

GARDEN VILLAS

NEWS

JULY
2019

Mission: To organize our residents for the purpose of preserving the standards of our single-family community and promoting the civic and social wellbeing of the residents.

Garden Villas Community Association, Inc.
A Deed-Restricted Community

P. O. Box 266282, Houston, Texas 77207-6282

www.gardenvillas.org

832-268-4822

Volume 92, Issue 6

The Hobby Area Management District New Plan for Telephone and Bellfort Intersection

Last month the Hobby Area Management District (HAMD) unveiled their plan for redevelopment in our area to a somewhat sparse crowd. This is the third planning effort utilizing the title of “Bellfort Station.” The district is seeking to transform the intersection of Bellfort Street, Telephone Road, and Sims Bayou into a vibrant community and potentially regional, to a destination in coordination with public and private partners on complementary interests. This was to be a bold vision that is



capable of being transformative and catalytic, but also achievable and fully capable of increasing economic opportunity and the quality of life for local residents. The stated goals by the district for the Bellfort Station are as follows:

1. Provide a land plan that is marketable to private sector interests and establishes Bellfort Station as a dynamic market and competitive destination for visitors, residents, and workers in the Hobby area. The intent of HAMD is to establish the physical, visual, and infrastructure improvements necessary to support and actively promote implementation of the land plan in coordination with local partners. It is critical that the proposal include a mix of residential, commercial, recreational, and educational land uses appropriate to the community and site.
2. Provide a market study that provides a basis for identifying development opportunities and forming realistic plans for the site. An understanding and identification of local market demand for the proposed products, quantity and mix of uses, redevelopment costs, and timing as needed to inform recommendations and increase chances that the project is feasible. In this regard, while the Bellfort Station Special Area Study is specific to the study area, it is intended to complement the economic growth for this area.
3. Make recommendations and, where appropriate, conceptual design for critical infrastructure and mobility improvements, including preliminary design of targeted improvements that stimulate the success of Bellfort Station and conceptual design of others. The intent of HAMD is to promote strategic improvements for incorporation in partner organization’s capital improvements programs such as the regional Transportation Improvement Program. Mobility improvements should consider Bellfort Station to be a multimodal destination, including access by foot, bike, bus, car, and potentially light rail.
4. Recommend enhancements along Sims Bayou, including passive and active use of the corridor and adjacent parks, open spaces, sensitive/conservation areas, as well as the waterway. Improvements should utilize the Sims Bayou corridor as a means to improve connectivity between Bellfort Station and the surrounding residential areas, as well as the surrounding communities as part of the larger trail network.
5. Enhancement of the visual identity of Bellfort Station as a community destination and the brand of HAMD that may include incorporation of architectural enhancements, landmarks, streetscape enhancements, and other improvements in a manner complementary to improvements along Broadway Street.

(continued on page 2)

The Hobby Area Management District New Plan for Telephone and Belfort Intersection (continued from page 1)

- The following planning tactics are more applicable in this community’s contexts and market conditions. Based on basic principals of urban planning, these should be addressed with further development of the Belfort Station Plan:
- Seek community input. The community must come to a consensus on transformation, and that means an on-going public process that gathers wide-ranging input and ideas.
- Access to a variety of Hobby area neighborhoods via roadway, sidewalks, transit, and Bayou Greenways trail enhancements. This part of Sims Bayou has a natural beauty with the oxbow pond and forest. Explore opportunities to connect local parks and other destinations in the area. As an example, in 2020 the Houston Botanical Garden opens and maybe the bayou landscape could complement that local designation. Capitalize on amenities afforded by substantial green space within the floodplain along Sims Bayou.
- The plan is not bold enough to spur redevelopment on the largest commercial cluster in the Hobby area. The design lacks the regional and historical context to make the case for the potential of the Kroger Center to be reinvented into a better being for commercial retail and service needs of the Hobby area community. There is no unique feature that would draw in and keep customers.
- Optimize urban form for mobility. This tactic is all about transforming automobile-oriented thoroughfares and places into walkable and bikeable streets and human-scale public spaces. It can also take the form of trails in more naturalistic settings—through the office park, for example.
- Excess asphalt is rampant in the Belfort plan. Provide environmental repair. Instead of the expensive pipes that move stormwater to detention basins, suburban places can often benefit from low-impact tactics that allow natural filtration. Stream daylighting, bios-wales, and depaving can be combined with urbanism tactics that utilize mixed-use development.
- The possibilities for mixing uses are almost limitless. Beyond adding residential and office, medical and educational facilities work well. Civic buildings, light industrial, entertainment, co-working spaces, and transportation facilities like transit stations can mix with the traditional retail. The area is more culturally diverse, so why would the District settle on a design that is a typical “modern” strip center?
- Invest in the public realm. Create a sense of community with new public spaces. They can take the form of squares, plazas, parks, or “great streets.”
- The Kroger Center is positioned for a light rail stop but the “green corridor” down Telephone Road would not survive the Metro route. What can be used to soften the rail infrastructure? What will be the effect on retail business during the rail construction? Where is the best place for the new rail stop? All these questions should be resolved with the planning effort for Belfort Station.

