

March 24, 2020

Northpointe Village Apartments LLC  
100 Glenborough Drive, Suite 1000  
Houston, Texas 77067

Houston Public Works  
Capital Projects, Real Estate Services  
611 Walker Street, 19<sup>th</sup> Floor  
Houston, Texas 77002

Re: Abandonment and Sale of Street or Alley  
**Oakhurst Green Drive: Parcel SY20-20**

Dear Joint Referral Committee:

Northpointe Apartments respectfully requests the City of Houston's Joint Referral Committee's thoughtful consideration of its application for the abandonment and sale of Oakhurst Green Drive: the dead-end section of Oakhurst Green Drive from Northborough Drive west to its terminus, located within the Northborough Addition, Section 1, out of the B.B.B.&C.R.R. Co. Survey, A-147, Parcel SY20-20.

Northpointe Apartments seeks to respond to objections raised by the Joint Referral Committee's denial of its previous application. Additional references have been provided to demonstrate Northpointe's contemplated measures for ensuring the City's continued mobility and access to water, wastewater, and storm sewer utilities, as well as 24/7 access for emergency services, along subject Oakhurst Green Drive.

Two objections raised in Assistant Director, Marjorie L. Cox's, October 4, 2019, letter regarding our application for abandonment and sale of Oakhurst Green Drive are as follows:

**JRC Objection 1:** *"The abandonment and sale of the above captioned right-of-way would restrict ingress and egress of emergency services and public utilities services within the subject area."*

**Facts:** On November, 26, 2019, Inspector Oliver Ayes of the Houston Fire Department met with Steve Moore, owner of Northpointe Apartments. Inspector Ayes measured the width of Oakhurst Green Drive to ascertain if there was sufficient footage for the installation of an access control gate in order to satisfy all requirements of *LSB Standard 04, Access Gates*.

Inspector Ayes determined there is sufficient distance between opposing curbsides of subject right-of-way for the installation of a 28-foot Fire Marshal approved and permitted access control gate. The gate would be equipped with 1) a UL certified KnoxBox 3200, 2) an approved "911" box, and 3) a "Fail-Safe" Box, subsequently, meeting the City of Houston's *Code of Ordinances* and *Fire Code*.

**Northpointe Response:** Installation of an access control gate would **not** restrict ingress or egress of emergency services or public utilities services within the subject area.

**JRC Objection 2:** *"Additionally, the abandonment would cause block length issues and the on-street parking that is currently on the subject right-of-way would be diverted to Northborough Drive."*

**Facts:** Northpointe Apartments provides ample parking for its tenants. The cars parked along the dead-end section of Oakhurst Green's on-street parking are a mix of Northpointe residents who choose not to park in the property's far northside alcove lots or unauthorized visitors. Unauthorized visitors are in clear violation of Northpointe's tenant policy which requires non-residents to obtain parking passes. This policy is an added security measure intended to keep out objectionable guests. Sale of Oakhurst Green would still grant parking for all Northpointe tenants and its *authorized* guests.

**Northpointe Response:** Northpointe tenants would still have access to Oakhurst Green's on-street parking. Sale of subject right-of-way and installation of an approved, permitted access control gate would **not** cause "block length issues."

The more serious and justifiable reasoning for seeking the City of Houston's abandonment and sale of Oakhurst Green's dead-end section are the unlawful activities associated with leaving the subject right-of-way publicly accessible. Some of Oakhurst Green's on-street parking are Northpointe visitors who enter the complex on foot through side gates, as opposed to obtaining authorized access via the main entrance where management regulates property security. The secluded and concealed nature of Oakhurst Green's dead-end section promotes easy access to the property's exposed northside, essentially creating a ripe environment for criminal activity. The "on-street" parking leaves Northpointe tenants vulnerable to trespass, theft, drug deals, prostitution, littering, illegal dumping, abandonment of stolen cars, among other unlawful behavior.

The City of Houston's abandonment and sale of Oakhurst Green Drive, along with installation of a Fire Marshal approved and permitted access control gate across subject right-of-way's entrance, would **not** prohibit on-street parking for Northpointe's tenants or its *authorized* guests. Instead, it would increase parking, provide better security for its tenants, and help reduce nefarious activities that continually plague Northpointe Apartments.

