

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: East Riverside/Oltorf Combined Neighborhood Plan

CASE#: NPA-2010-0021.01

PC DATE: January 11, 2011 – approved
December 14, 2010 – postponed to January 11, 2011

ADDRESS/ES: 700 Grove Blvd. (Address on application was 900 Grove Blvd., but corrected at a later date by applicant to 700 Grove Blvd.)

SITE AREA: 28.116 acres

APPLICANT: City of Austin, Parks & Recreation Department

OWNER: City of Austin, Parks & Recreation Department

AGENT: Ricardo Soliz, Division Manager, Parks & Recreation Dept.
Greg Montes, Senior Planner, Parks & Recreation Dept.

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Office/Mixed Use

To: Recreation/Open Space

Base District Zoning Change

Related Zoning Case: C14-2010-0131 (SR)

From: GO-MU-CO-NP

To: P-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 16, 2006

PLANNING COMMISSION RECOMMENDATION: On January 11, 2011, the motion to approve staff's recommendation for Recreation/Open space; was approved by Commissioner Danette Chimenti's motion, Commissioner Dave Anderson second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

On December 14, 2010, the motion to postpone to January 11, 2011 by the request of the neighborhood, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 6-0; Commissioners Danette Chimenti, Jay Reddy and Alfonso Hernandez were absent.

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The plan amendment supports the following goals, objectives, and recommendations:

Parks, Trails, Open Space and the Natural Environment

Goal 6

Protect and enhance the Town Lake Waterfront as well as creek areas and other natural amenities.

Obj. 6.1 Investigate ways to amend the City of Austin's Land Development Code and support initiatives that propose to protect waterways and their surrounding environment.

R69 Create and adopt a neighborhood plan design tool or similar mechanism (i.e. Headwaters Protection Initiative) for requiring greater development setbacks along creeks and in the vicinity of

creek headwaters and in other environmentally sensitive areas (WPDR; Neighborhood).

Obj. 6.2 Identify undocumented creeks and Critical Environmental Features (CEFs) in the area and protect them from development.

R71 Work with the Watershed Department to do the following (Neighborhood; WPDR):

- To document the exact location of creeks, seeps, springs and wetlands so that they are added to the City's inventory of Critical Environmental Features;**
- To name any unnamed creeks;**
- To determine if additional creeks should be added to the current list of "urban" or "suburban watersheds".**

Obj. 6.3 Identify opportunities for monitoring and maintaining the appearance and water quality of creeks.

R72 Conduct clean-up activities around creek areas (Neighborhood, Keep Austin Beautiful).

Goal 7

Preserve and enhance existing parks, the 18-hole Riverside Golf Course, the Country Club Creek Trail and other open spaces and wetlands to create opportunities for additional public open space and natural areas.

Obj. 7.1 Identify strategies that work towards the preservation, maintenance and improvement of existing parks in addition to the 18-hole Riverside Golf Course.

R90 Preserve and maintain all City-owned and acquired park space and conservation easements as such (PARC).

Obj. 7.3 Improve access to and awareness of existing parks, trails and open space.

R99 Encourage the City of Austin and Austin Community College to create a landmark at the northwest corner of Riverside Drive and Grove Blvd. that would serve as a guide to the Colorado River Park (ACC, the Riverside Golf Course and the Daniel Ruiz Library are other public and private entities on Grove Blvd. that could be incorporated) (Neighborhood; PW).

BACKGROUND: The 28.116 acre tract was purchased by the City of Austin's Parks and Recreation Department using 2006 Bond money. Of the 2006 Bond money, \$20 million was for the purchase of parkland throughout the City.

The land use on the future land use map is Mixed Use/Office and Recreation/Open Space on the area where the creek is located. The FLUM request is for Recreation/Open Space on the entire tract.

The zoning change request is from GO-MU-CO-NP (General Office – Mixed Use – Conditional Overlay- Neighborhood Plan) to P-NP (Public – Neighborhood Plan).

The Parks Department proposes to open a disc golf course on the property, combining the 28 acres with 7 acres to the north within the Roy G. Guererro Colorado River Park for a total of 35 acres.

The East Riverside/Oltorf Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on November 16, 2006. Area is located in the southeast part of Austin's urban core and is comprised of the Parker Lane, Pleasant Valley, and Riverside planning areas. The boundaries for the combined area are: IH-35 to the west, the Colorado River to the north, Grove Boulevard and Montopolis Drive to the east, and Ben White Boulevard/Hwy. 71 to the south.

PUBLIC MEETINGS: Approximately 70 community meeting notices were mailed to property owners, utility account holders within 500 feet of the property, in addition to planning contact team members and neighborhood organizations registered on the Community Registry. Fourteen people attended the meeting held on November 8, 2010.

