

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to do so. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Email or call the staff contact for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, please visit our website: www.austintexas.gov/abc

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, the Case Number and the contact person listed on the notice.

Case Number: GF 20-178291 - 3107 DANCY ST
Contact: Angela Gaudette, (512) 974-3393
Public Hearing: Historic Landmark Commission, Dec. 14, 2020

☐ I am in favor
☒ I object

THOMAS MAYER

3006 LAFAYETTE AVE, 78722

Your Name (please print)

Your address(es) affected by this application

Signature

Date

Comments:

See attached

If you use this form to comment, it may be returned to:
City of Austin Planning and Zoning Department
Historic Preservation Office, ATTN: Angela Gaudette
P.O. Box 1088
Austin, TX 78767-8810
E-mail: preservation@austintexas.gov

Concerning:

Case Number: GF 20-178291 – 3107 DANCY ST

1. In the past a determination was made that this house warranted historical certification. There is no reason to assume that this is no longer valid. In addition, this past determination has the weight of a formal verification process.
2. Historical zoning is an exchange of value-received (reduced taxes) for having a development easement assigned to the property. This easement goes with the property, just like a drainage easement or a flood zone determination. Existing and/or previous landowners have already received value in exchange for adding an easement which remains with the property. That was the deal and they made it.
3. Historical certification might increase or decrease the resale value of the property. In any case, the current property owner purchased the property with eyes wide open with regard to this restriction (which reasonably was factored into the purchase price) and so no argument of undue hardship is warranted.
4. The very nature of historical certification is intended to protect property against the variations of valuation over time which might make it profitable to demolish and redevelop a site. That was the agreement which made upon applying for and accepting the historical certification and that is the arrangement which should be applied to the consideration of this request.

Summary:

The request should be denied. A valid and binding exchange of value-received for encumbering the property with a development easement was made and this type of development easement, by its very nature, should not subject to the whims of redevelopment valuation.

Thomas Mayer
13-Dec-2020