Respectfully yours,

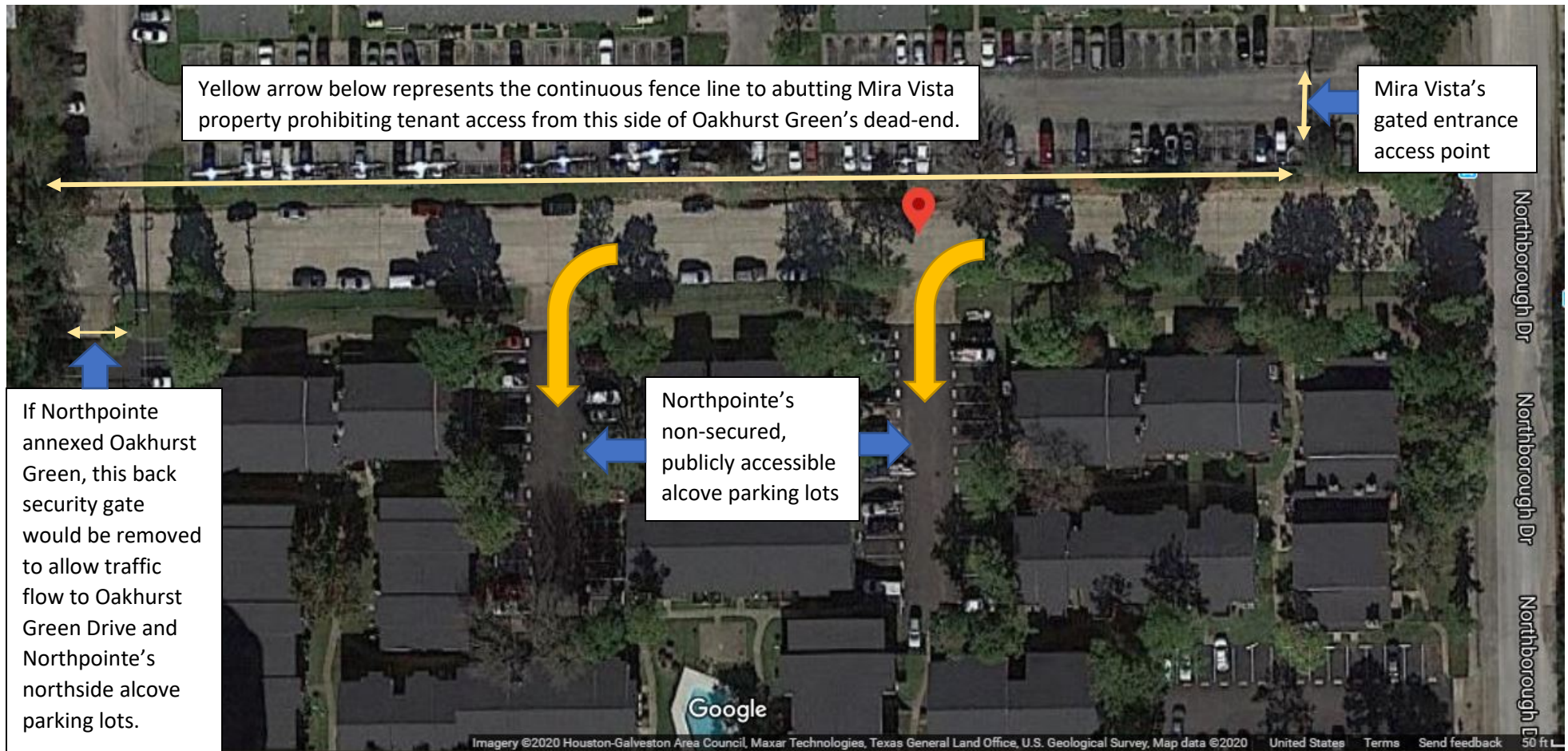
*Cheri Lange*

Cheri Lange  
Authorized Agent for Northpointe Apartments



Aerial view of the dead-end section of Oakhurst Green Drive. Also visible in aerial shot is abutting Mira Vista Apartments and the back fence line separating Northpointe Apartments from Royal Coach Mobile Home Village.



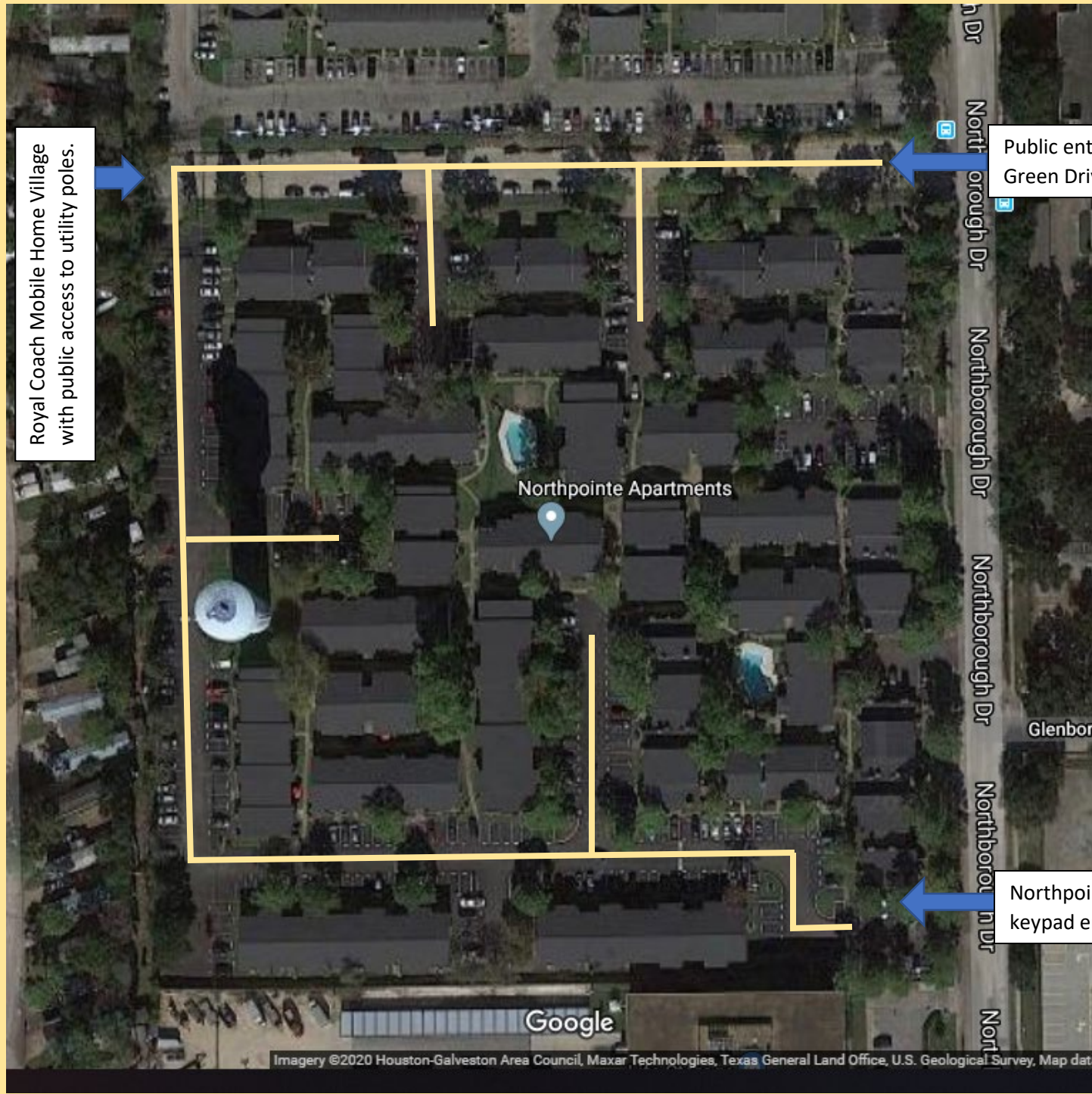


## EXHIBIT A

The JRC's October 1, 2019, letter asserts that abandonment or sale of Oakhurst Green Drive would "cause block length issues and the on-street parking that is currently on the subject right-of-way would be diverted to Northborough Drive." As you can see in image above, installation of an access control gate at the entrance of Oakhurst Green Drive's dead-end section would still allow on-street parking for Northpointe tenants or its *authorized* guests. Northpointe tenants would benefit from the additional security of not having to park their vehicles in the unsecured alcove lots along Oakhurst Green, especially when having to enter through locked pedestrian, walk-through gates after dark.

