

August 29, 2016

Greg Dutton
City of Austin
500 Barton Springs Road
Austin, Texas 78704

Dear Greg,

I was retained this morning by the Austin Area Home Builders Association to assist in addressing concerns over Item 46 of this Thursday's City Council Agenda. This letter is to request a postponement of the item to your September 22 Council meeting.

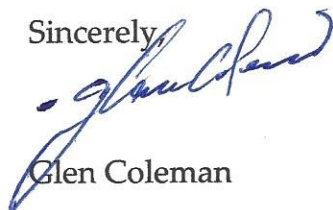
In reviewing the backup materials, some immediate concerns are:

- The item was strongly denied at Planning Commission
- The Planning Commission committee reviewing the item was unable to make a recommendation, or recommend a substitute a strategy
- Instances of the carport enclosure described occurred fewer than a dozen times and enforcement exist currently for remedy: it's not clear who is still in support
- And most importantly, if adopted this provision would appear to instantly cause a number of Austin houses to become non-complying

Several stakeholder groups have suggested other strategies to deal with the problem of car port conversion and FAR including making this part of the upcoming McMansion portion of CodeNEXT, or, eliminating these exemptions altogether and simply setting a higher FAR to begin with.

Please allow us time to review history of this item and confer with the various stakeholders expressing concerns or alternatives.

Sincerely,



Glen Coleman