

**MINUTES OF FEBRUARY 1, 2001**  
**HOUSTON REAL ESTATE COUNCIL MEETING**

1. **Revisions to the Developer Reimbursement Ordinance** - Jim Box explained the major initiative for this ordinance was from the Greater Houston Builders Association. However, we participated to help insure its passage. Attached is a copy of the ordinance for your review and information. Should you have any specific problems, please contact Jim Box who worked on this project.
2. **Plat Recording Improvements** - It was reported that a significant improvement had been made in the plat recording process. One of our members arranged for an appointment with Marlene Gaffrick to sit down one on one and go through the package for recording. The approval process lasted approximately 45 minutes. I cannot impress upon you how important it is that when you schedule this meeting, you show up with 100% of the corrections made to the plat and 100% of everything required for plat recording. It is exceptionally important that the person meeting with the planning commission staff be fully informed about any intricacies with the title report. Certainly not in every case, but we have found that far too frequently incomplete packages have been submitted, changes to the plat in conformance with the final approval had not been made and the title report didn't agree with the plat dedicatory language. This has caused all of us unnecessary delay.
3. **NPDES Storm Water Regulations** - There is an unending stream of requirements dealing with this regulation which goes into effect October of this year. On-site retention may well be a solution to solving this problem in cases where on-site detention is practical. Mike Schaffer has continued to work and represent the HREC in developing the process.
4. **New Wetlands Ruling** - The latest ruling out of the Supreme Court has given us a significant amount of relief on pot hole wetlands and man made wetlands. For your convenience, a copy of this ruling is enclosed. However, you must be aware that because of this loss by the environmental community your project will come under much closer scrutiny.
5. **Construction Industry Council** - The Texas Association of Builders along with Greater Houston Builders Association have been attempting to have an international building code adopted wherein you would have consistent regulations across the state of Texas. By ordinance, building codes changes have to be sent to the Construction Industry Council for review. At every meeting of the council, the union construction trades have attempted to submit changes. You do not have to know a whole lot about the building code to know that code changes proposed by trade unions will not be normally acceptable by our industry. We continue to monitor this process and attend the C.I.C. meetings.
6. **Tree and Shrub Ordinance** - Some changes have been proposed and in all probability will be adopted in the very near future by City Council. However, you can anticipate there will be a major attempt to change the code this year. Changes of this nature, go to Annise Parker's Neighborhood Protection Committee.

7. **Historic Preservation Ordinance** - We must recognize there will be a major push to put some teeth in our Historic Preservation Ordinance. These changes will also be developed by Annise Parker's Neighborhood Protection Committee.

**Please make effort to attend our next meeting scheduled for March 1 as Annise Parker will be our special guest.** She will discuss her wishes for her committee. Please be reminded Councilmember Parker has been very supportive of our efforts to Chapter 42 and the Developers 70% Reimbursement Ordinance. Likewise, she has worked being sure that changes to the landscape ordinance have been fair to developers.

Respectfully submitted,  
James C. Box, Director-Governmental Relations