



THE BOCA NEWSLETTER

BOULEVARD OAKS CIVIC ASSOCIATION

AUGUST 2007

MEDICAL CLINIC OF HOUSTON UPDATE

Since January 2007, representatives of BOCA have been involved in attempting to modify this project to minimize its impact on the adjacent area. This has been a contentious issue where the clinic/developer has shown very little inclination to address the impact of its planned project. It was only after their building permits were frozen that any meaningful discussions occurred. This process yielded the following concessions to minimize the impact of the project:

1. The clinic/developer agreed to perform a traffic study, which they had previously refused to do. They have agreed to direct all exiting traffic from the project onto Rice Boulevard, with the exception of vehicles serving the handicapped.
2. The garage lighting is to be screened and directed into the structure to minimize light pollution to the surrounding area.
3. The three lower floors of the western side of the garage structure are to have a trellis which will be planted in ivy to soften the exterior appearance.

According to the traffic study the existing building is to be used for administrative purposes and for storage, rather than an additional clinic facility. This same intent has also been publicly stated by the clinic/developer but there is no restriction that would prevent them from revisiting this decision.

BOCA believed that the original replat of this project was defective and should have

been revoked. The City Planning Commission was given incomplete information in the original replat application regarding the previous residential restrictions on the property. We believe that City Planning acted in good faith and that they were unaware of the previous restrictions. We believed that these previous residential restrictions, plus issues with the configuration of Bolsover and the bordering alley, required revocation of the original replat. This view is shared by the experts we consulted.

We made this fact known to City Planning and requested that the replat be pulled. Unfortunately, House Bill 1087, which was co-sponsored by State Senator Kyle Janek and backed by the Greater Houston Builders Association, passed and became effective on June 15, 2007. This legislation ratified all replat actions by the City of Houston with the exception of cases that were in litigation on the effective date. Since our matter was not in litigation, the replat awarded on the incomplete information was ratified by legislation and not subject to change. The building permits on this project were "freed" in July 2007 as a result of the legislative action.

We would like to thank all of our residents who took valuable time to respond on this issue. Contrary to our opponent's materials, the opposition to this project was not merely from a "vocal minority" but was broad based and well considered. Your Board was successful in gaining the concessions shown above, none of which was considered before this controversy began. We also want to thank Council Member Anne Clutterbuck and her staff who worked tirelessly on this issue.

Thank You New and Renewing BOCA Members 2007-2008!

A HUGE thank you to those of you who have already joined BOCA this year. Your support is invaluable—we can't operate without it. This list represents all contributions received through August 19, 2007. If you joined and your name is not listed, please call the BOCA office at 713-528-BOCA (2622). Memberships received after August 19, will be listed in the next *BOCA Newsletter*. If you haven't already joined BOCA, please take a moment to join. Remember—a great neighborhood is not an accident!

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**Please Support the Southampton/BOCA Patrol
 713-825-5555**

City Trash Schedule

Automated curbside collection	Tuesdays
Yard Waste (bagged)	Tuesdays
Heavy Trash	2 nd Thurs.

Recycling is collected every *other* Tuesday.
 August 14, 28, September 11 & 25 October 9 & 23
Questions? Call 311

Private Trash Schedule

(Edgemont, Broadacres, Cherokee)

Curbside & Alley collection	Tues. & Fri.
Recycling	Every Friday
Yard waste	Tues. & Fri.

Call to arrange Heavy Trash pick-up
 Royal Disposal & Recycling 713-526-1536



**All storage facilities are
 not created equal!**



Thank you
BullsEye Storage
 for your continued generosity to BOCA.

BOCA Annual Fourth of July Party a Hit!

BOCA's 26th Annual 4th of July Party was great fun, as always. The many homemade dishes were creative and delicious, and *Rue Bourbon* kept parents and children dancing in the street with a variety of music including patriotic, soul, blues, Cajun waltzes and zydeco. **Penelope Loughhead** and **Sue Lawson**, 4th of July Party Co-Chairs did a great job putting the party together. A huge thank you to everyone who spent their time, muscle and money making it happen. A special thank you to **Sheila** and **Keith Owen**, **Betty** and **Jim Key**, **David Shine**, **Donna Yanowski**, **Alma Novotny**, **Helen Toombs**, **Ted Hirtz**, **Daniel Novotny**, **Karen** and **Jim Wilkinson**, and the **Nugent Family** for all the work they did. We could not hold this wonderful event without sponsors. This year's sponsors are listed below. Your sponsorship is greatly appreciated!

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Please Keep Your Dog on a Leash

The BOCA office has been receiving numerous complaints about dogs being off their leashes. There is a leash law in Houston, and we ask that every BOCA resident comply with this law. We have had more than one resident and dog attacked by dogs off of their leashes while their stunned owner looks on, and more than one smaller dogs attacked and even killed by a larger dog running free. We have also had residents pulled to the ground and dragged by their dog because of an unleashed dog running towards them. The leash law exists because it's dangerous to let dogs run loose. Some residents have had to change their walking routes to avoid unleashed dogs on certain blocks, and dogs that are walked daily without being leashed. **Please obey the law and keep your dog leashed for the safety of our residents, their dogs and your own.**



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