

Date: 05/19/2017

To: Planning Commission

Re: **Removing 2/3 vote threshold to override owner and designate historic landmark zoning**

The Austin Infill Coalition requests that you **vote NO on deleting section 25-2-355 subsection (C)**. We oppose changing the 2/3 majority rule currently in use by the Historic Landmark Commission's historical zoning recommendations as it is a crucial component of the checks-and-balances system needed by our city.

Deleting section 25-2-355 subsection (C) would only serve to:

- Slow desperately needed housing development in urban core neighborhoods, making it even harder for families and municipal workers to find good housing options when the Mayor and CodeNEXT are committed to providing MORE quality housing options and a city that is compact and connected.
- Add cost and uncertainty to an already over-onerous process.
- Rob (mostly minority) families of the generational wealth their elders worked so hard to build since this rule change WILL make their property less valuable on the open market.
- Make it even harder for (mostly lower-income) families to make necessary improvements to their private property, essentially incentivizing people to live in unsafe conditions.
- Incentivize sprawl.
- Damage our tax-base a time when City funds are sorely needed--historic tax breaks are LARGE!
- Trample on individual property rights in a very 'unTexan' way.

Our research and front-line experience shows this change would create an incredibly easy opportunity for misuse of the Historic designation for non-historic means and be harmful to Austinites in a multitude of ways.

This change will also diminish the value and integrity of things that are truly historic since scores of older but *not* truly historic structures will now be zoned 'historic.'

Realize many supporting this proposed change are not pro-preservation, they are anti-development. Historic zoning is NOT a tool to thwart development. The 2/3 majority sets an appropriate bar when attempting to override an owner's wishes concerning his or her own private real estate—do not change this.

Lastly, City councils and commissions are already overburdened—can you imagine how many additional historic appeals this change would create? The backlog and tension and distraction from more pressing issues will be costly! Additionally, cases ruled on by City Council are often decided on based by politics and election cycles, not historical merit.

A 2/3 majority provides the appropriately-balanced framework that is needed for this process. Vote no! Austin, as a whole, will pay a great price if you do not!

Thank you,  
Austin Infill Coalition

The Austin Infill Coalition is an open group that typically meets the second Monday of each month at 11:30am. The coalition strives to unite urban infill development professionals and promote broad cooperation in order to affect positive change in Austin's built environment, with particular regard to housing.

PUBLIC COMMENT



Date: 05/22/2017

To: Planning Commission

Re: Request for Postponement

Removing 2/3 vote threshold to override owner and designate historic landmark zoning

Honorable Chair & Planning Commission:

The Austin Infill Coalition requests that you postpone item C17 from May 23<sup>rd</sup> to June 13<sup>th</sup>. This is a complicated and critical issue and it seems clear a rush to vote could prove regrettable. Please allow time for us and other parties most affected to have prepare and be present for a hearing--that will be impossible as currently scheduled. This item represents a major change in procedure that will affect the feasibility and cost of delivering much-needed infill housing, while also causing many other major repercussions.

Thank you,  
Austin Infill Coalition

Dutton, Greg

**PUBLIC COMMENT**

**From:** Glen Coleman [REDACTED]  
**Sent:** Monday, May 22, 2017 2:38 PM  
**To:** Oliver, Stephen - BC  
**Cc:** Shieh, James - BC; Kazi, Fayez - BC; Anderson, Greg - BC; bc-Angela.PineyroDeHoyos@austintexas.gov; bc-karen.cmgraw@austintexas.gov; Nuckols, Tom - BC; Thompson, Jeffrey - BC; Vela, Jose - BC; White, Trinity - BC; Zaragoza, Nuria - BC; Dutton, Greg; Rivera, Andrew; Rusthoven, Jerry; Geoffrey Tahuahua  
**Subject:** Item 17 Request for Post Ponement

Hon. Chair and Planning Commissioners,

On behalf of the Home Builders Association of Greater Austin, I am requesting a postponement of Item 17, "HLC Majority Vote" to your next Planning Commission Meeting.

Our Government Affairs Chair for the infill division for the HBAGA can not attend due to a scheduled medical matter, and two of our other members have expressed an interest in appearing but can not appear this Tuesday.

For my part, a pending piece of state legislation impacting this item has quietly died in committee, and with it finally gone, I would personally like more time to sit down with some of the preservation community and discuss the landmark process in general - including some better alternatives to this proposed ordinance.

For these reasons, please hear our plea for a postponement of the above item.

With every best wish,

Thank You

Glen Coleman  
(for the HBAGA)

\*\*\*\*\*

- glen coleman

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Dutton, Greg

**PUBLIC COMMENT**

**From:** Glen Coleman <[REDACTED]>  
**Sent:** Monday, May 22, 2017 2:42 PM  
**To:** Oliver, Stephen - BC; Zaragoza, Nuria - BC; Rusthoven, Jerry; Rivera, Andrew; Dutton, Greg; Shieh, James - BC; Kazi, Fayez - BC; White, Trinity - BC  
**Subject:** Fwd: postponement request

More request to post pone Item 17.  
Thank You gc

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To whom it may concern,

As the chairman of the HBA's Infill Builder Council, I would like to request a postponement of item 17. The HBA is opposed to the proposed change, but I will be unable to attend while recovering from a medical procedure that same day. Thank you for your consideration in this matter.

Sincerely,  
Scott Turner

Scott Turner, owner/broker  
Turner Residential<<http://www.turnerresidential.com/>>/Riverside  
Homes<<http://www.riversidehomesaustin.com/>>

[REDACTED] emailto:[REDACTED]

o [512-473-9930](tel:512-473-9930)  
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