

What the heck is a TIRZ?

Submitted by Mary Ellen Whitworth

Our March 11 membership meeting will feature two members of the Montrose TIRZ. Unclear what the TIRZ does or how it benefits Hyde Park? Attend this meeting and learn about it.

Matt Brolier is Chair of the Montrose Redevelopment Authority. He is a State Certified General Real Estate Appraiser with Deal Sikes. Prior to joining Deal Sikes in July 2018, Matt served the City of Houston for over 8 years, including as Chief of Staff and Chief of Operations for two City Council Members. Matt is a sixth generation Houstonian, is a graduate of the University of Texas at Austin

and has resided in Montrose for the last 14 years.

Helen Zunka is a more than 20-year-old resident and homeowner in Hyde Park. She served as Membership Chair of the Hyde Park Civic Association for several years and interim Newsletter Editor for 6 months. She has degrees in Electrical Engineering, French and an MBA. Professionally, Helen has held various positions including Project Engineer, Senior Project Manager, Director of Marketing, and VP of Sales and Marketing across a variety of industries. She was appointed to the Montrose TIRZ board in July 2024.

To learn more, visit:

<https://montrosetx.org/>

Popcorn fund-raiser nets \$898.50

Submitted by Karen Baribeault – HPCA Membership

The second annual Double Good Popcorn fundraiser wrapped up on February 4 and our treasurer Vinny Vega deposited \$898.50 in the HPCA checking account after the four-day fundraiser. Thanks to the Hyde Park 2025 Pop Team – Karen Baribeault, Aleks Gallagher and Rachel McKernan for running the online pop-up shops and motivating people to buy popcorn and help us raise almost \$900 to help pay for the 2025 newsletters and HPCA events. Thanks to 34 supporters who bought \$1800 in popcorn. I hope your popcorn made it in time for Valentine's Day. I must admit, our Caramel Diem flavored Double Good is already GONE! It really is the best popcorn



March Events

- > **General Meeting**
Tuesday March 11th
7 pm @ Brookstreet BBQ
1009 Missouri St
- > **Happy Hour**
Thursday, March 20th
5 pm @ Melrose HTX
2517 Ralph St.
- > **TIRZ Meeting**
Monday, March 17th
6:30 pm, probably at Havens Center, 1831 W. Alabama St.
- > **Neighborhood Cleanup**
Saturday, March 22nd
@ 9 am at 1408 Michigan St.

Important Phone Numbers

HPD Non-Emergency
24-Hr Hotline: 713-884-3131

Harris County Dispatch:
713-755-7628

City of Houston Service Line: 3-1-1

HSPCA Cruelty Hotline:
713-869-7722

Illegal Dumping Hotline:
832-927-1567

Human Trafficking Hotline:
888-373-7888

Illegal Removal/Pruning
of a city or corridor tree:
832-395-7100

Neighborhood Cleanup March 22

Details on page 9

March 2025 Membership Update

29 new and renewing members -- woohoo!

Twenty-nine members have joined or renewed already in 2025. Woohoo! Right now we have 190 HPCA members. Your \$30 annual membership funds the monthly printed newsletter. 190 members pay for 6 months of printed newsletters. And the remaining months are paid for through fundraisers, member donations, newsletter ads (Houston Methodist Healthcare – thank you) and Mike Spear.

Mike is a long time member, neighbor and real estate agent who specializes in Hyde Park properties. For every home Mike sells in Hyde Park and every referral he gets from an HPCA member, Mike covers the cost of printing one of the newsletters. It's a sweet deal and one HPCA sincerely appreciates. Thanks Mike! And please call Mike if you are buying or selling and tell him HPCA sent you!

