



**Mandell Place Civic Association**  
A neighborhood by design

# Neighborhood News

## Support Needed to Oppose Minimum Size Challenge

*City hearing scheduled for July 5*



Martínez

I'm excited to say that we're one step closer to protecting the integrity and look of our neighborhood.

Closer—but not there yet.

Every block in Mandell Place, except for the 1600 block of Kipling, has avoided any challenge to the designation of a minimum lot size.

We need your help—and your presence. The challenge

to the Kipling minimum lot size will be heard by the City's Planning Commission

### Supporters of Minimum Lot Size Needed



Three non-resident owners of property in the 1600 block of Kipling are challenging our minimum lot size effort. A hearing to hear the challenge will be:

**2:30 p.m. Thursday, July 5  
at the City Hall Annex, 900 Bagby.**

Please come if you can. To participate, contact me at [dinahdinah@sbcglobal.net](mailto:dinahdinah@sbcglobal.net) or 713-942-8835.

at 2:30 p.m. on Thursday,

July 5, in the City Hall Annex, 900 Bagby, and we need

you to attend if you can. The city must understand that our residents support this designation, and our presence will send a strong message.

This will be our only opportunity to show the City that we are united in our efforts to protect the beauty of our neighborhood by design.

Thank you for your continued support for our

wonderful neighborhood.

*Dinah Martínez is president of the 2007 MPCA Board.*

## Next MPCA Meeting

**Thursday, July 5  
7 p.m.**

**Bering United  
Methodist Church  
(Hawthorne entrance)**  
Look for signs & e-mail alerts.



### SPECIAL THANKS To Mandell Place Petition Signature Gatherers:

- Bill Bartlett
- Dorothy Tyler
- Megan Batson
- Jed Kenna
- Arleen Znosko
- Carol Wolk
- Lisa Dempsey
- Bob Clayton

## Why Keep Mandell Place at a Minimum?

*City offers our neighborhood a 20-year protection for lot sizes*



Danielson

Mandell Place remains one of the few intact single-family neighborhoods in the inner city. Its character has remained because, except in rare occasions, the original lots weren't subdivided for denser development. This resulted in a desirable neighborhood with home values among the highest in Houston.

For many years we believed our deed restrictions would prevent development; however, in nearby Lancaster Place, a developer is trying to build three townhomes where a single-family home stood. Our deed restrictions are almost identical to theirs.

To avoid similar battles, MPCA decided to request minimum lot size designation and preventing existing lots from being subdivided below a single-family lot size. The restriction would remain in effect for 20 years.

Membership Chair Kelly DeHay and I led the minimum lot size application effort, with significant help from Bill Bartlett, Dorothy Tyler, Arleen Znosko, Carol Wolk, Jed Kenna, Megan Batson, Lisa Dempsey, and Bob Clayton in their respective blocks.

Many of you signed petitions supporting minimum lot size. About 60% of all property owners signed their petition in a three week period.

You probably received notice from the city or saw signs about the appli-

cation, noting that any property owner could file protest within 30 days. No property owners in seven of the eight blocks protested the effort, so their minimum lot size applications will be approved by the Planning Department.

But protests were filed in the 1600 block of Kipling, and a hearing is set for July 5. If you support maintaining Mandell Place's character, please attend this hearing. Strong neighborhood support will go a long way in convincing the Planning Commission to approve the minimum lot size application for this block, and protect our entire neighborhood.

*Rod Danielson is chairman of the minimum lot size subcommittee 2007 MPCA Board*



# Successful Neighborhood Clean-up

*Eagle Scout Project unites Mandell Place on April 14*



*Nikolas prepares street signs for the April 14 clean-up event.*



*Grown-ups and Scouts gather at the Noffsinger home for assignments and supplies.*



*Workers take a break from heavy yard work at a home in the 1500 block of Hawthorne.*

*MP volunteers and young workers admire the curb appeal of their work in the 1500 block of Kipling*



*Following a full morning of yard work and clearing gutters, the Scouts and other volunteers enjoy a pizza lunch and cold refreshments.*



Nikolas Noffsinger, 1500 block of Marshall, designed and implemented an Eagle Scout project that brought together many Mandell Place neighbors on April 14 to do spring cleaning. Nikolas' project involved mowing and sprucing up senior residents' yards, cleaning gutters and beautifying selected street corners. Thank you all for your participation.

## Membership Exceeds 2006

*A banner year for Mandell Place support*



DeHay

Mandell Place Civic Association membership has exceeded last year's level of 106.

We are five memberships above last year's mark, but still five shy of the 2007 goal of 116.

However, we can still meet our goal by reminding ourselves and our neighbors of the many reasons we live in Mandell Place.

As you all may know, Mandell Place is hard at work to obtain a minimum

size lot designation from the City. The designation will protect our neighborhood from possible townhome developers who threaten our neighborhood's character.

To fight for this designation, funds raised from our membership drive have paid for legal notices and other costs and fees.

Remember, your membership helps us protect our deed restrictions. And your tax-deductible support helps us keep you informed, protect our property values and keep our neighborhood safer and more beautiful.

Most of our blocks have

exceeded or remained consistent with their financial support; however, the 1600 block of Hawthorne has decreased from last year's memberships.

It's not too late! Simply clip the form on page 4 for your convenience. Fill it out and mail it in or call me at 713.528.0575.

Thank you for supporting our great neighborhood.

*Kelly DeHay is chair of MPCA's membership committee.*

## Needed: Your e-mail address

Please take a moment to send Dinah Martínez your e-mail address for inclusion in the occasional messages she sends to neighborhood residents.

