room, ball room, south sleeping porch, music room, terrazzo porch floors, tile kitchen and bath, and included handsome hand painted decoration.

Other Marett houses in the area can be found at 407 Avondale, 412 Avondale, 502 Avondale, 411 Westheimer (now "The Mausoleum"), 420 Lovett Boulevard and 530 Lovett Boulevard.

Marett was a fastidious carpenter who spoke very broken and heavily accented English, and would show up at the job site with a horse-drawn wagon full of tools. According to his daughter-in-law, he may have been the first builder to install fold-up Murphy beds in Houston. Apparently fairly wealthy at one time, Fred Marett died quite poor in 1937, mostly due to bad investments and ill health."

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Further research has revealed that in 1930 Marett was no longer listed in the City Directories as an architect and builder but instead is listed simply as a carpenter. Furthermore, some of his earliest projects were in the W. R. Baker Addition in the Six Ward and in the A. C. Allen Addition near the modern-day intersection of North Main and Quitman.

### *Henry H. Yates*

Gary Coover relates “First listed as a blacksmith’s helper in the 1900-01 City Directory, Henry H. Yates came from a family of carpenters. By 1903 he was listed as a brick mason, and lived briefly in the Hyde Park and Westmoreland areas. Although he built about a dozen houses in the general Montrose area and was an active general contractor until at least 1936, only two houses are known that he built in Audubon Place:

814 Marshall (1914-15)

816 Hawthorne (1915)

Henry and his wife Minnie lived in various houses in the Hyde Park area until moving to Wrightwood street near the Woodland Heights in 1919.”

### *Louie L. Limbaugh*

More research by Gary Coover states that “formerly the secretary and manager of the Jeff Bland Lumber Company and the Montrose Lumber Company (located where the Blue Bird Circle Shop is today on W. Alabama), Louie Limbaugh first appears in the 1910-11 City Directory. He briefly became a homebuilder after the Montrose Lumber Company was sold in 1915, but by 1918 he was the cashier and later vice-president of Farrar Lumber Company. It is very likely that he built the following houses in Audubon Place:

610 Kipling (1915-16)

804 Kipling (1915-16)

708 Kipling (1915-16) ??

708 Marshall (1915)

Louie and his wife Ray lived for awhile at 1306 Marshall, and lived at a variety of addresses throughout the 1920’s and 1930’s.”

### *O.A. Coons Building Co.*

Coover further states that “originally from Knoxville, Iowa, Oscar & Lucile Coons first came to Houston in 1911, where he was listed in the City Directory as a contractor and builder living on 10th avenue in Houston Heights. By 1912 they had moved to the Hyde Park area, but by 1913 were living on Bayland Avenue in the Woodland Heights. Originally calling his firm the Houston Home Investment Company, he renamed it the O. A. Coons Building Company in 1913, and specialized in the construction of ‘California’ bungalows - the greatest homes ever designed, combining comfort and convenience with a truly artistic appearance.’

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Many homes in the Hyde Park area were built by the O. A. Coons Building Company, including 13 homes on Jackson Boulevard. Architect C. F. Ward, a Yale University and Art School graduate, was in charge of the designing department and often published sketches and floorplans of his designs in the newspaper. The O.A. Coons Building Company built at least nine homes in Montrose between 1913 and 1916, most of which were on Graustark or Mt. Vernon streets. Only one was in Audubon Place:

908 W. Alabama (1913)

The family and the firm disappeared from the City Directories after 1915.”

*Tom Tellepsen*

Coover also states that “in 1904, a 16-year old Norwegian sailor, who could not speak a word of English, landed in New York with only \$12 in his pocket. Two years later he went to the Panama Canal Zone as a laborer and carpenter, eventually landing in Houston with enough money to start a small contracting business. After getting married in Norway in 1913, he returned to Houston. Originally named Thomas Tellefson (his grandfather was Tellef Halvorsen), the naturalization clerk misspelled the last name as Tellepsen.

In 1912, he designed and built his first house for the Houston Land Corporation, and later in 1913 he built a house on Audubon Place speculatively just for himself. He and his wife and infant son would ride out on the streetcar on Sundays to sit out front and wait for prospective buyers. Tellepsen Construction Company went on to become one of the largest construction firms in the South, and certainly the largest in Houston. The Shamrock Hotel was one of their major projects.

Only three houses are known to have been built in Montrose by Tom Tellepsen (the first one he ever built is still at 4102 Mt. Vernon), and one of the others was the one in Audubon Place:

3601 Audubon (1913-14)

*Theo. C. Bering*

Coover also states that “part of that large German family of hardware fame, Theo. C. Bering, built only one house in Montrose, for his daughter upon her marriage to credit man Albert M. Armand.”

3602 Audubon (1912)

*Geo. T. Broun/E.H. Lightfoot*

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More research by Coover relates that “the Geo. T. Broun Company, real estate developers and builders, built at least twelve homes in the Montrose area, including at least four in Audubon Place. George Broun (pronounced “broon”) first appears in the 1915 City Directory as partner in the Interstate Realty Company with Jerome H. Farbar (who lived at 3401 Audubon). He was out of the city during World War I, but returned in 1920 as a real estate developer and builder living at 4203 Yoakum with his wife, Seawillow. By the early 1920’s they were advertising architectural services, and also owned Keystone Lumber & Supply Company. The Geo. T. Broun Company built homes all over Houston, including several in River Oaks. The Brouns lived in the Plaza Hotel briefly in 1927 while building a new home at 3240 Chevy Chase Drive in River Oaks.

Ewart H. Lightfoot, a native of Henderson, Kentucky, and the superintendent of construction for the Geo. T. Broun Company from 1916-1924, built the unique house at 3702 Audubon in 1923 for his own home. He started his own construction firm in 1924, the Lightfoot-Bolton Construction Company, which built houses and apartments, including five apartment complexes in the Montrose area. This company became the Lightfoot Construction Company in 1927, whose only Montrose project was the brick apartment complex at 711 W. Alabama. E. H. Lightfoot went on to specialize in the design and construction of motor courts throughout northeast Texas, and lived at 3702 Audubon Place until his death in 1950. His heirs still own the house he built here in 1923, and is featured in the Houston AIA Guide.”

E. H. Lightfoot built the following homes in Audubon Place:

3702 Audubon (1923)

3708 Audubon (1923)

601 Marshall (1923)

*Teich & Gideon, architects*

Additional research by Coover relates that “the architectural firm of Teich & Gideon built one very distinctive bungalow in Audubon Place in 1913. The house at 804 Hawthorne is notable for the large flat urns flanking the front porch, the multitude of decorative roof brackets, and the grand multiple-windowed dormer on the east side. The living room has a high barrel-vaulted ceiling, a musician’s gallery at the back, and is decorated inside with incredible painted canvas murals depicting a variety of scenes from Neo-Classical to Art Nouveau to Egyptian to Italian Pastoral.

*Frederick J. Crosswell*

“A ‘plasterer,’ Frederick J. Crosswell, also built a very unusual stucco house at 816 Kipling in 1913. Obviously influenced by the designs of Frank Lloyd Wright and the Prairie School, there is an almost Moorish quality to the design with its many nooks, porches and unusual porch columns and arches” as researched by Coover.

Furthermore, Coover’s information conveys that “there are also several houses in Audubon Place that are very unique and obviously the work of a particular architect, but at this time his/her identity remains a mystery. Built between 1918 and 1919, distinctive characteristics include curving barge boards,

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shingled gables, decorative scroll-like trim around gable windows and horizontal trim pieces along the underside of the enclosed soffits. The following houses in Audubon Place have these features:

617 Harold (1918-19)  
903 Harold (1918-19)  
633 Hawthorne (1918)  
909 Marshall (1919)  
636 W. Alabama (1919)

These houses just south of W. Alabama are also undoubtedly by the same architect:

520 Sul Ross (1919)  
619 Sul Ross (1919)

This is a highly decorative, unique and individual style with an almost fairy tale-like quality, and is only found in this immediate area. These houses were all built by the Houston Land Corporation, who often advertised that they had an in-house architect.”

*The information and sources for this application provided by residents: Gary Coover, Dan Piette, Doreen Stoller, Maaike and Peter Van Bommel; and Courtney Tardy- Greater Houston Preservation Alliance - have been reviewed, verified, edited and supplemented with additional research and sources by Courtney Spillane, Planning and Development Department and Randy Pace, Historic Preservation Officer, Planning and Development Department, City of Houston.*

### **BIBLIOGRAPHY:**

Avondale West Historic District Designation Report. July 25, 2007, prepared by Thomas McWhorter, Planning and Development Department, City of Houston.

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“Field Guide to American Houses.” Virginia and Lee McAlester.

Historic Homes in Audubon Place. October 28, 2008, prepared by Audubon Place residents, Gary Coover, Dan Piette, Doreen Stoller, Maaike and Peter Van Bommel; Courtney Tardy, Greater Houston Preservation Alliance-Audubon Place Historic District Inventory.

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Johnston, Marguerite. “Houston: The Unknown City 1836-1946.”

Link-Lee House Landmark Designation Report. May 24, 2001. Prepared by Randy Pace, Planning and Development Department, City of Houston.

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Norhill Historic District Designation Report. January 20, 2000. Prepared by Randy Pace, Planning and Development Department, City of Houston.

“Stone & Webster” Wikipedia Encyclopedia at: [http://en.wikipedia.org/wiki/Stone\\_&\\_Webster](http://en.wikipedia.org/wiki/Stone_&_Webster)

Texas Almanac for 1910 “Stone & Webster Company.”

**APPROVAL CRITERIA:**

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

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

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

***There are 222 unique tract owners within the proposed Audubon Place Historic District of whom 126 support the designation - thus 56.76% of the tract owners support the designation. The total land area owned by the tract owners in support constitutes 52.71% percent of the total land area within the proposed historic district.***

<i>Audubon Place Historic District Support Statistics</i>	<i>Total Tracts</i>	<i>Signed in Support</i>	<i>Percentage of Total</i>	<i>Total Land Area of Tract Owner Support</i>
	222	126	56.76%	52.71%

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

***There are a total of 227 sites within the proposed Audubon Place Historic District. Of the 227 sites, there are 123 or 54.19% of which are classified as “historic” (55 being classified as “contributing” and 68 being classified as “potentially contributing”). Of the 227 sites, there are 104 or 45.81% of which are classified as “non-contributing.”***

<i>Audubon Place Historic District Sites Inventory</i>	<i>Contributing Historic Sites</i>	<i>Potentially Contributing</i>	<i>Non Contributing / Non Historic Sites &amp; One Vacant Lot</i>

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		<i>Historic Sites</i>	
<i>Total = 227</i>	55	68	104
<i>Percent of Total</i>	24.23%	29.96%	45.81%

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

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

- | <b>S</b>                            | <b>NA</b>                |                                                                                                                                                                                                                                                 | <b>S - satisfies</b> | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) <i>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;</i>                    |                      |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) <i>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;</i>                    |                      |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) <i>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;</i>                                                                  |                      |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) <i>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;</i>                                                       |                      |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (6) <i>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;</i> |                      |                            |

**STAFF RECOMMENDATION:**

Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District designation of the Audubon Place Historic District.

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

<b>SUBJECT:</b> Approval of a resolution designating the Smith-Anderson House at 3605 Del Monte Drive as a Landmark and Protected Landmark in accordance with Chapter 33, Code of Ordinances	<b>Category #</b>	<b>Page 1 of 1</b>	<b>Agenda Item #</b> <b>9</b>
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<b>FROM (Department or other point of origin):</b> Planning and Development	<b>Origination Date</b> 1/23/09	<b>Agenda Date</b> APR 08 2009
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<b>DIRECTOR'S SIGNATURE:</b> <i>Margaret A. Spivey</i>	<b>Council District affected:</b> G
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<b>For additional information contact:</b> Diana DuCroz Phone: 713-837-7924	<b>Date and identification of prior authorizing Council action:</b>
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**RECOMMENDATION: (Summary)**

Approval of a resolution designating the Smith-Anderson House at 3605 Del Monte Drive as a Landmark and Protected Landmark

**Amount and Source of Funding:** N/A

**SPECIFIC EXPLANATION:**

A property owner may initiate an 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. This application for Landmark and Protected Landmark designation was initiated by the owner.

Public hearings were held by the Houston Archaeological and Historical Commission and the Houston Planning Commission on 05/15/08 and 05/22/08 respectively. There were no objections to the designation. Both commissions determined that the application satisfied applicable criteria of the ordinance and unanimously recommended approval of the Landmark and Protected Landmark designation. The application was subsequently delayed in reaching Council until documentation was received to clarify ownership of the property.

Photos of the proposed landmark 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](http://www.houstontx.gov/planning/historic_pres/pending.htm).

MG: rp

Attachments: Application and Staff Report

xc: Minnette Boesel, Mayor's Assistant for Cultural Affairs  
Arturo G. Michel, City Attorney  
Deborah McAbee, Land Use Division, Legal Department  
Harold L. Hurtt, Chief, Police Department  
Phil Boriskie, Chief, Fire Department

<b>REQUIRED AUTHORIZATION</b>		
<b>Finance Director:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>



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Archaeological & Historical Commission

Planning and Development Department

## PROTECTED LANDMARK DESIGNATION REPORT

**LANDMARK NAME:** Smith-Anderson House  
**OWNER:** Gloria Anderson  
**APPLICANT:** Gloria Anderson  
**LOCATION:** 3605 Del Monte Drive – River Oaks  
**30-DAY HEARING NOTICE:** N/A

**AGENDA ITEM:** IV.a  
**HPO FILE NO:** 08PL60  
**DATE ACCEPTED:** Mar-28-08  
**HAHC HEARING:** May-15-08  
**PC HEARING:** May-22-08

### SITE INFORMATION:

Lot 9, Block 76, River Oaks Section 9, City of Houston, Harris County, Texas. The building on the site includes a two-story residence.

**TYPE OF APPROVAL REQUESTED:** Landmark and Protected Landmark Designation

### HISTORY AND SIGNIFICANCE SUMMARY:

The residence at 3605 Del Monte Drive was built in 1947 for Harry K. Smith, a well-known Houston business leader and philanthropist. Harry K. Smith was Chairman of the Board and CEO of Big Three Industries, a manufacturer and distributor of industrial gases, until selling the company in 1986 for over \$1 billion to L'Air Liquide S.A. In 1957, Smith sold the house to James Anderson, Jr., a Houston lawyer and security analyst, whose widow, Gloria Anderson, still resides in the house.

The two-story Colonial Revival red brick home was designed by architect Theo F. Keller, with a later entry designed by Birdsall Briscoe, and gardens designed by prominent landscape designer, C.C. ("Pat") Fleming. The home is built around a unique bricked courtyard with a fountain on the center wall.

The Smith-Anderson House qualifies for Landmark and Protected Landmark Designation under Criteria 1, 3, and 4.

### HISTORY AND SIGNIFICANCE:

The house at 3605 Del Monte Drive was designed by architect Theo F. Keller for Harry K. Smith, a well-known Houston business leader and philanthropist. Harry K. Smith (1911-2002) had a tremendous impact on Houston through his business and philanthropic activities. Smith was born on December 1, 1911, in Pittsburg, Pennsylvania, to Anna Feldman and Benjamin K. Smith. Harry Smith spent his youth working on oil tankers, welding pipelines, and selling welding equipment. These experiences provided excellent background when he was called upon to take over Big Three Welding Equipment, a company co-founded by his father Benjamin Smith in 1920, after his father's death in 1948.

Harry K. Smith would go on to lead Big Three Industries for the next 38 years as Chairman of the Board and Chief Executive Officer. While at the helm, he grew the company from a \$6 million regional oxygen and nitrogen manufacturer and distributor to a company with a billion dollars in annual sales and 4,000 employees. In 1986, Smith sold the company for over \$1 billion to the world's largest producer of industrial gases, L'Air Liquide S.A., of France.