*Tom Brents
Garden Villas Community Association President*

Existing view



Proposed plan





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Each Office is Independently Owned And Operated.

Crime Report

The following were crimes were reported in Garden Villas from end of May, nothing in June from the two websites (Spotcrime.com and the Nextdoor Garden Villas website).

- 5/17 Assault 7200 block of Cayton
- 5/28 Trespass 7000 block of Fauna
- 5/19 Assault 6700 block of Cayton
- 5/25 Assault 7400 block of Allsup
- 5/29 Burglary 6800 block of Cayton

If you are the victim of a crime, always report it to the authorities. If you have crime information concerning Garden Villas, contact Peggy@gardenvillas.org so it will be included in the Garden Villas newsletter crime report.

Helen Guillory Real Estate

713-643-4611

HGuillory1@aol.com



**FREE Notary
Service for GV
Residents**
**Free Market
Analysis**



A Garden Villas Resident
Since 1967

A Realtor Since 1970

August 2019

NEWSLETTER DEADLINE

Friday, July 19th

The August newsletter will not be mailed but will be available on-line at Garden Villas' website. A few printed copies will be at Gateway Hardware Store.

Send newsletter articles to peggy@gardenvillas.org. Send pictures as an attachment with the emailed article.

If you would like to be added to the newsletter deadline reminder email, please email Peggy Taylor.

New Generation Seniors

Our senior club, New Generation Seniors, have elected the following members for the next two years: President, Anita Serrano; Vice-President, Alice Rincon; Secretary, Dorothy Mikes; Treasurer, Seraphine Kolar; Sargeant-at-arms, Dennis Kasiler.

Our membership is fun and lively and generous with there time and talents. We invite anyone over the age of 55 to come and join us for fellowship and to meet new friends. We meet every third Monday of the month at 10:00 a.m. at the parish office of Mt. Carmel Church.

Anita Serrano, 713-204-9321

MOUNT CARMEL ACADEMY

College Prep High School
is Taking Applications for
9th Through 12th Grades

NO TUITION

**Advanced Placement and
Dual Credit Classes
Available**

7155 Ashburn in
Garden Villas
713-643-2008

Houston Botanic Garden Opening in Fall of 2020

Members of the Houston Botanic Garden Community Engagement Committee recently met last month for an update on the garden schedule and funding. The nonprofit **Houston Botanic Garden** raised more than \$30 million (86% of the total funding goal) and leased the Glenbrook Park Golf Course, located along Sims Bayou at 8205 N. Bayou Drive. The city itself is putting no money towards the project.

The first phase of construction began in early 2019, and the garden is on schedule open to visitors next fall in 2020. That may sound like the distant future, but that opening target date actually presents a tight schedule for the logistically complex construction and planting schedule.

Classes are being held every month on a variety of gardening topics, and volunteers are always welcome. info@hbg.org

Phase 1 prioritizes the essential elements needed to open a beautiful botanic garden and the infrastructure to support future phases. Display and collec-

tion gardens will allow visitors to admire the beauty of the site.

