

BRYKER WOODS  
NEIGHBORHOOD  
ASSOCIATION



T · H · E

# Bryker Woods

H · E · R · A · L · D

Newsletter of the Bryker Woods Neighborhood Association,  
Austin, TX

Vol. 19, No. 2, November 2001  
Susan Handy and Matt Richter, Editors

## THE STATE OF BRYKERWOODS:

*A Message from Outgoing President Bill Woods.*

As I step down as President of our Neighborhood Association after three years as President, I am pleased to report that your Neighborhood Association Board of Directors is doing a great job. Over the past three years we have continued programs which were begun earlier and have taken on many new tasks. Many times the Board members are called upon to make decisions about zoning change requests within the boundaries of our neighborhood. We meet with the person making the request and we keep in mind the principles upon which our neighborhood is founded. Sometimes we are able to grant a request, but most often we either reach a compromise with the owner or deny the request. We have never had the Zoning Board or the City Council reverse our decisions!

We continue to be an active member of MONAC (MoPac Neighborhood Associations Coalition), along with 12 other Neighborhood Associations which border along MoPac in the Central City. MONAC has been very effective in presenting our concerns to CAMPO (Capital Area Metropolitan Planning Organization) which authorizes the building of roads, etc. MONAC has become a primary citizen organization whose opinions are being taken very seriously. This is because about 900 neighbors attended a meeting of CAMPO. Never underestimate the power you have as a voter in these matters! MONAC has proved that if enough neighbors turn out at a few of these meetings, we definitely get their attention. *(continued on page 2).*

## BWNA Slate of Officers and Board

At the next Annual Meeting (see page 3), we will be electing new Neighborhood Association Officers and Board members. The nominating committee has compiled the following slate. Please come and help elect your representatives!

President: Joyce Basciano (454 - 0207)  
Vice President: Susan Handy (480 - 0800)  
Secretary: Jimmy McWilliams (458 - 4333)  
Treasurer: David Boenisch (453 - 0304)

### Members at Large:

Jerry Balaka (453 - 1072)  
Greg Chico (482 - 8755)  
Michael Curry (453 - 7512)  
Richard LaVallo (320-8868)  
Scott Page (478-7870)  
Irene Pickhardt (451 - 6820)  
Matt Richter (480 - 0800)  
Randy Schrecengost (472-7952)  
Tom Shefelman (477 - 9176)  
Edward Tasch (478 - 1337) *(newsletter editor)*  
Margaret Tenney (236-8356)  
Bill Woods (454 - 9180)  
Donald Zappone (477 - 4395)

## DO YOU HAVE EMAIL?

BWNA continues to get wired. We have 60+ email addresses so far. Our goal is to spread news quickly and efficiently. Please send your address, with BWNA in the subject line, to Matt Richter at: richter@astro.as.utexas.edu. If your email address has changed since May, please let us know.

Information about the  
MoPac/US 183 Improvement Study  
is at: <http://www.mopac183.com>

*State of Brykerwoods (continued from page 1)*

The City decided a few years ago to make all Neighborhood Associations come up with a "neighborhood plan." Although Bryker Woods has had such a plan for the past ten years, we are being required to bring it up to date. As a result of the City's mandate, we were placed in with Pemberton Heights, so the two neighborhoods will be working together over the next year in bringing our neighborhood planning up to date.

This fits right in with our involvement with both Pemberton Heights NA and Old Enfield Homeowners Association, as we are working with them as a part of the Old West Austin Historical District. That effort is beginning to pay off as it continues into the next stage. Already we are hearing that WANG (those west of MoPac) are considering such a district themselves. Since we share similar issues regarding MoPac with them, this is a positive move.

We have also established a strong working relationship with the Oakmont Heights Neighborhood Association and the Westminster Manor Association which border us on the north side of 35th Street. It's pretty easy to see that 35th Street poses and will continue to pose various problems for our neighborhood and theirs and that we should work together in trying to solve the problems as they arise and for future planning.

As we enter 2002 and beyond, I feel that your neighborhood association is fighting for you and the basic concept of keeping our neighborhood safe, appealing, and an attractive place to live and raise families. We need your help, of course. We consider everyone within the boundaries of our neighborhood to be a member of the Association and we make no distinction between those who pay dues and those who do not. But we do need more dues-paying members! Please send in your dues as soon as possible in the envelope provided. Thank you, and I look forward to working with many of you in the future.