Smith continued to work after the sale of Big Three at the age of 75. At this point, he pursued investments in oil and gas properties. However, these investments proved too passive, which led Smith to buy Inwood Forest Golf and Country Club in 1994. He launched a major reconstruction and renovation effort which helped to revitalize the entire Inwood Forest Community. In 1996, Smith was honored with induction into the Texas Business Hall of Fame, a nonprofit organization of Texas

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Business Legends.' Smith continued to maintain a six day work week at age 90, only months before his death.

Smith was extremely active in the community. Houston Mayor Bob Lanier proclaimed December 16, 1995, as 'Harry K. Smith Day' in his honor. Smith was a major benefactor in the medical and educational communities. He was the co-founder of Rice University's Harry K. Smith and Albert K. Smith Chair of Architecture and the Anna Smith Fine Chair in Judaic Studies. He also helped to endow a chair at the University of St. Thomas. Additionally, Harry K. and Albert K. Smith endowed Methodist Hospital's coronary care unit and a unit of its neurosensory center. Smith served on the Board of Methodist Hospital and in other volunteer capacities during his lifetime.

Smith lived in the house at 3605 Del Monte until 1957, when he sold it to another prominent Houstonian, James Anderson, Jr. James Anderson, Jr. (1918-1995) was born in Shreveport, Louisiana, and moved to Houston when his father moved from Standard Oil of Louisiana to Humble Oil. His father would later rise to a position on the Board of Directors of Humble Oil & Refining Company, where he would serve from 1921-1942. James Anderson, Jr., attended Los Alamos Ranch School and later went to Choate. He graduated from Princeton in 1941 and served in the Air Force during World War II. After the war, Anderson earned a law degree at the University of Texas where he was a member of Beta Theta Pi.

After law school, Anderson served as assistant attorney general for the State of Texas and then assistant district attorney for Harris County. He practiced law with Simmons, Gilmer, and Much before becoming a regional security analyst with Underwood Neuhaus and E.F. Hutton. According to his wife, Gloria Anderson, Anderson was the first certified security analyst in Houston.

Anderson was active in a number of civic, political and charitable organizations, including volunteering more than 40 years with the Lighthouse for the Blind. He was once cited by the Governor of Texas for his involvement in a drug abuse program with Houston Independent School District. John Anderson died in 1995, and Gloria Anderson, his widow, continues to live in the home.

Theo F. Keller, the architect for the Harry K. Smith home, was born in Houston on April 16, 1904. Keller's father was a partner in Mosehart and Keller, which appears to have been a Carriage and Wagon Factory that later moved into automobile sales and service. A publication by the Daughters of the Republic of Texas shows them as the Studebaker dealer in Houston for 45 years.

Theo Keller grew up in Houston and graduated from Rice in 1925 with a B.A. in Architecture. After graduation, he worked for the Missouri-Pacific Railway from 1927-28. He worked with Birdsall P. Briscoe from 1928-29, and for New York architects Morris & O'Connor from 1929-31. From at least 1935 until 1938, he was in partnership with James I. Campbell in the firm of Campbell & Keller. Later he was associated with James B. McGee. Stephen Fox provided the following list of Keller's projects:

- J. S. Breitenbach House, 1903 Woodbury, 1935 (C&K).
- Ira C. Jenkins House, 3752 Elmora, 1935 (C&K).
- Lloyd A. King House, 2808 Ferndale, 1935 (C&K).
- F. C. Nickel House, 2135 Sunset, 1935 (C&K).
- C. Ray Davis House, 2346 Underwood, 1935 (C&K).
- Maurice Epstein House, 2311 Underwood, 1935 (C&K).
- J. M. Jackson House, 1936-37 (C&K).
- Lynn G. Howell House, 1936 (C&K).
- 3418 South MacGregor Way, 1937 (C&K).
- Harold Strader House, 1936 Swift, 1937 (C&K).

- Curtis Quarles House, 1814 Sunset, 1938 (C&K).
- J. G. Childers House, West University, 1938 (C&K).
- L. J. Walling House, 1939, Conroe TX.
- Westwood Country Club, 1941 (with Irving R. Klein).
- George Martin House, 2532 Bluebonnet, 1941.
- Gulftex Drug Co. Building, 1939.
- Additions to Temple Beth Israel, 1950 (with Irving R. Klein).
- Kripax Baking Co. Building, 1954.
- Industrial Film Co. Building, 1954.
- Crosby State Bank, Crosby, 1958.
- Williams Co. Building, 1959.
- Jamail's Food Market, 1960.

Theo F. Keller, AIA, was an active member of AIA Houston for many years and continued as an emeritus member after he retired. He retired in 1975 and died in Houston on October 17, 2002.

### **ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:**

The Smith-Anderson House was designed by architect Theo Keller and built by Bell Construction Company in 1947. The Colonial Revival-style house is two stories in height with a symmetrical brick facade. It is situated next to John Staub's own home on Del Monte. Two features make this home particularly interesting: a Birdsall P. Briscoe-designed entryway and C.C. "Pat" Fleming-designed gardens.

When the Andersons purchased 3605 Del Monte in 1957, they hired Briscoe to create a more elegant front entrance. The result is an entry that is accessed through wrought iron doors. The pattern on the doors echoes the simplicity of the home with two squares, straight lines, and small curves. Around the iron doors are pilasters topped with scrolled woodwork and highlighted with dentil molding above. The paneled double doors have a leaded glass fanlight above that finish the entry to the home.

One feature that drew Mrs. Anderson, a native New Orleanian, to the home was its unique bricked courtyard. The home is essentially built around this courtyard which provides lovely light throughout the home. The courtyard has a patterned ironwork trellis creating a small shaded corridor for sitting. The courtyard's focal point is an elegant fountain feature on the center wall.

The interior of the home is also interesting. The formal living room has windows on the north and south sides, paneled walls, and recessed windows. The paneling is repeated in the dining room, which views the courtyard. The doorways of the home have acorn-shaped hinges. The main fireplace in the family room of the home was redesigned by Birdsall Briscoe. He covered up the existing Austin stone with dark brown wood, which is more in keeping with the style of the home.

The garden is a highlight of the home. The bones of the garden laid out by C.C. "Pat" Fleming are in evidence today. In particular, the garden appears to have "rooms" starting with the front yard gate on the west side of the home, winding through to the interior courtyard, moving through another brick corridor, and finally to the backyard.

Aside from the doorway designed by Briscoe, there have been no changes to the footprint or the façade of the home.

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**Planning and Development Department**

*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.*

## **BIBLIOGRAPHY:**

Historic Houston, Who's Who on Harry K. Smith.

Houston Chronicle, Harry K. Smith Obituary, June 11, 2002.

Personal Notes of Stephen Fox on Theo F. Keller.

Information from AIA – Houston on Theo F. Keller.

Humble Oil & Refining Company, Henrietta M. Larson and Kenneth Wiggins Porter, Ayer Company Publishers, Inc.

Princeton Alumni Weekly, October 25, 1995, Obituary of James Anderson, Jr.

Rice University, <http://www.media.rice.edu/media/NewsBot.asp?MODE=VIEW&ID=5748&SnID=2>, July 25, 1996.

## **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);

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- (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 Smith-Anderson House at 3605 Del Monte Drive.




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Planning and Development Department

SITE LOCATION MAP  
SMITH-ANDERSON HOUSE  
3605 DEL MONTE DRIVE  
NOT TO SCALE



<b>SUBJECT:</b> Ordinance Authorizing an Agreement between Harris County and the City of Houston relating to a City special election to be held on May 9, 2009 and the possible subsequent runoff election.		<b>Category #</b>	<b>Page</b> 1 of 1	<b>Agenda Item #</b>  10
<b>FROM (Department or other point of origin):</b> City Secretary Office		<b>Origination Date</b> 4/1/2009	<b>Agenda Date</b> APR 08 2009	
<b>DIRECTOR'S SIGNATURE:</b> 		<b>Council District affected:</b>  H		
<b>For additional information contact:</b> Anna Russell (832) 393-1100 Tracy Calabrese (832) 393-6448		<b>Date and identification of prior authorizing Council action:</b> N/A		
<b>RECOMMENDATION: (Summary)</b> The City Council approve, and allocate funding for, an Agreement between Harris County and the City of Houston for a City election to be held on May 9, 2009 and the possible subsequent runoff election.				
<b>Amount of Funding:</b>  \$200,000 [Initial Allocation] \$400,000 [Maximum Contract Amount]		<b>FIN Budget:</b>		
<b>SOURCE OF FUNDING:</b> <input checked="" type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund  <input type="checkbox"/> Other (Specify)      Fund 1000				
<b>SPECIFIC EXPLANATION:</b>  The proposed ordinance approves the Agreement under which Harris County will conduct the City of Houston special election to be held on May 9, 2009. The City will pay for the equipment for all polling locations, including early voting, and personnel expenses. The City Council is requested to allocate funds (up to \$400,000) for the total cost of the May 9, 2009 election, and a possible subsequent runoff election.  The Agreement with the County requires that the City reimburse the full amount of the County's actual election expenses. Should the actual expenses exceed \$400,000, we will return to Council for approval of the additional amount.				
G:\CONTRACT\LPN\Ordinances\RCA_Election				
<b>REQUIRED AUTHORIZATION</b>				
<b>Finance Director:</b>		<b>Other Authorization:</b>		<b>Other Authorization:</b>

<b>SUBJECT:</b> An ordinance appointing various election officials for the City of Houston Special Election to be held on May 9, 2009, and any required Runoff Election; and prescribing the number of election clerks for each voting precinct.		<b>Category #</b>	<b>Page</b> 1 of 1	<b>Agenda Item #</b>  11
<b>FROM (Department or other point of origin):</b>  City Secretary		<b>Origination Date</b>  3/31/09	<b>Agenda Date</b>  APR 08 2009	
<b>DIRECTOR'S SIGNATURE:</b>  <i>Anna Russell</i>		<b>Council District affected:</b>  H		
For additional information contact:  Anna Russell 832.393.1100 Tracy Calabrese 832.383.6448		Date and identification of prior authorizing Council action:		
<b>RECOMMENDATION: (Summary)</b> Adopt an ordinance appointing the presiding and alternate judges for the Early Voting Ballot Board, Central Counting Station, and voting precincts for the City of Houston Special Election to be held on May 9, 2009, and any required Runoff Election, and prescribing the number of election clerks for each precinct and their rates of pay.				
<b>Amount of Funding:</b> N/A		<b>F &amp; A Budget:</b>		
<b>SOURCE OF FUNDING:</b> <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund				
<input type="checkbox"/> Other (Specify)				
<b>SPECIFIC EXPLANATION:</b>  As required by the Texas Election Code, the proposed ordinance appoints the presiding and alternate judges for the Early Voting Ballot Board, and the Central Counting Station for the Special Election to be held on May 9, 2009, and any subsequent Runoff Election. The proposed ordinance also establishes the maximum number of election clerks for each election precinct and their rates of pay.				
<b>REQUIRED AUTHORIZATION</b>				
<b>F&amp;A Director:</b>		<b>Other Authorization:</b>		<b>Other Authorization:</b>





TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> Ordinance authorizing the abandonment and sale of Montana Street, from IH10 to Spencer Street; Herd Street, from Montana Street to its terminus; Spencer Street, from Bass Street to Montana Street; and a ±4,600-square-foot fee-owned gully in exchange for the conveyance to the City of sufficient right of way to widen Bass Street to 60 feet and a drainage easement; all located within the John Austin Two League Grant, A-1. <b>Parcels SY7-109A through D, AY7-255, and LY6-008</b>	<b>Page</b> <u>1</u> of <u>3</u>	<b>Agenda Item #</b>  12
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<b>FROM (Department or other point of origin):</b>  Department of Public Works and Engineering	<b>Origination Date</b>  4/2/09	<b>Agenda Date</b>  APR 08 2009
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<b>DIRECTOR'S SIGNATURE:</b>  Michael S. Marcotte, P.E., D.WRE, BCEE, Director	<b>Council District affected: H</b>  Key Map 492H 
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<b>For additional information contact:</b>   Nancy P. Collins <b>Phone:</b> (713) 837-0881 Senior Assistant Director-Real Estate	<b>Date and identification of prior authorizing Council Action:</b>  C.M. 2007-0494 (05/16/07)
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**RECOMMENDATION: (Summary)** It is recommended City Council approve an ordinance authorizing the abandonment and sale of Montana Street, from IH10 to Spencer Street; Herd Street, from Montana Street to its terminus; Spencer Street, from Bass Street to Montana Street; and a ±4,600-square-foot fee-owned gully in exchange for a consideration of \$5,200.00 plus the conveyance to the City of sufficient right of way to widen Bass Street to 60 feet and a drainage easement; all located within the John Austin Two League Grant, A-1. **Parcels SY7-109A through D, AY7-255, and LY6-008**

<b>Amount and Source of Funding:</b> Not Applicable	
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**SPECIFIC EXPLANATION:**

By Motion 2007-0494 City Council authorized the subject transaction. Don and Sarah Hunt, the original abutting property owners, created two new entities which are White Oak Hill, LP, a Texas limited partnership (SARNO, LLC [Sarah Hunt, Manager], General Partner) and Bass Court Village, LP, a Texas limited partnership (SADOVA, LLC [Sarah Hunt, Manager], General Partner), and transferred abutting ownership to these two entities. White Oak Hill, LP and Bass Court Village, LP want to remove the streets and gully to increase the marketability of their property for commercial development with green space.

Item 3 of the council motion allows credit to be given to the applicant for the design and construction of the drainage system against the cost of the abandonment and sale subject to the approval of such construction costs by the Office of the City Engineer (OCE). The OCE approved \$53,218.25 for the design costs and \$106,955.00 for the construction costs bringing the total approved costs for the design and construction of the drainage system to \$160,173.25.

Item 3 (a) and (b) of the council motion requires the applicant to design and build a drainage system to transport the 100-year design flow along Bass Street within the 60-foot-wide right of way and, if and to the extent necessary, within a drainage easement east of the right of way being conveyed to the City to widen Bass Street, and to design and build a drainage system to transport the 100-year design flow within a drainage easement along the northern boundary of the property to the Harris County Flood Control District right of way for White Oak Bayou. The design portion of the construction requirements has been completed. However, the construction of the drainage system will be completed after City Council passes the ordinance. White Oak Hill, LP and Bass Court Village, LP have submitted to the City a \$106,955.00 letter of credit to cover the estimated construction costs. The construction must be completed within twelve months of the effective date of the ordinance.

s:\psm\sy7-109.rc2.doc	CUIC #20PSM226
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<b>REQUIRED AUTHORIZATION</b>		
<b>Finance Department:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>  Andrew F. Icken, Deputy Director Planning and Development Services Division

<b>Date:</b>	<b>Subject:</b> Ordinance authorizing the abandonment and sale of Montana Street, from IH10 to Spencer Street; Herd Street, from Montana Street to its terminus; Spencer Street, from Bass Street to Montana Street; and a ±4,600-square-foot fee-owned gully in exchange for the conveyance to the City of sufficient right of way to widen Bass Street to 60 feet and a drainage easement; all located within the John Austin Two League Grant, A-1. <b>Parcels SY7-109A through D, AY7-255, and LY6-008</b>	<b>Originator's Initials</b>	<b>Page</b> <u>2</u> of <u>3</u>
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In connection with the drainage system to be constructed within a drainage easement being conveyed to the City as part of this transaction along the northern boundary of the property, Item 3 of the council motion recommends that language be included in the Easement Conveyance Deed for this drainage easement that provides for reversion of the easement to the applicant, their heirs and/or assigns, should the State of Texas Department of Transportation accept/allow the drainage ultimately to be built in Bass Street to tie-in to the IH10 freeway drainage system.