Emergency services and public utility vehicles, including all personnel, would still have 27/7 access to the dead-end section of Oakhurst Green either through 1) Northpointe's main security entrance, 2) a newly installed access control gate, or 3) from the opposite side of the back fence separating Northpointe Apartments from Royal Coach Mobile Home Village's driveway, which is completely open for public access at all times.





Royal Coach Mobile Home Village  
with public access to utility poles.

Public entrance to Oakhurst  
Green Drive

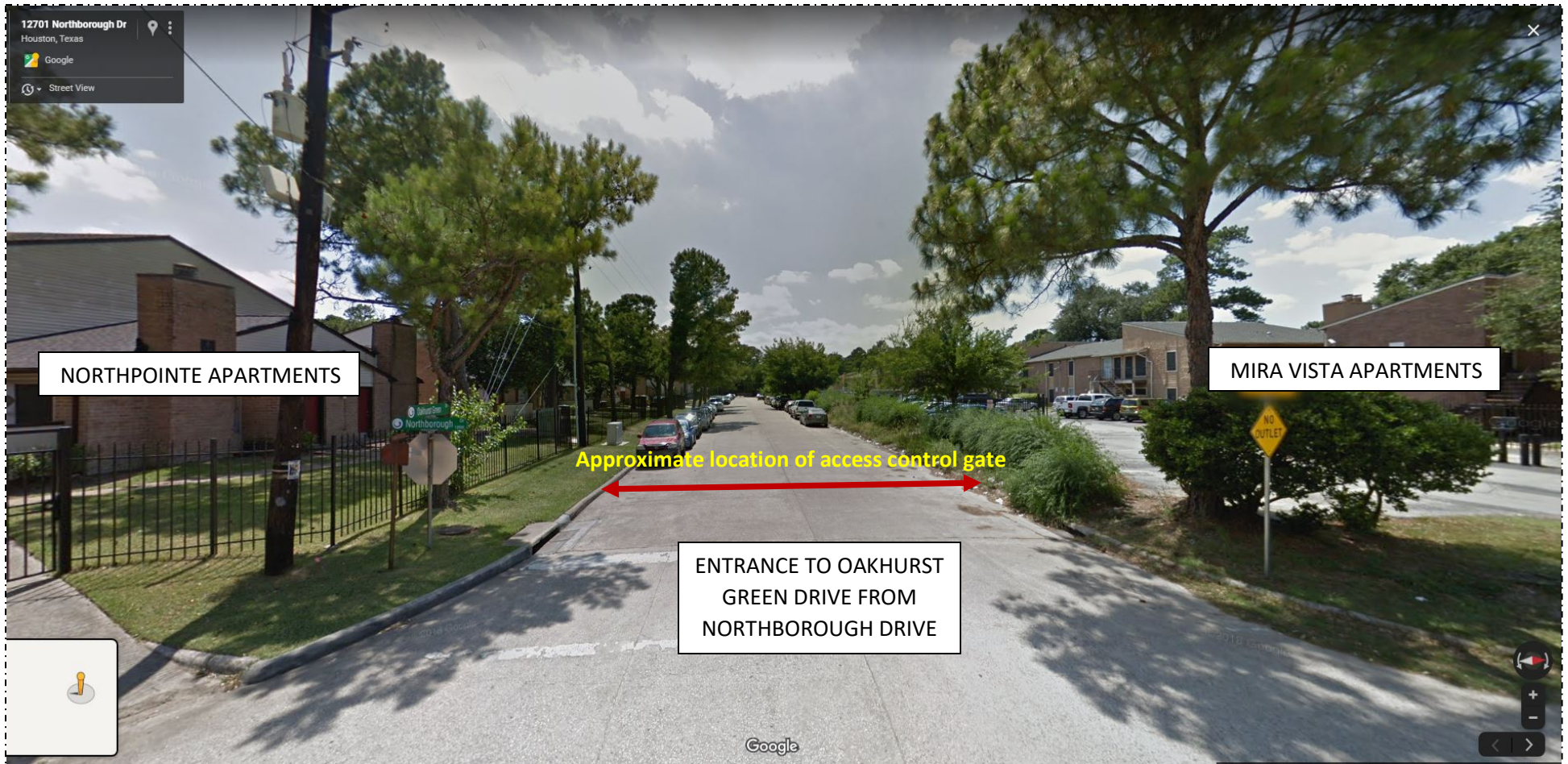
The yellow lines indicate Northpointe Apartments' driveways and tenant parking areas. The alcove lots adjacent to Oakhurst Green are not protected from public access. Installation of a COH approved access control gate would reinforce security for Northpointe residents' and their cars parked outside the gated complex, as well help protect residents who must unlock pedestrian walk-through gates after dark to enter their apartments.