The natural ecosystem gardens will exhibit a remarkably diverse confluence of ecoregions occurring in Houston. Gathering spaces will bring together families, friends, and the community to celebrate events and enjoy the outdoors.



Garden Villas Community Center Activities

FREE ACTIVITIES

- Morning Fitness Classes: Monday, Wednesday and Friday from 8:30 to 10:00 am
- Evening Fitness Classes: Monday and Thursdays from 6:30 to 7:30 pm
- After School Enrichment Program: Monday through Friday from 3:00 to 6:00 pm
- Tae Kwon Do Class: Wednesdays from 6:30 to 7:30 pm
- Meal Program for youth (18 years old and under) Monday through Friday, 3:00 to 6:00 pm
- Adult Soccer Fitness: Wednesday 7:00 to 8:00 pm

For more information, call:
Garden Villas Community Center
713-847-5168
6720 S. Haywood, Houston, TX 77061

Christmas in July Craft Fair

Our Lady of Mount Carmel Church is hosting Christmas in July Craft Fair on Saturday, July 13th, in the parish hall at 6723 Whitefriars Drive from 10:00 a.m. to 4:00 p.m.

You can rent a booth to show your wares or buy homemade craft items.

For more information, call Marylou Cabrera at 281-630-5965, Teresa Dinning at 713-203-0947, or Francis Bui at 713-498-6066.





Scout Troop 16
meets each Monday
at 7:30 p.m.
Contact Mark Pacheco
at 713-206-4715
email: masterpt16@aol.com

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Fax: (713) 640-1848

Garden Villas Radio Programming Schedule

Weekdays:

12am-12pm - Fun Oldies 24/7

6pm-9pm - Greatest Hits USA hosted by Chuck Taylor (Friday Evenings only)

Weekends:

Saturday

12am-5am - Classic Hits

5am-8am - That Thing Radio Show with Rich Appel (oldies)

8am-10am - Rosebud's All Request Show

10am-12pm - Sergio's All Request Show

10am-6pm - Classic Hits

6pm-9pm - Greatest Hits USA hosted by Chuck Taylor

9pm-12am - Classic Hits

Sunday

12am-4:30am - Classic Hits

4:30am - 5:30am Garden Villas Civic Association Meetings (as announced)

4:30am - 5am - Classic Hits (If no GVCA meeting)

5am-6am - License To Parent

6am - 9am - Sunday Morning Memories with Johnny Goyen

9am-9:30am - Garden Villas Baptist Church

9:30am-10am - Classic Hits (time also reserved for special programs of community interest)

10am-1pm - That Thing Radio Show with Rich Appel (oldies)

1pm-6pm - Classic Hits

2pm-4pm - Rosebud's All Request Show repeat

6pm-12am - Classic Country Show

Request Line - 713-641-4022



Congratulations, Alessa Ledezma



Mount Carmel Academy's (MCA) recent graduate, Alessa Ledezma, is one of the first students accepted into HCC's new Honors College. Alessa was an outstanding student at MCA with a 4.1 GPA and took as many AP and Dual Credit classes as possible. Alessa was a member of the Chick-fil-A Leader Academy, Debate Team, Newman Club, and gave over 100 volunteer hours to serve her community. Mount Carmel Academy is very proud of Alessa's accomplishments.

ELECTION WORKERS NEEDED

Election workers are needed for the Harris County elections coming up soon. Early voting is October 21 through November 1 (12 straight days) and/or the general election on November 5.

Also in demand are bilingual workers in Spanish, Vietnamese, and Chinese. These are paid positions. You will receive training. To qualify, you must be a U.S. citizen and qualified voter.

You can apply online at harrisvotes.com: click the three dots at the top right hand side of the webpage, then click "Poll Workers". Once signed up, you can be informed of future election employment opportunities.