White Oak Hill, LP and Bass Court Village, LP have complied with the council motion requirements, have accepted the City's offer, and have rendered payment in full.

The City will abandon and sell to White Oak Hill, LP and Bass Court Village, LP:

**Parcel SY7-109A**

7,289-square-foot portion of Spencer Street \$145,780.00  
Valued at \$20.00 per square foot

**Parcel SY7-109B**

4,212-square-foot portion of Montana Street \$84,240.00  
Valued at \$20.00 per square foot

**Parcel SY7-109C**

1,618-square-foot portion of Herd Street \$32,360.00  
Valued at \$20.00 per square foot

**Parcel SY7-109D**

4,423-square-foot gully \$88,460.00  
Valued at \$20.00 per square foot

**TOTAL ABANDONMENTS**

**\$350,840.00**

In exchange, White Oak Hill, LP and Bass Court Village, LP will

Pay Cash: \$5,200.00

Plus convey to the City:

**Parcel AY7-255**

8,164-square-foot street right-of-way \$163,280.00  
for widening Bass Street  
Valued at \$20.00 per square foot

**Parcel LY6-008**

4,882-square-foot drainage easement \$48,820.00  
Valued at \$10.00 per square foot

White Oak Hill, LP and Bass Court Village, LP will receive:

**Construction Credit**

Design and construction of drainage system \$160,173.25

**TOTAL CASH AND CONVEYANCES**

**\$377,473.25**

<b>Date:</b>	<b>Subject:</b> Ordinance authorizing the abandonment and sale of Montana Street, from IH10 to Spencer Street; Herd Street, from Montana Street to its terminus; Spencer Street, from Bass Street to Montana Street; and a ±4,600-square-foot fee-owned gully in exchange for the conveyance to the City of sufficient right of way to widen Bass Street to 60 feet and a drainage easement; all located within the John Austin Two League Grant, A-1. <b>Parcels SY7-109A through D, AY7-255, and LY6-008</b>	<b>Originator's Initials</b>	<b>Page</b> <u>3 of 3</u>
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Inasmuch as the value of the \$5,200.00 minimum fee plus the easements being conveyed to the City and the credit for the design and construction of the drainage system are greater than the value of the streets and the gully being abandoned and sold, it is recommended City Council approve an ordinance authorizing the abandonment and sale of Montana Street, from IH10 to Spencer Street; Herd Street, from Montana Street to its terminus; Spencer Street, from Bass Street to Montana Street; and a ±4,600-square-foot fee-owned gully in exchange for the conveyance to the City of sufficient right of way to widen Bass Street to 60 feet and a drainage easement; all located within the John Austin Two League Grant, A-1.

MSM:NPC:psm

- c: Jun Chang, P.E.
- Raymond D. Chong, P.E., PTOE
- Daniel Menendez, P.E.
- Reid K. Mrsny, P.E.
- Marty Stein

# CITY OF HOUSTON

## SURVEY OF

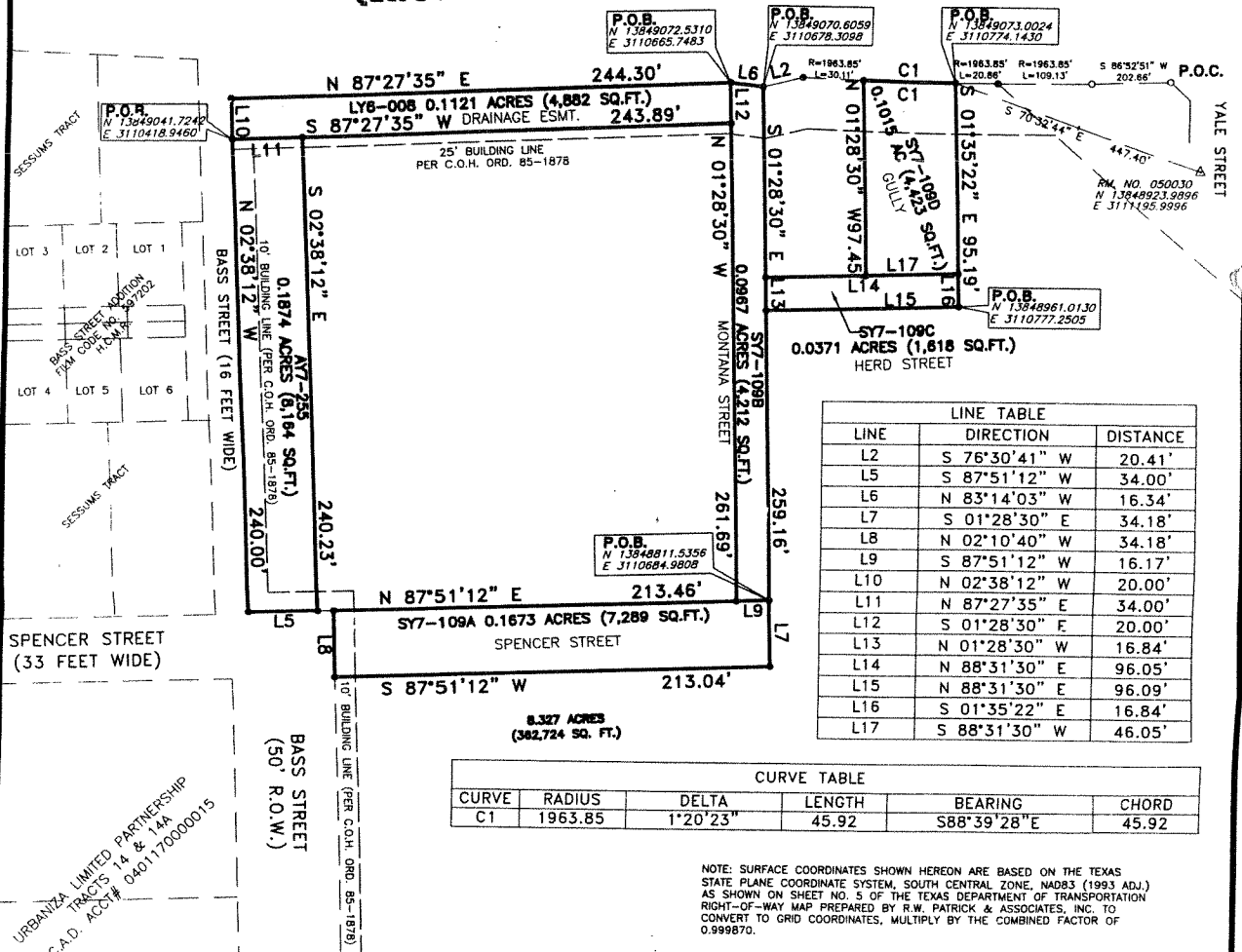
6 TRACTS LYING IN THE JOHN AUSTIN SURVEY,  
ABSTRACT NO. 1, HARRIS COUNTY, TEXAS.



CITY  
SURVEY  
MARKER RM NO. 050030

### INTERSTATE HIGHWAY 10 (R.O.W. WIDTH VARIES)

1"=60'



LINE TABLE		
LINE	DIRECTION	DISTANCE
L2	S 76°30'41" W	20.41'
L5	S 87°51'12" W	34.00'
L6	N 83°14'03" W	16.34'
L7	S 01°28'30" E	34.18'
L8	N 02°10'40" W	34.18'
L9	S 87°51'12" W	16.17'
L10	N 02°38'12" W	20.00'
L11	N 87°27'35" E	34.00'
L12	S 01°28'30" E	20.00'
L13	N 01°28'30" W	16.84'
L14	N 88°31'30" E	96.05'
L15	N 88°31'30" E	96.09'
L16	S 01°35'22" E	16.84'
L17	S 88°31'30" W	46.05'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1963.85	1°20'23"	45.92	S88°39'28"E	45.92

NOTE: SURFACE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (1993 ADJ.) AS SHOWN ON SHEET NO. 5 OF THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PREPARED BY R.W. PATRICK & ASSOCIATES, INC. TO CONVERT TO GRID COORDINATES, MULTIPLY BY THE COMBINED FACTOR OF 0.999870.

URBAN/TEX LIMITED PARTNERSHIP  
TRACTS 14 & 14A  
H.C.A.D. ACCT# 0401170000015

*Fred W. Lawton*  
Fred W. Lawton/Registered Professional  
Land Surveyor No. 2321

Surveyed By. SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
11281 RICHMOND AVENUE, BLDG J, SUITE 101,  
HOUSTON, TEXAS 77082

### CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DEPARTMENT

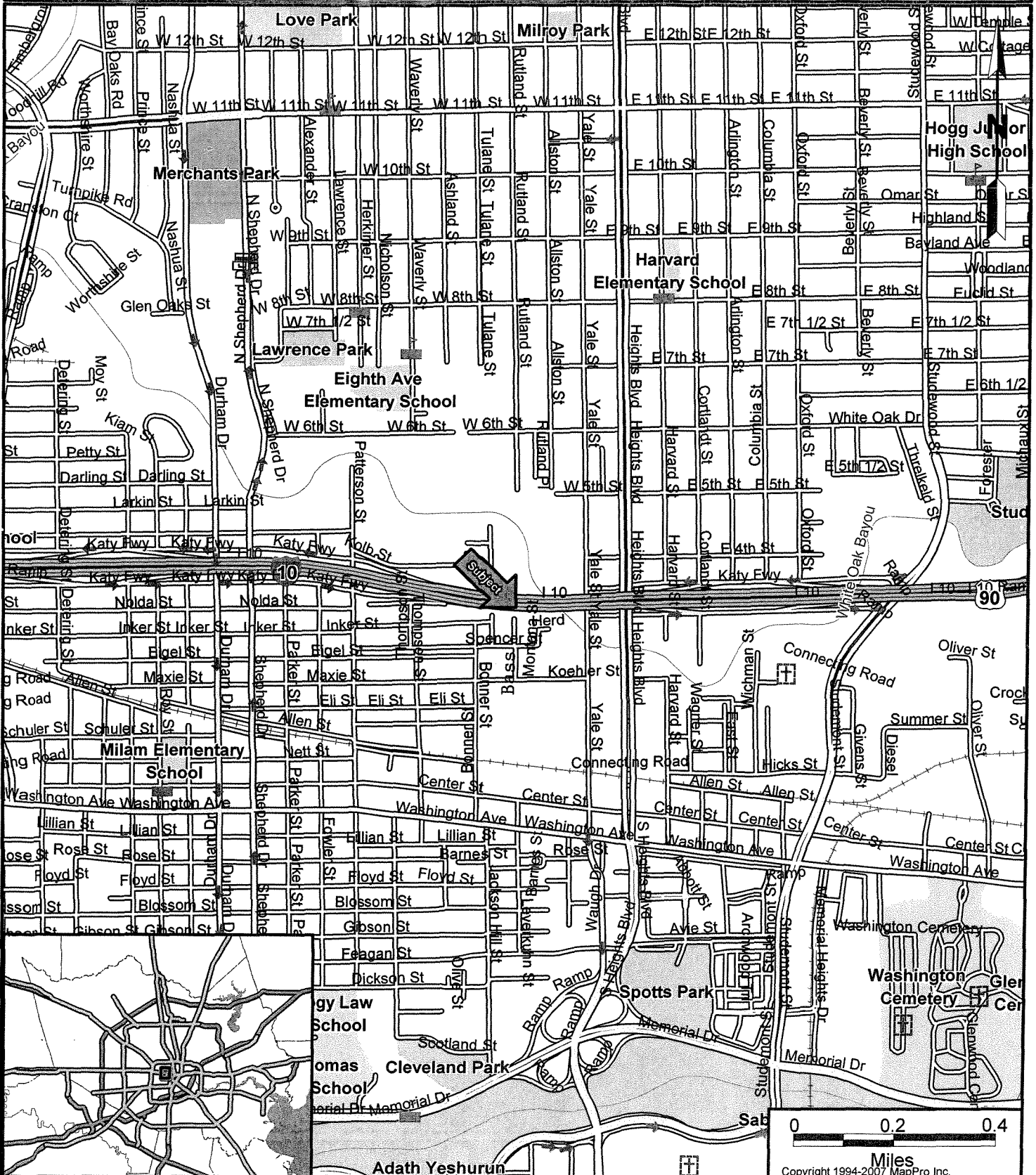
DATE: 09/06/17  
*Rodney Woodson*  
RIGHT OF WAY SECTION

KEY MAP NO. 492H	GIMS MAP NO. 5358C4
PARCEL NO. SY7-109A	
SY7-109B, SY7-109C	
SY7-109D, AY7-255	
LY6-008	
LY6-009	
CIP NO.	
GFS NO.	
C.M. NO. 2007-0494	

Abandonment and sale of Montana Street, from IH10 to Spencer Street; Herd Street, from Montana Street to its terminus; Spencer Street, from Bass Street to Montana Street; and a ±4,600-square-foot fee-owned gully in exchange for the conveyance to the City of sufficient right of way to widen Bass Street to 60 feet and a drainage easement; all located within the John Austin Two League Grant, A-1. **Parcels SY7-109A through D, AY7-255, and LY6-008**

# LOCATION MAP

Abandonment and sale of Montana Street, from IH10 to Spencer Street; Herd Street, from Montana Street to its terminus; Spencer Street, from Bass Street to Montana Street; and a ±4,600-square-foot fee-owned gully in exchange for the conveyance to the City of sufficient right of way to widen Bass Street to 60 feet and a drainage easement; all located within the John Austin Two League Grant, A-1. **Parcels SY7-109A through D, AY7-255, and LY6-008**



### 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.

MOTION NO. 2007 0494

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 Mark R. Kosmoski of Kirst Kosmoski, Inc., 2630 Fountainview, Suite 318, Houston, Texas 77057, on behalf of Don and Sarah Hunt, for the abandonment and sale of Montana Street, from IH10 to Spencer Street; Herd Street, from Montana Street to its terminus; Spencer Street from Bass Street to Montana Street; and a ±4,600-square-foot fee-owned gully, all located within the John Austin Two League Grant, A-1, Parcels SY7-109A through D, AY7-255 and LY6-008, be adopted as follows:

1. The City abandon and sell Montana Street, from IH10 to Spencer Street; Herd Street, from Montana Street to its terminus; Spencer Street from Bass Street to Montana Street; and a ±4,600-square-foot fee-owned gully in exchange for the conveyance to the City of sufficient right of way to widen Bass Street to 60 feet and a drainage easement, all located within the John Austin Two League Grant, A-1;
2. The applicant be required to cut, plug, and abandon or convert to private service: (a) the 2-inch water line in Herd Street, (b) the 2-inch water line and the 6-inch sanitary sewer line in Montana Street, (c) the 2-inch water line, a small portion of the 8-inch water line, and the 6-inch sanitary sewer line in Spencer Street, and (d) pay the depreciated value for the utilities being abandoned, all at no cost to the City and under the proper permits;

3. The applicant be required to: (a) design and build a drainage system to transport the 100-year design flow along Bass Street within the 60-foot-wide right of way and, if and to the extent necessary, within a drainage easement east of the right of way being conveyed to the City to widen Bass Street, and (b) design and build a drainage system to transport the 100-year design flow within a drainage easement along the northern boundary of the property to the Harris County Flood Control District right of way for White Oak Bayou. The applicant will receive credit for the design and construction of the drainage system against the cost of the abandonment and sale subject to approval of such construction costs by the Office of the City Engineer. In connection with (b) above, it is recommended that language be included in the Easement Conveyance Deed for this drainage easement that provides for reversion of the easement to the applicant, their heirs and/or assigns, should the State of Texas Department of Transportation (TxDOT) accept/allow the drainage ultimately to be built in Bass Street to tie-in to the IH10 freeway drainage system;
4. The applicant be required to prepare drawings that show all public utilities (water, sanitary, storm water) that are abandoned, relocated, 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;
5. The applicant be required to change the public appearance of the streets being abandoned and sold; remove any traffic signs and poles along the streets and return them to the City; and secure a letter of no objection from the owner of the private billboard located on the east side of Montana Street near its dead-end at IH10 for the abandonment and sale of Montana Street;
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 2, 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 secure from TxDOT a letter of no objection to the sale of the gully requested in this transaction;
8. The applicant be required to obtain a letter of no objection from each of the privately owned utility companies for the streets being abandoned and sold;
9. 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;
10. The Legal Department be authorized to prepare the necessary transaction documents; and
11. Mr. Michael Copland and Mr. Frank Flores, independent real estate appraisers, are hereby appointed to establish the value, inasmuch as the value of the property interest is expected to exceed \$25,000.00.