Northpointe's main gated,  
keypad entrance gate

Google

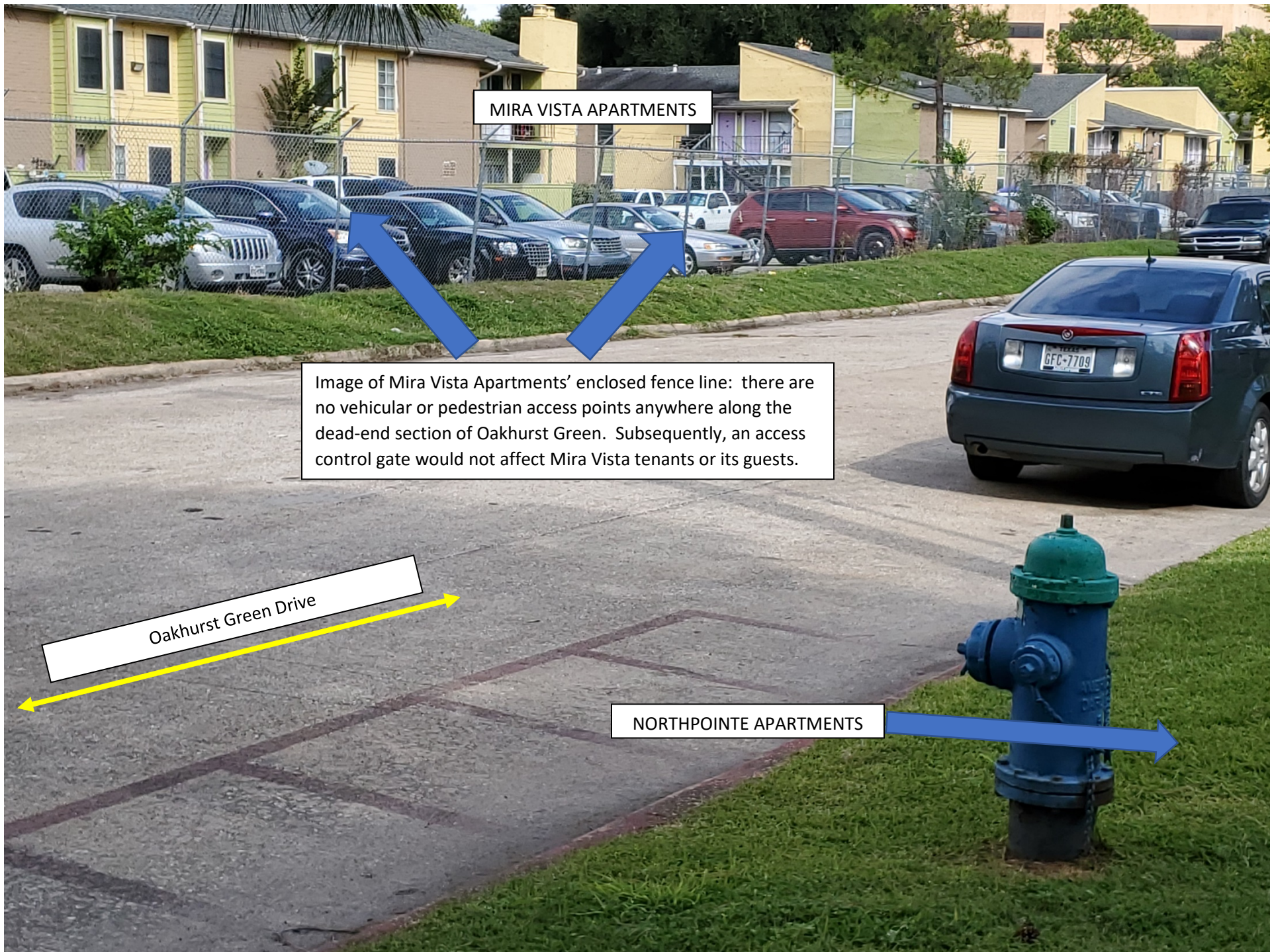
Imagery ©2020 Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, Map data





Basically, same view as above but shows clearer image of Mira Vista's gated entrance to complex.






MIRA VISTA APARTMENTS

Image of Mira Vista Apartments' enclosed fence line: there are no vehicular or pedestrian access points anywhere along the dead-end section of Oakhurst Green. Subsequently, an access control gate would not affect Mira Vista tenants or its guests.

Oakhurst Green Drive

NORTHPOINTE APARTMENTS



A photograph showing a chain-link fence line. Behind the fence is a blue dumpster and a red truck. The foreground is a dirt and gravel area. A yellow arrow points towards the bottom left corner of the image.

CONTINUATION OF MIRA VISTA'S ENCLOSED FENCE LINE WHERE  
IT BORDERS OAKHURST GREEN DRIVE

Oakhurst Green Drive -- Dead-End



**THE PHOTOS THAT FOLLOW SHOW EXCESSIVE LITTER ALONG OAKHURST GREEN DRIVE. CLOSURE OF SUBJECT RIGHT-OF-WAY WOULD CEASE LITTERING, ILLEGAL DUMPING, LOITERING, AND ALCOHOL CONSUMPTION IF OAKHURST GREEN DRIVE WAS ANNEXED BY NORTHPOINTE APARTMENTS WHERE SUBJECT STREET WOULD BE MAINTAINED BY NORTHPOINTE'S PROPERTY MANAGEMENT.**

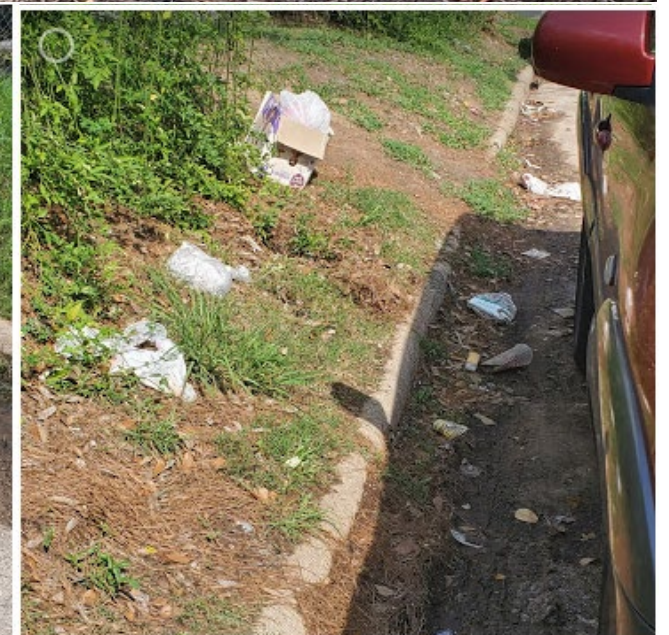
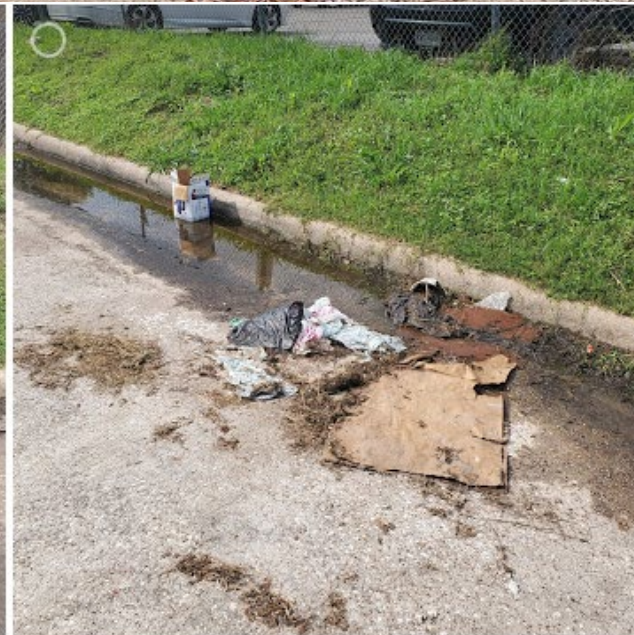