Welcome to the 29 new/renewed members in January and February. Thank you for supporting HPCA. You're all paid up until January 2026 and we look forward to seeing you around the block:

- Chris and Lori Corwin
- Chris Delphin

- Jorge Diaz +1
- Cynthia Greenwood
- Steven Flippo and Francisco Gutierrez
- Eva Garcia and David Taylor
- Graham Gaskill and Christina Solis
- Elizabeth Gravatt
- Todd Hiers
- Patty Hunt and Joe Milton
- Cliff and Emily Lan Jones
- Jillian Jopling and Peter McGillivray
- Allison and Clark Kellogg
- Nathan Lopez and Travis Poe
- Robert Molder
- Adam Rose
- Rachel Rosson +1
- Chip Rothschild
- George Sroka
- Eunice Yang +1

Mark your calendar for the March HPCA Happy Hour – Thursday March 20 at 5 PM at Melrose HTX. <https://www.melrosehtx.com/>
Melrose is in the space that used to be La Grange – 2517 Ralph St. Let's check it out!

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OUR RETIRING NEWSLETTER EDITOR

Thanks, Aleks Gallagher - You're one in a million



Let's give a huge round of applause to Aleks Gallagher for her service as the Hyde Park Civic Association's newsletter editor over the past two years! Aleks has been a shining star, dedicated to getting every edition edited, printed and delivered.

Originally from Serbia, Aleks, Sean and daughter Lola found their way to Montrose over 10 years ago. Aleks has explored the world through scuba diving, hiking, running, skiing and COFFEE! With more time there will be new adventures, more time with Lola, back to school, and a home renovation.

The Gallaghers are staying on Willard and Aleks is still the Willard block captain, keeping the neighbors on Willard connected and engaged. Good luck Aleks and thanks for showing all of us the importance of volunteerism in making Hyde Park a great place to live. See you soon at Campesino.

JOIN YOUR NEIGHBORS

Neighborhood Cleanup Saturday, March 22

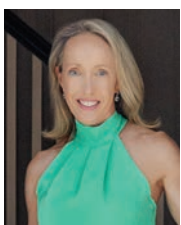
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January HPD Crime Report for Hyde Park

Compiled by Ross Lee

This report is a reminder to be aware and be vigilant. We live in a large city with lots of car and foot traffic. Most incidents are a crime of opportunity and most criminals want to take the path of least resistance.

Quick Reference

- 911 - Report a life or death emergency that requires immediate response from police, fire or ambulance
 - 713-755-7628 Dispatch for Harris County Constable Precinct 1 - Alan Rosen
 - 713-884-3131 Request non-emergency Houston police service
 - 311 City of Houston Service Helpline - Also available via the web www.houstontx.gov/311 and smartphone apps
- Examples - From traffic fines and sewer concerns to pothole problems and neighborhood complaints

Crime	Date	Address	Location
Intimidation	1/31/2025 20:00	1100 BLOCK Bomar St	Commercial, Office Building
Motor Vehicle Theft	1/24/25 10:00 AM	1400 BLOCK California St	Drug Store, Doctors Office, Hospital
Aggravated Assault	1/28/25 10:00 PM	1700 BLOCK Commonwealth St	Bar, Nightclub
Theft From Motor Vehicle	1/4/25 1:00 AM	1700 BLOCK Commonwealth St	Highway, Road, Street, Alley
Burglary, Breaking And Entering	1/21/2025 5:00	1400 BLOCK Indiana St	Commercial, Office Building
Simple Assault	1/26/25 12:00 PM	1200 BLOCK Jackson Blvd	Residence, Home (Includes Apartment)
Driving Under The Influence	1/23/25 7:00 AM	1400 BLOCK Maryland	Highway, Road, Street, Alley
All Other Larceny	1/4/25 11:00 AM	1400 BLOCK Michigan St	Highway, Road, Street, Alley
Simple Assault	1/1/25 10:00 PM	2300 BLOCK Montrose Blvd	Parking Lot, Garage
All Other Offenses	1/21/25 10:00 AM	2500 BLOCK Montrose Blvd	Highway, Road, Street, Alley
Theft From Motor Vehicle	1/2/25 2:00 PM	2500 BLOCK Montrose Blvd	Parking Lot, Garage
Theft From Motor Vehicle	1/12/25 9:00 PM	2500 BLOCK Montrose Blvd	Parking Lot, Garage
Aggravated Assault	1/3/25 9:00 PM	1200 BLOCK Peden	Residence, Home (Includes Apartment)
Intimidation	1/20/2025	1200 BLOCK W Gray St	Residence, Home (Includes Apartment)
Motor Vehicle Theft	1/9/25 2:00 AM	1700 BLOCK Waugh Dr	Parking Lot, Garage
Simple Assault	1/27/25 1:00 AM	2100 BLOCK Waugh Dr	Bar, Nightclub
Destruction, Damage, Vandalism	1/19/2025 8:00	2600 BLOCK Waugh Dr	Parking Lot, Garage
Burglary, Breaking And Entering	1/1/25 9:00 PM	1200 BLOCK Welch St	Residence, Home (Includes Apartment)
False Pretenses, Swindle	1/23/2025 23:00	1100 BLOCK Westheimer Rd	Restaurant
Intimidation	1/16/25 1:00 PM	1300 BLOCK Westheimer Rd	Restaurant
Purse-snatching	1/8/25 2:00 PM	1300 BLOCK Westheimer Rd	Restaurant
Theft From Motor Vehicle	1/28/25 4:00 PM	1300 BLOCK Westheimer Rd	Residence, Home (Includes Apartment)
Trespass Of Real Property	1/31/25 2:00 PM	1300 BLOCK Westheimer Rd	Restaurant
All Other Larceny	1/13/25 1:00 PM	1300 BLOCK Willard	Residence, Home (Includes Apartment)
Simple Assault	1/29/25 12:00 AM	2500 BLOCK Yoakum Blvd	Residence, Home (Includes Apartment)