Seconded by Council Member Alvarado and carried.


Mayor White, Council Members Lawrence, Johnson, Clutterbuck, Wiseman, Khan, Holm, Alvarado, Brown, Lovell and Green voting aye

Nays none

Council Members Edwards, Garcia and Berry absent

PASSED AND ADOPTED this 16th day of May, 2007.

Pursuant to Article VI, Section 6 of the City Charter, the effective date of the foregoing motion is May 22, 2007.



City Secretary



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

<b>SUBJECT:</b> Petition for the City's consent to the addition of 133.87 acres of land to Fort Bend County Municipal Utility District No. 163 (Key Map No. 484-N)	<b>Page</b> 1 of 1	<b>Agenda Item #</b>  13
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<b>FROM (Department or other point of origin):</b>  Department of Public Works and Engineering	<b>Origination Date</b> 3/26/09	<b>Agenda Date</b> APR 08 2009
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<b>DIRECTOR'S SIGNATURE</b> <i>Michael S. Marcotte</i> Michael S. Marcotte, P.E., D.WRE, BCEE	<b>Council District affected:</b> "ETJ"
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<b>For additional information contact:</b>  Ann Marie Stone Sheridan, P.E. <i>AMS</i> Supervising Engineer (713) 837-9142	<b>Date and identification of prior authorizing Council action:</b>
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**RECOMMENDATION: (Summary)**

The petition for the addition of 133.87 acres of land to Fort Bend County Municipal Utility District No. 163 be approved.

**Amount and Source of Funding:**

NONE REQUIRED

**SPECIFIC EXPLANATION:**

Fort Bend County Municipal Utility District No. 163 has petitioned the City of Houston for consent to add 133.87 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 Crossover Road, FM 1463, Interstate 10, and Katy Flewellen. The district desires to add 133.87 acres, thus yielding a total of 139.023 acres. The district is served by the proposed Fort Bend County Municipal Utility District No. 163 Wastewater Treatment Plant. The nearest major drainage facility for Fort Bend County Municipal Utility District No. 163 is Buffalo Bayou which drains 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

**REQUIRED AUTHORIZATION**

20JZC530

Finance Department

Other Authorization:

Other Authorization:

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



# CITY OF HOUSTON



Department of Public Works and Engineering  
Water District Consent Application Form

**received**  
2/18/99

**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 133.87 acres to Fort Bend County MUD No. 163 under the provisions of Chapters 49 and 54 Texas Water Code.

*[Signature]*  
Attorney for the District

**Attorney: Steve Robinson-Allen Boone Humphries Robinson LLP**

Address: 3200 Southwest Freeway, Suite 2600, Houston, TX Zip: 77027 Phone: 713-860-6408

**Engineer: Brown & Gay Engineers, Inc.**

Address: 10777 Westheimer, Suite 400, Houston, TX Zip: 77042 Phone: 281-558-8700

**Owners: Spring Green Crossing, LLC**

Address: 3003 West Alabama, Houston, TX Zip: 77098 Phone: 713-773-5575

(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) FORT BEND  
Survey James Conner Abstract A-157

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

North of: Crossover Road East of: F.M. 1463  
South of: Interstate 10 West of: Katy Flewellen

### WATER DISTRICT DATA

Total Acreage of District: 5.153 Existing Plus Proposed Land 139.023

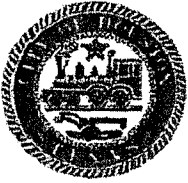
**Development Breakdown (Percentage) for tract being considered for annexation:**

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: Fort Bend Co. MUD 163 WWTP

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



# CITY OF HOUSTON



Department of Public Works and Engineering  
Water District Consent Application Form

Existing Capacity (MGD): N/A

Ultimate Capacity (MGD): 0.5

Size of treatment plant site: 32,888/0.755 square feet/acres.

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

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

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

Total permitted capacity: N/A

MGD of (Regional Plant).

Name of District: \_\_\_\_\_

MGD Capacity Allocation \_\_\_\_\_

or property owner(s)

Name of District: \_\_\_\_\_

MGD Capacity Allocation \_\_\_\_\_

Water Treatment Plant Name: Fort Bend Co. MUD 163 Water Plant

Water Treatment Plant Address: N/A

Well Permit No: N/A

**Existing Capacity:**

Well(s): N/A GPM

Booster Pump(s): N/A GPM

Tank(s): N/A MG

**Ultimate Capacity:**

Well(s): 1,000 GPM

Booster Pump(s): 4,750 GPM

Tank(s): 0.275 MG

Size of Treatment Plant Site: 28,009/0.643

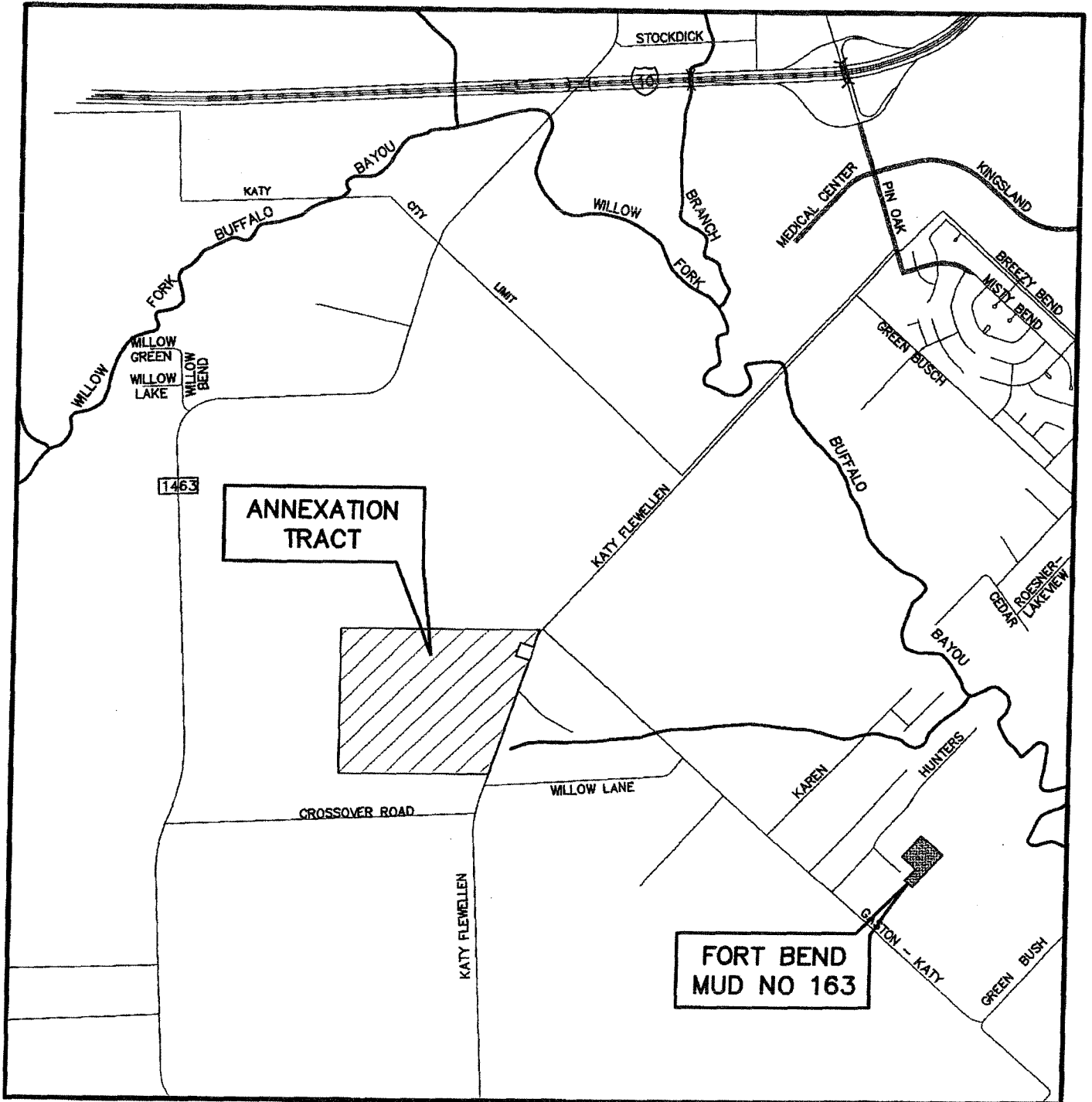
square feet/acres.

Comments or Additional Information: Page attached with additional owner.

City of Houston  
Department of Public Works and Engineering  
Water District Consent Application Form  
(continued)

**LaBelle Properties, Ltd.**

Address: c/o Joe E. Broussard, Mehaffy Weber  
P. O. Box 16  
Beaumont, Texas 77704  
Phone: 409-835-5011



VICINITY MAP  
N.T.S.

484-N

530

<b>SUBJECT:</b> Ordinance approval for a contract with Harris County for provision of Community Case Management targeted to Not-In-Care and newly diagnosed People Living with HIV/AIDS (PLWHA) in the Houston EMA under the Ryan White HIV/AIDS Treatment Modernization Act of 2006	<b>Category #</b> 9	<b>Page</b> 1 of 1	<b>Agenda Item #</b> <i>14</i>
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<b>FROM (Department or other point of origin):</b> Stephen L. Williams, M.Ed., M.P.A. Director-Houston Department of Health and Human Services	<b>Origination Date</b> 03/05/09	<b>Agenda Date</b> APR 08 2009
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<b>DIRECTOR'S SIGNATURE:</b> <i>Stephen L. Williams</i>	<b>Council District affected:</b> ALL
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<b>For additional information contact:</b> Kathy Barton Telephone: 713-794-9998 or 713-826-5801	<b>Date and identification of prior authorizing Council action:</b> 05-24-05;05-0651;10-11-06;06-1039, 3-28-07;07-0402
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**RECOMMENDATION: (Summary)**  
 Adopt ordinance approving contract with Harris County for provision of Community Case Management targeted to Not-In-Care and newly diagnosed People Living with HIV/AIDS (PLWHA) in the Houston EMA under the Ryan White HIV/AIDS Treatment Modernization Act of 2006.

(Empty row)
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<b>Amount of Funding:</b> Initial Allocation - \$85,500.00 Federal State Local – Pass Through Fund (5030) Total Allocation - \$256,500.00 Federal State Local – Pass Through Fund (5030)	<b>FIN Budget:</b>
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**SOURCE OF FUNDING:** [ ] General Fund [ X ] Grant Fund [ ] Enterprise Fund [ ] Other ( Specify )

The Houston Department of Health and Human Services (HDHHS) requests City Council approval of an ordinance authorizing a contract with Harris County for the provision of community case management and linkage services targeting newly diagnosed people living with HIV/AIDS and those who are consider "Not-In-Care" under the Ryan White HIV/AIDS Treatment Modernization Act of 2006 (formerly the Ryan White Comprehensive AIDS Resource Emergency Act of 1990).

A Harris County Interlocal Agreement regarding Ryan White Part A (formerly Title I) was first established in April of 2001 to fill a gap in linkage services determined to exist between clients receiving notification of their HIV status through post-test counseling and the clients receiving HIV services, more importantly, primary care and case management.

Harris County will reimburse the City for one full-time supervisor, three (3) full-time service linkage workers, and one (1) half-time service linkage worker to assist HIV-infected persons to ensure access to the HIV/AIDS service system in the Houston Eligible Metropolitan Area (EMA). Harris County will pay the City \$20.00 per unit of service. A unit of service consists of 15 minutes of direct client services, including other allowable activities such as trainings. The City will provide 12,825 units of intervention for a total cost of services of \$256,500.00 for the contract period of March 1, 2009 through February 29, 2010.

The service linkage workers function in conjunction with the HIV/STD Disease Intervention Specialists (DIS), who identify and interview individuals with new syphilis and HIV diagnoses. Once interviewed, the DIS refers new HIV clients to the service linkage workers, who then facilitate entry into the Ryan White primary care system. This linkage is one of the most important parts of the HIV care continuum, and a point where many individuals are lost to care. The service linkage workers fill this vital role in the continuum of care.

cc: Finance & Administration  
 Legal Department  
 Agenda Director

**REQUIRED AUTHORIZATION**

<b>FIN Director</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b>
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*45*

*MP*

<b>SUBJECT:</b> Energy Savings Performance Contract for Energy Conservation Measures T.A.C. Americas, Inc. Phase One Implementation of Energy Conservation Measures WBS #: D-000138-0001-1	<b>Page</b> 1 of 1	<b>Agenda Item</b> 15
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<b>FROM (Department or other point of origin):</b> General Services Department	<b>Origination Date</b> 4-2-09	<b>Agenda Date</b> APR 08 2009
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<b>DIRECTOR'S SIGNATURE</b> Issa Z. Dadoush, P.E. <i>[Signature]</i> 3/18/09	<b>Council District(s) affected:</b> C, E, G, I
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<b>For additional information contact:</b> Jacquelyn L. Nisby <i>[Signature]</i> Phone: 832-393-8023	<b>Date and identification of prior authorizing Council action:</b>
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**RECOMMENDATION:** Approve an energy savings performance contract for energy conservation measures and appropriate funds for the project.

<b>Amount and Source Of Funding:</b> \$9,664,360.00 – Reimbursement of Equipment/Projects Fund (1850)	<b>Finance Budget:</b> <i>[Signature]</i>
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**SPECIFIC EXPLANATION:** On May 14, 2008, Ordinance No. 2008-439, City Council approved an energy audit services contract with T.A.C. Americas, Inc. (T.A.C.) to provide the City a detailed energy analysis and plans for the implementation of energy conservation measures (ECM) for various City facilities. T.A.C. concluded its analysis in February 2009 and has identified and recommended innovative energy efficient and sustainable development solutions.

Therefore, the General Services Department recommends that City Council approve an Energy Savings Performance contract for Energy Conservation Measures with T.A.C. to implement energy conservation measures designed to improve the system infrastructure and operational efficiencies of specified City facilities. It is expected that the Reimbursement of Equipment/Projects Fund will be reimbursed from the guaranteed energy savings. The consultant guarantees the City of Houston will save a total of \$10,792,695 with a 15-year payback timeframe. This results in an annual savings of \$719,513. The lifetime of the equipment and systems installed and implemented during this project are between 25 and 30 years. If the energy costs savings are less than the guaranteed annual savings of \$719,513, the consultant will pay the City the difference. However, if the energy savings are greater than 20% over the guaranteed annual savings, the consultant will receive a credit of that portion over 20% towards the next year's savings shortfall.

**PROJECT DESCRIPTION:** Many of the City's buildings use older, inefficient lighting, mechanical systems and control systems. This project will upgrade these systems through the installation and implementation of measures to reduce energy, water consumption and/or operating costs of City facilities. Work is to begin within 10 days of the effective date and work shall be completed within 545 days from the date of commencement.

