

# Survey for Map - 925

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## **SURVEY RESPONSE REPORT**

09 June 2020 - 02 May 2022

**PROJECT NAME:**

Livable Places



SURVEY QUESTIONS

**Q1 | How many floors are in this building? (estimated) Example: 6 stories/floors**

furrowd 13 stories (3x > neighbors)  
12/07/2020 02:11 PM

Museum Park SN 24  
12/07/2020 06:36 PM

Barbara McGuffey 35 stories w/1-10 as garage  
12/07/2020 09:00 PM

H Wright 4 stories  
12/08/2020 09:06 AM

jw\_beech Attempted\*: 5  
12/08/2020 09:52 AM

edwaviles 3.5  
12/08/2020 10:56 AM

Spaine 3  
12/08/2020 11:10 AM

putnamhouse 3-4  
12/08/2020 11:46 AM

putnamhouse 3  
12/08/2020 11:48 AM

putnamhouse 3  
12/08/2020 11:50 AM

putnamhouse 2  
12/08/2020 11:53 AM

putnamhouse 2  
12/08/2020 12:02 PM

Suvidha Bandi 25  
12/08/2020 02:16 PM

Bess Wilhelms 12/08/2020 06:05 PM	0
DM 12/17/2020 04:53 PM	20
Suvidha Bandi 12/18/2020 10:27 AM	test
T Mahaffey 12/19/2020 01:11 PM	13
B A Brooks 12/21/2020 06:44 PM	Our understanding is 13 stories, four story garage and nine stories of apartments.
B A Brooks 12/21/2020 06:44 PM	Our understanding is 13 stories, four story garage and nine stories of apartments.
B A Brooks 12/21/2020 06:45 PM	Our understanding is 13 stories, four story garage and nine stories of apartments.
D McKillip 12/23/2020 02:50 PM	7 in parking garage, 5 in apartment complex
HOU1020 12/28/2020 02:22 PM	6
WilCal 12/29/2020 11:51 AM	12
jai 12/29/2020 05:00 PM	10
brianvt 12/30/2020 06:04 AM	6 stories
brianvt 12/30/2020 06:05 AM	6 stories

<b>Robs</b> 12/30/2020 07:28 AM	13?
<b>William Sager</b> 12/30/2020 09:25 AM	13
<b>Larry Estes</b> 12/30/2020 09:57 AM	35 stories
<b>John Hoffmann</b> 12/30/2020 07:55 PM	13
<b>Ruth Ann Skaff</b> 12/31/2020 12:18 PM	33 to 35 stories
<b>Tim</b> 1/02/2021 08:16 AM	4 parking floors, 14 residential floors
<b>Tim</b> 1/02/2021 08:45 AM	35
<b>JR</b> 1/02/2021 10:14 AM	approximately 30 floors
<b>JR</b> 1/02/2021 10:25 AM	approximately 30 floors
<b>Tim</b> 1/02/2021 02:14 PM	4 parking floors, 14 residential floors
<b>Mr-DJ</b> 1/04/2021 11:47 AM	X-Houston = 35 to 37
<b>Sandra Stevens</b> 1/04/2021 11:59 AM	26
<b>sdobbs20</b> 1/04/2021 12:30 PM	30
<b>dishberger</b> 1/04/2021 12:50 PM	7

dishberger 1/04/2021 12:56 PM	5
dishberger 1/04/2021 12:58 PM	7
Catherine Loveys 1/05/2021 07:15 AM	5 floors
Cathy E Davis 1/05/2021 07:55 AM	appx 20
Sean Murphy 1/05/2021 08:57 AM	the highway is elevated here at over 30'
Sean Murphy 1/05/2021 09:01 AM	1
5212Concerned 1/05/2021 09:39 AM	13 - which is 3 times higher than anything else in the immediate area
RMLB 1/05/2021 10:36 AM	16 floors
Fenceline Watch 1/05/2021 03:48 PM	Too tall
Fenceline Watch 1/05/2021 03:51 PM	Too tall
Fenceline Watch 1/05/2021 03:57 PM	Over the fence height
Hbrensike 1/05/2021 04:07 PM	6?
Fenceline Watch 1/05/2021 08:08 PM	Really tall warehouse in the back
dcballou 1/05/2021 04:28 PM	21

Fenceline Watch 1/05/2021 08:35 PM	Over 10 stories
smurry 1/05/2021 04:52 PM	5
smurry 1/05/2021 04:56 PM	8
smurry 1/05/2021 04:58 PM	11
Mark Williamson 1/05/2021 05:09 PM	About eight
Mark Williamson 1/05/2021 05:12 PM	seven floor storage building
Kevin aka #fatboyonabike 1/05/2021 05:15 PM	4 stories
Fred Herring 1/05/2021 05:33 PM	supposed to be 25+ floors
EM 1/05/2021 05:55 PM	~23
Vaughan 1/05/2021 06:05 PM	8 stories
Vaughan 1/05/2021 06:11 PM	22 floors
Jeans 1/05/2021 06:37 PM	15 Stories
KimberlyPowell 1/05/2021 06:39 PM	6
KimberlyPowell	30

1/05/2021 06:42 PM

mmj 2 floors plus attic floor

1/05/2021 07:02 PM

johngeiss 9 stories of apartments over 3 stories of parking.

1/05/2021 09:50 PM

RBW 21

1/06/2021 05:37 AM

Ed G 8

1/06/2021 05:49 AM

Debra Walker 2-story duplexes

1/06/2021 05:58 AM

Suvidha Bandi 6

1/06/2021 06:16 AM

Debra Walker Violation of our neighborhood. There are Multi-family Apartments around our subdivision, boundary.

1/06/2021 06:17 AM

Suvidha Bandi n/a

1/06/2021 06:23 AM

Nita Lindley 6 stories

1/06/2021 07:56 AM

Nita Lindley 6 stories

1/06/2021 07:52 AM

Bob I been told they plan 30 stories.

1/06/2021 08:44 AM

Bob 30

1/06/2021 08:47 AM

Frank Borrego 10?

1/06/2021 09:16 AM



Lary Barton	UNDEVELOPED LAND
1/06/2021 09:24 AM	
Deborah Wandel Francis	8 stories
1/06/2021 09:25 AM	
Frank Borrego	6?
1/06/2021 09:29 AM	
Shiv Srivastava	46 floors
1/06/2021 09:36 AM	
Frank Borrego	6?
1/06/2021 09:38 AM	
Frank Borrego	6?
1/06/2021 09:41 AM	
Deborah Wandel Francis	8 stories
1/06/2021 09:48 AM	
Frank Borrego	?
1/06/2021 10:03 AM	
JDK	6
1/06/2021 10:04 AM	
JDK	6
1/06/2021 10:05 AM	
Melisa Herring	25-26
1/06/2021 10:38 AM	
Michael Clark & Sallie Morian	Est 23 floors?
1/06/2021 11:18 AM	
LMC	2 floors
1/06/2021 11:29 AM	
Elizabeth Perrier	26 stories on a tiny tiny lot
1/06/2021 11:35 AM	