Colin McCulley joins Board as member of the Deed Restrictions Committee

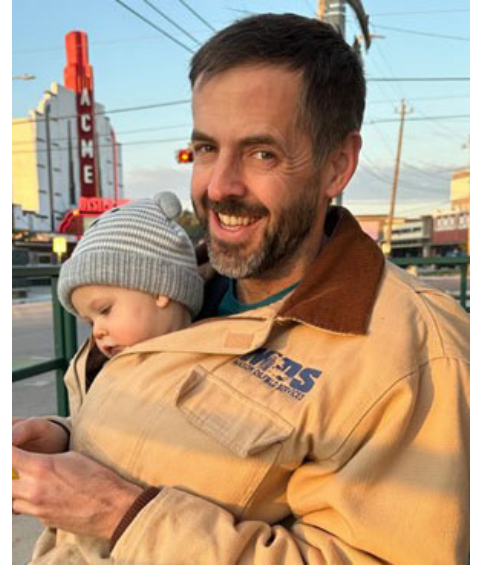
The Hyde Park Civic Association is pleased to welcome Colin McCulley to the board as a member of the Deed Restriction Committee. Colin values the strong sense of community that makes Hyde Park such a special place to live and is committed to preserving its character.

Colin's family has lived in and around Montrose since the 1940s, and he has called the neighborhood home since 2008. He can frequently be found walking the neighborhood streets with his wife, young son, and his "not-so-trusty" dog, Hank—who, despite his best efforts, is more interested

in chasing squirrels than actually listening. When he's not exploring the neighborhood, Colin enjoys playing beach volleyball at courts around town.

His involvement with the civic association began after helping organize neighbors to advocate for better access to Wharton Elementary. Through that experience, he saw firsthand how quickly the fabric of neighborhoods in Houston can change and the importance of strong community engagement. Colin is excited to collaborate with his fellow board members and neighbors to ensure Hyde Park remains a vibrant and

welcoming place for years to come. If you see him around, feel free to say hello.



