



Pemberton Heights Neighborhood Association

June 7, 2017

Dear Mayor Adler and Austin City Council Members,

Austin is among our nation's "great" cities. It is beloved by its citizens in part for the wide variety of neighborhoods that reflect the values on which Austin has built its reputation as a great place to live and as a city that values creativity and openness to new ideas.

Pemberton Heights contributes to the high standing enjoyed by the City of Austin, as an established central Austin neighborhood. Pemberton Heights is a unique subdivision transformed from what was a farm in the late 1800s into a single family home development (from 1927 to the early 1940s) and in 2003, it was placed on the National Register of Historic Places as part of the Old West Austin National Register Historic District.

We understand that Imagine Austin informed CodeNEXT. But we see the means that CodeNEXT is using to achieve Imagine Austin priorities as antithetical to the goals of the Pemberton Heights Neighborhood Association, which include to enhance, protect and preserve the character of the Neighborhood; build a sense of community; and develop and implement goals designed to promote mutual interest of the residents of the Neighborhood.

In short, the historic design forms of Pemberton Heights should be protected by keeping our current zoning (SF-2 and SF-3) or a most-similar zoning, under the CodeNEXT rezoning plan (e.g. LMDR or LDR). The current zoning works well for our neighborhood. **We strongly disagree with the imposition of transect zoning on Pemberton Heights.**

Our concerns with CodeNEXT are listed below. These concerns and their needed revisions are based on meetings and many one-on-one conversations with Pemberton Heights homeowners, as well as hearing residents speak out at District meetings and at our own locally organized meetings on CodeNEXT. These concerns and needed revisions are necessary in order for the City to demonstrate a sincere effort to preserve the character, safety and livability of established neighborhoods which contribute mightily to the charm and attractiveness of Austin as one of the nation's "great" cities.

Our Key Recommendations to Change the Draft CodeNEXT Land Development Code and Zoning Maps:

- 1) Remove proposed transect zoning from residential neighborhoods:
Neighborhoods such as Pemberton Heights, and others that are zoned SF-2 or SF-3 under the current City of Austin land development code, should be rezoned to either LDR or LMDR under CodeNEXT. There is limited rationale for taking one zone (SF-3) and creating 6 different single family designations, much less the 3 different zones mapped in our neighborhood. We expect this draft to correct the transect zoning in Pemberton Heights. Transect zones were stated to occur at "commercial edges" and encourage a drop down in density from commercial to residential by accommodating "missing middle" housing. The T3N.DS mapped in the Pemberton Heights neighborhood is not shown on "an edge," and is inappropriate to our neighborhood as mapped -- it needs to be removed.