At the meeting, Greg Montes, Senior Planner for Parks and Recreation Department, said the existing disc golf courses around the city are heavily used and the older courses were not designed using the current sustainable practices. This new disc golf course will have sustainable design, will preserve Heritage Trees, will have paths to avoid sensitive tree roots, and will alleviate some of the stress on overused parks, such as course in Bartholomew Park and Pease Park.

Greg pointed out that the currently zoning of GO-MU-CO-NP allows for a maximum of 400,000 sq. ft. of office space, noting that the disc golf course is a much lower intensity use than the current zoning.

The following are questions from the attendees and answers from Greg Montes about the proposal:

Q. Will there be other park facilities on the site in addition to the disc golf course?

A. No. The disc golf course will be the only use.

Q. Is there funding for the disc golf course?

A. Not at this time.

Q. Is a plan amendment required for the Roy G. Guerrero Colorado River Park?

A. No plan amendment is required. The master plan is a comprehensive concept that is used by the Parks Department as a tool for future site development.

Q. What is the cost of a new disc golf course?

A. A rough estimate is about \$150,000. This amount does not include trail heads, parking or other improvements that are sometimes needed.

Q. Has an environmental site assessment been completed?

A. Yes. One was completed in December of 2007 and the findings showed no recognized environmental conditions on the site.

Q. Is a site plan required for a disc golf course?

A. Yes, a site plan is required and will be submitted for review to the COA at the appropriate time.

The East Riverside/Oltorf Planning Contact Team supports the plan amendment and zoning change request. Please see letter at the end of this report.

Susana Almanza, president of the Montopolis Planning Contact Team, attended the meeting and stated that she does not support the disc golf course because the Montopolis Community did not request the facility and people who live in the Montopolis area do not play disc golf. Note: The Montopolis Neighborhood Planning area is located across Grove Boulevard to the east. See neighborhood planning area map.

Note: On June 15, 2010, the Montopolis Planning Contact Team submitted a plan amendment application to amend the plan to add goals, objectives, and actions to "expand opportunities for the public enjoyment of parks, trails, and open space". Objective 8 states to "Increase the availability of Park Land and diversify the ways in which Parks are used". Action 31 states "Designate more existing City of Austin property within the Montopolis Neighborhood Planning boundaries for potential use as Park land or for low impact recreational purposes. For more information on this case see NPA-2010-0005.01.

CITY COUNCIL DATE: January 13, 2011
January 27, 2011

ACTION: Approved 1st Reading
ACTION: Action pending for 2nd/3rd Reading

CASE MANAGER: Maureen Meredith

PHONE: 974-2695

EMAIL: maureen.meredith@ci.austin.tx.us

From: Malcolm Yeatts

Sent: Sunday, November 28, 2010 9:27 PM

To: Meredith, Maureen

Cc: 'Carl Braun'; 'Dawn Cizmar'; 'Barb Fox'; 'Toni House'; 'Toni House'; 'Krebs, Fred'; 'John Harms'; 'Jean Mather'; 'Linda Land'; 'Jan Long'; 'Wayne Gronquist'; 'Malcolm Yeatts'; 'Judy Price'; 'May, Mike'; 'Linda J. Watkins'; 'Gayle Goff'

Subject: NPA 2010-0021-01_700 Grove Blvd

The EROC Contact Team has voted to support the zoning change NPA-2010-0021-01 at 700 Grove Blvd. EROC also supports the change of the FLUM to reflect recreation/open space.

From: PODER Austin, Texas [mailto:████████████████████@poder-texas.org]
Sent: Wednesday, January 12, 2011 2:23 PM
To: Meredith, Maureen
Subject: Fwd: FW: Background Piece on Roy G Guerrero Disc Golf Proposal

Please include in backup case. Susana Almanza, MNPCT

----- Forwarded message -----

From: Gilbert Rivera <████████████████████@gmail.com>
Date: Mon, Jan 10, 2011 at 6:27 PM
Subject: FW: Background Piece on Roy G Guerrero Disc Golf Proposal
To: Susana Almanza <████████████████████@poder-texas.org>, "PODER Austin, Texas"
<████████████████████@poder-texas.org>

-----Original Message-----

From: Stefan Wray [mailto:stefan.wray@poder-texas.org]
Sent: Monday, January 10, 2011 10:19 AM
To: lhg@grandecom.net; saramarler@sbcglobal.net; whabell@gmail.com; ifrancell@tnc.org; cleo.parks@gmail.com; jerry.perales@gmail.com; janehrivera@austin.rr.com
Subject: Background Piece on Roy G Guerrero Disc Golf Proposal

Hello Parks Board Members,

Attached is a Background Piece on Roy G Guerrero Disc Golf Proposal. It considers the different histories of the two separate properties being combined in the disc golf proposal.

Note that the Parks Board approved the original Action Plan for the park in 2000. And in the 7 acres of the existing park where PARD wants to put the disc golf, the Parks Board approved plan called for a "Sunset Viewing Area".

