

DRAFT



**Parks and Recreation Board
Minutes**

**May 27, 2003
Meeting**

A regularly scheduled meeting of the Parks and Recreation Board was held on Tuesday, May 27, 2003 at the Zilker Botanical Garden Center, 2220 Barton Springs Road, Auditorium Room

Board Members Present: Rosemary Castleberry, Pablo Valdez, Linda Guerrero, Jeb Boyt, Marilyn Bostick, Clint Small, Mary Ruth Holder, Amy Babich, and Jeff Francell

Board Members Absent: None

City Staff Present: Jesus M. Olivares, Kim Jamail, Stuart Strong, Jay Stone, Randy Scott and Dina Haines

A. MEETING CALLED TO ORDER

Rosemary Castleberry, Chair, called the meeting to order at 6:54 p.m.

B. APPROVAL OF THE MINUTES, April 22, 2003

Board Chair Castleberry made the motion to approve the minutes as written. **Board Member Boyt** seconded the motion. The vote was in favor 7-0-2. (Francell and Babich abstained)

C. PUBLIC HEARING

Naming of the Recreation Center at Colony Park

D. CITIZEN COMMUNICATION

Clay Little, Chair, Colony Park Association spoke to board regarding a consensus of the Colony Park Association to name the recreation center as the Turner-Roberts Recreation Center.

Susan Kirchman donated time to Jeff Jack for comment on the Rainey Street Project.

Ruth Oliver donated time to Jeff Jack for comment on the Rainey Street Project.

Jeff Jack stated that he is very concerned about large buildings on waterfront property bordering parkland and the hike and bike trail because these projects do not comply with the intent and purpose of the Town Lake Corridor Study and Waterfront Overlay. Mr. Jack urged the Parks Board to disapprove the assignment and amendment of the Park Improvement and Maintenance Agreement with T.D. Glade Joint Venture to F.F. Realty, L.L.C for the 54 Rainey Street Project. He further urged the Board members to write a letter to the Board of Adjustment concerning projects requesting a variance when those projects can have an impact on parkland. Such projects should be sent to the Parks and Recreation Board for review before a variance is granted. He emphasized the importance of complying with the Waterfront Overlay in light of the Town Lake Corridor Study. Mr. Jack opposes the 54 Rainey Street project development.

Frank Curcio, President, Towers of Town Lake Condo Association spoke in opposition to the 54 Rainey Street site plan. He urged the Board to deny approval of the Rainey Street parkland agreement. But, if the agreement is approved he urged mitigation for the impact on the existing hike and bike trail to include realignment of the trail to nearer the water's edge.

Ed York urged the Board to reconsider too much dense development along the waterfront and changing the character of the city. He opposes the Rainey Street Project.

Craig Nassor, Vice President, Downtown Austin Neighborhood Association spoke in opposition to the Rainey Street Project.

E. ITEMS FOR ACTION

1. Make a Recommendation Regarding the Naming of the Recreation Center at Colony Park.

Chair Castleberry closed the Public Hearing on the naming of the recreation center at Colony Park.

At the direction of the Colony Park Association, Mr. Clay Little announced the consensus of the neighborhood to naming the recreation center as Turner-Roberts Recreation Center with the park to remain as Colony Park.

Board Member Holder made the motion to name the recreation center at Colony Park the "Turner-Roberts Recreation Center." **Board Member Francell** seconded the motion. **The motion passed in favor 9-0-0.**

Item #6 was moved to the front per Board Chair Castleberry.

6. Make a Recommendation to City Council Regarding a Concession Agreement with TEJAS Golf LLC, Austin, Texas for the Development and Operation of a Golf Driving Range on 32 Acres of Parkland Located North of Picadilly Drive in Travis County.

Jay Stone, Financial Manager informed the Board that the concession agreement with TEJAS GOLF, LLC would be a 30-year agreement for the development and operation of a golf driving range. The driving range will be developed on City-owned property, donated to the City of Austin on the condition that the site be utilized for park related activities. The driving range is anticipated to open within 12 to 18 months. The concessionaire, Mr. Morgan will have the obligation to provide an easement and have a road built to lead to the concession.

Board Member Francell made to motion to recommend that City Council approve the concession agreement with TEJAS GOLF, LLC. **Board Member Boyt** seconded the motion. **The motion passed in favor 9-0-0.**

2. Make a Recommendation Regarding the Construction of R.G. Jr. Mueller Boat Dock at 4909 Highway 2222. File No. SP-03-0033DS

This item was pulled off the agenda.

3. Make a Recommendation Regarding the Construction of Sidaras Boat Dock at 3300 Blue Jay Lane. File No. SP-02-0186DS

Board Member Small stated the department had received five letters of support from the neighbors for the variance being sought for this dock, and that other slip owners had boat lifts added to their boat dock. This project was previously red tagged. This item was previously a 2-slip request, but has been changed to a 1-slip boat dock. Mr. Small stated with approval from the board, that he would recommend approval under two conditions.

Board Member Small made the motion to approved the construction of Sidaras boat dock with the following conditions, that the distance the dock may extend 15 feet 8 inches and no boat lift capability be added to the side of the slip. **Board Member Boyt** seconded the motion. **The motion passed in favor 7-2-0.** (Holder and Babich opposed)

4. Make a Recommendation Regarding the Construction of Bell Boat Dock at 3002 Scenic Drive. File No. SP-01-0251DS

This item was pulled off the agenda.

5. Make a Recommendation to City Council Regarding the Proposal to Include an Electric Bill Check-Off for the Shared Benefit of the Parks and Recreation Department and the Library Department.

