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The following are minutes from the WAMM Civic Association meeting held March 11, 2013. The meeting opened at 7:00 P.M.

Attendance:

WAMM Officers Marcus Duffel, Lane Llewellyn, John Dascoulias and Kevin Begnaud and 16 Residents.

Treasurer's Report

Marcus provided WAMM financial status update. \$400 balance increase from last report because of additional dues collected. We currently have 20 members plus 4 added this evening.

Proposed Chapter 42 Amendments

Marcus discussed the existing City Ordinance that governs development inside the loop. Proposed changes primarily include a Special Minimum Lot Size Requirement amendment which would allow us as a Civic Club to make it easier to protect unwanted high density development. A second provision will be added for establishing a Special Minimum Lot Size area. This will require a block captain to sign up a considerable number of residents on each block. There was discussion surrounding whether or not this would have applied to Gertrude's lot at Yupon and Harold. There was a question on how many owners/lots would be the minimum and whether or not this is being fought by developers who don't want it. Marcus confirmed this is the case.

This Ordinance is also being expanded to outside the loop as well. We are not sure when it will be voted on. There have been Town Hall discussions and is getting down to final decisions. Residents can go on City of Houston webpage and search the link to get the most current updates. The end result should be added protection against higher density development. Passage requires 60 percent in designated area to approve and residents cannot opt in or out. One obstacle for approval requires that the "lots are within the same subdivision". WAMM covers two subdivisions; Montrose Addition and Montrose Annex. The language needs to be tightened up for it to be understandable.

City of Houston CIP – District C:

Jerry Baiamonte was able to attend the City's update meeting on March 6 that addressed Capital Improvement Projects for District C. The current bond issue is for a ten year period and is available for streets, sewers and drainage improvements. Once the bonds are paid off, all funds collected will go toward these improvements. Jerry explained how the City determines what needs to be repaired. RebuildHouston.org provides an interactive map providing the status of these improvements. Our sixteen



square blocks is in the red meaning we are on the radar for needed street improvements.

3300 Graustark Update:

Construction has begun. There will be nine individual single family detached homes. Drake Homes is the builder and residents can visit their website for details. A resident asked about the height of improvements and at this time however no one has seen the plans. Resident Clifford Pugh has sent an Open Records request to City for the construction plans. A resident asked if there happens to be a violation and we don't complain, then do we lose the right to enforce deed restrictions? Marcus tried to explain the complexity and how it relates to the definition of a subdivision. The issue relates to a civic association being one subdivision. WAMM is comprised of two subdivisions, Montrose Addition and Montrose Annex, and therefore the validity has been challenged. The problem is that the Montrose Addition includes properties on the east side of Montrose Avenue, and those properties were not included in the development of the WAMM Deed Restrictions.

Our intent is to get a copy of the plans and if in violation, file a complaint in order to get a formal opinion from the City of Houston. As far as we can tell, all approvals from the City have been given. The City has an obligation to defend the deed restrictions. Question, if it goes to court, will our deed restrictions stand? There is a legal opinion previously presented to WAMM by the Greek Orthodox Church, which was written by a prominent real estate attorney. This attorney is considered an expert in his field and his publications are even included on the City of Houston web site. Is there any future action we can take to further protect our deed restrictions? This goes back to the importance of Proposed Chapter 42 that will re-enforce our DR. More will be discussed at the next meeting.

Neartown Association Updates:

Marcus attended the Neartown Association meeting in January 2013 and provided an update. There was brief discussion around the proposed development of the Half Priced Books/Specs retail center on Westheimer and Waugh. Additionally, there was discussion about the house across the street from Kroger at Waugh and Hawthorne that was purchased by an Israeli developer. These projects are speculative. Kevin provided an update from the February 2013 meeting he attended. The Houston Parks Board made a presentation of their project that involves connecting Houston parks and greenways along the bayous. This is a \$200 million project funded by a \$100 million bond and \$100 million private financing. The Neartown Association voted to support



the Houston Parks Board in their efforts.

Texas National Night Out:

Texas National Night Out is October 1, 2013. Sally and Greg hosted last year; Bill and Eric hosted the year before. We are looking for volunteers for this year's event. One resident at 3519 Yupon offered to host. Lane offered to provide a case of wine for the event. More details to follow.

WAMM Open Treasurer's Position:

There is currently a WAMM Board Treasurer position open. Dave Shine spoke as a candidate. He and his wife Harlene own a business at 3316 Mt Vernon and are deed restricted members. His bio is posted on Marcus' last email. Current bi-laws state that 15 WAMM members are required for a forum to vote on any issue. No vote was taken as there were not enough current WAMM members to vote.

Marcus asked if we should discuss electronic voting. Most agreed that yes we should consider voting by proxy email to address not having enough members to vote on important issues. One resident stated there is transparency in our membership and that voting by proxy shouldn't replace the bi-law's intent of voting at a meeting. Marcus will prepare some ideas for further discussion with the WAMM Board.

The bi-laws state there should be a membership committee. In the recent past, we have not had this committee. This will be further explored as well.

Parking:

A Parking amendment passed recently, with the intent to help businesses under 4,500 square feet. It also loosens requirements if near public transportation. Also, there are reduced requirements if businesses provide a bike rack. Marcus discussed some of the requirements of petitions, public hearings, etc. This typically requires 80% of the block that must sign a petition. Lane or Marcus can explain more and walk residents through the process of getting permit parking. They proposed a workshop to teach residents how to go through the process. This may be conducted at the next WAMM meeting.

Next Meeting Visitors

It was agreed that we will invite the Houston Parks Board (Brinkly Hutchings); The City of Houston Parking Division (Mellonee Curry); and The City of Houston CIP Project (Dale Riddick) to the next meeting.



Montrose Management District:

Lane provided several updates from the Montrose Management District. They currently have a dedicated patrol unit and have added a street sweeper. Assessments are paid by commercial businesses. There was a brief discussion about the patrol storefront on Westheimer. Lane encouraged membership in MMD.

Marcus closed the meeting at 7:55 P.M.