Also, FYI, I believe that the matter of the disc golf site will be discussed at the Comprehensive Planning and Transportation Subcommittee today (1/10/11) at 2:00 PM.

- Stefan Wray

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PODER
P.O. Box 6237
Austin, TX 78762-6237
www.poder-texas.org

**Proposed Disc Golf Course: Two Properties – Two Histories
by Stefan Wray, January 9, 2011**

The 35-acre proposed disc golf course at the Roy G Guerrero Colorado River Park consists of two separate properties each with their own history that needs to be considered. The site includes 7 acres of parkland that's been part of an extensive planning process, involving considerable public input, over a number of years. And it includes 28 acres of new parkland that has been subject to little planning and input.

7 Acres of Existing Parkland

In 1999, the Austin Parks Foundation funded Hargreaves Associates to develop a plan for the City for the Colorado River Park. That work included a stakeholder process that developed a Park Action Plan completed in 2000. According to Ted Siff, who was then Executive Director of the Austin Parks Foundation, the Parks Board voted in 2000 to approve this Park Action Plan. In that original plan, within the 7 acres now being considered for disc golf, there was supposed to be a "Sunset Viewing Area" that would be connected by a trail to the Montopolis Youth Complex. In 2003, the Parks Department released its Schematic Master Plan for the park. In that next plan, the "Sunset Viewing Area" was removed, left as green space, and a basketball court was added near it.

28 Acres of New Parkland

In 2006 Austin voters approved a bond measure that provided \$5 million for destination parks. In 2007 the City Council approved spending \$4 million of that to purchase the 28 acres. Throughout 2008 and 2009, there was no public discussion about what might happen to this property or how it might be used. Not only was this 28 acres not part of earlier master plan processes, as of the beginning of 2011, the zoning use hadn't even been changed to parks or open space zoning. The recent PARD planning process for this 28 acres has been exclusively focused on its potential use as a disc golf course. And the public input process has also been limited and only in reaction to the disc golf proposal context. There has not been a public input and planning process for this property conducted in an open ended manner in relation to the overall goals for the park.

Some Issues and Concerns

When asked if part or all of the 28 acres could be considered for inclusion in the City's preservation system, therefore setting aside the 28 acres as a natural area, PARD conveniently answers that this would be inconsistent with the original master plan, citing that a preserve is only supposed to be on the north side of the Colorado River.

Yet at the same time, PARD sees fit to ignore or skirt around the original 2000 Park Action Plan and the 2003 Schematic Master Plan, when it comes to taking that 7 acres and combining it into a 35 acre disc golf site. Both the 2000 and the 2003 plans depict relatively low impact uses for that area of the park. Both of those plans preserve the natural character and contribute to maintaining that section as a wildlife corridor.

If PARD is going to anchor its argument that none of the 28 acres can be considered for inclusion in the City's preserve system in the earlier plan documents, then there also needs to be validity to the argument that there was never any intent that the 7 acre portion of the existing park would be used for disc golf. PARD's planning process needs more scrutiny and this entire project needs to slow down.



2000: Colorado River Park Action Plan



2003: Roy G Guerrero Colorado River Park Schematic Master Plan

From: PODER Austin, Texas [mailto:████████████████████]
Sent: Wednesday, January 12, 2011 3:15 PM
To: Meredith, Maureen
Subject: 28 Acres

Hello Maureen- Please make sure these documents are included in City Council Members' backup. Thank you. Susana Almanza, MNPCT Chair

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PODER
P.O. Box 6237
Austin, TX 78762-6237
www.poder-texas.org

Montopolis Neighborhood Plan Contact Team

November 11, 2010

Mayor Lee Leffingwell

Mayor Pro Tem Mike Martinez

Council Members: Laura Morrison

Chris Riley, Bill Spelman, Randi Shade & Sheryl Cole

RE: Response to Memorandum from Sara L. Hensley, CPRP, Director Austin Parks & Recreation Department, dated October 11, 2010 regarding "Community Meeting re: disc golf on recently acquired parkland adjacent to Roy G. Guerrero Colorado River Metro Park

Dear Mayor & Council Members:

On May 13th, 2010 Montopolis residents held a meeting with the Parks & Recreation Department to receive an update report on the Roy Guerrero Colorado River Park (Roy Guerrero Park). Fred Fuller and Mark Schruben with the Parks Department gave a report on the park development. At that meeting they never mentioned disc golf coming to the Roy Guerrero Park area. At the present time the Parks Department is also requesting that seven (7) acres of the Roy Guerrero Park be joined with the 28 acres for the new disc golf course. The Parks Department is requesting that 35 acres be made available for disc golf.