Houston Methodist Hospital

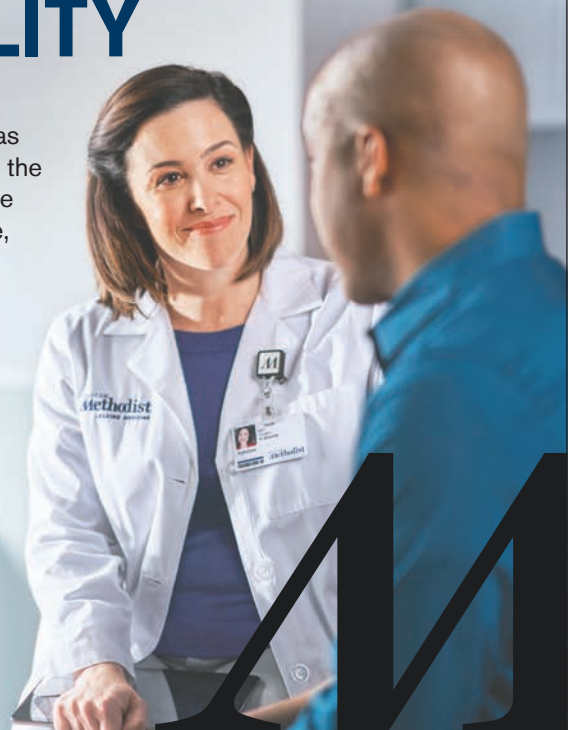
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HPCA Membership Meeting February 11, 2025

Submitted by Sarah Frazier

Hyde Park held its monthly membership meeting on Tuesday, Feb. 11, at Brookstreet BBQ, with about 15 attendees including Cruz Almonaci from Council Member Abbie Kamin's office and Justice Coutee McCullum from Council Member Sallie Alcorn's office. We introduced ourselves and officers present gave brief reports – Karen Baribeault reported on the pop-corn drive, and Sarah announced upcoming events including our March 22 spring cleanup and May 16 Wine Fundraising party.

Almonaci fielded questions re chronic delayed waste management services and suggested contacting Kamin when service is delayed, saying she can often get it addressed within 3 days.

Our guest speaker was Deborah January-Beavers from Houston Wilderness. Deborah brought booklets and native seed mix packets as well as abundant information about Houston's diverse eco-regions. <https://houstonwilderness.org/>

- Deborah began her civic engagement with the City's Quality of Life committee and eventually joined Houston Wilderness.
- Houston Wilderness was founded by her predecessor, a business leader. Its reason for being was to have an organization looking at 10 ecoregions in an 8 county area. Piney forest, estuary, bottomlands, etc – as diverse as anywhere in the country.
- Since 2006 Houston Wilderness has issued guides to ecoregions in the Houston area. Distributes 30,000 guides every May in schools.
- It's involved in environmental issues of the day requiring collaboration between groups. Back in 2014, funds were available through Obama administration for assisting the Monarch butterfly. Its central flyway runs through Texas. Re-



Deborah January-Beavers from Houston Wilderness addresses our meeting on Feb. 11th

stricted to Hwy 35. Not where butterflies are. Many groups banded together to get around this funding obstacle.

- Several grants since. Currently, it has three regional programs based on this collaborative model.
- First is the Houston Ship Channel Trees program, an area ignored for years. Lots of greenspace planted with junk grass and that's it. Partnered with Rice, Port of Houston, Houston Health Department. First, they inventoried trees. No tallow tree invasion problem. Some Chinaberries but not invasive. Mostly native, but scarce.
- They came up with 14 "supertrees" species. Live oak, loblolly pine, slippery elm, green and white ash tree. Water and laurel oak trees. Box elder, red maple, river birch, American sycamore, sweetgum. They plants at least 5 species at a time. Just did it in 5th ward – Super Trees for Sustainability. Also fruit trees.
- Collaborative grant on south Texas native seed mix. Meant to be able to require a contractor to use and it would work, in place of non-native grasses. Flood control used some post-Harvey money for it. Now getting the word out. Issue: the big buyers learn about

- it, but no extended engagement with it locally. Created group with the big landscapers and builders, flood control folks. You have to encourage the supply to be created. Necessary to reserve inventory to big projects, but anyone can use. Not prairie restoration, though it uses prairie grasses. Some plants in the mix are pollinators.
- None get higher than 2 feet at the most; you can plant in your front yard and mow them – very cool. Go to website for guidance on residential use of plant mix. Soft enough to sit on.
- Bermuda and St. Augustine are contributing to asthma, the science is now clear. So this is a response to that problem. Recommend to replace the non-native. Bermuda is contributing to bayou erosion.
- Yes, it's appropriate to advocate use of native seed mix with developers building towers in Montrose.
- Flood buyout – riparian ecoregion. Then they remove all impervious materials like concrete, but they do little else. No planting. Might mow. Houston Wilderness goes in, with volunteers, to

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do riverine targeted use of bayou to recreate nature-based infrastructure. Forestration with supertrees, bioswales, not the seed mix. Grown grasses. Wetlands recaptured. Map on website of locations. 26 locations from Spring Creek to Dickinson. Have done 8.