<b>REQUIRED AUTHORIZATION</b>		NDT CUIC ID #25MSCL26

NDT

116

<b>Date:</b>	<b>SUBJECT:</b> Energy Savings Performance Contract for Energy Conservation Measures T.A.C. Americas, Inc. Phase One Implementation of Energy Conservation Measures WBS #: D-000138-0001-1	<b>Originator's Initials</b> GD	<b>Page</b> 2 of 2
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**PROJECT LOCATIONS:** The following facilities total approximately 1.2 million square feet.

<u>Facility</u>	<u>Location</u>	<u>Key Map</u>	<u>Council District</u>
1. Bob Lanier Building	611 Walker	493L	I
2. Southeast Police Command Station	8300 Mykawa	574C	E, I
3. West Police Station Complex	3202 S. Dairy Ashford	488Z	G
4. Clear Lake Police Station	2855 Bay Area Blvd	618H	E
5. Southwest Police Center	4503 Beechnut St	531R	C
6. Magnolia Police Station	7525 Sherman	495W	I
7. McNair Police Station	2202 St. Emanuel	493Y	I

**M/WBE PARTICIPATION:** An MBE goal of 14%, SBE goal of 5% and WBE goal of 5% have been established for this contract. The contractor has submitted the following certified firms to achieve the goals:

<u>MBE Firm</u>	<u>Scope of Work</u>	<u>Amount</u>	<u>% of Contract</u>
Nexlevel Mechanical	Mechanical Retrofits	\$1,972,787	20.4%

<u>SBE Firm</u>	<u>Scope of Work</u>	<u>Amount</u>	<u>% of Contract</u>
Retro Lighting: Lighting and Conservation, L.L.C.	Lighting Upgrades	\$79,091	.8%

D.C. Services, L.L.C.	Low voltage data wiring	\$200,000	2.07%
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EDH Plumbing Contractors L.L.C	Plumbing Fixture Installation	\$45,326	.47%
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<u>WBE Firm</u>	<u>Scope of Work</u>	<u>Amount</u>	<u>% of Contract</u>
Arc Light Electric, Inc.	Electrical/Backup Power Installation	\$304,890	3.2%

**PAY OR PLAY PROGRAM:** The proposed contract requires compliance with the City's 'Pay or Play' Ordinance regarding health benefits for employees of City contractors. In this case, the consultant provides health benefits to eligible employees in compliance with City policy.

IZD:JLN:GMD:CRC:mlg

c: Issa Dadoush, P.E., Marty Stein, Jacquelyn L. Nisby, File



TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

<b>SUBJECT:</b> Approve an Ordinance for a Joint Funding Agreement with the United States Geological Society for water resource investigation and monitoring.	<b>Category #</b> 1	<b>Page</b> 1	<b>Agenda Item #</b> 16
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<b>FROM (Department or other point of origin):</b> Department of Public Works and Engineering	<b>Origination Date</b> 4-2-09	<b>Agenda Date</b> APR 08 2009
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<b>DIRECTOR'S SIGNATURE</b> <i>Michael S. Marcotte</i> Michael S. Marcotte, P.E., D.WRE, BCEE, Director	<b>Council District affected:</b> All
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<b>For additional information contact:</b> Yvonne W. Forrest <i>ywf</i> Interim Senior Assistant Director <b>Phone:</b> (713) 837-7051	<b>Date and identification of prior authorizing Council action</b> Ord. No. 2001-0998, dated 10/31/01 Ord. No. 2006-0927, dated 09/06/06 Ord. No. 2007-1098, dated 10/02/07
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**RECOMMENDATION: (Summary)**  
Adopt an ordinance for a Joint Funding Agreement with the United States Geological Society for water resource investigation and monitoring continuously.

<b>Amount and Source of Funding:</b> \$840,550.00 - Water and Sewer System Operating Fund (8300) <i>4/1/09</i>	<b>Finance Department:</b>
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**SPECIFIC EXPLANATION:**

It is requested that City Council approve a Joint Funding Agreement between the City of Houston and the Geological Survey Division of the United States Department of the Interior (USGS). This Agreement will provide for continuation of ongoing services for analysis and monitoring of the City's surface water supply, monitoring for the presence of naturally occurring contaminants in our groundwater wells and the monitoring and analysis of streams and bayous that are affected by our wastewater treatment plant discharges. Under the agreement, USGS will provide approximately 30% of the cost of the services provided to the City.

This is a one year agreement from April 15, 2009 to April 14, 2010. This agreement is shared between the Drinking Water Operations and Wastewater Operations Branches. Scientific work conducted for the Drinking Water Operations Branch includes source water and ground water monitoring for water quality and long term supply issues. This work is supplemented by Drinking Water Operations personnel collecting and analyzing samples for routine parameters, while the USGS laboratory analyzes for those parameters which cannot be analyzed in-house. They also provide expert technical analysis of sample data collected to assist operations.

The Wastewater Operations Branch utilizes the USGS to conduct wet weather sampling at seven Wastewater sites for fecal coliform, streptococci, and carbonaceous biological oxygen demand for permit compliance demonstration.

cc: Michael S. Marcotte, P.E., D.WRE, BCEE      Waynette Chan      Jun Chang, P.E.  
Marty Stein      Dannelle H. Belhateche, P.E.

**REQUIRED AUTHORIZATION** CUIC ID #20YWF01

<b>Finance Department</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b> <i>Jun Chang</i> Jun Chang, P.E., Interim Deputy Director, Public Utilities Division
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REQUEST FOR COUNCIL ACTION

TO: Mayor via City Secretary

RCA# 8250

<b>Subject:</b> Approve an Ordinance Awarding a Contract for Television Production Services for the Municipal Channel (HTV Houston Television) S29-L23016	Category # 4	Page 1 of 2	Agenda Item  17
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<b>FROM (Department or other point of origin):</b> Calvin D. Wells City Purchasing Agent Administration & Regulatory Affairs Department	<b>Origination Date</b> March 11, 2009	<b>Agenda Date</b> APR 08 2009
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<b>DIRECTOR'S SIGNATURE</b> 	<b>Council District(s) affected</b> All
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<b>For additional information contact:</b> Dwight Williams Phone: (832) 393-1277 Douglas Moore Phone: (832) 393-8724	<b>Date and Identification of prior authorizing Council Action:</b>
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**RECOMMENDATION: (Summary)**  
Approve an ordinance awarding a contract to Biway International Technology, Inc. dba Biway Media on its low bid meeting specifications in an amount not to exceed \$904,899.03 for television production services for HTV Houston Television (formerly The Municipal Channel)

Maximum Contract Amount: \$904,899.03	<b>Finance Budget</b>
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\$904,899.03 - Cable Television Fund (2401)

**SPECIFIC EXPLANATION:**  
The City Purchasing Agent recommends that City Council approve an ordinance awarding a three-year contract, with two one-year options, to Biway International Technology, Inc. dba Biway Media on its low bid meeting specifications in an amount not to exceed \$904,899.03 for television production services for HTV, formerly known as The Municipal Channel. The City Purchasing Agent may terminate this contract at any time upon 30-days written notice to the contractor.

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

<u>Company</u>	<u>Total Amount</u>
1. Giant Video Production, Inc.	\$ 264,365.65 (Does Not Meet Specifications)
<b>2. Biway Int. Tech. dba Biway Media</b>	<b>\$ 904,899.03</b>
3. Keena & Company	\$1,195,520.00 (Non-Responsive)
4. Digital 2000, Inc.	\$1,204,790.54

The scope of work requires the contractor to provide all equipment, labor, materials, supervision, and transportation necessary for television production services for HTV. The contractor will be required to provide a production house to handle specialized production needs that consist of production, post-production and client management. Additionally, the contractor is required to have consistent access to the latest technology in digital video, film, camera, sound equipment and editing facilities.

The Cable Communications Division of the Mayor's Office is responsible for the operation of HTV. Policy and Procedures for HTV include the attached guidelines for sponsorship announcements that may be aired at the beginning and end of a program, similar to the format used in Public Television. The proposed television production services contract will be utilized on a case-by-case basis and will be funded only by sponsorship revenues deposited in the Cable Television Fund. HTV's initial goal is to raise an average of \$6,500.00 dollars per month through sponsorships. The proposed contract will promote opportunities to create

<b>REQUIRED AUTHORIZATION</b>			<b>NOT</b>
Finance Department:	Other Authorization:	Other Authorization:	

M5

10

Date: 3/11/2009	Subject: Approve an Ordinance Awarding a Contract for Television Production Services for the Municipal Channel (HTV Houston Television) S29-L23016	Originator's Initials DM	Page 2 of 2
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sponsored programming that serves the public interest and fulfills HTV's programming obligations under its franchise.

**M/WBE Subcontractor:**

This invitation to bid was issued as a goal-oriented contract with a 15% M/WBE participation level. **Biway International Technology, Inc. dba Biway Media** has designated the below-named company as its certified M/WBE subcontractor:

NAME	TYPE OF WORK	DOLLAR AMOUNT	PERCENT
The Editing Company	Post-Production Editing	\$135,735.00	15%

Note: Biway International Technology, Inc. dba Biway Media is a certified City of Houston M/WBE.

The Affirmative Action Division will monitor this contract.

**Pay or Play Program**

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.



Buyer: Douglas Moore


**Estimated Spending Authority**

DEPARTMENT	FY09	OUT YEARS	TOTAL
Municipal Channel	\$20,000.00	\$884,899.03	\$904,899.03

<b>SUBJECT:</b> Professional Engineering Services Contract between the City and Infrastructure Associates, Inc. for Engineering Services associated with design of Neighborhood Sewer System Improvements. W.B.S. No. R-002011-0067-3.	Page 1 of 2	Agenda Item # <b>18</b>
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<b>FROM (Department or other point of origin):</b> Department of Public Works and Engineering	<b>Origination Date</b> 1-29-09	<b>Agenda Date</b> APR 08 2009
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<b>DIRECTOR'S SIGNATURE:</b>  Michael S. Marcotte, P.E., DWRE, BCEE	<b>Council District affected:</b> H 
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<b>For additional information contact:</b> Reid K. Mrsny, P.E.  Senior Assistant Director Phone: (713) 837-0452	<b>Date and identification of prior authorizing Council action:</b>
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**RECOMMENDATION: (Summary)**  
Approve Engineering Services Contract with Infrastructure Associates, Inc. and appropriate funds.

**Amount and Source of Funding:**  
\$815,814.00 Water and Sewer System Consolidation Construction Fund No. 8500. 


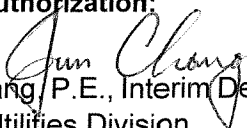

**DESCRIPTION/SCOPE:** This project is a part of the City's program to replace and upgrade its neighborhood sewer systems. This project consists of evaluation and design services to improve neighborhood sewer systems by rehabilitation, replacement, and/or construction of sanitary sewer lines and related structures.

**LOCATION:** The project area is generally bound by Loop 610 on the north, Washington Ave. on the south, Lockwood street on the east and Heights Blvd. on the west. The project is located in Key Map Grids 453X, 453Y, 494N, 494P, & 493A.

**SCOPE OF CONTRACT AND FEE:** Under the scope of the Contract, the Consultant will perform Phase I - Preliminary Design, Phase II - Final Design, Phase III -Construction Phase Services and Additional Services. Basic Services Fee for Phase I is based on cost of time and materials with not-to-exceed agreed upon amount. The Basic Services fees for Phase II and Phase III will be negotiated on a lump sum amount after the completion of Phase I. The negotiated maximum for Phase I Basic Services is \$25,506.00. The total Basic Services appropriation is \$275,210.00.

The Contract also includes certain Additional Services to be paid either as lump sum or on a reimbursable basis. The Additional Services include Topographic Survey, Geotechnical Investigations, Environmental Site Assessments, Tree Protection Plans, Traffic Control Plans, Subsurface Investigations, Storm Water Pollution Prevention Plan, Technical Review Committee Meeting, Reproduction Services, and Back Lot Sewer Relocations. The total Additional Services appropriation is \$466,440.00.

**REQUIRED AUTHORIZATION** CUIC ID #20AKH15 / NDT

<b>Finance Department:</b> 	<b>Other Authorization:</b>  Jun Chang, P.E., Interim Deputy Director Public Utilities Division	<b>Other Authorization:</b>  Daniel R. Menendez, P.E., Deputy Director Engineering and Construction Division
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Date	SUBJECT: Professional Engineering Services Contract between the City and Infrastructure Associates, Inc. for Engineering Services associated with design of Neighborhood Sewer System Improvements. W.B.S. No. R-002011-0067-3.	Originator's Initials 	Page 2 of 2
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The total cost of this project is \$815,814.00 to be appropriated as follows: \$741,650.00 for Contract services and \$74,164.00 for project management.

**PAY OR PLAY PROGRAM:**

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, the contractor provides health benefits to eligible employees in compliance with City policy.

**M/WBE INFORMATION:** The M/WBE goal for the 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. Ambiee Engineers	Engineering Services	\$ 10,000.00	1.35%
2. Aviles Engineering Corporation	Geotechnical Testing Laboratories or services; Environmental Consulting Services	\$ 48,500.00	6.54%
3. B & E Reprographics, Inc.	Reprographics Services	\$ 10,000.00	1.35%
4. KIT Professionals, Inc.	Engineering Services	\$100,000.00	13.48%
5. Rahaman and Associates, Inc. DBA Western Group Consultants	Topographic Surveying	\$ 63,500.00	8.56%
	<b>TOTAL</b>	<b>\$232,000.00</b>	<b>31.28%</b>

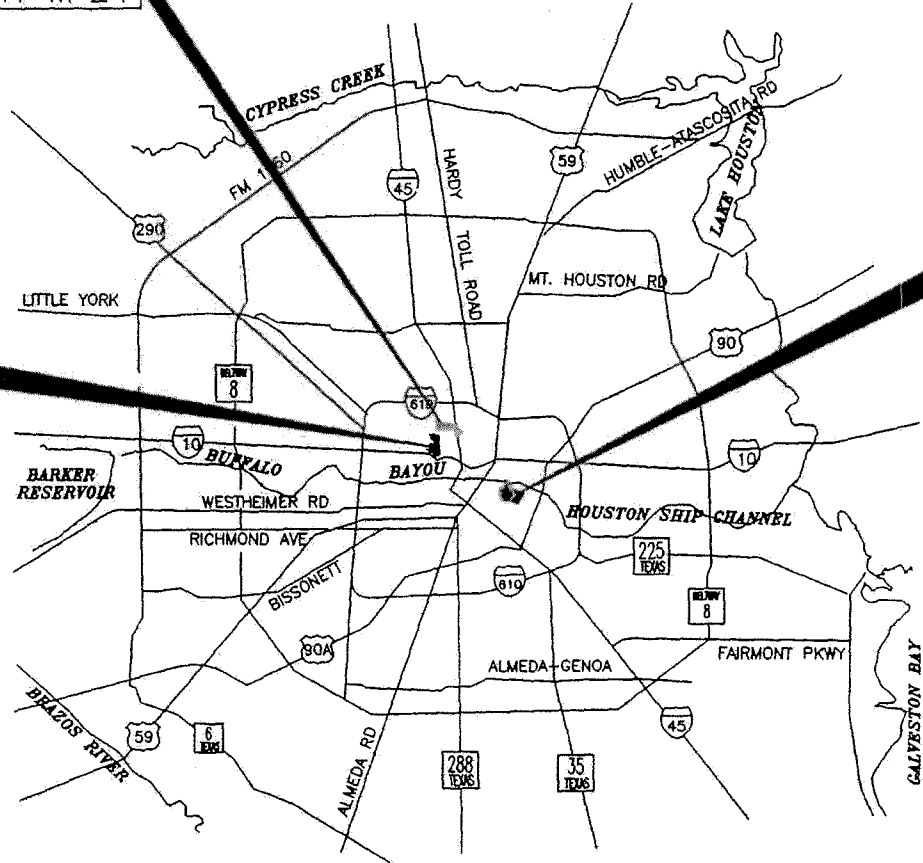
  
MSM:DRM:RKM:EN:BZ:AKH:pa

- c: Marty Stein  
Susan Bandy  
Velma Laws  
Mike Pezeshki, P.E.  
Craig Foster  
File No. R-2011-67-2