The Parks Department decided to have a community meeting on August 31st at the Montopolis Recreation Center without consulting with the Montopolis Neighborhood Plan Contact Team. There are two reasons why Montopolis residents were not present at that meeting: 1). We had already met on May 13th to discuss the Roy G. Guerrero Colorado River Park, and 2) Two separate community meetings were already scheduled for August 31st. I am attaching the flyer that was sent out for the August 31st meeting by PARD. This flyer does not inform the community that this is a meeting to discuss the disc golf coming to the Roy Guerrero Park and zoning issues. We feel that the Parks Department is trying to stack the meetings with pro-disc golf supporters in order to report support for disc golf. There were 31 members present at the August 31st meeting. Five (5) were members of the Parks Department, one (1) member of the Parks Advisory Board, 15 non-resident members (not part of EROC or MNPCT), two (2) members of EROC, and eight members (8) of the MNPCT (see attached sign up list).

The Parks Department then held another meeting on October 6, 2010 at Dan Ruiz Library to talk about the disc golf coming to Roy Guerrero Park. On that date, members of the MNPCT held a press conference denouncing moving Pease Park Disc Golf Course to Roy Guerrero Park. For years residents worked on developing a Master Plan for the Roy Guerrero Park and that plan never requested a disc golf

course. A public hearing on amending the Roy Guerrero Colorado River Park Master Plan will need to take place for the seven (7) acres PARD is requesting. Again, the Parks Department did not consult with the MNPCT on setting this meeting date. The Parks Department stacked that meeting with disc golf supporters. There were a total of twenty-five (25) people at the October 6th meeting, maybe more because staff did not sign the Sign-in Sheet. So we are unable to tell you how many staff members were present. Sixteen (16) participants were non-resident members (meaning not members of EROC or MNPCT), four (4) were members of MNPCT, and five people lived within the EROC area (see attached list).

When Sara Hensley states in her memo that a majority of attendees at the meeting were supportive of developing disc golf, we feel that this statement can only be made because area residents were excluded from full participation in the meetings. She states, "A dissenting minority felt that the property would be better suited for affordable housing and were concerned about the process in acquiring the 28 public acres." Had the MNPCT community members been involved in setting these meetings and been told the truth as to why these meetings were being held that minority representation would have been a majority.

Another point, Ms. Hensley states, "PARD strongly supports the recently acquired property adjacent to Roy G. Guerrero Colorado River Metro Park as an ideal location for a new disc golf course....." Let's state the real facts, this was not a recent purchase, this land was purchased in November 2007 for \$3,960,000 from Greif Yount Partnership. At the time of purchase the land was zoned and is still zoned today GO-MU-CO-NP and RR-CO-NP. The typical process in purchasing property by the City or other developers is to first acquire the zoning and then make the purchase. In 2000 the community lost a battle to keep the land zoned SF-3 and the property was rezoned to GO-CO & RR-CO (ordinance #001012-14). In 2006, the property was rezoned to GO-MU-CO (Ordinance #20060302-054). The surrounding Montopolis area organizations were not informed about the acquisition of this property for park land.

The Montopolis community and other area residents can not accept the PARD's decision that the Roy Guerrero Colorado River Park is the only location suited for disc golf. We request a full report on all other locations that were considered and the analysis they used to discount those sites for disc golf.

We are requesting that the 28 acre zoning case #C14-2010-0131 go before the Environmental Board for review. This area has huge pecan and heritage trees and tributaries (environmentally sensitive areas). We also request that this case go before the Urban Forestry Board review. I am also requesting that this case be brought before the Community Development Commission for discussion.

Sincerely,

Susana Almanza

Susana Almanza, Chair

Montopolis Neighborhood Plan Contact Team
1406 Vargas Road
Austin, TX 78741
512/472-9921 wk. email: [REDACTED]



People Organized in Defense of Earth and her Resources

January 9, 2011

Sara L. Hensley, CPRP, Director
Austin Parks and Recreation Department
City of Austin
P O Box 1088
Austin, TX 78767

via email & registered mail

RE: Open Records Request

Dear Ms. Hensley:

This is an open records request under the Texas Public Information Act, Chapter 552, and Texas Government Code. Please produce the documents listed in the numbered requests below. By way of explanation and background:

- a. The City of Austin Parks & Recreation Department has initiated a zoning change request for the property located at 700 Grove Boulevard (C14-2010-0131). The property is within 500 feet of the Montopolis Neighborhood Plan Area.
- b. The purpose of the zoning change request is to accommodate a new disc golf course (to replace the closure of the Pease Park Disc Golf Course).
- c. Some members of the Montopolis Neighborhood Planning Contact Team and PODER attended a City PARD's sponsored meetings where limited information was disclosed regarding alternate disc golf course sites.

Therefore, PODER respectfully request production of the following documents:

1. Maps and addresses of proposed disc golf course locations that were rejected and any analyses conducted for each location.
2. Copies of correspondence regarding the new proposed disc golf project at any stage, including electronic correspondence, or records of phone conversations, as well as written.
3. Copies of photographs, maps, or other visual information pertaining to the new proposed disc golf project.
4. Copies of any agreements the City or PARD with owner of property located at 700 Grove Blvd.
5. Copies of budgeting documents for the new proposed disc golf, to include any funds spent so far on new proposed disc golf at 700 Grove Blvd.