• 8 county regional gulf coast conservation plan. At least 24% protected land. Started 9.3 million, now 16.3%. Need for lots of salt grasses, marshes, mangroves, etc. Seagrasses moving inland with climate change. Incurion a potential issues. State law says you can't touch sea grass. Need more growers of coastal

grasses and etc for estuarine habitats. Including Houston Audubon and new director in this work.

• What is Hyde Park's ecoregion? We are in the bayou wilderness. Buffalo Bayou is nearby. Raised some funds to study wildlife there during covid. Cameras. Wildlife Wednesdays still ongoing. Bobcat is there, coyote, raccoons, etc. Gray fox. Camera picked it up. Black bear is on the way.

• The heat index is the major thing you lose when you lose a shade tree. Urban heat island. Air pollution is the major consequence. 10 or more degrees under canopy. The spike in temperature creates

a combined effect increasing air pollution, asthma, cardiac arrest. They say we have stronger storms as a result, too. Not sure how that works in a city but demonstrated in desert. Alief has such a temperature spike and there are others.

• Kelly Ondracek – Natural resources director for Parks & Rec. Good resource.

Following the speaker, we had a looser discussion about Deed Restrictions Committee activities and seemingly increased development in Hyde Park. Sarah emphasized that corridor trees – trees on private setbacks of at least 20 inches – are protected under city ordinance regardless of deed restrictions.

Report on Neartown President's Council – Jan. 28, 2025

Submitted by Sarah Frazier

Neartown's President's Council met to discuss nominations to the board. Several officers are not running again and Treasurer Paul Terry passed away. Just presidents, officers, and president's delegates were present.

The meeting ultimately concluded with these nominations: Jack Valenti – president; Mehdi Rais – VP, Steve Detering – treasurer; John Geist – secretary; Lloyd Matzen, At Large.

Not decided were chair and vice chair for President's Council, whose terms are less urgent.

We discussed next the Skanska development planned for the Half Price Books block, which last week won a reduction in setback on 2 sides from 25 to 5 feet. Greg LeGrande said the development was high quality and Montrose was lucky to have it. We began to discuss what was planned: 30 or so stories, residential retail and office?

That the main entrance appeared to be mid-block on the Montrose Blvd side. I described the plan to take down all but 1 of 7 mature live oaks on the block, the prospect for saving the trees, which are protected city trees, or at least three are. Steve Longmire said the entrance point was on Montrose's worst high injury network block, thinks Skanska will want money from TIRZ. I asked for those interested to let me know, and some have.

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(Check one) Individual (\$30) Couple (\$60)

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Summary of TIRZ meeting February 17, 2025

Submitted by Sarah Frazier

The meeting was held at 6:30 at the Havens Center on West Alabama. After Minutes of last month's meeting were approved and the bookkeeper's report was complete, Gauge Engineering gave its report followed by others:

- Gauge report: Montrose Blvd. City made comments to the revised plan, especially about traffic during construction. Believes will be at 100% within a few days. Received bids, evaluated and re-evaluated, and like the MC Squared bid despite higher-than-expected costs.
 - Safe Routes to School – met with 4th Ward TIRZ re joint venturing eastern stretch of plan.
 - West Alabama – got go ahead from City. Had been under review. Got comments back with changes. Drainage work still in plan. Changes are – no bike lane, 3 lane configuration with turning lane in middle, build sidewalks around trees.
 - Cherryhurst. 90% plans in early March.
- Goodman report. This is the company that finds grants. They have divided the territory into zones to search for new grants. Looking at a multi-modal connections grant that would thread through the neighborhood also involving shade maybe including sail-type shades.
 - Robert Guthart – beginning a study improving cycling in the neighborhood to find streets off the thoroughfares for safer cycling. This study will be able to build on the Walk-Bike Houston study.
- Projects Committee – Matt Brolier discussed recent discussions re Mandell project and the now-defunct Montrose Special Parking district that died with the Management District. Sought info from City parking director as to tools for dealing with parking demand. Requested additional information on Dallas project from the City. Discussed Waugh, too, also under City review.
- Public Engagement Committee – website is somewhat updated. Construction on Montrose Boulevard may be starting in late March but uncertain. Requesting as much as \$15,000 for these activities related to Montrose Blvd project.
- Public comments then ensued at great length
 - Synchronized lights, Stanford bike facility comment, traffic plan for pedestrians, city audit of TIRZes were among the topics. Support for and opposition to the Montrose Boulevard plan.
- Motion to approve paying checks presented in last month other than a Holliday check made, seconded, unanimous vote.
- Director Brolier and Gauge answered questions arising in public comment. Traffic control during construction includes pedestrian planning.
- A majority of directors voted to approve the Montrose Boulevard contract 4-1 with Director Watters opposing.



Wine Tasting May 16th – Mark your calendar!

The next HPCA fundraiser is the 2025 Wine Tasting. This is your official invitation! Mark your calendars for Friday, May 16. HPCA Past President Chris Delphin has graciously agreed to open his house for the wine tasting. Mary Ellen Whitworth is the event organizer and Joe Milton is the sommelier. Please contact Mary Ellen (mewhit@hal-pc.org) if you want to more information or to volunteer to help. And no derechos or hurricanes are invited this year!



January Happy Hour held at Okto Mediterranean

Submitted by Patty Hunt

A group of us met at the new restaurant Okto Mediterranean restaurant in The Montrose Collective on Wednesday, January 29. We received a warm welcome by the Okto staff who reserved a nice area for us to socialize. We were pleased to order off their happy hour menu. We enjoyed their specialty cocktails, wine and tasty food selections.

Hyde Park's Membership Chair, Karen, summarized her experience at Okto on the Hyde Park Facebook group by saying "Okto is beautiful! The happy hour was generous and tasty. We got to sample the charcuterie and the octopus - both very fresh, delicious and unusual (pistachio butter - yes!). Creative take on cocktails. I had a glass of temperrillo - excellent and \$10 on the happy hour." Well said Karen!

We give an enthusiastic thumbs up to Okto and their very attentive staff. Check them out when you are out and about in the neighborhood.

Okto / 888 Westheimer Rd, Ste 119 / 713.485.0841 / www.oktorestaurant.com

Join us for Neighborhood Cleanup on March 22



Let's get Hyde Park ready for spring. Meet at 1408 Michigan at 9:00 AM on March 22. We will clean until 11:00 AM. Supplies and snacks provided. We'll pick up trash along Waugh and Commonwealth and side streets if we have enough volunteers. Please let us know you're coming. 713-523-8035 Mary Ellen and Tom Whitworth

Board and Committee Members

President – Sarah Frazier
president@hydeparkhouston.org

Vice President – Dmitry Bazykin
vicepresident@hydeparkhouston.org

Past President – Chris Delphin
pastpresident@hydeparkhouston.org

Treasurer – Vincent Vega
treasurer@hydeparkhouston.org

Secretary – Liam McElhiney
secretary@hydeparkhouston.org

Deed Restrictions
deedrestrictions@hydeparkhouston.org

Rocky Kneten
 #2 – Barry Baumgarten
 #3 – Colin McCulley

At Large – Macy Bodenhamer

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 Stephen Todd Cook
lamarpark@hydeparkhouston.org

Volunteer Coordinator –
 Mary Ellen Whitworth
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 Karen Baribeault
membership@hydeparkhouston.org

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George Sroka – Newsletter Editor
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Hyde Park Civic Association Boundaries



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 Karen Baribeault 708-870-6870