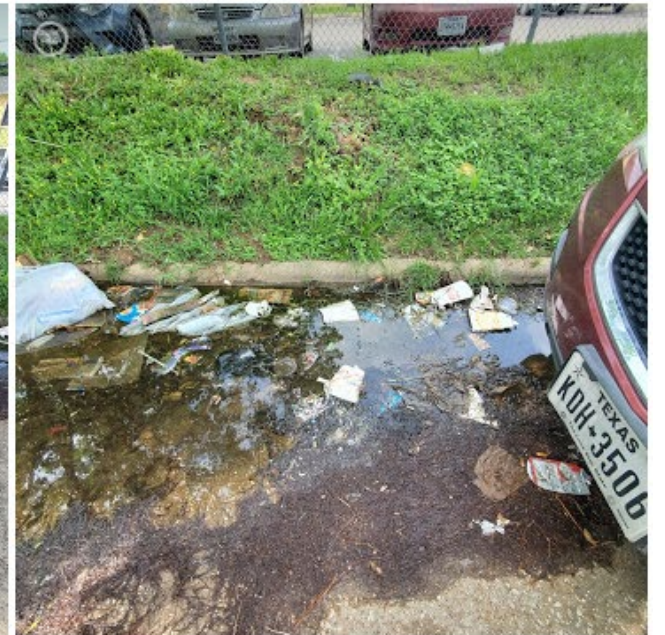
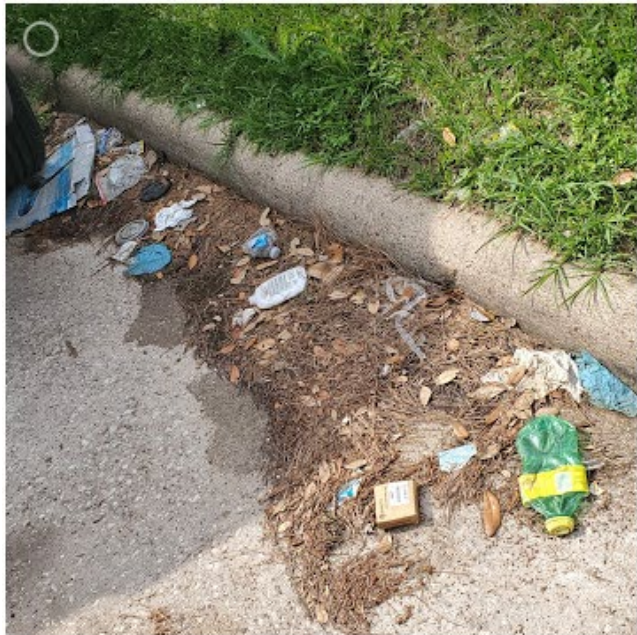








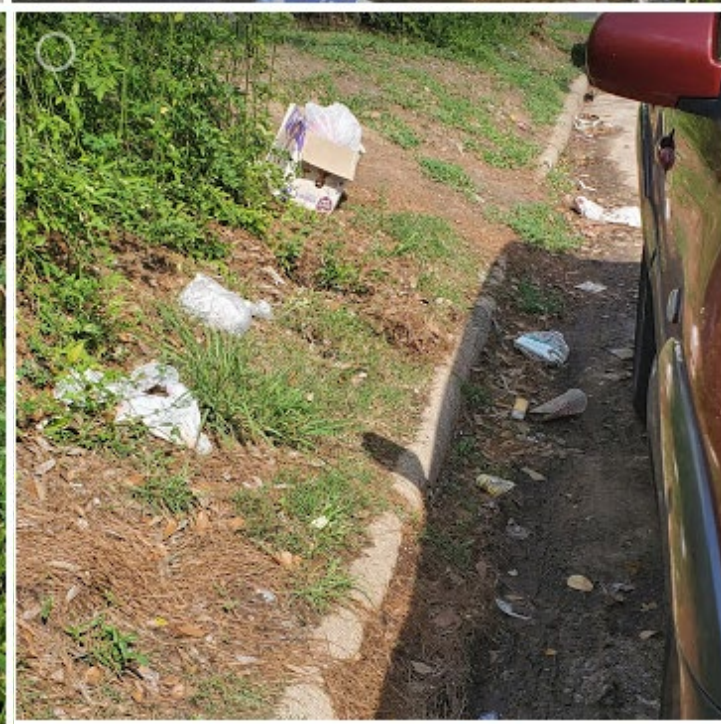




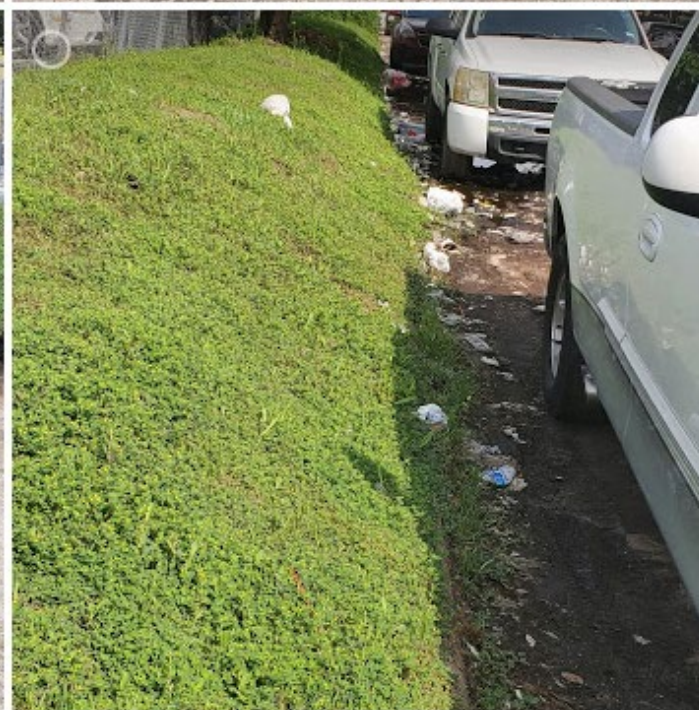
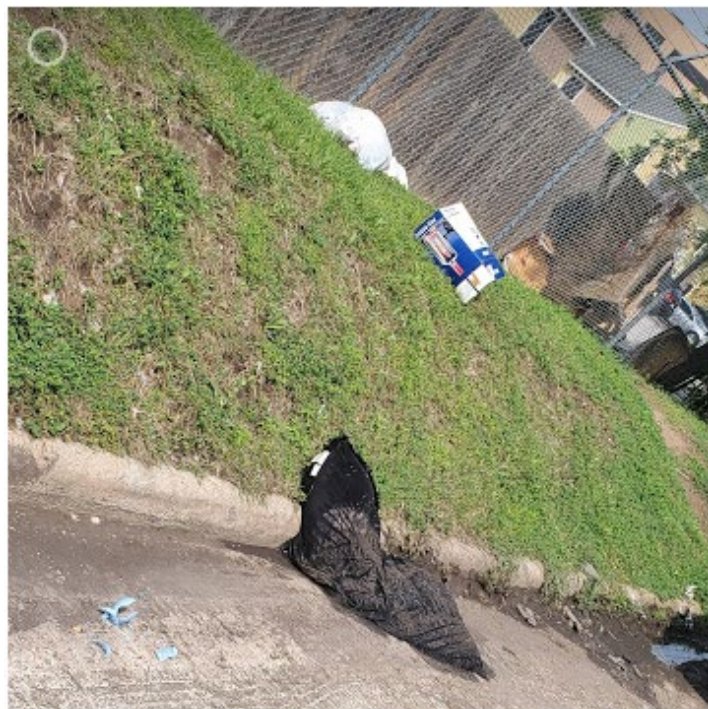




