

MINUTES OF MAY 3, 2001
HOUSTON REAL ESTATE COUNCIL MEETING

1. **Landscape Ordinance Revisions** - Rick Rice, co-chairman of the committee, and Tommy Friedlander, our representative, gave a substantial report on the proposed ordinance. To date, single family residential has been excluded, however, they will definitely be included this go round. It was pointed out that the City of Houston does not follow its own ordinances on their projects and also it was pointed out they have poor enforcement. Tommy sited a number of situations where no trees were planted whatsoever on new projects. It was also pointed out that single family builders frequently cut trees in the right of way which is contrary to the ordinance. It was also mentioned that members of the development community did not attend the meeting leaving an unfair burden on those out of the development community that do show up.
2. **Chapter 42/ Development Ordinance** - An amendment to this ordinance has been proposed that would prohibit re-dividing of lots in the central city, similar to the building set back line ordinance. Wherein if 5 1% of the people objected, re-division would be prohibited. It appears this will be difficult to defeat.
3. **Construction Industry Council** - Although the CIC is officially responsible for review and recommendations to the City Council on all building code items, the labor unions, which are represented on the CIC, have already started lobbying City Council against adoptions of the International Building code. This in my opinion is dirty pool, however what else is new. We will, of course, lobby City Council ourselves and a meeting has already been scheduled with Carroll Robinson.
4. **EPA Air Pollution Lawsuit** - We voted to contribute \$2000 to help defray the cost of Vinson and Elkins monitoring this lawsuit. Use of the funds has been cleared with David Martin. This is such a serious issue, we absolutely have to be kept informed.
5. **Stormwater Regulations** - Mike Schaffer again brought us up to date on the stormwater regulations and also we discussed an upcoming meeting with Art Storey where he will discuss this, as well as a detention pond maintenance. We have high hopes that he will commit to policing the private detention facilities where supervision today is spotty at best. We also have high hopes that he will commit for the County to maintain those larger detention facilities that are required by Harris County Flood control.
6. **Membership** - All except one firm have renewed their membership.
7. **TexDot** - Mike Schaffer's firm has experienced a situation where the plat had been approved in excess of 6 months and as most of us know all of these plats are sent by the City Planning Commission to the Texas Dept. of Transportation. Nevertheless, TexDot was denying access. Mike Schaffer and several others were planning a meeting with the district office here to discuss this problem. Jim Box explained that on Hwy. 288 TexDot had refused to permit Reliant

Energy as well as Southwestern Bell from going into Hwy. 288 right of way to serve a 600 lot subdivision, even though in other portions of 288 this has been allowed

- 8, Political Action **Committee** - A lengthy discussion ensued siting the positive impacts a Political Action Committee would provide for the real estate industry It was pointed out all of the labor unions have a PAC The following special interest groups have a PAC: the Greater Houston Builders Assn., the Houston Contractors Assn., the Associated Builders, the Associated General Contractors, the Association of Consulting Municipal Engineers, the Houston Board of Realtors, the C Club - to name a few There is even a PAC in Ft. Bend County that supports only Ft. Bend County area candidates. With this in mind it seems very apparent it would be in our best interest to form an HREC PAC representing our section of the industry All too frequently, we find ourselves having to be in a defensive position when city and county, as well as state legislation is pending that adversely affects our industry As' it was pointed out especially at the City Council level, candidates for that office seek out Political Action Committees for their support This allows members of the PAC to help candidates form opinions that are supported by our industry where frequently they have no opinion or knowledge whatsoever Please give this serious consideration and after we have investigated the creation of a PAC, anticipate a special letter detailing information encouraging all of our members to join

Respectfully submitted,

James C Box, Director-Governmental Relations