METER BASIN IIP24

METER BASIN II117

METER BASIN II186



**Infrastructure Associates**  
INFRASTRUCTURE ASSOCIATES, INC.  
6117 RICHMOND AVENUE, SUITE 200  
HOUSTON, TEXAS 77057  
(713) 622-0120 PH (713) 622-0557 FAX  
[www.iohouston.com](http://www.iohouston.com)

# PROJECT LOCATION MAP

## NEIGHBORHOOD SEWER SYSTEM IMPROVEMENTS

### WBS No. N-002011-0067-3



<b>SUBJECT</b> Sale of ±6,420 square-feet of excess, fee-owned Fulton Street right-of-way, within Lots 10 and 11, Block 99, located in the Irvington Addition, out of the John Austin Survey, A-1. <b>Parcel SY9-042</b>		<b>Page</b> 1 of 2	<b>Agenda Item #</b> 19
<b>FROM (Department or other point of origin):</b>  Department of Public Works and Engineering		<b>Origination Date</b> 3-26-09	<b>Agenda Date</b> APR 01 2009
<b>DIRECTOR'S SIGNATURE:</b> [Signature]		<b>Council District affected:</b> H	APR 08 2009
Michael S. Marcotte, P.E., D.WRE, BCEE, Director		Key Map 453U	
<b>For additional information contact:</b>  Nancy P. Collins Phone: (713) 837-0881 [Signature]		<b>Date and identification of prior authorizing Council Action:</b>	
Senior Assistant Director-Real Estate			
<b>RECOMMENDATION: (Summary)</b> It is recommended City Council approve a council motion authorizing the sale of ±6,420 square-feet of excess, fee-owned Fulton Street right-of-way, within Lots 10 and 11, Block 99, located in the Irvington Addition, out of the John Austin Survey, A-1. <b>Parcel SY9-042</b>			
<b>Amount and Source of Funding:</b> Not Applicable			
<b>SPECIFIC EXPLANATION:</b>  Mario Escobedo, 210 Moody Street, Houston, Texas, 77009, requested the sale of ±6,420 square-feet of excess, fee-owned Fulton Street right-of-way, within Lots 10 and 11, Block 99, located in the Irvington Addition, out of the John Austin Survey, A-1. Mario Escobedo, the abutting property owner, plans to use the requested parcel as a parking lot for his adjacent restaurant. As this portion of Fulton Street is not paved as a public street, the posting of signs is not required.  By deed dated March 27, 1992 the City acquired ±11,433 square feet of land consisting of Lots 10 and 11, Block 99, for Fulton Street right-of-way. Approximately ±5,013 square feet will be retained for Metro's use in accordance with the Consent Agreement with the City, leaving a remainder of ±6,420 square feet of excess right-of-way. The City no longer requires this excess fee-owned right-of-way and the JRC determined that it can be sold to the abutting property owner.  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 sale. The Joint Referral Committee reviewed and approved this request. Therefore, it is recommended:  1. The City sell the ±6,420 square-feet of excess, fee-owned Fulton Street right-of-way, within Lots 10 and 11, Block 99, located in the Irvington Addition, out of the John Austin Survey, A-1; 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 fee-owned land being sold; 4. The applicant be required to maintain the alley between the lot to be sold by the City and their property as is; 5. The Legal Department be authorized to prepare the necessary transaction documents; and,			
s:\gg\sy9-042.rcl.doc		CUIIC #20GG9043	
<b>REQUIRED AUTHORIZATION</b>			
<b>Finance Department:</b>	<b>Other Authorization:</b>	<b>Other Authorization:</b> [Signature] Andrew F. Icken, Deputy Director Planning and Development Services Division	

<b>Date:</b>	<b>Subject:</b> Request for the sale of ±6,420 square-feet of excess, fee-owned Fulton Street right-of-way, within Lots 10 and 11, Block 99, located in the Irvington Addition, out of the John Austin Survey, A-1. <b>Parcel SY9-042</b>	<b>Originator's Initials</b> GG	<b>Page</b> <u>2</u> of <u>2</u>
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6. Inasmuch as the value of the City's property interest is not expected to exceed \$1,000,000.00, that the value be established by Jimmy Payton, an independent appraiser appointed by the Director of Public Works and Engineering.

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

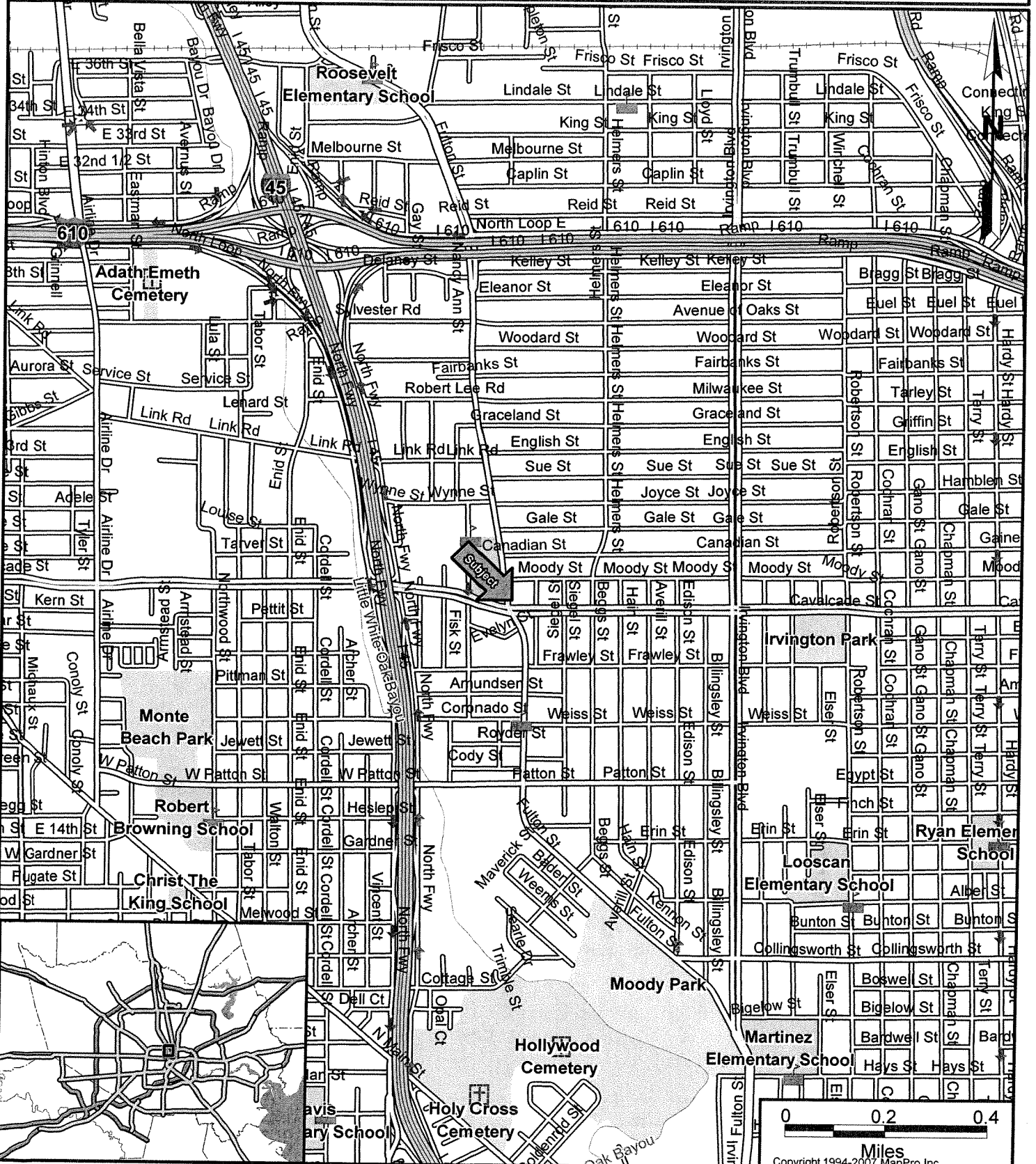


# LOCATION MAP

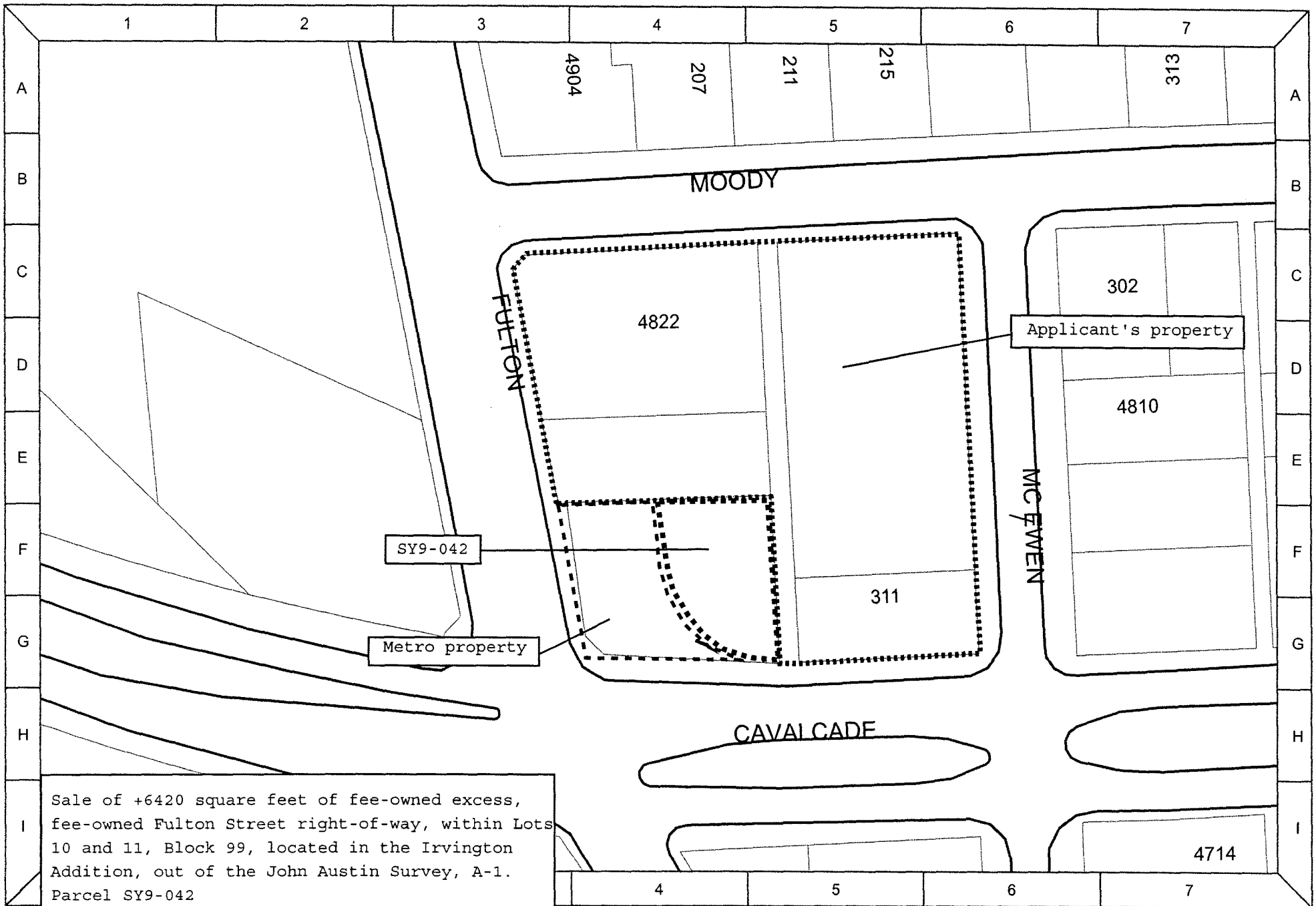
Description: Sale of ±6420 square feet of excess fee-owned Fulton Street right-of-way, within Lots 10 and 11, Block 99, located in the Irvington Addition, out of the John Austin Survey, A-1. Parcel SY9-042

Subject Address: 4812 Fulton St, Houston, TX 77009

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

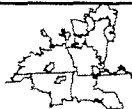


**CAUTION:** The location of property arrows shown on this map are approximate only. Inaccuracies may exist on map such as missing, incorrectly drawn, or incorrectly addressed streets. Please report any such inaccuracy to MapPro, Inc. so that appropriate corrections can be made.



Sale of +6420 square feet of fee-owned excess, fee-owned Fulton Street right-of-way, within Lots 10 and 11, Block 99, located in the Irvington Addition, out of the John Austin Survey, A-1. Parcel SY9-042

1 inch equals 75 feet  
 0 8 16 24 32  
 Feet



**CITY OF HOUSTON**

**Department of Public Works & Engineering**

Geographic Information & Management System (GIMS)

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



**REQUEST FOR COUNCIL ACTION**

**TO: Mayor via City Secretary**

RCA #

**SUBJECT:** Approval of an ordinance to approve a Third Amended Tax Increment Reinvestment Zone Number Five (Memorial Heights Zone) Project Plan and Reinvestment Zone Financing Plan.

**Category #**

**Page**  
1 of 1

**Agenda Item#**

2020

**FROM: (Department or other point of origin):**

Michelle Mitchell, Director  
Finance Department

**Origination Date**

3-19-09

**Agenda Date**

~~APR 01 2009~~

**DIRECTOR'S SIGNATURE:**

*Michelle Mitchell*

**Council Districts affected:**

A, D, G, H

APR 08 2009

**For additional information contact:**

Ralph De Leon (832)393-8080  
Tom Mesa (713) 837-9857

**Date and identification of prior authorizing**

**Council Action:** Ord. 96-1337, 12/18/1996, Ord. 97-594, 5/21/1997, Res. 97-67, 12/10/1997, Ord. 1999-823, 8/11/1999, Ord. 2007-1142, 10/10/2007, Ord. 2008-784, 9/3/2008, Ord. 2008-1204, 12/17/08

**RECOMMENDATION: (Summary)** Approval of an ordinance to approve a Third Amended Tax Increment Reinvestment Zone Five (Memorial Heights Zone) Project Plan and Reinvestment Zone Financing Plan.

**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 Five (Memorial Heights Zone) was created by Ordinance 96-1337 on December 18, 1996. Subsequently City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone via Ordinance 97-594, adopted May 21, 1997, and created the Memorial Heights Redevelopment Authority via Resolution 97-67, on December 10, 1997 to help implement the Plan. On August 11, 1999, via Ordinance 1999-823, City Council approved a First Amended Project Plan and Reinvestment Zone Financing Plan. On September 3, 2008 City Council approved a Second Amended Project Plan and Reinvestment Zone Financing Plan via Ordinance 2008-784.