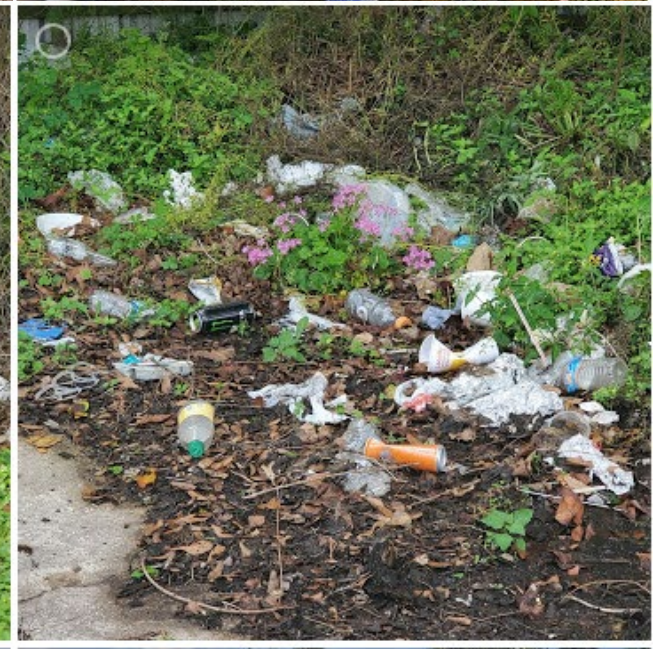


















**PHOTO EXAMPLES OF ILLEGAL  
DUMPING WHERE OAKHURST  
GREEN DRIVE DEAD ENDS INTO  
THE FAR BACK FENCE LINE**





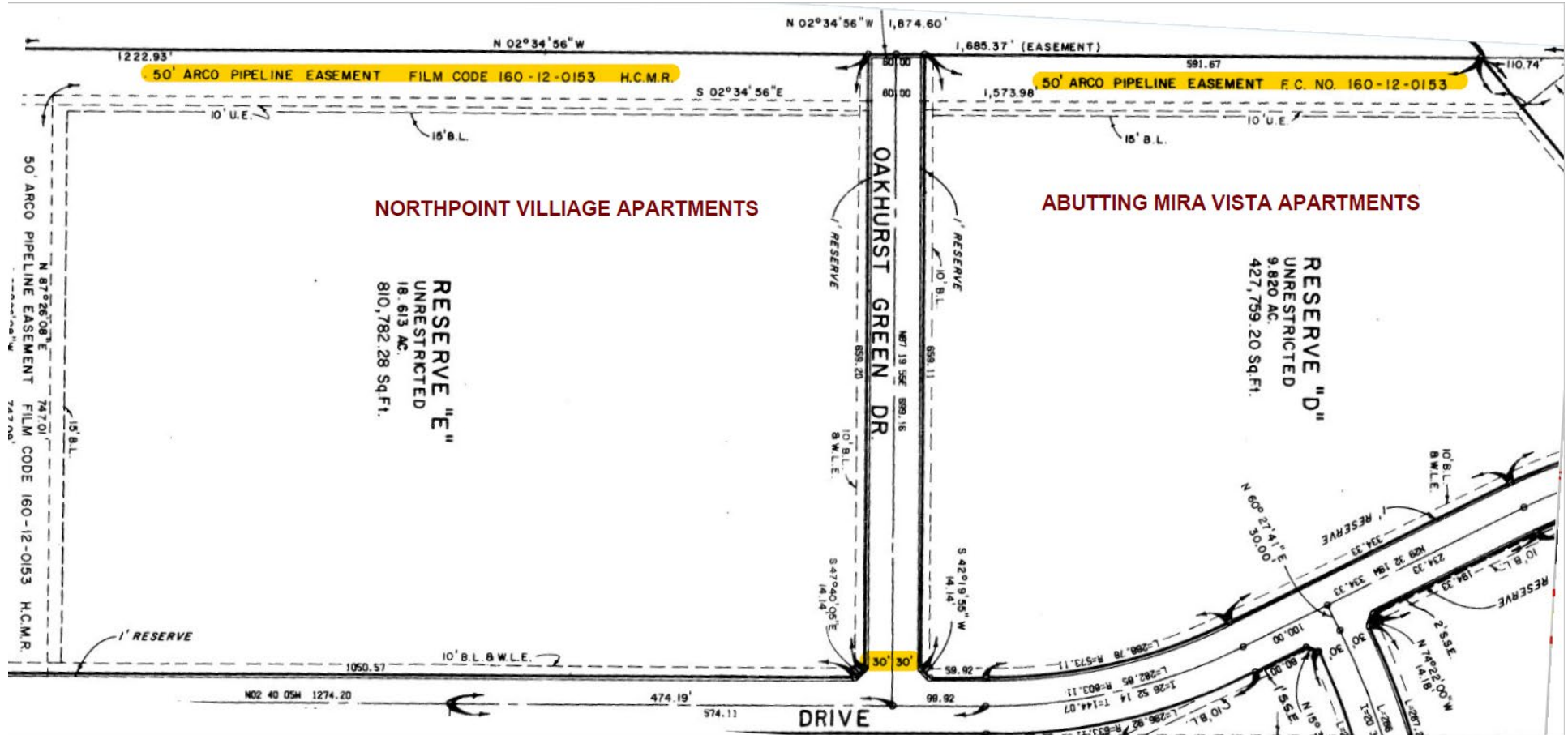






**IMAGES OF GIMS' PUBLIC UTILITY  
MAPS IDENTIFYING LOCATIONS  
OF UTILITIES IN, NEAR, ALONG, OR  
UNDER OAKHURST GREEN DRIVE**





NOTE THE SUFFICIENT DISTANCE ACROSS THE ENTRANCE TO OAKHURST GREEN DRIVE TO ALLOW FOR AN ACCESS CONTROL GATE THAT MEETS LSB STADARD 04, ACCESS GATES (28' CLEARANCE IS REQUIRED PER THE STANDARD).