In the interest of expediency, please forward any requested information that is in electronic format to me via email at the email address listed below. I am also available to personally examine the relevant records as soon as possible and am prepared to make any reproductions I required at personal expense on-site.

Thank you for your attention to this matter.

Sincerely,

Susana Almanza

Susana Almanza-Co-Directo/PODER &
Chair MNPCT

Cc: City Manager Marc Ott
Bert Lumbreras, Assistance City Manager
Austin City Council Members
Kelly Snook, ASLA Assistant Director PAD

PODER P.O. Box 6237 Austin, TX 78762

512/472-9921 email:

~~PODER@austintexas.gov~~

Minutes

Montopolis Neighborhood Plan Contact Team Meeting Minutes

Date of Meeting: September 13th, 2010 @ 6:00 pm

Montopolis Recreation Center, 1200 Montopolis Drive

Contact Team Members Present: Susana Almanza/Chair, Larry Gross/Vice Chair, Monica Allen/Secretary, Frank Monreal/member, Delwin Goss/Member, Marilyn Jackson/member, and Margaret Malangalila/Member. List of community residents present at meeting are attached.

Agenda

I. Meeting was brought to order by Chair person Susana Almanza. Meeting co-facilitated by Larry Gross-Vice Chair and Susana Almanza, Chair

II. Agenda: Discussion and Action Items

1. Zoning case #C14-2010-0143 - 1418 Frontier Valley Drive from SF-3-NP (Single Family Residential Neighborhood Plan) to MH (Mobile Home Residence)

After much discussion and review of the meeting held on March 17, 2010 regarding the first request for zoning change in the above case, the Montopolis Neighborhood Contact Team and residents voted to deny the request for a zoning change. The voting results were: 13 opposing the zoning change, 1 for zoning change request and 7 abstentions.

2. Zoning Case C14-2010-0131 - 900 Grove Blvd from RR-CO-NP (Rural Residence low density/Conditional Overlay/Neighborhood Plan), GO-MU-CO-NP (General Office District/Mix Use/Neighborhood Plan), to P-NP (Public district/Neighborhood Plan).

After a long discussion the Montopolis Contact Team and residents voted to deny the zoning change from RR-CO-NP & GO-MU-CO-NP to P-NP. The voting results were: 11 opposing zoning change, 0 for and 3 abstentions.

3. 2201 Grove Blvd Case C14-2010-0134 - GR-MU-CO-NP (Community Commercial/Mix Use/Condition Overlay/Neighborhood Plan), to P-NP (Public district/Neighborhood Plan). After much discussion and review of questions and letters to and from Dan Pedersen from City of Austin, the Montopolis Contact Team and residents voted to deny the zoning change. The voting results were: 14 opposing zoning change, 0 for and 1 abstention.

4. Old Business

Maggie Malangalila gave an update report on tree planting in October for the Montopolis Community.

5. New Business

Up date report was given on the Burdett Cemetery cleanup and possible historic zoning.

Report on Urban Forestry Board and Riverside Corridor Plan

Govalle/Johnston Terrace Neighborhood Contact Team

December 13, 2010

David Sullivan, Chair Planning Commission
and Members
P O Box 1088
Austin, TX 78767

Re: Postponement of Case # C14-2010-0131 (700 and/or 900 Grove Blvd)
Zoning change from GO-MU-CO-NP & RR-CO-NP to P-NP