This proposed Third Amended Plan is needed to facilitate the development of Regents Square, a planned 4 million square foot mixed-use development located in the vicinity of Dunlavy Street between Allen Parkway and Dallas Street, and includes provisions for pedestrian amenities, roadways, streetscape improvements, and other public infrastructure upgrades, system expansions, and relocations. This Third Amended Project Plan and Reinvestment Zone Financing Plan restates the goals and objectives included in the Original, First Amended, and Second Amended Project Plans. The remaining project categories including design and construction of public infrastructure including public streets and utility systems, parks, hike and bike trails, pedestrian bridges, the redevelopment of cultural and public facilities and affordable housing will remain unchanged. Overall, the non-educational project costs will increase \$17,610,792 including \$6,610,792 for affordable housing.

cc: Marty Stein, Agenda Director  
Anna Russell, City Secretary  
*J* Arturo Michel, City Attorney  
Deborah McAbee, Senior Assistant City Attorney

**REQUIRED AUTHORIZATION**

**Finance Director:**

**Other Authorization:**

**Other Authorization:**

**TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE  
CITY OF HOUSTON**

**MEMORIAL-HEIGHTS ZONE**

Third Amended  
Project Plan and Reinvestment Zone Financing Plan

March 10, 2009

REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS  
 MEMORIAL HEIGHTS ZONE – Third Amended Project Plan and Reinvestment Zone  
 Financing Plan

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Maps and Exhibits

## **Introduction**

The purpose of the Project Plan and Reinvestment Zone Financing Plan (the “Plan”) for Reinvestment Zone Number Five, City of Houston, Texas (Zone) is to set forth goals, expectations and redevelopment plans and programs necessary to create and support an environment attractive to private investment in the greater Memorial Heights area and the Buffalo Bayou inner loop recreational corridor. The intent of the Plans is to ensure that the improvements will result in the long-term stability and viability of the area.

The Zone was created by Ordinance No. 96-1337, dated December 18, 1996, as a tool to facilitate the master-planned, mixed-use, residential redevelopment of approximately 112 acres generally bounded by Washington Avenue, Washington Cemetery, Memorial Drive and Heights Boulevard. The Plans were adopted by City Council on May 21, 1997 by Ordinance No. 97-594 (the “Part A Plan”). Subsequently, City Council approved the First Amendment of the Plan via Ordinance 99-823 on August 11, 1999. In the Part A Plan two alternatives were identified that were predicated on the relocation/abandonment of an existing rail spur. The rail spur was not abandoned within timelines that would allow the development contemplated by alternative A and development proceeded according to alternative B. By 2006, most of the projects defined in the Part A Plan were complete, while the costs for such projects continue to be financed. On October 10, 2007, City Council passed Ordinance No. 2007-1142 annexing an additional 767 acres of public land into the Zone located primarily along Buffalo and White Oak Bayous, bringing the total acreage within the Zone Boundary to approximately 877 acres.

The Second Amendment to the Plans (the “Part B” Plan) consists of two parts, Section One and Section Two.

### **Section One:**

The Part A Plan: The First Amendment of the Plans covered a total of 112 acres generally bounded by Washington Avenue, Washington Cemetery, Memorial Drive and Heights Boulevard. The Part A Plan provided the financing and management tools needed to help alleviate blight, deteriorated site conditions, relieve obsolete platting; and encourage sound growth of residential development and supporting uses within the Zone. The aforementioned goals were to be achieved primarily through the financing of

- Real property assemblage and associated costs
- Environmental remediation
- Public utilities including water, sewer and drainage facilities
- Utility Impact Fees
- Paving
- Landscaping
- Improvements to Spotts Park
- Intersection improvements
- Pedestrian Bridge and improvements to tie into Houston Bikeways/Memorial Trail system.

Much of what was formerly vacant land previously occupied by industrial uses has been converted into high-density residential and commercial development. This development, which occurred within the original boundaries of the Zone has acted as a catalyst for additional redevelopment throughout the surrounding area. A new initiative proposed to occur within the original boundaries of the Zone will convert an additional 28 acres of multi-family housing from 616 units with an estimated 1,860 units. Property valuation of the Zone has increased from \$25,951,340 in 1997 (Zone Base Year) to \$246,890,645 in 2007, an increase of 927%. The Zone will continue to implement and pay for the project costs for the Part A Plan.

## **Section Two:**

The Part B Plan: The Second Amendment to the Plans included provisions for a Zone area expansion and projects for the enhancement of and improvements to the newly annexed public land. The geographic area covered by Part B Plan includes the areas covered by Part A, as well as the recently annexed 767 acres of land.

### **Goals:**

Public improvements proposed in the Part B Plan are in relationship to the original goals of the Zone and are as follows:

Goal 1: Infrastructure Improvements: Public streets and public utility systems are required to create an environment that will stimulate private investment in retail, residential, and multi-family developments. Reconstruction (major and minor) of key streets and utility systems will be taken to enhance the level of service in the area, improve functionality, replace aged facilities, and increase aesthetics. All roadway improvements will be integrated with street reconstruction projects of the City of Houston, and others as needed, and where possible include elements not included in those programs.

Goal 2: Parks and Related Amenities: The creation of pedestrian-friendly safe environments, public open greens space, and access and egress improvements including land acquisition, dedication of public easements, parking, and the construction of enhancements. All improvements will be integrated with adjacent land uses and provided with upgrades focused on connectivity, pedestrian safety, and the visual environment.

Goal 3: Non-Vehicular/Multi-Modal Transportation Systems: Development of on road and off road hike and bike trails including sidewalks, pedestrian bridges, lighting, street trees, landscaping, wayfinding signage, benches, street furniture, public art and other pedestrian amenities. Improvements include establishment of off-street hike and bike lanes where adequate right-of-way/public easements are available, widening of existing sidewalks/roadway bridge decks to accommodate both pedestrian and bicyclists, and modification of lane design within existing pavement.

Goal 4: Cultural and Public Facilities: Efforts to enhance the quality of life of area residents through the rehabilitation of cultural and public facilities are anticipated in the Part B Plan. One specific project identified by the Zone is the reconstruction of the Fonde Recreation center and includes the expansion of the weight center. Repositioning of Historic Cemeterys is also a fundamental goal of the Part B Plan Amendment.

Goal 5: Affordable Housing: Provisions for a commitment to the City of Houston for an affordable housing contribution is included in the Part B Plan.

## **Section Three:**

The Part C Plan: The Third Amended Project Plan includes provisions for a Zone area expansion and projects for the enhancement of and improvements to the newly annexed territory. The geographic area covered by the Part C Plan includes the areas covered by Parts A and B, as well as the recently annexed 39 acres of land at Regent Square and sidewalk/trail easements at Studemont and Memorial Drive.

The proposed improvements in the 39 acre annexation are associated with the Regent Square project and will allow the Zone to enter into a development agreement with the owner of most of this property to develop a mixed-use project that includes for-sale and rental residential units, retail and restaurant development, and office space. The development agreement would allow the developer to be reimbursed for various public improvements including, but not limited to, underground utility improvements (water, wastewater and storm drainage), street lighting and landscaping, sidewalks and utility impact fees. Public improvements proposed in this Part C Plan are in relationship to the original goals of the Zone. The

developer in turn has committed to certain milestones related to the start of the project and to the provision of certain public benefits including access to parking garages on site for use by park patrons of the adjacent parkland and support for the nearby historical African-American cemetery. Part C tax increment revenues that are not utilized for the project costs associated with the Part C annexed area may be utilized for project costs in Part A or B of the Zone.

### **Other Project Plan Provisions**

#### Project Plan:

Existing and Proposed Uses of Land Within the Zone: Map 1 reflects the existing land uses within the boundaries of the Zone.

Estimated Non-Project Cost Items: The viability of submitting to city council a Public Improvement District (PID) Project Plan and subsequent assessment is currently being discussed among single family and multi-family residents within the original boundaries of the Zone. No known assessment rate or collection amount is known at this time.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and other Municipal Ordinances: All construction will be done in conformance with existing rules and regulations of the City of Houston. There are no proposed changes of any City ordinance, master plan, or building codes.

Statement of Method of Relocating Persons to be Displaced as a Result of Implementing the Plan: It is not anticipated that any residents will be displaced by any of the projects to be undertaken by the Zone.

#### Financing Plan:

Estimated Project Costs: Exhibit 1 is a detailed listing of the proposed project costs including administrative educational project costs. The existing project descriptions in the Part A and Part B Project and Financing Plan remain valid for those projects at this time.

Economic Feasibility: Exhibits 2 to 4 are updated revenue estimates for the Zone. These estimates detail the total appraised value, the captured appraised value and the net revenue from each taxing entity participating in the Zone over the life of the Zone.

Estimated Bond Indebtedness: No Bonds have been issued. The Zone will explore available financing methods including, but not limited to short-term notes, developer agreement financing and collaboration with other entities for grant funding and partnerships. The value of these future/potential financing methods will correlate to the debt capacity as derived from the revenue and project schedules attached herein.

Reinvestment Zone Duration: When initially created by City Council on December 18, 1996, the term of the Zone was established at 20 years.

Taxing Jurisdiction Participation: The 2008 incremental revenue estimate from all participating jurisdictions is sufficient to cover the costs of the proposed redevelopment as well as supporting the improvement of parks and open spaces proposed for the Zone. The Project Plan and Reinvestment Zone Financing Plan estimates a total project cost of \$84,377,748.



**MAPS AND EXHIBITS**

## Exhibit 1 – Estimated Project Costs

**Project Cost Amendments:** The following table includes the approved project cost for the Part A and Part B Plans and the changes made to those budgets through this Part C amendment:

<u>Infrastructure Improvements:</u>	Estimated Costs 1999 Plan	Estimated Costs 2008 Plan	Estimated Costs 2009 Plan	Cumulative
<b>Public Utilities - Part A</b>				
Water Single Family/Townhome	\$ 262,000	\$ -	\$ -	\$ 262,000
Water Multi Family	\$ 123,000	\$ -	\$ -	\$ 123,000
Sanitary Sewer	\$ 383,652	\$ -	\$ -	\$ 383,652
Water Impact Fees	\$ 158,800	\$ -	\$ -	\$ 158,800
Wastewater Impact Fees	\$ 555,800	\$ -	\$ -	\$ 555,800
Stormwater	\$ 511,500	\$ -	\$ -	\$ 511,500
Streetlights	\$ 5,400	\$ -	\$ -	\$ -
<b>Public Utilities - Part B</b>				
Public Utilities	\$ -	\$ 1,644,510	\$ -	\$ 1,644,510
<b>Public Utilities - Part C</b>				
Public Utilities	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
<b>Total Public Utilities - Parts A, B &amp; C</b>	<b>\$ 2,000,152</b>	<b>\$ 1,644,510</b>	<b>\$ 4,500,000</b>	<b>\$ 8,139,262</b>
<b>Roadway and Sidewalk Improvements - Part A</b>				
Intersection Improvements (Studemont@Washington)	\$ 150,000	\$ 125,000	\$ -	\$ 275,000
Public 41' Paving Sect.	\$ 281,250	\$ -	\$ -	\$ 281,250
Private/JE/28' Paving sect.	\$ 781,850	\$ -	\$ -	\$ 781,850
<b>Roadway and Sidewalk Improvements - Part B</b>				
Public right-of-way improvements	\$ -	\$ 500,000	\$ -	\$ 500,000
<b>Roadway and Sidewalk Improvements - Part C</b>				
Public right-of-way improvements	\$ -	\$ -	\$ 6,500,000	\$ 6,500,000
<b>Total Roadway and Sidewalk Improvements - Parts A, B &amp; C</b>	<b>\$ 1,213,100</b>	<b>\$ 625,000</b>	<b>\$ 6,500,000</b>	<b>\$ 8,338,100</b>
<b>Total Infrastructure Improvements - Parts A, B &amp; C</b>	<b>\$ 3,213,252</b>	<b>\$ 2,269,510</b>	<b>\$ 11,000,000</b>	<b>\$ 16,477,362</b>
<b>Other Project Costs:</b>				
<b>Park Improvements - Part A:</b>				
Landscape/Irrigation	\$ 1,065,000	\$ -	\$ -	\$ 1,065,000
Perimeter Fencing	\$ 284,375	\$ -	\$ -	\$ 284,375
Park Improvements	\$ 500,000	\$ -	\$ -	\$ 500,000
Pedestrian Bridge	\$ 300,000	\$ -	\$ -	\$ 300,000
<b>Park Improvements - Part B:</b>				
Parks/Pedestrian Amenities/Hike and Bike Trails	\$ -	\$ 15,000,000	\$ -	\$ 15,000,000
<b>Total Park Improvements - Parts A &amp; B</b>	<b>\$ 2,149,375</b>	<b>\$ 15,000,000</b>	<b>\$ -</b>	<b>\$ 17,149,375</b>
<b>Professional Service/TIRZ Administration Parts - A &amp; B</b>				
Professional Services	\$ 1,185,000	\$ 2,133,460	\$ -	\$ 3,318,460
TIRZ Administration and Management	\$ -	\$ 1,980,393	\$ -	\$ 1,980,393
<b>Total Professional Services/TIRZ Administration- Parts A &amp; B</b>	<b>\$ 1,185,000</b>	<b>\$ 4,113,853</b>	<b>\$ -</b>	<b>\$ 5,298,853</b>
<b>Property Assemblage/Clean-up</b>				
Land Acquisition/Relocation	\$ 100,000	\$ -	\$ -	\$ 100,000
Environmental Clean-up	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000
<b>Total Property Assemblage/Clean-up - Parts A &amp; B</b>	<b>\$ 2,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>
<b>Project Financing Costs - Parts A &amp; B</b>				
Financing Costs	\$ 8,959,321	\$ 920,192	\$ -	\$ 9,879,513
<b>Total Project Financing Costs - Parts A &amp; B</b>	<b>\$ 8,959,321</b>	<b>\$ 920,192</b>	<b>\$ -</b>	<b>\$ 9,879,513</b>
<b>Creation Costs - Parts A &amp; B</b>				
Creation Costs	\$ 165,000	\$ -	\$ -	\$ 165,000
<b>Total Creation Costs - Parts A &amp; B</b>	<b>\$ 165,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 165,000</b>
<b>Educational Project Costs - Parts A &amp; B</b>				
Design and Construction of Educational Facilities	\$ 10,903,863	\$ 10,903,863	\$ -	\$ 21,807,726
<b>Total Educational Project Costs - Parts A &amp; B</b>	<b>\$ 10,903,863</b>	<b>\$ 10,903,863</b>	<b>\$ -</b>	<b>\$ 21,807,726</b>
<b>Affordable Housing Costs - Parts A &amp; B</b>				
Affordable Housing	\$ -	\$ 4,889,127	\$ -	\$ 4,889,127
<b>Affordable Housing Costs - Part C</b>				
Affordable Housing	\$ -	\$ -	\$ 6,610,792	\$ 6,610,792
<b>Total Affordable Housing Costs - Parts A, B &amp; C</b>	<b>\$ -</b>	<b>\$ 4,889,127</b>	<b>\$ 6,610,792</b>	<b>\$ 11,499,919</b>
<b>Total Other Project Costs - Parts A, B &amp; C</b>	<b>\$ 28,675,811</b>	<b>\$ 33,207,418</b>	<b>\$ 11,000,000</b>	<b>\$ 72,877,829</b>
<b>PROJECT PLAN TOTAL</b>	<b>\$ 28,675,811</b>	<b>\$ 38,096,545</b>	<b>\$ 17,610,792</b>	<b>\$ 84,377,748</b>

