

Five reasons to reject historic status for Garden Oaks

1. Homeowners will have to live with a 22 page ordinance any time they repair, alter or expand their home.
(Visit: <http://www.ci-houston.tx.us/codes//codes33-7and8.pdf>)
2. The ordinance is written broadly. City Hall can prohibit any ordinary maintenance and repairs that “change the design, character, texture, or material of any exterior feature.”
(Sec. 33-201)
3. Fines can be as high as \$500 a day per violation. Homeowners in violation can be sued by the city for damages, sued to enjoin construction, and required to reconstruct or restore any altered structure. (Sec. 33-203)
4. No properties are “grandfathered” or exempt including churches.
5. The ordinance today has a “90 day waiver”, which means that city hall must grant a homeowner’s request for a permit to alter or demolish a structure 90 days after a request is submitted. **Unfortunately, preservation activists want to remove the 90 day waiver from the law and make the restrictions permanently binding.**