<b>COCO</b> 1/06/2021 11:59 AM	2+
<b>awepley</b> 1/06/2021 12:38 PM	27 floors
<b>cdw76</b> 1/06/2021 01:05 PM	16
<b>Shiv Srivastava</b> 1/06/2021 01:09 PM	4
<b>Shiv Srivastava</b> 1/06/2021 01:15 PM	3
<b>cdw76</b> 1/06/2021 01:17 PM	34
<b>PRapatz</b> 1/06/2021 01:23 PM	6 floors
<b>cdw76</b> 1/06/2021 01:24 PM	13
<b>Shiv Srivastava</b> 1/06/2021 01:30 PM	10
<b>Fenceline Watch</b> 1/06/2021 01:41 PM	5
<b>Shiv Srivastava</b> 1/06/2021 01:35 PM	4
<b>shelms</b> 1/06/2021 01:38 PM	26 stories
<b>Shiv Srivastava</b> 1/06/2021 01:42 PM	3
<b>Shiv Srivastava</b> 1/06/2021 01:49 PM	4

Shiv Srivastava 1/06/2021 01:53 PM	2
Fenceline Watch 1/06/2021 01:59 PM	Too large, no flood mitigation
Shiv Srivastava 1/06/2021 01:59 PM	4
Fenceline Watch 1/06/2021 02:11 PM	over 10
Shiv Srivastava 1/06/2021 02:05 PM	4
Shiv Srivastava 1/06/2021 02:08 PM	4
Turner 1/06/2021 02:09 PM	Highrise
Shiv Srivastava 1/06/2021 02:12 PM	4
Shiv Srivastava 1/06/2021 02:20 PM	Multilevel
Fenceline Watch 1/06/2021 02:23 PM	parking lot
12dunnam 1/06/2021 02:23 PM	4
Shiv Srivastava 1/06/2021 02:26 PM	2
Fenceline Watch 1/06/2021 02:28 PM	undeveloped
Fenceline Watch	to tall

1/06/2021 02:45 PM

larlesienne not yet built

1/06/2021 03:14 PM

larlesienne 4-5

1/06/2021 03:17 PM

Urban concerns 7 stories, max

1/06/2021 05:46 PM

Daumerie 8 floors while we were told all along that it will be 6 floors max

1/06/2021 05:47 PM

Daumerie around 22

1/06/2021 05:52 PM

ebmiller4 6 floors

1/06/2021 06:13 PM

Roman McAllen 30

1/12/2021 01:28 PM

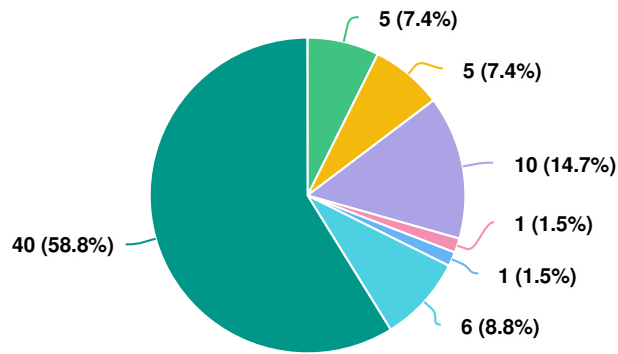
Roman McAllen 6

1/12/2021 01:31 PM

**Optional question** (131 response(s), 12 skipped)

**Question type:** Single Line Question

**Q2** What does the structure have that may help mitigate impacts?

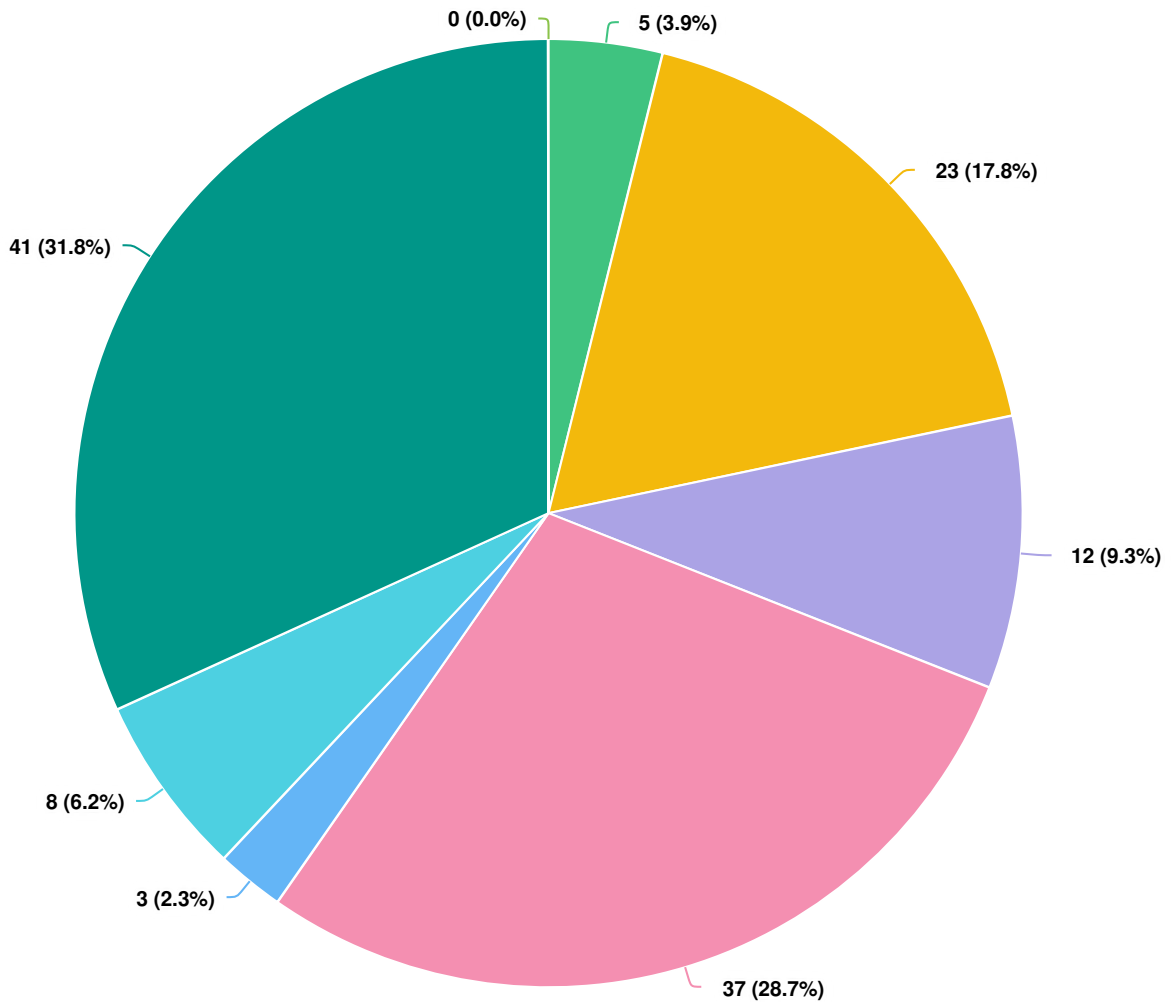


**Question options**

- Tall trees that block light
- Walled dumpster
- Garage screening
- Lighting shielded properly
- Adequate fencing
- Ground floor retail
- Other (place other thoughts in the comments above)

Optional question (68 response(s), 75 skipped)  
Question type: Dropdown Question

**Q3** Which of these causes you the greatest concern?



**Question options**

- Light shining from the building
- Building is too close
- Excessive noise
- Height of the structure
- Dumpster location
- Access to narrow streets
- Other (place other thoughts in the comments above)
- Loading berth locations

Optional question (129 response(s), 14 skipped)  
Question type: Dropdown Question

## Q4 | Your Comment

furrowd

12/07/2020 02:11 PM

Boone Manor (Under Construction). Significant dust/contaminant nuisance, noise outside of allowed hours, displaced public street/parking access w/o notice, created safety hazard (wrong-way traffic) without adequate controls or signage. Parking lot is currently unsheathed, shines into neighbors.