Hyde Park / Hyde Park Apts.
 Melba Bowen 713-526-9212

Hyde Park Crescent
 Carlos Fernandez 832.541.9246

Hyde Park Townhomes
 Clint Harbert 832-428-0158

Indiana / Yupon

Dmitry Bazykin 713-446-8213

Jackson

Peter McGillivray 504-231-8565

Maryland

Francisco Gutierrez 832-597-3299

Michigan

Tom Whitworth 713-523-8035

Montrose
 VACANT

Peden / Hazel / North Van Buren
 Lori Corwin 832-582-6520

Vermont

Jimmy Wead 713-392-6985

Waugh

Ross Lee 708-203-2333

Welch

Scott and Lina Rigrod
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 Cliff Jones 713-471-6936

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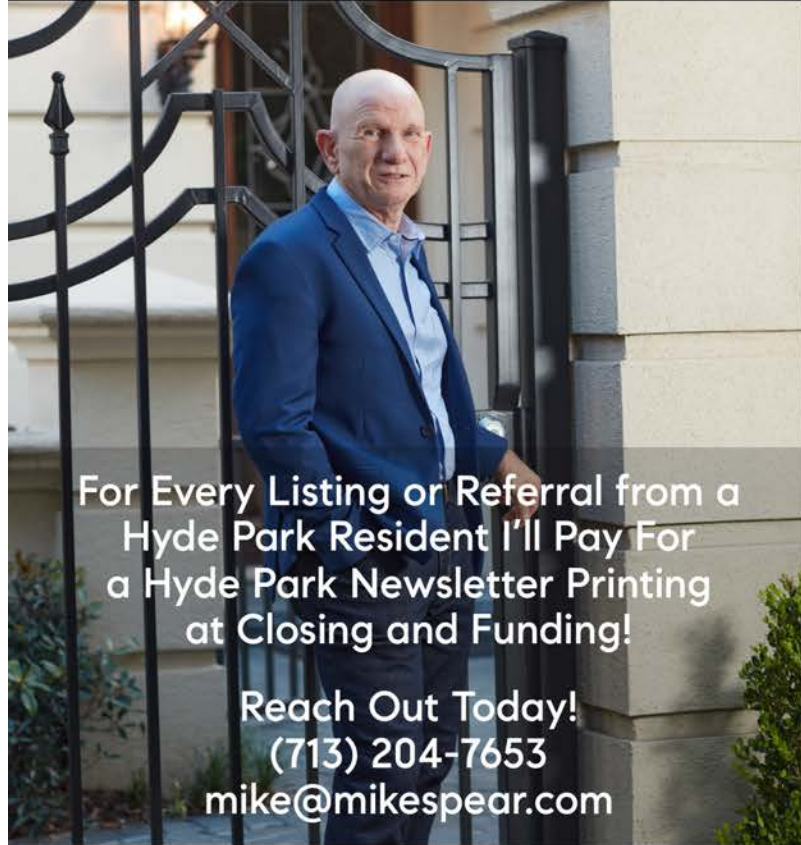
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Hyde Park

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Montrose

1311 W Bell Street
 3 BD 3 BA 2443 SF \$735,000

Paid for a Hyde Park Newsletter printing: Buyer Referral by resident of Hyde Park, bought outside of Hyde Park, still qualifies for a newsletter printing



Hyde Park

1110 Peden Street
 3 BD 2 BA 1861 SF \$659,900

Paid for a Hyde Park Newsletter printing: Listing referral from within Hyde Park listed and SOLD! Sold while NOT listed.

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march 2025

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3 Trash and Yard Waste Recycling	4	5 Tree Waste	6	7	8
9 Daylight Saving Time Begins	10 Trash and Yard Waste	11 General Meeting 7 pm Brookstreet BBQ	12	13	14	15
16	17 Trash and Yard Waste Recycling TIRZ 6:30 pm	18	19	20 Happy Hour 5 pm Melrose HTX 2517 Ralph St.	21	22 Neighborhood Cleanup 9 am 1408 Michigan
23	24 Trash and Yard Waste	25	26	27	28	29
30	31 Trash and Yard Waste Recycling					