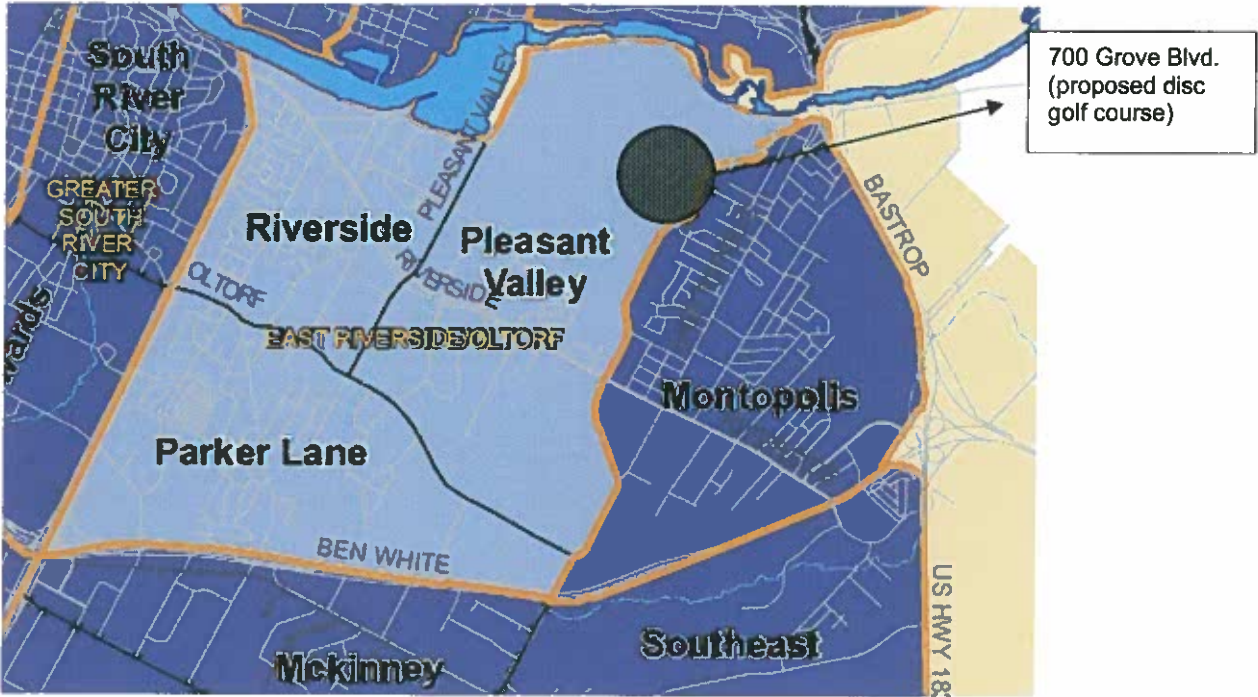
Dear Chairman Sullivan and Planning Commissioners:

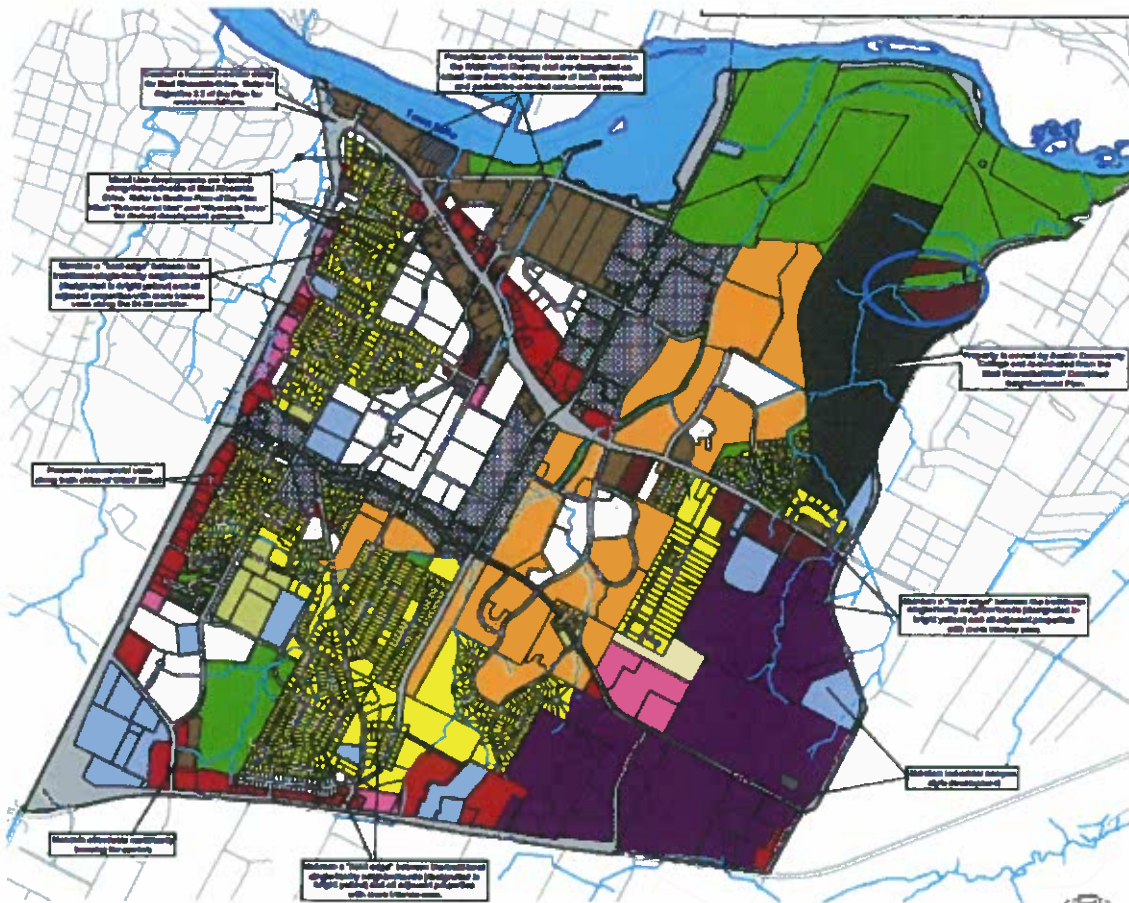
On behalf of the Govalle/Johnston Terrace Neighborhood Contact Team, we are requesting a **postponement** for Case C14-2010-0131, scheduled to be heard before the Planning Commission on December 14, 2010. This property is part of a proposal to insert a disc golf course in Roy Guerrero Colorado River Park, and this park is part of our southern boarder.