Map 1 – Land Use Map of Memorial Heights Zone  
 TIRZ No. 5 – City of Houston

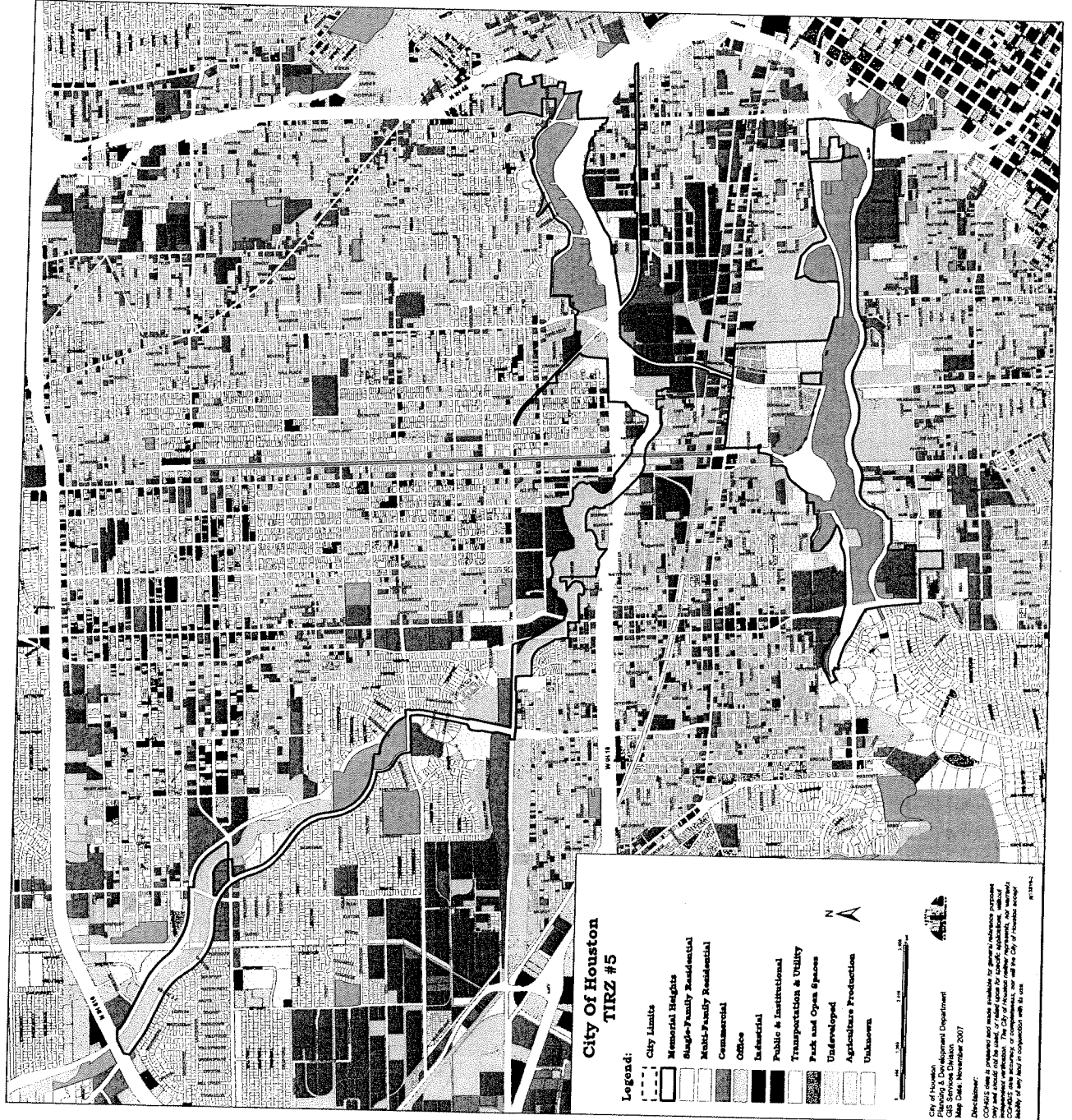


Exhibit 2 – Part B Table 1  
Assumes \$0.38/\$100 Harris County participation

Tax year	NEW INCREMENT CREATED FROM PROPOSED DEVELOPMENT			TIRZ CASH FLOW									HISD INCREMENT From Original Plan	
	Taxable value	Redevelopment Increment w/Appreciation	Captured Appraised Value	City Tax @ \$0.64375	Harris County @ \$0.38103	HISD @ \$0.64 (Schedule)	TIRZ Admin Expense	City, County, HISD Admin Fees	Developer Maximum Request*	Whole TIRZ Net revenue	Dedicated to Affordable Housing	NET Revenue for Parks	HISD TAX Educational	HISD TAX NON-Educational
1997	25,951,340		0	0	0	0				0		0	-	
1998	42,804,630		16,853,290	0	0	103,632				103,632		0	51,816	103,632
1999	48,517,077		22,565,737	108,712	68,660	138,039				315,412		0	176,647	138,039
2000	68,436,346		42,485,006	145,560	91,933	260,395				497,888		0	333,224	260,395
2001	82,276,106		56,324,766	274,050	173,084	344,760				791,893		0	441,185	344,760
2002	94,406,669		68,455,329	363,323	229,467	419,539				1,012,329		0	536,878	419,539
2003	96,172,074		70,220,734	441,571	278,887	430,498				1,150,956		0	550,903	430,498
2004	97,970,491		72,019,151	452,959	286,079	441,663				1,180,701		0	565,190	441,663
2005	99,802,539		73,851,199	464,560	293,406	448,288				1,206,253		0	573,668	448,288
2006	230,581,020		204,629,680	476,377	300,870	455,012	66,731	89,759		1,298,990		0	582,273	455,012
2007	246,425,345		220,474,005	1,221,882	733,303	461,837	62,029	126,628	-	2,479,051	-	0	591,007	461,837
2008	246,890,645	-	220,939,305	1,405,037	828,309	468,765	72,400	136,667	-	2,493,044	747,913	1,745,131	599,873	468,765
2009	251,507,500	22,188,296	247,744,456	1,379,628	816,590	475,796	72,400	134,811	433,132	2,031,671	609,501	1,422,170	608,871	475,796
2010	256,210,690	43,524,888	273,784,239	1,547,009	915,661	482,933	72,400	148,134	899,759	1,825,312	547,594	1,277,718	618,004	482,933
2011	261,001,830	65,145,382	300,195,872	1,709,611	1,011,904	490,177	72,400	161,076	1,346,703	1,631,514	489,454	1,142,060	627,274	490,177
2012	265,882,564	82,279,777	322,211,001	1,874,536	1,109,521	497,530	72,400	174,203	431,004	2,803,980	841,194	1,962,786	636,683	497,530
2013	270,854,568	103,469,589	348,372,817	2,012,006	1,190,889	504,993	72,400	185,145	211,941	3,238,403	971,521	2,266,882	646,233	504,993
2014	275,919,549	125,895,840	375,864,049	2,175,371	1,287,583	512,568	72,400	198,148	202,826	3,502,148	1,050,644	2,451,504	655,927	512,568
2015	281,079,244	148,215,840	403,343,744	2,347,036	1,389,190	520,256	72,400	211,811	-	3,972,271	1,191,681	2,780,590	665,766	520,256
2016	286,335,426	170,535,840	430,919,926	2,518,630	1,490,755	528,060	72,400	225,469	-	4,239,575	1,271,873	2,967,703	675,752	528,060
2017				2,690,826	1,592,676	535,981	72,400	239,175	-	4,507,908	1,352,372	3,155,535	685,888	535,981
TOTAL				20,917,857	12,496,091	7,984,742	780,360	1,791,850	3,525,364	35,775,024	7,721,375	18,016,542	10,823,062	8,520,723
Assumes 97% collection rate - 1.87% growth rate.														
Assumes City of Houston participation at 100% of \$0.64375 tax rate.														
Assumes Harris County participation at 100% (\$0.38103/\$100). Additional participation from Harris County Flood Control possible.														
HISD participation conforms to Part A and remains unchanged. HISD tax participation rate is \$1.459 from 1999 through the end of the life of the Zone; \$0.819 applied to HISD School & Educational Facilities;														
Assumes 30% of NET TIRZ revenues dedicated to off-site affordable housing.														
NOTE: Project Revenues from 1997 through 2006 are carried forward from the original Project Plan. 2008 calculations prepared by City of Houston, Department of Finance & Administration.														
Information from Part A Alternative B not updated														

Exhibit 3 – Part B Table 2  
Assumes 0% Harris County participation

Tax year	NEW INCREMENT CREATED FROM PROPOSED DEVELOPMENT			TIRZ CASH FLOW								HISD INCREMENT From Original Plan	
	Taxable value	Redevelopment Increment w/Appreciation	Captured Appraised Value	City Tax @ \$0.64375	HISD @ \$0.64 (Schedule)	TIRZ Admin Expense	City, County, HISD Admin Fees	Developer Maximum Request Plus Interest	Whole TIRZ Net revenue	Dedicated to Affordable Housing	NET Revenue for Parks	HISD TAX Educational	HISD TAX NON-Educational
1996	25,951,340		0	0	0				0		0		
1997	42,804,630		16,853,290	0	103,632			103,632			0	51,816	103,632
1998	48,517,077		22,565,737	108,712	138,039			246,752			0	176,647	138,039
1999	68,436,346		42,485,006	145,560	260,395			405,955			0	333,224	260,395
2000	82,276,106		56,324,766	274,050	344,760			618,809			0	441,185	344,760
2001	94,406,669		68,455,329	363,323	419,539			782,862			0	536,878	419,539
2002	96,172,074		70,220,734	441,571	430,498			872,069			0	550,903	430,498
2003	97,970,491		72,019,151	452,959	441,663			894,622			0	565,190	441,663
2004	99,802,539		73,851,199	464,560	448,288			912,847			0	573,668	448,288
2005	101,668,847		75,717,507	476,377	455,012	66,731	89,759	998,120			0	582,273	455,012
2006	103,570,054		77,618,714	1,221,882	461,837	62,029	126,628	1,745,748			0	591,007	461,837
2007	246,890,645	-	220,939,305	1,405,037	468,765	72,400	95,252	1,706,150	511,845	1,194,305		599,873	468,765
2008	251,507,500	22,188,296	247,744,456	1,379,628	475,796	72,400	93,981	433,132	1,255,911	376,773	879,138	608,871	475,796
2009	256,210,690	43,524,888	273,784,239	1,547,009	482,933	72,400	102,350	899,759	955,434	286,630	668,804	618,004	482,933
2010	261,001,830	65,145,382	300,195,872	1,709,611	490,177	72,400	110,481	1,346,703	670,205	201,061	469,143	627,274	490,177
2011	265,882,564	82,279,777	322,211,001	1,874,536	497,530	72,400	118,727	431,004	1,749,935	524,981	1,224,955	636,683	497,530
2012	270,854,568	103,469,589	348,372,817	2,012,006	504,993	72,400	125,600	211,941	2,107,058	632,117	1,474,941	646,233	504,993
2013	275,919,549	125,895,840	375,864,049	2,175,371	512,568	72,400	133,769	202,826	2,278,944	683,683	1,595,261	655,927	512,568
2014	281,079,244	148,215,840	403,343,744	2,347,036	520,256	72,400	142,352	-	2,652,541	795,762	1,856,778	665,766	520,256
2015	286,335,426	170,535,840	430,919,926	2,518,630	528,060	72,400	150,931	-	2,823,358	847,007	1,976,351	675,752	528,060
2016				2,690,826	535,981	72,400	159,541	-	2,994,865	898,460	2,096,406	685,888	535,981
<b>TOTAL</b>				<b>20,917,857</b>	<b>7,984,742</b>	<b>780,360</b>	<b>1,289,830</b>	<b>3,525,364</b>	<b>23,780,952</b>	<b>4,859,861</b>	<b>11,339,675</b>	<b>10,823,062</b>	<b>8,520,723</b>

Assumes 97% collection rate - 1.87% growth rate.

Assumes City of Houston participation at 100% of \$0.64375 tax rate.

Assumes Houston Independent School District total participation of \$0.96. TIRZ collects \$0.64/\$100 and HISD receives \$0.32/\$100.

Assumes 30% of NET TIRZ revenues dedicated to off-site affordable housing.

HISD participation conforms to Part A and remains unchanged. HISD tax participation rate is \$1.459 from 1999 through the end of the life of the Zone; \$0.819 applied to HISD School & Educational Facilities;

NOTE: Project Revenues from 1997 through 2006 are carried forward from the original Project Plan. 2008 calculations prepared by City of Houston, Department of Finance & Administration.

Information from original Project Plan not updated

Exhibit 4 – Part C Table 1  
Assumes 0% Harris County participation

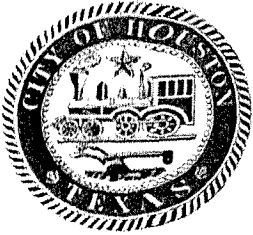
Exhibit 4 - Part C Table 1 Estimate of Tax Increment Revenue  
13-Mar-09

TY	Base Value (1)	Total Appraised Value(2)	Captured Appraised Value	Collection Rate	Tax Increment (0.63875/100) (3)	Affordable Housing Set-Aside (33%)	Balance Available for Allowable Project Costs
2008	\$ 39,720,626	\$ 39,720,626	\$ -	97.50%	\$ -		
2009	\$ 39,720,626	\$ 41,309,451	\$ 1,588,825	97.50%	\$ 9,400	\$ 3,133	\$ 6,267
2010	\$ 39,720,626	\$ 216,935,677	\$ 177,215,051	97.50%	\$ 1,048,479	\$ 349,493	\$ 698,986
2011	\$ 39,720,626	\$ 399,586,952	\$ 359,866,326	97.50%	\$ 2,129,121	\$ 709,707	\$ 1,419,414
2012	\$ 39,720,626	\$ 415,570,430	\$ 375,849,804	97.50%	\$ 2,223,686	\$ 741,229	\$ 1,482,457
2013	\$ 39,720,626	\$ 432,193,247	\$ 392,472,621	97.50%	\$ 2,322,034	\$ 774,011	\$ 1,548,022
2014	\$ 39,720,626	\$ 693,317,222	\$ 653,596,596	97.50%	\$ 3,866,953	\$ 1,288,984	\$ 2,577,969
2015	\$ 39,720,626	\$ 721,049,911	\$ 681,329,285	97.50%	\$ 4,031,031	\$ 1,343,677	\$ 2,687,354
2016	\$ 39,720,626	\$ 749,891,908	\$ 710,171,282	97.50%	\$ 4,201,673	\$ 1,400,558	\$ 2,801,115

(1) Estimate based upon tax records

(2) 4% base growth rate; build-out scenario provided by developer

(3) Net of 5% City administration fee



# CITY OF HOUSTON

Legal Department

Bill White

Mayor

FOR TRANSCRIPT THAT  
WAS RECEIVED SEC  
NET - ITEM 39 4/1/09

Arturo Michel  
City Attorney  
Legal Department  
P.O. Box 368  
Houston, Texas 77001-0368  
City Hall Annex  
900 Bagby, 4th Floor  
Houston, Texas 77002

T. 832.393.6491  
F. 832.393.6259  
www.houstontx.gov

November 18, 2008

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~~APR 01 2009~~

APR 08 2009

Michael Harris  
The Harris Law Firm, P.C.  
1235 N. Loop West, Suite 1210  
Houston, Texas 77008

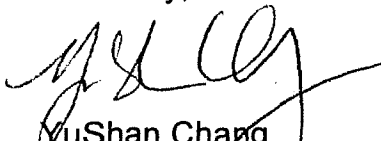
Re: Appeal from the City of Houston Automotive Board Hearing Held May 13, 2008

Dear Mr. Harris:

The City received a copy of the transcript of the above-referenced hearing involving your client, Mr. Richard Gonzalez. Please note that the transcript is not complete because it does not contain the exhibits that your client submitted at the hearing and are mentioned in the transcript. Please provide the original transcript and all the exhibits that your client submitted at the hearing on May 13, 2008.

The appeal will be placed on the agenda for City Council's consideration once all the documents are received by the City Secretary's Office at 900 Bagby, Houston, Texas 77002.

Sincerely,

  
YuShan Chang  
Assistant City Attorney

cc: Lt. Bukowski, HPD  
Anna Russell, CS