Museum Park SN

12/07/2020 06:36 PM

The Southmore has nothing to mitigate impact to 1220 Southmore Blvd, a home listed on the National Register or the Clayton Home, the Clayton Genealogical Library. The Southmore is used by the National Trust as an example of grossly inappropriate development. The Southmore is between two low-scale structures listed on the National Register of Historic Places and looms over the acclaimed \$50M Asia Society, creating unwelcome shadows over all buildings. The garage sheathing of The Southmore is next to nonexistent, and the ghastly garage lights are part of the view from Asia Society's event spaces. That unfortunately but obviously has diminished the use of those revenue generating spaces. Buildings should be designed to the existing scale of the neighborhood, especially in neighborhoods where there are multi million dollar institutional investments and a clearly existing architectural scale. The building and landscaping lights are blinding, for all the talk of walkable places this makes people cross the street to avoid them. The exhaust fans from the building garage and HVAC consistently violate noise ordinance making 1220 Southmore Blvd outdoor space, as well as the Java Lava outdoor dining area, unusable when they're running, which is constant during even mildly warm weather. The wind tunnels created by this building have pulled three of the large custom-made mahogany casement windows out on the south wing of 1220 Southmore Blvd despite the heavy, architectural window hardware, quite expensive to repair. This should be reviewed as part of the planning process. The wind has burned the trees between The Southmore and 1220 Southmore Blvd., it's pulled their trees out and is causing several to lean. The wood "fencing" is placed three feet off the property line, adjacent to the 1220 Southmore Blvd wrought iron fence, an has no maintenance access, weeds are consistently visible from the more transparent fencing of 1220 Southmore Blvd. The dumpsters are consistently left on Oakdale in the middle of the street, turning the street into a service area, even though it's next to the Clayton Library gardens. Flooding is exacerbated as shown by Clayton Library grounds, water flows to the SE and has destroyed the landscaping in that area.

Barbara McGuffey

This is a proposed development - XHouston but it is an example of a

12/07/2020 09:00 PM

variety of buffering concerns. Garage sheathing is insufficient to block garage building lighting and likely will not shield headlights either. Also, garage is proposed to be 10 stories and will affect not just the adjacent area but will be intrusive on surrounding blocks. (as we have seen in The Southmore, which is nearby at Caroline/Southmore) See picture and descriptions of this proposed development in this link <https://xliving.co/communities/x-houston/> Noise will almost certainly be an issue, depending on building equipment type and placement, outdoor pool area location/use, etc. Also, there need to be provisions for environmental impact studies for impact of this very tall building creating WIND TUNNEL effect, sunlight impact/shade creation, construction impact on neighborhood, etc. Also, development plans for this building include availability as a PUBLIC EVENT SPACE with currently unknown associated noise and parking impacts. This development has none of the features listed below that would mitigate these impacts on our neighborhood. In fact, there are currently 17 trees surrounding the location and only 5 are planned to remain. It is hard to pick one issue that causes greatest concern from those listed below. They are all equally concerning.

H Wright

12/08/2020 09:06 AM

We have a four story multifamily building targeting students that is being built across two lots directly behind single family homes, one of which we live in. Thankfully this developer has tried to work with the neighborhood to mitigate some of the negative impacts of the development, but the building will be very close to the property line (not allowing for adequate landscaping and with parking directly along the shared fence line) and is expected to be 50 ft tall looking into residential backyards, erasing any sense of privacy that these homes would otherwise have.

jw\_beech

12/08/2020 09:52 AM

Our deed restrictions call for limits on most of our multi-family lots. However developers attempt to come in and build structures that do not meet our requirements or fit into our 1930s/1940s single family home community. It is a heavy burden for civic clubs to try and enforce these DRs.

edwaviles

12/08/2020 10:56 AM

Tall 3.5 story townhome on small rear portion of lot for single family home, appears to encroach normal city rear and side setbacks.

Spaine

12/08/2020 11:10 AM

There is a 3 story house partially behind our traditional 2 story home.

Suvidha Bandi

12/08/2020 02:16 PM

This is a test



Bess Wilhelms  
12/08/2020 06:05 PM

Large empty lot - annoying and unfair to people who might want to live in the area

Cheryl O'Brien  
12/10/2020 06:37 AM

As development occurs along S. Main, the taller structures block out sunlight into the existing Knollwood Village subdivision and back up to the lots along Lorrie St. This impacts traffic noise and water flow during rains as well.

DM  
12/17/2020 04:53 PM

<https://www.bing.com/maps?osid=fe223128-7095-4fd8-a391-d79195e2a890&cp=29.738269~-95.479428&lvl=19&dir=53.271072&pi=19.098104&style=x&mo=om.1~z.0&imgid=cdd60fad-6071-4a8c-b638-92478cd2c1e0&v=2&sV=2&form=S00027>

Suvidha Bandi  
12/18/2020 10:27 AM

Test

T Mahaffey  
12/19/2020 01:11 PM

This project frequently violates noise ordinance and parking ordinances. Enforcement by the city is virtually nonexistent.

B A Brooks  
12/21/2020 06:44 PM

The La Branch Place townhomes have had numerous issues with the Boone Manor high rise development of Allen Harrison, commencing with the closure of 75% of the width of our street with no advance warning along with the complete closure of Prospect St. This causes an unsafe street with wrong-way drivers and illegal parking by the developer at the intersection of La Branch and Prospect. In addition, we have experienced property damage from heavy construction vehicles, damage from milling work across from our homes with no silica dust mitigation, no adherence to city noise ordinance between hours of 8 pm and 7 am. We have been told that our street will be closed for two years as the developer needs for their staging activities. I understand that absence of zoning means that a developer can build as high as they want in a residential neighborhood. But the neighbors should not lose access to their streets and parking for two years to accommodate a high rise development and suffer property damage from construction process. Plus, there needs to be a process other than litigation to hold the developer accountable for damage and ignoring noise and parking ordinances.

B A Brooks

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12/21/2020 06:44 PM

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B A Brooks

12/21/2020 06:45 PM

The La Branch Place townhomes have had numerous issues with the Boone Manor high rise development of Allen Harrison, commencing with the closure of 75% of the width of our street with no advance warning along with the complete closure of Prospect St. This causes an unsafe street with wrong-way drivers and illegal parking by the developer at the intersection of La Branch and Prospect. In addition, we have experienced property damage from heavy construction vehicles, damage from milling work across from our homes with no silica dust mitigation, no adherence to city noise ordinance between hours of 8 pm and 7 am. We have been told that our street will be closed for two years as the developer needs for their staging activities. I understand that absence of zoning means that a developer can build as high as they want in a residential neighborhood. But the neighbors should not lose access to their streets and parking for two years to accommodate a high rise development and suffer property damage from construction process. Plus, there needs to be a process other than litigation to hold the developer accountable for damage and ignoring noise and parking ordinances.