**Stormdrain Gravity Mains:  
4191848**

UFID	4,191,848
Facility Identifier	4191848
Plan Number	27996
Completion Date	
Material	Reinforced Concrete
Width (inches)	24.00
Height (inches)	0.00
Pipe Type	Inlet Line
Downstream Elevation	87.88
Upstream Elevation	88.58

[Zoom to](#)

## Legend

### Storm Drainage Utilities

#### Stormdrain Gravity Mains

- Collector
- Culvert
- Inlet Line
- Outfall
- Other

### Wastewater Utilities

#### WasteWater Lines

##### Gravity Main

- Trunk
- Collector
- Siphon
- LS Pump Line
- Trunk, Privately Owned
- Collector, Privately Owned
- Siphon, Privately Owned
- LS Pump Line, Privately Owned
- Private Service Connection; 9, <Null>, DNT
- Do Not Tap

#### Proposed Wastewater Device

- EndofLine
- Interconnect
- Sanitary Node
- Plug



**Stormdrain Gravity Mains:  
4191858**

UFID	4,191,858
Facility Identifier	4191858
Plan Number	27996
Completion Date	
Material	Reinforced Concrete
Width (inches)	24.00
Height (inches)	0.00
Pipe Type	Collector
Downstream Elevation	84.74
Upstream Elevation	82.26

[Zoom to](#)

## Legend

### Storm Drainage Utilities

#### Stormdrain Gravity Mains

- Collector
- Culvert
- Inlet Line
- Outfall
- Other

### Wastewater Utilities

#### WasteWater Lines

##### Gravity Main

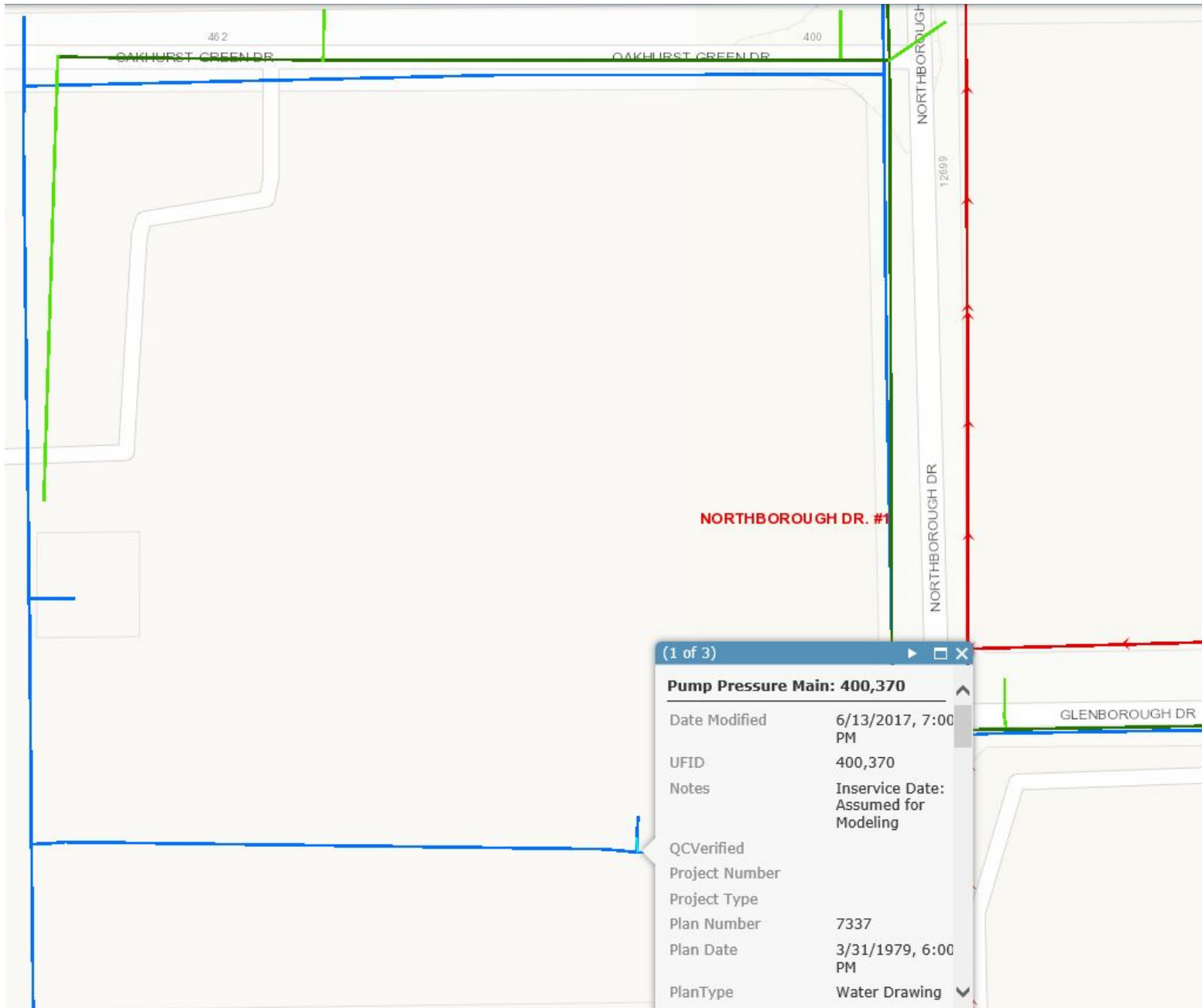
- Trunk
- Collector
- Siphon
- LS Pump Line
- Trunk, Privately Owned
- Collector, Privately Owned
- Siphon, Privately Owned
- LS Pump Line, Privately Owned
- Private Service Connection; 9, <Null>, Df
- Do Not Tap