Chair Castleberry spoke on this item and the Board resolved to support Scott Johnson with the following provided by **Board Member Boyt** in the form of a motion (below). **Board Member Small** seconded the motion. **The motion passed in favor 8-0-1.** (Babich abstained)

“The Parks Board resolves to support the concept of a proposed Electric Bill Check-Off for the shared benefit of the Urban Forestry (trees), Parks and Recreation Department and Library Department so long as the proposed actually results in additional funding for parks.”

7. Make a Recommendation to the Director on Assigning and Amending the Park Improvement and Maintenance Agreement with T.D. Glade Joint Venture to F.F. Realty, L.L.C for Rainey Street Project.

Nikelle Meade, Attorney, Brown McCarroll L.L.P. was present to answer questions and spoke to the Board on new changes to the proposed amended parkland agreement. Ms. Meade displayed large photos of the proposed Rainey Street project. Ms. Meade stated she had taken this item to the Board of Adjustment to seek a variance for the height increase. The project is adjacent to the Town Lake hike and bike trail and will require the use of parkland by the developer for a staging area during construction of the project.

Board Member Holder gave a brief history of the proposed project, which has been re-worked over the last three years. The Board originally approved a maintenance and use agreement several years ago related to the first development project at the site. The first development project was for 70 condominium units with a different layout, and the height of that project was 120 feet. The new proposed development is now 130 feet in height, will result in 250 apartments and is under new ownership. The new project will not only be taller but will also have a different footprint on the site. Ms. Holder further informed the Board Members that there are many large pecan and other trees on the developer's lot that will be cut down for the development and that the lot had been recommended for purchase by the City in the Town Lake Comprehensive Plan but this purchase was never funded by the City. Ms. Holder stated that although the developer will pay some sum of money to the City for the value of these large trees, such payment cannot mitigate for their loss and she asked if the developer will work with PARD to plant additional trees at the adjacent MACC project along the south side (facing the hike and bike trail) as part of its mitigation. The purpose of the Board action is to make a recommendation to the Director to amend and assign the new amended changes to the agreement with

F.F. Realty, L.L.C. Ms. Holder does not believe the item will go back before the City Council.

See Citizen Communication on page one.

Additional Amendments proposed from F.F. Realty to parkland improvement agreement:

- 1) F.F. Realty will maintain all landscaping on parkland adjacent to its 54 Rainey Street property and north of the hike and bike trail;
- 2) F.F. Realty will repair and improve the walkway shown on the Plan near the southwest corner of its property and extend to the shoreline;
- 3) F.F. Realty will repair, improve, and enlarge the existing concrete pad at the bottom of the walkway;
- 4) F.F. Realty will remove the wooden dock shown on the Plan southeast of the referenced walkway;
- 5) F.F. Realty will install park benches pursuant to the Plan F.F. Realty will acquire the benches similar to those in place on Pfluger Bridge;
- 6) F.F. Realty will remove dead vegetation and do selective pruning of the trees but will leave trees for habitat in this area adjacent to the lake.
- 7) F.F. Realty has agreed to contribute the landscape improvements mentioned above at an estimated value of \$70,000 for allowing the developer to use parkland for a construction staging area.
- 8) As part of its mitigation for large pecan trees removed, F.F. Realty will work with PARD to install trees at the Mexican American Cultural Center along the southern part of the MACC property adjacent to the hike and bike trail.
- 9) F.F. Realty will erect a sign with the current project information to inform the citizens of the development project.

Board Member Holder made a motion to recommend to the Director the approval of the amended park improvement and maintenance agreement with the understanding that the owner developer will continue to work with PARD to look into the mitigation of trees on the MACC site bluff area and will hold strictly to the limits of construction and will not cause closure of the hike and bike trail during construction of the project. **Board Member Boyt** seconded the motion. **The motion passed in favor 8-1-0.** Bostick opposed.

The Parks Board requested that if any cases came before the Board of Adjustment that may affect parkland property, the Board of Adjustment should share the information with the Parks Board and the Parks and Recreation Department (PARD) and allow the Board and PARD time to provide comments and recommendations prior to the Board of Adjustment granting a variance.

Board Member Francell made a motion that Rosemary, Chair the Parks Board send a letter to the Chair, of the Board of Adjustments, expressing the frustration of the Parks Board regarding the process of approving the project which would affect

parkland without the input of the Parks Board and PARD and requesting that the Board of Adjustment refer such items to the Parks Board and PARD for comments prior to approval of a variance. **Board Member Holder** seconded the motion. **The motion passed in favor 9-0-0.**

F. DIRECTOR'S REPORT

Mr. Olivares updated the board on the erosion damage of which is affecting Johnson Creek Trail. The trail starts at Enfield and provides transportation to the hike and bike trail on the Town Lake corridor. There is a possibility of the department having to close the trail due to the damage from erosion.

G. COMMITTEE REPORTS

Programs Committee

Farhad Madani had provided the upcoming Aquatic schedule.

Land & Facilities Committee

The 54 Rainey Street Project and the Utility check-off items were discussed.

Navigation Committee

The two boat docks items, Bell and Mueller had been discussed and pulled off the agenda.

H. ITEMS FROM BOARD MEMBERS

Saturday, June 7 is National Trails Day. (Jeb Boyt)

Saturday, June 7, Friends of Deep Eddy Pool are having a fundraiser to raise funds for the bathhouse restoration. (Mary Ruth)

The next Parks Board Meeting, Tuesday, June 24 will be at the Aquatics Compound at 400 Deep Eddy Avenue.

Capital Metro is now running a bus route on weekends to Zilker Botanical Gardens and city museums. (Amy)

I. ADJOURNED

The meeting was adjourned at approximately 8:45 p.m.