D McKillip

12/23/2020 02:50 PM

Apartment complex parking garage needs screen added to prevent residents from throwing trash in single family home yards. The concern of the neighbors affected is potential harm to our children because of the items thrown from this structure. Stepping on glass, rust stains in pool, exposure to bodily fluids.

WilCal

12/29/2020 11:51 AM

New 12 story residential building under construction right now. No major concerns, but unfortunately that they didn't include any ground floor retail so that me (the neighbors) wouldn't receive some sort of direct benefit from the project.

brianvt

12/30/2020 06:04 AM

Large/Tall building across the street from single-family residential. Side streets too small to handle increased traffic.

brianvt

12/30/2020 06:05 AM

Large/Tall building across the street from single-family residential. Side streets too small to handle increased traffic.

Robs

12/30/2020 07:28 AM

There is going to be way too much traffic on narrow streets & add to difficult street parking

William Sager

12/30/2020 09:25 AM

This tall apartment building towers over residential homes. Many homes view a wall or are condemned to perpetual shadow.

Larry Estes

12/30/2020 09:57 AM

This is a proposed development - XHouston (a communal, shared living building). This is a great example of a variety of buffering concerns. The immediate surrounding community consists of townhomes, individual homes and a few low/mid-rise buildings. Allowing this building to be constructed will have a material negative impact on the surrounding community. Having a 35 story hi-rise on the interior of this neighborhood is inconsistent with the nature of the community. The only other buildings of this height are long the perimeter of the zone along Herman Dr. Garage sheathing is insufficient to block garage building lighting and likely will not shield headlights either. Also, garage is proposed to be 10 stories and will affect not just the adjacent area but will be intrusive on residential surrounding blocks (<https://xliving.co/communities/x-houston/>). Noise will almost certainly be an issue, depending on building equipment type and placement, outdoor pool area location/use, etc. Also, there need to be provisions for environmental impact studies for impact of this very tall building creating WIND TUNNEL effect, sunlight impact/shade creation, construction impact on neighborhood, etc. Further, the additional density that would be created by this building would require infrastructure improvements to mitigate the risk of flooding and for the water/sewer lines to be improved to support all the additional users. The development plans for this building include availability as a PUBLIC EVENT SPACE with currently unknown associated noise and parking impacts. There is insufficient parking for those who would either visit residents or wish to visit any potential retail operations envisioned for the property. This development has

none of the features listed below that would mitigate these impacts on our neighborhood. Of the current 17 trees surrounding the location only 5 are planned to remain. There are so many issues associated with the potential development that It's hard to pick one issue that causes greatest concern from those listed below. They are all equally concerning.

John Hoffmann

12/30/2020 07:55 PM

Noise, height of building, parking and one-way diversion along our narrow street, dust and trash.

Ruth Ann Skaff

12/31/2020 12:18 PM

proposed 34-35 story Houston high-rise. Proposed project too high; site too small, nearly all trees will be removed. Neither the scale nor the structure are compatible with Museum Park.

Tim

1/02/2021 08:16 AM

The Boone Manor development, which is being constructed by Allen Harrison, has dramatically lowered the quality of life for residents of the neighborhood in the following ways: - road blockages and illegal closures of roads, leading to unsafe driving conditions, wrong way drivers, and illegal parking - property damage (my property was flooded by a water main that was damaged by the construction workers. This was reported to the city and the foreman of the construction project, nothing was done by Allen Harrison, the city eventually turned the water off but only after my front yard was flooded for several days). - significant increase in trash in the street from construction workers and debris blowing out of the construction site - significant dust pollution coming from the construction site coating resident properties and vehicles in the area, no dust mitigation measures by Allen Harrison - complete lack of following city noise ordinances with delivery trucks idling outside our front door, honking horns, revving engines, at or before 6:30am six days a week and loud construction noise coming from the site until well after dark and on weekends. - rude behavior of construction workers mocking people when they were asked to stop shouting (a complaint was made to Allen Harrison with no response). - illegally idling vehicles in front of our house with revving engines and loud music at or before 6:30am and construction workers attempting to park in areas that block off shared driveways - lack of proper covid protocols as most construction workers do not seem to be wearing masks - construction work on federal holidays with all of the above things going on - unsecured construction material banging around throughout the night waking people up in the neighborhood - rude behavior of the construction foreman, Richard, when complaints are made about the project - crane light left on overnight shining into windows in the neighborhood

Tim

1/02/2021 08:45 AM

The proposed 35 story building here by Xcommunities would represent a tragic destruction of this neighborhood. In no way would this building fit into the area, it would stick out like an eyesore. It's so out of line with the surrounding area it's hard to imagine it ever was approved. The volume of construction traffic, debris, parking required for workers, noise, dust, and disruption to the neighborhood would last years, the streets would be torn up, it would drive out local residents, create huge areas of shade, create a wind tunnel, ruin views, and in general would be an unmitigated disaster. The city of Houston has already demonstrated they perform no oversight of construction projects, allowing this one to go forward would destroy the neighborhood.

JR

1/02/2021 10:14 AM

Warwick Towers - high rise condo complex. The noise from the heating/cooling unit on the ground floor can be heard from blocks away. The building is MUCH taller than any other building in the area and does not fit in with the mix of homes/townhomes/low-rise condo buildings, restaurants and museums. The area is full of parks and is very walkable but this building is horrible to walk near. Noisy and no landscaping except in the front. Homeless people sleep in alcoves of the building and the mgmt does not seem to take action on this.

JR

1/02/2021 10:25 AM

This is a proposed development - XHouston (a communal, shared living building). Any development of this type would be great example of a variety of buffering concerns. Our community consists of townhomes, individual homes and a few low/mid-rise buildings. Allowing this building to be constructed will have a material negative impact on our community. Having a multistory hi-rise on the interior of this neighborhood is inconsistent with the nature of the community. Garage sheathing is insufficient to block garage building lighting and noise, and likely will not shield headlights either. Also, there need to be provisions for environmental impact studies for impact of this very tall building creating WIND TUNNEL effect, sunlight impact/shade creation, construction impact on neighborhood, etc. Further, the additional density that would be created by this building would require infrastructure improvements to mitigate the risk of flooding and for the water/sewer lines to be improved to support all the additional users. Traffic and parking are already a huge problem for this area. A new 13 story residential building is under construction just two blocks away. Street parking is already a problem with local restaurants (Lucille's, Turkey Leg Hut) and the museums and Hermann Park.

Tim

1/02/2021 02:14 PM

The Boone Manor development, which is being constructed by Allen Harrison, has dramatically lowered the quality of life for residents of the neighborhood in the following ways: - road blockages and illegal

closures of roads, leading to unsafe driving conditions, wrong way drivers, and illegal parking. - property damage (my property was flooded by a water main that was damaged by the construction workers. This was reported to the city and the foreman of the construction project, nothing was done by Allen Harrison, the city eventually turned the water off but only after my front yard was flooded for several days). - significant increase in trash in the street and in yards of houses in the neighborhood from construction workers and debris blowing out of the construction site. - significant dust pollution coming from the construction site coating resident properties and vehicles in the area, no dust mitigation measures by Allen Harrison. - complete lack of following city noise ordinances with delivery trucks idling outside our front door, honking horns, revving engines, at or before 6:30am six days a week and loud construction noise coming from the site until well after dark and on weekends. - rude behavior of construction workers mocking people when they were asked to stop shouting (a complaint was made to Allen Harrison with no response). - illegally idling vehicles in front of our house with revving engines and loud music at or before 6:30am and construction workers attempting to park in areas that block off shared driveways. - lack of proper covid protocols as most construction workers are not wearing masks. - construction work on federal holidays with all of the above things going on. - unsecured construction material banging around throughout the night when it is windy waking people up in the neighborhood. - rude behavior of the construction foreman when complaints are made about the project - crane light left on overnight shining into windows in the neighborhood.