She'll keep you updated on deed restriction issues, articles of interest and other information. Send your e-mail address to:

**dinahdinah@sbcglobal.net** and stay in the know.





## Crime Report: March, April 2007

Offense Date	Offense Time	Offense	Block	Street Name
3/13/2007	9:25 am	Robbery	3800	Dunlavy
3/5/2007	9:30 pm	Burglary	1500	Harold
3/4/2007	8:40 pm	Driving While Intoxicated	1500	Alabama
3/30/2007	2:20 am	Driving While Intoxicated	1600	Westheimer
4/9/2007	3 am	Burglary	1500	Alabama
4/15/2007	5 pm	Burglary	1500	Westheimer
4/2/2007	9:10 am	Burglary	1700	Harold
4/2/2007	10:30 pm	Burglary	1500	Westheimer
4/11/2007	11 pm	Burglary	1600	Alabama
4/26/2007	6 pm	Burglary	1600	Kipling

The report provided has crime statistics for the month of March for occurrences in Mandell Place. These stats are compiled from the city of Houston's Web site for HPD Beat A130.

Monthly crime reports generally run 3-4 months behind.

For a complete crime view of Beat A130 that includes most of Montrose, visit [www.houstontx.gov/police/cs/beatpages/cs1a30.htm](http://www.houstontx.gov/police/cs/beatpages/cs1a30.htm)

## Mandell Place Scores Honorable Mention

Mayor announces winners of Go Green Houston Recycling Program



Tyler

"It's so nice being Green."

Mandell Place residents may never be as happy about being green as Kermit the

Frog, but we should surely be proud.

Mandell Place received an Honorable Mention in April from Mayor Bill White as part of the City's first Go Green Recycling Program. Our neighborhood with 216 homes posted a 69 percent recycling rate, an increase of 22 percentage points from

our pre-campaign rate of 47 percent.

That means about 150 of Mandell Place residents participate in the City's recycling program.

An article in the May 27 issue of the River Oaks Examiner newspaper mentioned our accomplishment along with the program's winning communities.

Please be sure to congratulate your recycling neighbors for this outstanding accomplishment.

I'm a long-time recycling advocate because it just makes sense today to "go green." Even though we are a small neighborhood,



our recycling contribution adds up. Little areas like ours are necessary to keep the Houston recycling program

alive and profitable.

So keep those using your green bins on alternate recycling days. I'm sure in next year's campaign, Mandell Place will do even better.

Dorothy Tyler is chair of the Recycling Committee.

## Monday New Trash Day

Beginning July 1, the City of Houston will begin collecting garbage for Mandell Place residents on Mondays.

Recycling and heavy trash days stay the same.

If you have questions about this new trash pickup day, you can call the City's 3-1-1 information hotline.





### MP Market Place

Want to sell something, lease your vacant apartment or offer a service to the neighborhood? Here's your chance.

Starting in August, your Mandell Place newsletter begins a new classified ad section called MP Market Place.

#### SAMPLE CLASSIFIED AD

##### Bicycle for Sale

Selling red mountain bike with little wear and tear for \$50. Sale includes air pump and water bottle attachment. If interested, call John Martinez at 713-301-6250.

MP Market Place will appear on the last page of the newsletter, published every two months and distributed the first week of the month—February, April, June, August, October and December.

Ads must include a full name contact and direct telephone number. A limit of two classified ads per printing is allowed. The newsletter committee chair may refuse to run controversial or inappropriate ads.

Submit ads and payments John Martinez no later than the 15th day of the month before a publishing month. Only camera-ready or easily designed ads can be accepted for larger space ads.

Ads are the responsibility of individuals placing them. Mandell Place Civic Association and its volunteers and Board assume no liability or responsibility for claims, terms or conditions in the ads.

#### ART+SCIENCE=BEAUTY

**Botox Restylane Laser Treatments Medi-facials  
Peels Microdermabrasions IPL-facials  
Acne Treatments**

Christine S. Cheng, M.D.

### NUVEAU

#### Medical Aesthetics

810 Waugh Drive, Suite 204 - Houston, TX 77019  
Voice (713) 526-1220 Fax (713) 526-1265  
NuveauMedSpa.com

#### Classified ads:

\$10 for residents  
\$20 for non-residents

#### Larger ads:

Quarter page ads: \$50  
Half page ads: \$75  
Full page ads: \$100

### Join Mandell Place

Your annual contribution is accepted at the start of each calendar year to help us protect our neighborhood, take on special projects and keep you informed. *Please fill out this form and mail it with your check made payable to the address below. Thank you!*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Annual Membership (Please check one)

\_\_\_\_\_ \$100 Patron \_\_\_\_\_ \$50 Sustaining

\_\_\_\_\_ \$25 Contributing \_\_\_\_\_ Other(\$ \_\_\_\_\_)

Mail to:

**Mandell Place Civic Association (MPCA)**

**P O Box 66005**

**Houston, TX 77266-6005**

Classified ads may be up to 30 words or 150 character spaces (not including headlines). Ads must be clear, concise and list a full-name contact person and direct telephone number. Ads are subject to editing for clarity and space. Submit ad with payment to John Martinez no later than the 15th day of the month before a publishing month.

**Reminder:** Ads are the responsibility of individuals placing them. Mandell Place Civic Association and its volunteer staff and Board of Directors assume no liability or responsibility for any claims, terms and conditions made in the ads.