Garden Villas Baptist Church

7403 Fauna St
713-643-5554
Pastor: Rev. Ricky Moore
Cell: 713-503-4690



Services Spoken in English and Spanish

Sunday Morning
Sunday School: 9:45 am
Morning Worship: 11:00 am

Sunday Evening
Adult and Youth Bible Study: 6:00 pm

Wednesday Evening
Adult Bible Study & Prayer: 7:00pm

Visit our web site or contact us by e-mail.

www.gvbchurch.org email gvbaptist@sbcglobal.net

ATTENTION GVCA MEMBERS

Garden Villas Community Association members are eligible to apply for membership at

CE FEDERAL CREDIT UNION

Located at the corner of Kopman and Fauna

CE-Credit Union is a full service financial source offering an array of products and services

For information stop by or contact us at 713-645-4961 or www.cefedcu.org





"Neighborhood Credit Union"

GV residents must join the Association and have membership dues paid up to date.



Gateway Ace Hardware and Rental

Gateway Ace Hardware and Rental
6860 Telephone Road
Houston, TX 77061
713-643-0623

Location & Hours  



POST OFFICE LOCATION CLOSED

US Postal Service

US Postal Service

At Gateway Ace Hardware and Rental, we have everything you need to get your package from packing supplies and boxes, to delivery with mail and shipping services, all in one place. We can make your holiday gift mailing easy!

About Us

Address
Gateway Ace Hardware and Rental
6860 Telephone Road
Houston, TX 77061
Hours
Mon - Fri: 8:00am - 7:00pm
Saturday: 8:00am - 6:00pm
Sunday: 10:00am - 4:00pm
Phone:
713-643-0623



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Visit acehardwaretexas.com for local store hours, services and special offers.

Gateway Ace Hardware and Rental
6860 Telephone Road
Houston, TX 77061

Store Hours
Mon - Fri: 8:00am - 7:00pm
Saturday: 8:00am - 6:00pm
Sunday: 10:00am - 4:00pm

Contact Us
713-643-0623
Fax: 713-643-5104
Email Us



Neighbors Helping Neighbors

www.gardenvillas.org



Contact Numbers

GVCA voicemail.....832-268-4822

BOARD MEMBERS:

[Tom Brents](#), President.....713-645-2702

[Bob Parker](#), Vice President.....713-643-3023

[Peggy Taylor](#), Secretary.....713-454-1863

[Stacey Merritt](#), Treasurer.....713-376-5677

[Cathy Rascoe](#), At Large Member.....

[Sonia Pérez](#), Social Secretary.....713-641-3127

[Oscar Alvarado](#), At Large Member.....832.607.6409

Webmaster@gardenvillas.org.....713-539-4170

Newsletter Editor, [Peggy Taylor](#).....713-454-1863

Garden Club, [Beverly Burns](#).....

Garden Villas Park, 6720 S. Haywood.....713-847-5168

Council Member [Robert Gallegos](#), Dist. I...832-393-3011

3-1-1 Helpline (dial 3-1-1) or.....713-837-0311

SNAP (Spay/Neuter Assistance Program)...713-522-2337

Call 3-1-1 if you have a problem with stray or loose dogs

Parking enforcement (City of Houston).....713-837-0311

Mount Carmel Academy.....713-643-2008

HISD Charter Schools Office.....713-807-5181

Mayor Citizens' Assistance Office.....713-928-9585

Airport Noise Compliance Hotline.....281-233-3900

Garden Villas Elementary School.....713-845-7484

Garden Villas Radio Request Line
713-641-4022

- | | | |
|-----|---------|---|
| Mon | 7:30 pm | Every Monday, Scout Troup 16 meeting (contact Mark Pacheco at 713-206-4715 email: masterpt16@aol.com) |
| 5 | Fri | Recycling |
| 11 | Thu | 7 pm PIP meeting, 8300 Mykawa police station (2nd Thursday each month) |
| 12 | Fri | Okay to put out heavy trash (tree waste only in odd-numbered months). Starting at 6:00 p.m. on Friday, you can put out heavy trash. There is a \$200 per day fine from the City for each day heavy trash is placed out earlier. |
| 15 | Mon | Heavy trash pickup (tree waste ONLY this month) |
| 19 | Fri | Recycle |