Mr-DJ

1/04/2021 11:47 AM

What 35-Floor Skyscraper (X-Houston) fits in nicely in a residential neighborhood - immediately next to and across the street from single family homes? And 1/2 block from The Children's Museum? This area is already 'mixed use' with businesses and museums, and thus traffic and parking is already a struggle. There are constant studies and changing ordinances trying to deal with this, to the point of many having to have parking passes just to park in front of their own home. And this is before these monstrous structures came into the picture. And the X-Houston is a planned and approved development, so it will continue the adverse construction effects on this neighborhood (Museum Park) that we have been dealing with for years (The Southmore, and now current construction of 13-floor residential Boone Manor, and medical offices Museo Plaza tower). But beyond the ongoing, construction woes all within just a couple blocks of each other, it is the LONG-TERM, IRREVERSIBLE effects of these 'non-neighborhood' buildings on our neighborhood. All of this is in jeopardy: Water, Sewage, Traffic, Parking, Trash, Environment, Ecology, Livability and the Sunlight itself.

Sandra Stevens

1/04/2021 11:59 AM

The height of the Southmore, 5280 Caroline, has made it a sore thumb in an otherwise fairly low rise neighborhood. Located adjacent to a Transit Corridor, the developer was able to take advantage of exclusions to buffering allowed by city ordinance. Unfortunately these exclusions, designed to support developers to the detriment of residents living in the area, have consequences. Light spilling into the neighborhood from unsheathed exterior lighting as well as insufficient sheathing on the garage has created significant light pollution. Noise pollution from the exterior mechanics has also impacted the area. What was once a quiet boulevard, now has the roar of mechanical installations. Height, light, and noise are all issues that must be addressed by the Livable Places Committee to maintain the quality of life of Houston residents. Unfortunately there are no design elements to mitigate impacts. The developers promised neighborhood residents at the time of construction that they would be creating green space on their property to be enjoyed by everyone, not just the residents of the apartment tower. This promise has never been realized. The public gate to the green space has remained lock since the building opened.

sdobbs20

1/04/2021 12:30 PM

Structure and surrounding structures too tall for our residential neighborhood blocking sun for solar options and wind tunnel effects. Traffic can be a nightmare at this intersection when backed up by the train and ongoing construction.

dishberger

1/04/2021 12:50 PM

Very nice project for the area

dishberger

1/04/2021 12:56 PM

They left a wide landscape area between the building and the homes next door on Schuler

dishberger

1/04/2021 12:58 PM

Example of the apartment being 5' off the property line. Needs more buffering. The main front on Washington is nice

Cathy E Davis

1/05/2021 07:55 AM

Our neighborhood is unique in the city, with a dozen museums, sufficient parking, many native trees, and walkable spaces. The proposed high rise in the partial block at Calumet/ Crawford/ LaBranch will dramatically change the character of our neighborhood for the worse and invite more such development in the years to come. The number of new residents will strain available neighborhood parking. We have received information that the high rise has under-planned for both parking space and pedestrian space. It will create an enormous shadow over multiple blocks which will impede health of trees and native plantings, moreover it will impact quality of life of

neighborhood residents. It will reduce groundwater absorption. It will pose a public safety hazard because line of sight will be reduced for drivers of autos, with regard to pedestrians and bicyclists crossing Binz to get to Hermann Park. Such poorly planned development is not in keeping with the tone of our neighborhood and will create unfortunate precedent. Surely, with the increasing real estate value and other pending tasteful neighborhood investment underway, the City could require the developer of this high rise to alter its plans in order to reduce the number of stories, enlarge pedestrian and bicyclist thruways, and provide for adequate flood control. It will not benefit Houston for the Museum District to become overrun with pencil-thin skyscrapers that permanently degrade our neighborhood. Thank you for your consideration.

Sean Murphy

1/05/2021 08:57 AM

TXDOT built without any buffering against the noises and pollution from the highway such as a sound barriers or trees. The noise has gotten out of control for the community with noises in excess of 70dB. We desperately need sound wall buffering and visual buffering with tall dense trees.

Sean Murphy

1/05/2021 09:01 AM

This is supposed to be a Shipley's donuts with a drive through. We NEED this to be walkable, with a storefront that faces the prominent corners and bistro style seating. We also need the neighbors to be shielded from the drive through and surface parking and trash and any glare from signage lighting.

5212Concerned

1/05/2021 09:39 AM

This is what happens under the current ordinance - townhome owners as effectively disenfranchised. The City ordinance only recognizes single-family residences with greater than 3500 SF footprint. Almost no townhomes ever meet this definition, and consequently the Planning Department just ignores these properties and their owners. It is ironic that the City is so focused on trying to increase urban density and yet refuses to offer any protections to those who choose high-density, but not multi-family, options. The attached picture shows what happens when the City ignores townhomes - residents, lose part of their street, find their view is the back of a multi-story building, get to look forward to car lights shining in the bedroom windows at any time, and service traffic and noise on very small streets

RMLB

1/05/2021 10:36 AM

1400 Hermann was built in 1957 on a full city block facing the park, and currently has approximately 100 units. It has adequate space for outdoor pool, tennis court, garden area and front lawn. Dumpsters are screened from view and it is not adjacent to any private residences.



The building serves as a model for high rise buildings on the periphery of a residential area.

Fenceline Watch

1/05/2021 03:48 PM

Massive exposed what seems like Petcoke pile that dust covered homes around it. Website won't let me upload images taken

Fenceline Watch

1/05/2021 03:51 PM

Potholes, massive trailers come thru and company leaves massive equipment on the roads

Fenceline Watch

1/05/2021 03:57 PM

Cronimet Corp metal recycler. Smells give headaches, shredded metal flies into neighborhood, dust and crushed metal. Sometimes vomit sensation

Fenceline Watch

1/05/2021 08:39 PM

Petcoke pile no mitigation smells sense of headache and dust flies onto cars homes. Health concern we are an environmental justice neighborhood in Magnolia Park.

Hbrensike

1/05/2021 04:07 PM

This structure has clogged the street - workers use our streets at a parking lot. The construction has blocked the road and I don't see how once there are residents they don't fill our streets with cars and crime.

Fenceline Watch

1/05/2021 08:08 PM

Odors come from this building that causes headaches, irritation. Trying to add photos is confusing and unsuccessful. My concern is it's across the street from a school next, a neighborhood, food establishments, and a grocery store all in an environmental justice community.

dcballou

1/05/2021 04:28 PM

A high-rise in a neighborhood of primarily 2-story single-family houses for blocks in every direction on a 2-lane street? I don't know how that is a good idea to anyone but a developer with total disregard for the impact on the neighborhood.

