

July 7, 2017

Dear Mayor Adler and Council Members:

RE: CodeNEXT Map Comments

I live at 2705 Oakhurst Avenue in the Pemberton Heights (PH). My family and I have lived in our home for 15 years and hope to spend many more years here. Our house is listed on the National Register of Historic Places as part of the Old West Austin National Historic District. We take great pride in our home and our neighborhood and have some very serious concerns regarding the CodeNEXT map.

We want multi-family and quasi/by permit commercial zoning REMOVED from the 2700 block of Oakhurst Avenue and the surrounding streets. The area should be changed to the equivalent of the current SF-2/3. This upzoning would be detrimental to the character of the historic neighborhood and the city as a whole – something that attracted us and that we wanted to help preserve. It does NOT fit the almost 100 year old neighborhood – one of Austin’s oldest all single-family (no commercial) neighborhoods. There are now almost 50 historic homes in PH, one of three neighborhoods in the Old West Austin Historic District. Notably, we are the only one that is virtually all single-family. We have quick access to goods and services only a few minutes away by bike or walking, so we have much of what the city desires for the future. As for affordability, trying to incentivize and FORCE it in our historic neighborhood defies the market of PH, which has by far chosen to be single-family and non-commercial. We will continue to fight for single-family residences (SF-2 and 3). It is antithetical for Austin, a city that prides itself on history, landmarks and the attraction these have to all residents and visitors alike, to FORCE old central historic neighborhoods to morph into higher density and neighborhood changing formats. These neighborhoods have made Austin what it is today and we don’t want to *lose* that.

In addition, safety is an ongoing concern. The 2700 block of Oakhurst Avenue is short, narrow with no sidewalks, and limited line-of-sight. Children are at play, walking/biking to school, residents walk and jog. It is not a place for increased density, more cars, more traffic, more street parking. It would create a safety disaster and make the neighborhood far less “liveable.”

As owners of a city landmark property, we entered into an agreement upon receiving our landmark status. We are not to modify the exterior of our historic home. This also includes no demolition or

redevelopment of the site, which was acceptable to us as the neighborhood was zoned SF-2 or SF-3. Now, the City of Austin is proposing zoning that “changes the playing field” allowing multi-family on all sides (2700 Oakhurst, 2701 and 2707) of our historic property. In addition, we have another close-by landmark at 1305 Northwood, only a lot away. If you choose to keep the multi-family zoning around historic landmarks, you should allow those owners to upzone, demolish and re-develop these properties to highest and best use. This is not our preference, but if we are FORCED to be subjected to upzoning to multi-family around us, then agreements with the City for historic preservation of residential landmarks should be invalidated where density crowds and highest and best use (and ever increasing property taxes) becomes a serious economic consideration.

Very Respectfully,

Ann Dure

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District 10