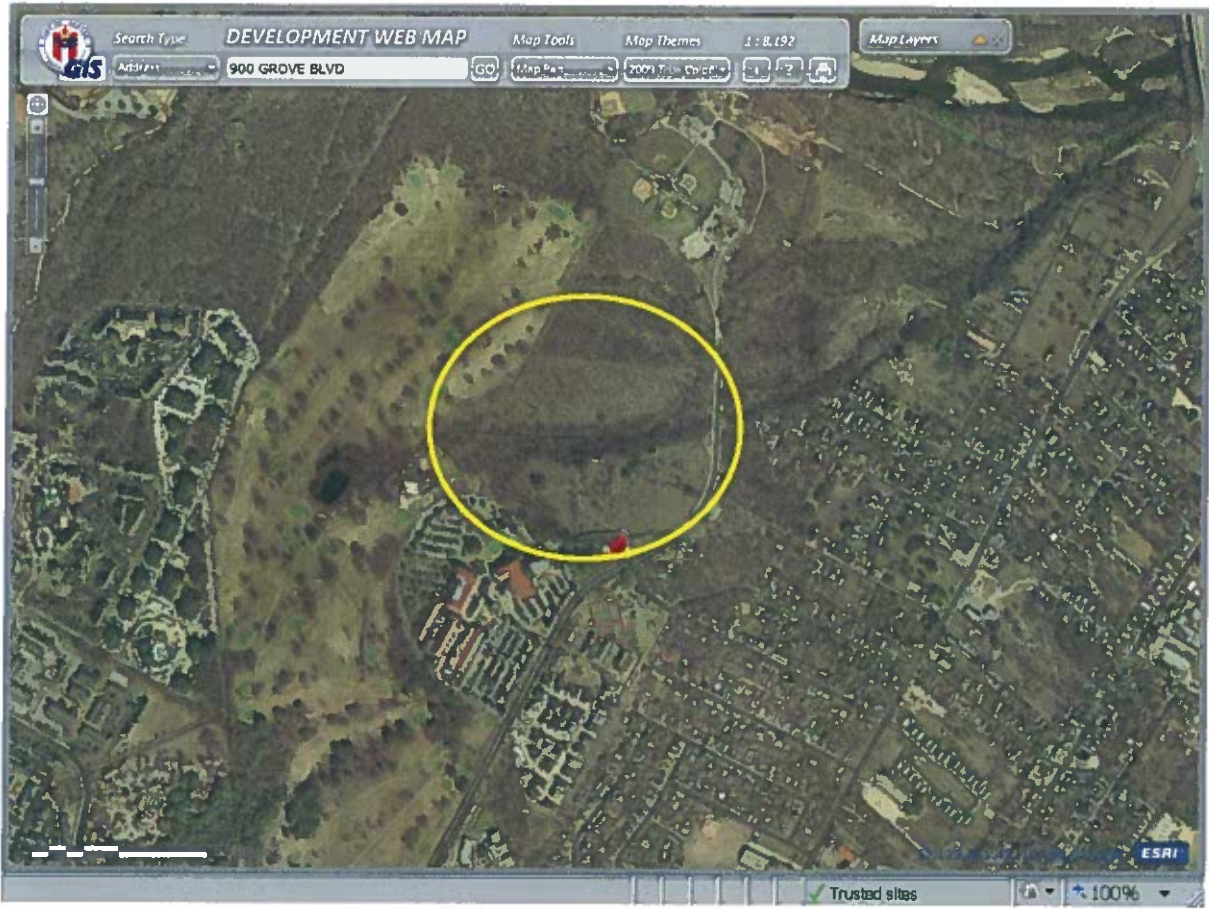
This case is scheduled to be heard by the City of Austin's Community Development Commission on Tuesday, December 14th, 2010. The Community Development Commission will be discussing this property on December 14th, due to the possibility of affordable housing being placed in this land, we therefore request a postponement on this case until the Community Development Commission has had the opportunity review the case.