*Editor's note: We would all like to thank Bill Woods for his service and leadership the past three years!*

## Some Rules for Development

Our neighborhood continues to experience the construction of new homes and the remodeling of older ones. Some of these projects, the "McMansions," cover most of the lot. There are a number of problems that are associated with this trend. First is increased stream flooding and more localized sheet run-off onto neighboring property. Second is decreased landscaping and the loss of existing shade trees. Third, some of the new structures do not blend in with the existing character of the neighborhood and may even be in violation of city building codes. The city codes govern development of property.

The City's Land Development Code (LDC) defines acceptable construction standards for any zoning category (most of Bryker Woods is Single Family SF-3). The LDC calls for no more than 45% impervious cover on residential lots. In addition, by Ordinance, trees greater than 19" in diameter (measured 4.5 feet from the ground) are considered protected. Removing trees in this category requires a permit from the Watershed Protection Dept. and generally requires replacement by a comparable diameter of smaller trees.

Other issues involve property lines. **Right-of-way** (ROW) means "land dedicated or reserved for streets, utilities or other public facilities", such as sidewalks. Most ROWs are the first 10 ft. in from a curb or street and are maintained by the homeowner. A ROW is not on your property, however, an **easement** is. Easements are where public utilities, such as power lines, can be run. In Austin, easements vary from 5 ft to 50 ft and you may not build in them unless you obtain permission from the easement owner. For example, for power lines that would be Austin Energy. **Setbacks** govern the placement of structures. The wall of a structure must be 25 ft from the front property line; 5 ft. from the side property lines; and 5 ft. from the rear property line if a single-story or attached structure, or 10 ft. if a 2-story structure, assuming no easements.

For more information, you may access the LDC online through our neighborhood webpage [www.brykerwoods.org](http://www.brykerwoods.org). If you are very interested in zoning issues, consider joining our neighborhood planning committee.

*-Joyce Basciano*



## 2001 Bryker Woods Neighborhood Association Membership Form

\_\_\_\_ Attached is \$10.00 for our household for membership in BWNA (\$5 for retirees). Make your check payable to BWNA.

\_\_\_\_ Attached is a \$\_\_\_\_\_ contribution to Old West Austin Historical District. Make your check payable to Old Enfield Home Owners Association to qualify for tax deduction; note "National Register Nomination" on your check. Suggested contribution is \$30.

Name:  
Address:  
Telephone:  
Email Address:

Please mail or deliver to: BWNA c/o David Boenisch  
1804 W. 34th, Austin, TX 78703

\* Thank you for supporting your BWNA \*

### BWNA Annual Meeting

The Bryker Woods Neighborhood Association annual meeting will be Saturday, Dec. 8, at 10am at Brykerwoods Elementary School. Please come and meet your neighbors and express your views on issues facing our neighborhood. The agenda includes: voting on next year's slate of officers; Laurie Virksti, speaking on the Old West Austin Historical District; Ian Ingle, MONAC's representative to the CAMPO Executive Study Committee; and a representative from the City who will speak on the "reconstruction" of 34th street.

Hope to see you there!

### BWNA Membership – Join Today!

We who live in Bryker Woods feel fortunate to be part of such a wonderful neighborhood. The Neighborhood Association fights hard to keep it that way and to make our voices heard. Please invest \$10.00 and become a member of the neighborhood association. We know you will be glad you did.

**AvenueOne**  
PROPERTIES

David Boenisch, Broker, CPA  
472.3336 ext. 3145

Brykerwoods Best Real Estate Broker

**brykerwoods.org:**

**open and operating!**

BWNA now has a website! Bookmark

<http://www.brykerwoods.org>

to learn about our neighborhood's unique history. At the website you will also find the latest neighborhood info, links to useful information, and updates on TxDOT's plans for MoPac! Kudos go to Edward Tasch for all his work!

### Veterinary House Calls

Quality Medical Care Of Your Pet In The  
Comfort Of Your Home

Priscilla R.H. Pulver, DVM

prhpulver@aol.com  
Phone: 512.423.1429  
Fax: 512.454.2235



Practice Limited to Dogs & Cats  
Non-Emergency Care



**MEEK & TASCH**  
D.D.S., P.C.

"Dentists providing solutions for a lifetime of oral health care."

1500 W. 38TH STREET, SUITE 56 · PHONE (512) 458-6222  
SHOAL CREEK PROFESSIONAL BUILDING