

Community Development Council
May 5, 2001, Meeting Minutes

Don Lindsay, Chairman

Storm Water Quality Management

Michael Schaffer briefed the Council on the status of the joint Harris County/Houston delegation of enforcement over the EPA's NPDES program, effective October 1. A group of GHBA members are to review the packet and make comments by May 21. After the comment deadline, there is to be a large public meeting. Houston will pass any necessary ordinances in August. Harris County will act in September. Michael noted that there is some flexibility in the program and that is where GHBA should concentrate its efforts. One of the biggest issues seems to be maintenance of detention facilities. The program proposes that homeowners' associations maintain them. There was a lot of discussion about the difficulties of doing that. However, it was noted that Austin uses HOAs in that manner. Michael stated that any single-family residential preliminary plats approved before the October 1 effective date will be grandfathered.

Houston Infrastructure Reimbursement

Carl Stephens reported that there have been two meetings with the City and a third is scheduled for next week, to work out the final details of the Developer Contract. Most of the delay has been due to working out the process for drainage reimbursement. Carl also noted that there is a problem with allocated funds for the 30% program.

Surface Water Conversion

Jim Box is bringing Ron Neighbors, General Manager of the Harris Galveston Coastal Subsidence District to the June meeting. There was some discussion of the surface water issue.

Electric Deregulation

Rick Yarbrough discussed the issue of deregulation and the problems it will cause developers and builders. He noted that the regulated group would cut back staff so that infrastructure service will be even slower than it is now. He believes there will be a lot of confusion regarding service providers. The Council will host a program in the near future to discuss these issues.

Clean Air

Senate Bill 5 was discussed. While the section directing the TNRCC to delete the construction shift and Tier II, III accelerated purchase is currently in SB5, it is in danger of being removed. The lawsuit in which GHBA is a party is proceeding slowly until the outcome of the legislation is known.

Oliver Pennington brought up the lawsuit filed by environmentalists against the EPA on the issue of transportation nonconformity. If the suit is successful or the EPA settles

favorably with the environmental groups, many of Houston's road projects could be stopped.

City of Houston Platting Process

According to some reports, the new improved process as laid out by Marlene Gafrick is not working yet. The City should be asked about the delay.

Houston Chapter 42 Proposals

Jim Box reported that the City has a draft proposal that would establish prevailing lot sizes similar to prevailing set back lines. If 51% of the property owners on a block face agree, a lot could not be subdivided. Jim added that there might be legal precedent prohibiting such an ordinance. He is checking on that.

State Highway Access

Don Lindsay mentioned that he had trouble with TxDOT when requesting a connection to a state highway. TxDOT requested a traffic light study and traffic impact study. Other members cautioned that you cannot assume you will be allowed to connect. Developers need to check with TxDOT early and follow up.

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