Fenceline Watch

1/05/2021 08:35 PM

This is an environmental justice community. This TPC/ Goodyear/ Flint Hills facility had toxic releases and fires with no explanation. They last fire could be seen the whole way to Cesar Chavez High School. There is never any community outreach and there are odors, sediment that comes from the facility onto homes. Some days it causes headaches from the smells and nausea. Community is a vulnerable low-income community with a large Spanish speaking

portion. Having such a horrible time uploading pics through the phone

smurry

1/05/2021 04:56 PM

This structure is on Richmond, but across the street from single-family residential. I don't live in the immediate vicinity, but I drive by regularly. The main issues are inadequate visitor parking, leading to street parking and sometimes illegal stopping in traffic lanes. Another major issue is no provision was made for pickup of dumpsters. Staff there rolls them out in the street on pickup day. Combined with the street parking, this means that dumpster are often blocking traffic lanes.

smurry

1/05/2021 04:58 PM

Site of proposed Ashby Highrise. Main concerns are that the height of the proposed building is extremely out of keeping with the rest of the neighborhood. Secondly, the amount of traffic generated by this high-density structure would overwhelm nearby main streets leading to either gridlock or more likely diversion of traffic through nearby neighborhoods. This would be a safety and quality of life concern.

Mark Williamson

1/05/2021 05:09 PM

Too tall for residential area on two sides. Too visible along Studewood. Blocks signal from adjacent cell tower (disguised as a bell tower).

Mark Williamson

1/05/2021 05:12 PM

Planned structure. Lots of complaints from neighbors. Reported to be seven stories of faceless storage. Mitigation measures unknown.

Kevin aka #fatboyonabike

1/05/2021 05:15 PM

4 story 108 unit apartment building to be built in the middle of a neighborhood of single family homes with no sidewalks, narrow streets and deep ditches in the 100 year flood plain. No green space to be added an already densely populated neighborhood. It is 4 blocks from major streets.

Fred Herring

1/05/2021 05:33 PM

This is the most ridiculous project I've ever seen for a 17,000 square foot lot, and very narrow side streets. There is nothing that would make it work

EM

1/05/2021 05:55 PM

For all the reasons the neighborhood sued, this project should never be built. It does not fit in with the neighborhood at this height, it will exacerbate an already overcrowded Bissonnet with Traffic, it will create parking issues in the neighborhood, noise, invades privacy of neighbors homes with visibility from higher windows, increased noise and disturbances from proposed retail /restaurant bar plans. It was

originally a low rise 50-60 unit building with reasonable rents. These would be leases that local grad students and young families could no longer afford. To say that we were keeping out renters is absurd. There were renters with reasonable rents there before the apartment complex was torn down. We need a LOWER DENSITY unit which will not require large cranes, large delivery trucks and non harmonious high rise structures.

Vaughan

1/05/2021 06:05 PM

Commercial Highrise

Vaughan

1/05/2021 06:11 PM

proposed 22 story residential too close to residential property, limited access and egress: turn around for fire and emergency vehicles too narrow, too tall and large for lot size, and has and will negatively affect residential property close by.

Jeans

1/05/2021 06:37 PM

Proposed 15 Story High Rise Apartment Building is opposed by Richwood Place Civic Association. Developer is NOT conforming to the Buffer Ordinance due to technicality.

KimberlyPowell

1/05/2021 06:39 PM

The Allexan is too large for the neighboring streets to handle an extra 300-400 cars on the corner of Wesleyan and West Alabama

KimberlyPowell

1/05/2021 06:42 PM

The 2929 Wesleyan

mmj

1/05/2021 07:02 PM

So many builders show no regard to scale with the neighborhood -- new 2-story house is built on a street of older 1 and 2-story houses, but the 1st floor alone on the new house is 1-1/2 stories on the older house. Also hate to see the construction of 4-story and even 5-story townhomes on a street of 1 and 2-story single family houses. Loss of sunlight, loss of privacy, loss of harmony

johngeiss

1/05/2021 09:50 PM

There is a proposed 12 story apartment building at this site for Phase III of the Fairmont Museum District apartments which would be twice as tall as the existing two phases. This would tower over the adjacent single family homes..

RBW

1/06/2021 05:37 AM

Issues include light, traffic, parking, sky view, privacy, noise, . . .

Debra Walker

1/06/2021 05:58 AM

This is a deed restricted subdivision which was allocated for development of single family residential homes and not development for apartments. There are realtors and developers disregarding our the city is allowing them permits to build duplex apartments. Any realtors or developers should contact our Civic Club President for further notice. This should be a no Buffer in the Ordinance for property 75-foot development needs improvement and not adhering to the subdivision deed restrictions.

Suvidha Bandi

1/06/2021 06:16 AM

This is a test

Suvidha Bandi

1/06/2021 06:23 AM

test 2

Nita Lindley

1/06/2021 07:56 AM

Live across Graustark from 6 story complex. No sun, no garden, no privacy. Balconies look into my yard. naked man on balcony. 110 yr old home, here 35 yrs. Montrose is no longer livable.

Nita Lindley

1/06/2021 07:52 AM

Single family surrounded by 6 story apt. complex and 3 four story townhomes. Balconies look into my yard. No sun, no garden, no privacy. 110 yr old single family home. Here 35 yrs. Totally different living now.

Bob

1/06/2021 08:44 AM

There is major development planned here estimated to be 30 stories high. I high density development in a primarily residential area of single family 2 and 3 story homes. Welch and Avalon Place have already been impacted by condos and an office building built in the last decade. Glendower Court is a residential community whose traffic is impacted by these high density developments and the high rise overlooking their homes. At 30 stories rendering looks like size of Dubai skyscraper in comparison to

Bob

1/06/2021 08:47 AM

This is where development is planned. For some reason pin did not drop in correct place when I made comments.

Frank Borrego

1/06/2021 09:16 AM

Even with a small street between the house and the tanks it, development as this has only served to diminish community, quality of life, and property values

Frank Borrego

Industrial development such as this is far too close to this home. It

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1/06/2021 09:29 AM

was done with no respect to the homeowner or community. This forces it's owner into sell at a depressed value. This kind of development is not only harmful, but predatory.

HHwang

1/06/2021 09:33 AM

This recently built structure was identified by a resident of this neighborhood. It is much taller than any other building in the neighborhood. It is also unclear for what the structure is being used.

Shiv Srivastava

1/06/2021 09:36 AM

414 Milam "The Preston" 46 story luxury high rise development. It blocks sunlight completely to the neighboring building on its east side. It has caused disruption to bus stop services, destroyed the surrounding streets, and blocked access to the neighboring garage

Frank Borrego

1/06/2021 09:38 AM

Industrial development such as this is far too close to this home. It was done with no respect to the homeowner or community. This forces it's owner into sell at a depressed value. This kind of development is not only harmful, but predatory. The overhead picture shows the home in the center and how industry surrounded it.

Frank Borrego

1/06/2021 09:41 AM

Second pin added to show picture of home at the ground level. Industrial development such as this is far too close to this home. It was done with no respect to the homeowner or community. This forces it's owner into sell at a depressed value. This kind of development is not only harmful, but predatory.

Deborah Wandel Francis

1/06/2021 09:48 AM

I live next door to the building. The noise 7 days a week is excessive. The City needs tightened restrictions as to hours and days of permitted construction. The height of the building now blocks the light. The removal of trees on the eastern border is a loss to the neighborhood. And the placement of the balconies and parking garage on the eastern border will permit future noise levels to disturb all. Foot, car and dog traffic from their tenants will negatively impact our street and yards. And traffic on the main arteries will be a problem for any citizen that travels them because of the density of the population from this building and others close by that were or will be constructed. Fences or hedges in front yards to keep dogs out and a direct line to their management will be needed. I hope the construction of yet another misplaced high rise will not be allowed where the storage facility is located on Westheimer and the back is on Wickersham. Paris and Washington DC are examples of beautiful cities with a uniform height restrictions. And with the flooding problems in Houston, why are these developments allowed?

