

Proposed Revisions to  
Chapter 33  
The Historic Preservation  
Ordinance



# City of Houston

## Historic Preservation Ordinance Ch 33

- ▶ Current HPO is 3<sup>rd</sup> version – Passed in 2015 after much controversy
  - ▶ Passage required a long Council Meeting in which many compromises were struck to achieve passage
  - ▶ Chief among these was preserving the property owners' right to appeal decisions of the HAHC
    - ▶ Historic Preservation Appeals Board created
      - ▶ Charged with determining cases solely on basis of whether application met criteria
      - ▶ However – recent decisions introduced “compromises” which are not permitted under Ch 33
- ▶ Planning Commission has been reviewing Ch 33 for nearly a year
- ▶ New proposed final markups announced at 8-21-19 HAHC meeting

# Markups announced 8-21-19 HAHC

- ▶ Fee adjustments to align fees with costs of services (have not been adjusted in years) – STILL UNDER MULTIDEPARTMENTAL REVIEW
- ▶ Grant HAHC Authority to Enforce Ch 33, rather than requiring referral to Court for prosecution
- ▶ Changes to the way public properties are counted when creating new Historic Districts
- ▶ ABOLISH HISTORIC PRESERVATION APPEALS BOARD
  - ▶ Require applicants to appeal via District Courts rather than via HPAB and City Council
  - ▶ Objective: to align HAHC with Tower Commission and Planning Commission appellate process

# HAHC Meeting 8-21-2019



# Presentation at HAHC began 30 Public Comment Period (8-21-19)

- ▶ However – there were NO COPIES AVAILABLE at the meeting for the public
- ▶ There are STILL NO PUBLICLY AVAILABLE COPIES FOR PUBLIC REVIEW
- ▶ We are now approaching 7 days into the 30 days for Public Comments

▶ [planningdepartment@houstontx.gov](mailto:planningdepartment@houstontx.gov)

- ▶ Wallace Brown, Margaret – Interim Director- Planning Department  
Margaret.WallaceBrown@houstontx.gov

# EMAIL COMMENTS ASAP (before Sept 20, 2019)

- ▶ [planningdepartment@houstontx.gov](mailto:planningdepartment@houstontx.gov)
- ▶ Wallace Brown, Margaret – Interim Director- Planning Department  
Margaret.WallaceBrown@houstontx.gov
- ▶ Tell them we want the  
Historic Preservation Appeals Board  
REFORMED – NOT Abolished!
- ▶ Email all City Councilmembers and the Mayor
- ▶ Emphasize “EQUITY” – Citizens cannot match the economic might of the City of Houston in District Court – We MUST preserve our right to appeal without the requirement to file a lawsuit against the City!



**MONTROSE**  
TAX INCREMENT REINVESTMENT ZONE 27

TIRZ 27

Montrose/Neartown

<https://montrosehtx.org/>

# 8-19-19 meeting @ Haven Center St. Stephen's Episcopal

- ▶ First meeting in new location with much better acoustics and seating
- ▶ Established TWO public speaking sessions – one at the beginning of the agenda and one near the end to facilitate questions which may arise during the Board's actions
- ▶ Projects – Waugh/Commonwealth repaving restriping
  - ▶ Determined that the sidewalks are so deteriorated that they cannot be used as part of this renovation
  - ▶ Authorized replacement of sidewalks to meet ADA & Code standards
- ▶ Administrative
  - ▶ Established Public Speaking Guidelines for Board
  - ▶ Established a separation of Admin fees from Project Fees



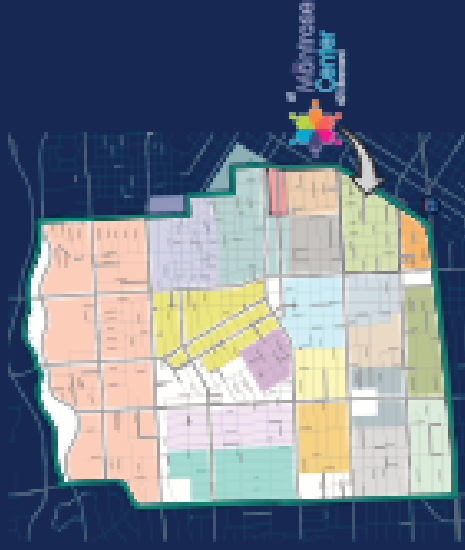
# TIRZ 27

- ▶ Admin (cont)
  - ▶ RFP for bookkeeping services
  - ▶ RFP for auditing service
  - ▶ Received report of TIRZ current & project financial status
  - ▶ Discuss progress on formation of the Montrose Redevelopment Authority
    - ▶ Montrose does not have a management district or authority
    - ▶ Need to create an entity which can receive TIRZ funds and pay contractors for capital project and manage the projects
    - ▶ TIRZ 27 in its 3<sup>rd</sup> year is far ahead of most TIRZ (which do not usually have sufficient increments until their 10<sup>th</sup> year of existence)
  - ▶ Website is operational and will have upgrades to facilitate operational matters for Board members | public site is online

# TIRZ 27

- ▶ Master Plan for Capital Projects was discussed
  - ▶ Need to interface with City CIP program
  - ▶ Need to prioritize based on storm water risk – how to interconnect with Montrose-Midtown Drainage Project – (esp along lower W Alabama, where project is not yet complete)
- ▶ Livable Places Study
  - ▶ Montrose has suddenly been moved forward for funding of this study so it should begin within the year

# Neartown<sup>Association</sup>



## DISTRICT C CANDIDATE FORUM

*Save*

*this* WEDNESDAY, OCTOBER 16, 2019  
7:00 - 9:00 PM

*DATE*

THE MONTROSE CENTER  
ROOM 106  
401 BRANARD @ BUTE STREET

CITY OF HOUSTON  
SUPERNEIGHBORHOOD # 24

[neartown.org](http://neartown.org)