



## THE BRYKER WOODS NEIGHBORHOOD ASSOCIATION

**Board of Directors**      April 2, 2017

August W. Harris III      Mr. Greg Guernsey  
President                      Director  
                                         Planning and Development Review  
Annette Graves              505 Barton Springs Road  
Secretary                      Austin, Texas 78704

Bill Woods                      Re: CodeNext Mapping Issues  
Treasurer

Dear Greg:

Celeste Hubert  
Newsletter Editor

I am writing on behalf of the Bryker Woods Neighborhood Association concerning the ongoing CodeNext mapping process.

Joyce Basciano  
BoA, RDCC

At one of the City of Austin's CodeNext Open Houses, a large planning map was displayed which contained a symbol indicating the potential of a Lone Star Rail Station in the area of Loop 1 and W. 35th St. As you know, the Capital Area Metro Planning Organization (CAMPO) voted to remove the proposed rail line from its 2040 plan. Accordingly, we request that the CodeNext mapping process remove the proposed rail station in mapping our neighborhood. Additionally, we ask that the map reflect the following considerations:

**At Large**

Sean Carnegie  
Wendy Carnegie  
Michael Curry  
Jeff Ersig  
Kathy Genet  
Irene Pickhardt  
Casey Roy  
Hal TenBrink  
Greg Underwood

1. Bryker Woods is part of a National Register Historic District. The level of density envisioned by Transect zoning would not be compatible with the character of the District.
2. One of the linchpins of neighborhood preservation for Bryker Woods and for protection of the school children attending Bryker Woods Elementary over the last 40 years has been to limit the number of medical offices west of Shoal Creek. As you know, medical offices generate more traffic than other professional offices. Of course, higher levels of traffic increase the safety hazard for school children. Under the current Code this has been accomplished through the use of Neighborhood Office zoning. It is vital that the Code provisions mapped for this area retain that distinction between professional offices and medical offices as called for in the Central West Austin Neighborhood Plan. (L.2.8). Between the two proposed Codes (Transect and Non-Transect) we believe that the distinction between professional offices and medical offices is more likely to be honored with Non-Transect zoning.
3. One of the "most pressing" concerns documented in the City Council approved neighborhood plan was "increased traffic and parking on neighborhood streets." (p. 42). It is vital that any new code mapped for Bryker Woods require adequate on-site parking for commercial and residential uses. This is true especially, but not exclusively, in the area immediately north and northwest of Bryker Woods Elementary School between West 34th and West 35th Streets. On-street parking and cars circulating searching for on-street parking make the area less safe for elementary school children. It is important to have mapping that applies the code regime providing the most on-site parking. We understand that to be Non-Transect Zoning.
4. The City Council approved Neighborhood Plan dictates that "the residential scale and character along West 35th Street should be preserved, and in particular its existing

building by building, horizontal collection of small neighborhood-serving businesses, stores, and apartments. Harmony with the abutting single-family houses on the south side of this block, facing 34th Street, should be maintained.” (L.2.7). Considering the use, height, setbacks and the need for adequate on-site parking we judge that Non-Transect Zoning for West 35th St is the correct alternative.

This letter is not intended as and should not be taken as an evaluation of the Transect and Non-transect codes in CodeNext. Rather it is our attempt as folks who live in the neighborhood and were involved in every aspect of the neighborhood planning process to assist you and City Staff in the CodeNext mapping process.

Thank you for your work.

Respectfully,

August W. Harris III  
President  
Bryker Woods Neighborhood Association

cc: Mayor Steve Adler  
Mayor Pro Tem Kathie Tovo  
CM Alison Alter D10  
CM Leslie Pool D7