Frank Borrego

1/06/2021 10:03 AM

Not long ago, Hartman Park was surrounded on all sides by residential homes. Now it looks just about in the center of an industrial wasteland. This is not only an obvious example of city failing to protect it's neighborhoods, but a case where it helped facilitate it. There are serious problems here with development and tall structures are just about the least of issues.

Melisa Herring

1/06/2021 10:38 AM

This size building and small lot is absolutely ridiculous ... it is slightly larger than my single family lot size. This is such a negative impact in all surrounding neighborhoods... especially mine. Our small narrow streets which are already difficult to get in and out within our own horseshoe street will now be stacked up with cars going in and out from a 25 ft story high rise. Not to mention this is an old part of Westheimer which only has 2 lanes on each side. This does not include the new medical building directly across Westheimer which will cause cars to try to cross Westheimer and make getting in and out more dangerous and there has not been attention to improving medians and adding turn lanes or lights directing traffic. I will not try to walk my area because the sidewalks are too close to Westheimer and crossing on foot is a big gamble

Michael Clark & Sallie Morian

1/06/2021 11:18 AM

Proposed Ashby Hi-Rise. This lot-line building that will loom over the surrounding 2-story homes. Its shadow will block our solar panels. Occupants in upper floors can peer into neighbor's back yards and windows, destroying privacy. Insufficient parking will lead to visitors and contractors parking on the narrow side streets at all hours. The combined negative effects of this hi-rise will lower property values of all nearby homes. (Unless a similar hi-rise is built on their adjacent properties.) Increased traffic will burden the already congested Bissonnet St. The local Fire Dept is worried they will not have adequate access to the entire building. Access by tractor trailers, municipal and commercial trucks will further burden the local traffic.

LMC

1/06/2021 11:29 AM

Structure buffered nicely from adjacent homes. Provides safe, walkable sidewalks and structure compliments the neighboring homes.

Elizabeth Perrier

1/06/2021 11:35 AM

Building is much too large for the site, and too close to residential.

COCO

1/06/2021 11:59 AM

These dot 2nd Ward and 5th Ward. The most visible and egregious is at Waco and the Feeder leading to Lockwood off I10. Homes in this neighborhood being sold for \$200-\$300K. No one currently living in this neighborhood can afford to buy in their own neighborhood.

awepley

1/06/2021 12:38 PM

projected 27 floor condo building. This is too tall and the lot is too small. Many concerns about traffic thru the neighborhood.

cdw76

1/06/2021 01:05 PM

1400 Hermann is postponed on the edge of the Museum Park neighborhood. The garage and dumpsters are screened and not being next to low residential homes, it is perfectly fit for this area.

Shiv Srivastava

1/06/2021 01:09 PM

Set of town homes being constructed, causing heavy debris around construction, obstruction of walkable path, and clogging street with vehicles associated with construction

Shiv Srivastava

1/06/2021 01:15 PM

Town homes being constructed on canal that has blocked the sidewalk, and made the street difficult to pass by car because of work vehicles

cdw76

1/06/2021 01:17 PM

This lot is owned and to be developed as XHouston, a 34 story building. This would be the tallest building in miles around, right across the street from residential townhomes of which are 3-4 story tall. The amount of traffic (as now being on a TOD street and parking requirements greatly reduced) will result in the already busy and streets with the several million visitors to our neighborhood each year. The height of the this structure will block sunlight, create constant shadows and destroy many mature oak trees on and near the site. While Houston does not have planning, the planning department needs to take a more "complete, wholistic" approach to approving developments. While density will and should increase, it needs to be done in a responsible way. Considering ALL the current residents and institutions in the area. The current 30 feet is inadequate and must be changed to be greater. Light and noise pollution that will emit to blocks around need to be constricted to ONLY the area of the property. It is ALSO prudent that the planning department before approving plan developments should consider HoW that construction will take place. As we have witnessed in the area with the recent large developments, streets are reduced, constant noise violations, construction hours, parking, lighting, etc. disrupt for YEARS the building and then we are left with the above mentioned pollutions from the development itself.

PRapatz

1/06/2021 01:23 PM

There is minimum separation between this building and residential neighbors. It blocks sunlight and is unsightly. The fire suppression testing equipment and emergency generator direct water and noise to

neighboring properties. The building owners are unwilling to share any expense for building a fence between properties. The only positive that can be added is that they've glassed in the front of the parking garage facing Westheimer which blocks some traffic noise.

cdw76

1/06/2021 01:24 PM

Boone Manor- after 9 months of construction, residents are still dealing with the violations regarding noise levels, parking, construction hours continue. The complaints to the city and development company have resulted in NOTHING changed. With reduced number of east/west streets to enter/exit the neighborhood (due to the metro train), the constant closure of streets due to development makes for unsafe and inconvenient auto and pedestrian traffic. After completion I am concerned about light spilling over property lines, increased parking concerns, increased noise to an otherwise quiet neighborhood. Dumpster and mechanical noise at all hours of the day/night. The height will block the sunlight and create shadows on blocks around.

Shiv Srivastava

1/06/2021 01:30 PM

Large multi story housing development at the intersection of Engel and Avenue J. The streets surrounding it are too narrow to support this development. Neighbors voiced how the noise from construction has been restless-going through the night-through the day.

Fenceline Watch

1/06/2021 01:41 PM

This development did not to an adequate assesment of the parking needs. Residents of Plaza de Magnolia completely block street parking and not with the additions the issue with increase. It blocks streets in an environmental justice neighborhood.

Shiv Srivastava

1/06/2021 01:35 PM

Proposed new development off Canal near Lenox St. The development depicts multi storied townhomes that would block the sunlight of surrounding homes

shelms

1/06/2021 01:38 PM

The approved 26-story High-rise is going to create problems for our 35 home neighborhood on our narrow (20') horseshoe shape street. 50 additional neighbors on one 92' X 187' lot. Traffic, curbside parking, dog walkers, visitors, etc.

Shiv Srivastava

1/06/2021 01:42 PM

Homes being developed, blocking sidewalks, cement poured over grass and soil creating potential for greater flooding. Area has inadequate drainage to support development.



Shiv Srivastava

1/06/2021 01:49 PM

New three story townhome development on Eastwood near Wilmer St. the street this development is being constructed is narrow and drainage and parking space is inadequate for such a development.

Shiv Srivastava

1/06/2021 01:53 PM

Home being constructed. Construction has made sidewalk inaccessible and construction debris is strewn about neighboring property

Fenceline Watch

1/06/2021 01:59 PM

New Hope Housing has causes community members nuisance issues that inhibit them from sleep and enjoyment of their property. Sediment fly-away, excessive noise too early in the morning. Construction equipment, trucks, and materials block off needed access routes. Heavy vehicles have an increased the risk of children living in the area. There are kids in the school nearby exposing children to walking home increased accident risk and inhaling sediment. Community concern over disturbing contaminated soil. The current New Hope Housing has management issues and there is concern over those issues plaguing the community because of unconcerned management. Also concern over the stability of the new housing.