#### Proposed Wastewater Device

- EndofLine

NORTHBOROUGH DR. #1





## Legend

- Tree
- Unusual Fitting
- Wye1
- Wye2
- Valve in Manhole
- Plug Valve
- Air Release Valve
- Air Valve
- Vacuum
- Check Valve
- Lift Station
- Pump Station
- Sludge Plant
- Treatment Plant
- Wet Weather Facility
- Sampling Well
- Wet Well
- Cleanout
- Pig Launching Station
- Manhole
- Junction Box
- Diversion Box
- Permanent Flow Meter
- Unknown
- Customer Connection
- WasteWater Lift Station Service Area

## Water Utilities

### Water Lines

- Pump Pressure Main
- Distribution Main
- Transmission Main
- Well Collection Line
- Private Service Connection
- Do Not Tap



**Stormdrain Gravity Mains:  
4191858**

UFID 4,191,858  
Facility Identifier 4191858  
Plan Number 27996  
Completion Date  
Material Reinforced  
Concrete  
Width (inches) 24.00  
Height (inches) 0.00  
Pipe Type **Collector**  
Downstream  
Elevation 84.74  
Upstream  
Elevation 82.26

[Zoom to](#)

**Legend**

**Storm Drainage Utilities**

Stormdrain Gravity Mains

- Collector
- Culvert
- Inlet Line
- Outfall
- Other

**Wastewater Utilities**

WasteWater Lines

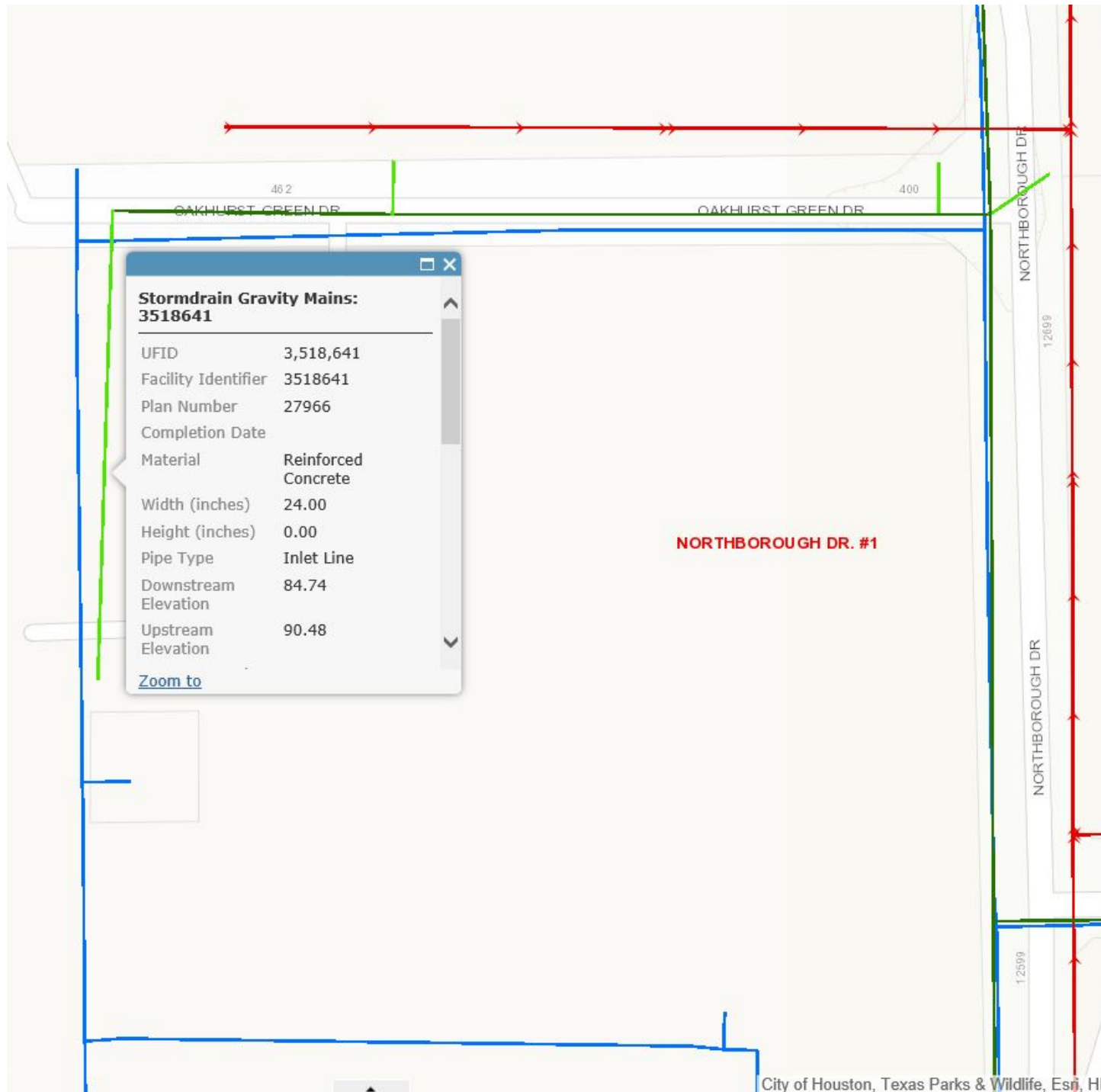
Gravity Main

- Trunk
- Collector
- Siphon
- LS Pump Line
- Trunk, Privately Owned
- Collector, Privately Owned
- Siphon, Privately Owned
- LS Pump Line, Privately Owned
- Private Service Connection; 9, <Null>, DN
- Do Not Tap

Proposed Wastewater Device

- EndofLine





## Legend

### Storm Drainage Utilities

#### Stormdrain Gravity Mains

- Collector
- Culvert
- Inlet Line
- Outfall
- Other

### Wastewater Utilities

#### WasteWater Lines

##### Gravity Main

- Trunk
- Collector
- Siphon
- LS Pump Line
- Trunk, Privately Owned
- Collector, Privately Owned
- Siphon, Privately Owned
- LS Pump Line, Privately Owned
- Private Service Connection; 9, <Null>, DN
- Do Not Tap

#### Proposed Wastewater Device

- EndofLine
- Interconnect
- Sanitary Node
- Plug
- Reducer
- Stack
- Star Tap
- Tee
- Unusual Fitting
- Wye1
- Wye2
- Valve in Manhole
- Plug Valve
- Air Release Valve
- Air Valve



# ON MIRA VISTA PROPERTY – WOULD NOT AFFECT OAKHURST GREEN DRIVE SALE

