

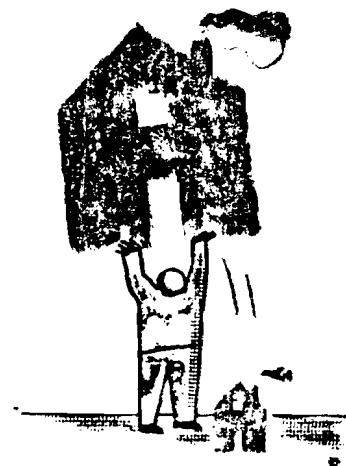
## Lanier's push for builders

### The lie of regulation

REGARDING the Page One story on Jan. 8 "Lanier puts his weight behind builders / Ex-mayor joins campaign against development regulations he says hurt city": As I have asked different builders and developers time and time again: How much money do you need?

For 14 years, I have had to listen to the frustration and disbelief of professionals with major companies who are transferring to Houston ask me, "What do you mean you don't have zoning?" Incoming homebuyers have become increasingly cautious about their purchases because our regulations are weak. To suggest that Houston is in danger of overregulation in development is laughable if not an outright lie.

When potential buyers see three- and four-story town-homes and four- to five-story midrises adjacent to and crowding one- and two-story single-family homes, they take a pass. It then becomes a challenge to find a relatively "safe" neighborhood with deed restrictions, or a separate city such as West University or



Southside with a property that meets my customers' needs.

Unregulated residential construction on top of active railroads, freeways and busy commercial streets is the norm at this time, not the exception.

Excessive regulation is an economic danger? If I may quote the great poet, John Milton, "License they mean when they cry liberty!"

— DORIS MURDOCK  
Realtor, Houston

### Ex-mayor awakens

WHY is it every interest group that is against any type of forward thinking always adopts a name that is the antithesis of its intention: "Houstonians for Responsible Growth"?

I was wondering when former Mayor Bob Lanier would awaken from his slumber and come to the aid of his builder friends. He never hesitated to assist his concrete-pouring friends when dismantling any hopes for mass transit in the city by axing voter-approved rail plans and standing aside as existing rails were ripped up and replaced with concrete so any future hopes of rail transit were made inconceivable.

— JEFF DAVIS  
Houston

### Looking out for . . . ?

THE last statement in the Jan. 8 article said so much for exaggeration: "Houstonians for Responsible Growth" includes bankers, architects, construction project managers and others concerned about the economic 'ripple effects' of excessive regulation."

Current and hopefully more stringent building regulation does everything for healthy

city growth. The only ones who "suffer," albeit in a minor way, are those who are looking out for themselves first and the city second.

— JACK SCHWALLER  
Houston

### Developing concern

I READ with interest the article regarding our ex-mayor's concern about possible restrictions on developers proposed by City Council. I see stated in articles that developers are concerned with the increased cost of housing prices, if there should be limitations put on their redevelopment of inner-city neighborhoods.

If their concern is so great, can they please explain why the cost of a housing unit in one of their redeveloped neighborhoods is hundreds of thousands of dollars? How many residents in these areas can come close to affording the new homes in their old neighborhoods?

— TIM STEPHENSON  
Houston

### His Sixth sense

RICHARD Weekley (brother of David) and other developers, along with Bob Lanier, are ready to knock down the Old Sixth Ward historic district and put in low-cost housing? Where were they 20 or 30 years ago when Lanier was mayor and that neighborhood wasn't as hot?

Now that the homeowners there have started a revitalization effort that has made their neighborhood much more desirable, I guess it's time for them to step aside and let some authentic Houstonian builders take over.

— JOHN MULVANEY  
Houston