Shiv Srivastava

1/06/2021 01:59 PM

Multi unit development on narrow street with inadequate drainage to support development as well as narrow street. Sidewalk obstructed and incomplete

Fenceline Watch

1/06/2021 02:11 PM

Toxic releases from the Valero Refining Facility. No more expansions to this facility should be allowed. Valero was found to release Hydrogen Cyanide and after Hurricane Harvey they released benzene. They have damaged infrastructure, Valero doesn't line ditches, derelict trash on Valero empty lots have increased crime in the area. Public health concerns during a global pandemic.

Shiv Srivastava

1/06/2021 02:05 PM

Multilevel housing construction which has strewn debris on sidewalk and rendered it impassable. Unit is located on Baer St. which is too narrow to pass with work vehicles. Poor drainage for new project.

Shiv Srivastava

1/06/2021 02:08 PM

Townhomes being constructed causing debris in the surrounding area and blocking sidewalk

Turner

1/06/2021 02:09 PM

Traffic is already too dense and congested on Bissonnet. Ashby Highrise additional vehicles would make it impossible to turn onto Bissonnet from Ashby St. Highrise would block sunlight to the houses

on Wroxton Court and Albans and decreased vegetation and the health of the trees.

Fenceline Watch

1/06/2021 02:14 PM

There are over 98 above-ground storage tanks at Contanda. Overall capacity of over 2 million barrels. When it rains the ditches always overflow so there are shared floodwaters between industry and the community. These tanks smell and when we walk near them or are walking the trail around the park smells that make you want to vomit are emitted. No mitigation, no air monitors and huge health concern in Manchester 98% minority community.

Shiv Srivastava

1/06/2021 02:12 PM

Set of new townhomes blocking sidewalk on street with inadequate parking and drainage off Baer and Gregg st.

Shiv Srivastava

1/06/2021 02:20 PM

Several story high development. Construction has blocked sidewalk and made narrow street difficult to pass.

Fenceline Watch

1/06/2021 02:23 PM

Valero parking lot creates issues with the nuisance of sediment and dust from the lots, illegal dumping and clogged drainage. Picture clearly shows eyesore of dead grass and covered drainage pipes that are ineffective. They need to be cemented. Need a fence to control dust.

12dunnam

1/06/2021 02:23 PM

A new student apartment is being built at 1933/1937 Dryden. It is located 35 yards from the 18-story Hilton Hotel and the developer could have built that high but worked with the neighborhood and only built four stories. Some complain about apartments but we need more affordable housing. In addition, an apartment within walking distance of Rice lowers greenhouse gases and environmental impact.

Shiv Srivastava

1/06/2021 02:26 PM

Homes being constructed, all concrete which will increase potential for area flooding, debris in surrounding property, street too narrow for added development. Sidewalk impassable

Fenceline Watch

1/06/2021 02:28 PM

Valero Property created nuisance of illegal dumping and negligence of maintenance. Concerned about expansion, and the piecemeal buying of properties. If expansion occurs it will continue to deteriorate the health of an overwhelmed Environmental Justice Community.

Fenceline Watch

1/06/2021 02:37 PM

EastRiverYards development causing great concern over the disturbance of the soil and increased paved areas with continued detected lead on the MDI Superfund Site in which this development is located. No methods to mitigate dust used.

Fenceline Watch

1/06/2021 02:45 PM

Blocking sidewalks in a heavily walked the area. No mitigation for increased flooding in the area due to increased cement. The development in surrounding the 5th ward also is at a higher elevation so when it floods the floodwaters affect the original community that is largely a vulnerable, low-income, black community with a history of lead contamination.

larlesienne

1/06/2021 03:14 PM

Currently listed on HAR, citing potential for hi-rise development. Would be adjacent to single family homes and would crowd narrow, crumbling streets that already experience significant speeding and cut through traffic.

larlesienne

1/06/2021 03:17 PM

3 AirBnB party houses dwarfing single story homes. 4 or 5 stories - constant trash, noise violations, parking violations & driveways blocked. Sporadic issues with verbal harassment, gunshots, and fireworks. Street flooding also exacerbated by this development.

Urban concerns

1/06/2021 05:46 PM

If not single a family dwelling, limit height to no more than 7 stories (scale congruent with surroundings), well thought out traffic & parking plan during construction & limited traffic impact after completion.

Daumerie

1/06/2021 05:47 PM

This is creating a lack of parking spaces and Wickersham is now a very dangerous street for our grand children.

Daumerie

1/06/2021 05:52 PM

The building will be built on a very small lot and will have a nice view of Royden Oak and will be able to see everything in our front yard and back yard. No more privacy. With such a ugly structure we cannot claim that we are living in a residential area. There are some regulations on high we can build in our subdivision but you go out by 20 yards and anything can be beuilt!!!

ebmiller4

1/06/2021 06:13 PM

This is a nearly completed development. The upper floors look right down into the back of my home and at night the accent lights on the top of the building shine into my windows. The lower floors will be retail (leasing starting now), so I will be trading the headache of construction crews for the traffic and congestion that will come from

the high-end retail. There is NO question that this has adversely effected the value of my home.

klynchgunter

1/06/2021 09:53 PM

Truck Yard with no permits, no detention ponds, wrong fencing, no drainage. Houston Codes 33-126, 33-127 & 33-128. Environmental violations

Derek Gunter

1/06/2021 09:56 PM

No beautification or landscape! No buffering for commercial truck yard here against residents. Road is not equipped to handle commercial vehicles at this area.

klynchgunter

1/06/2021 09:58 PM

Truck yard, no permits, wrong fencing, no trees, no drainage code violations 33-126, 33-127, 33-128, No metal fencing should be adjacent to a residential property

klynchgunter

1/06/2021 10:08 PM

6206 Laura Koppe, truck yard, no trees, no drainage, no detention pond, improper fencing, no paving, code violations 26-581, environmental concerns.

klynchgunter

1/06/2021 10:14 PM

8420 Lanewood, has Improper fencing next to residential property, Truck yard storage

klynchgunter

1/07/2021 08:30 PM

No Site Permit, no automotive permit, no stormwater drainage, No landscaping. Truck yards should be included in the buffering ordinance.

klynchgunter

1/07/2021 08:39 PM

7012 Banyan, environmental nuisance, hazard storage visible and in the ground, no buffering, no automotive permit, no dumpster permit

Roman McAllen

1/12/2021 01:28 PM

This building is next to my mother's house and this development blocks all direct sun light from her home for at least half of the day. This is very depressing for her; also vehicles coming and going from the parking garage cause light and noise disturbances all night long.

Roman McAllen

1/12/2021 01:31 PM

This building's parking garage shines light on the front of my mother's house and she finds it stressful.

**Optional question** (128 response(s), 15 skipped)

**Question type:** Essay Question

**Q5** | **Add Image**

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12/07/2020 02:11 PM

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Bess Wilhelms No file uploaded

12/08/2020 06:05 PM

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DM 12/17/2020 04:53 PM	No file uploaded
Suvidha Bandi 12/18/2020 10:27 AM	No file uploaded
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D McKillip 12/23/2020 02:50 PM	<a href="#">View</a>   <a href="#">Download</a>
HOU1020 12/28/2020 02:22 PM	No file uploaded
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William Sager 12/30/2020 09:25 AM	No file uploaded
Larry Estes 12/30/2020 09:57 AM	No file uploaded

John Hoffmann  
12/30/2020 07:55 PM

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Ruth Ann Skaff  
12/31/2020 12:18 PM

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Tim  
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