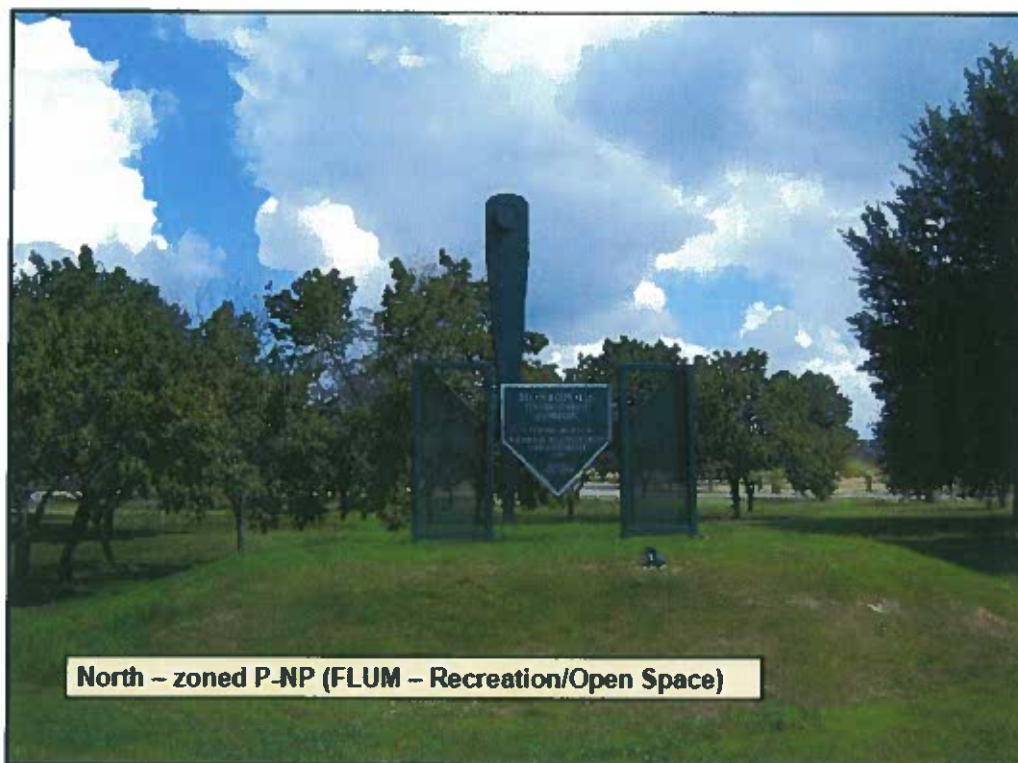
Thank you,

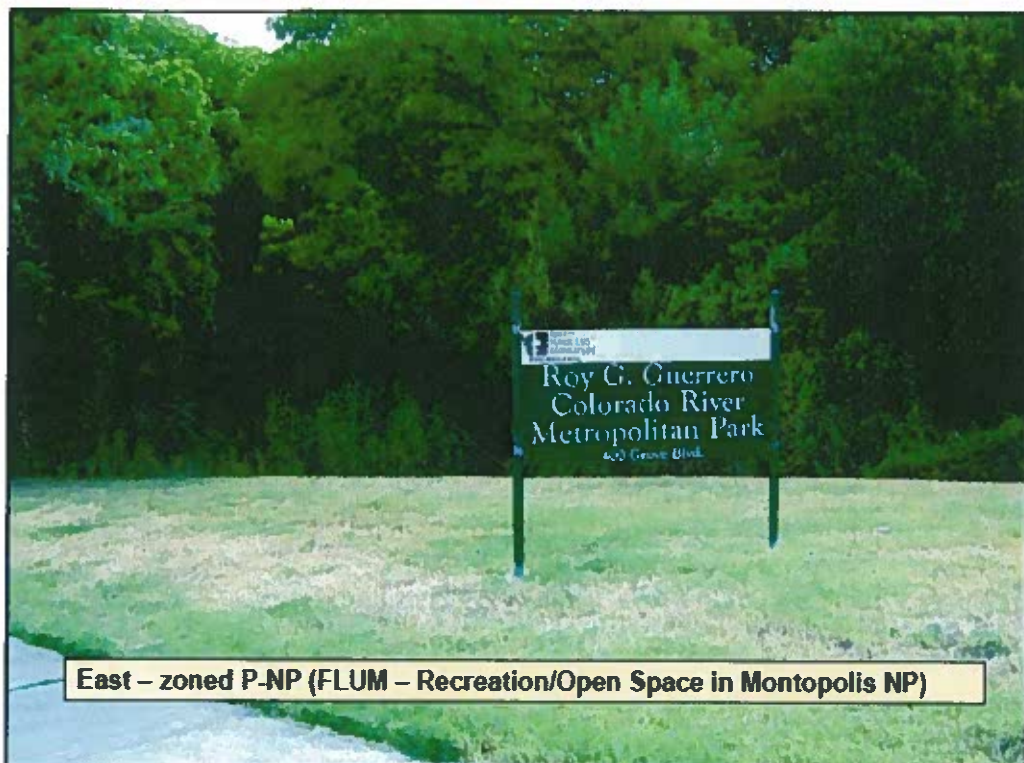
*Daniel Ulanes, Review Committee Coordinator for
Govalle/Johnston Terrace Planning Area*













South -zoned GO (FLUM - No designation)



East -zoned GO-MU; LO-MU; RR; GO; SF-6 (FLUM - No designation)