Parks and Recreation Department
Tuesday, October 24, 2006

Meeting

A regularly scheduled meeting of the Parks and Recreation Department Parks Board was held on Tuesday, October 24, 2006 at the Boards and Commissions Conference Room, 301 W. 2nd St. Room 1101.

Board Members Present: Board Chair Linda Guerrero, Board Vice-Chair Jeb Boyt, Secretary/Parliamentarian Mark Vane, Jeff Francell, Marilyn Bostick, Hector Ortiz, Danette Chimenti and Clint Small.

Staff members Present: Warren Struss, Stuart Strong, Randy Scott, Cora Wright, Butch Smith and Tino Garcia.

A. Meeting Called to Order
The meeting was called to order by Board Chair Guerrero at 6:12 a.m.

B. Approval of Minutes
Board Member Vice-Chair Boyt moved to approve the minutes, seconded by Board Chair Guerrero. Motion passed.

Director Struss introduced Assistant City Manager Bert Lumbreras.

C. Citizen Communication

Malcolm Yeats, member of the Southeast Austin Trails and Greenways Alliance, requested Board action regarding the transfer of recreational easements for the Country Club Creek Trail.

Laura Morrison, President of the Austin Neighborhood Council, consisting of over 66 associations, expressed concern on projects that are seeking variances. She indicated that the Council had passed a resolution regarding beautification efforts on the Town Lake

Corridor. She also indicated that the City of Austin should consider a comprehensive evaluation of Town Lake.

D. Discussion and Action Items

1. Consider approval of a two-slip Boat Dock and make a recommendation to the Director regarding bulk heading at 7901 Big View.

The Department has reviewed plans for the proposed dock and finds that they do not meet the requirements of the Land Development Code. The applicant owns two adjoining lots and has the intent of joining the lots by restrictive covenant. If the two are joined by restrictive covenant, the proposed dock would comply with the requirements of the Land Development Code. Board Member Small moved to approve the bulk heading and boat dock at 7901 Big View pending the approval of staff member Randy Scott. Mr. Scott will assess and email the board with his approval. Seconded by Board Member Ortiz. Motion carried 8-0.

2. Make a recommendation to the Director regarding bulk heading at 2607-I River Hills Road.

The retaining wall, bulkhead, or other erosion protection device must be designed to minimize wave return and reduce wave action. Board Member Boyt moved to approve the recommendation, seconded by Board Member Francell. Motion carried 6-0-2 with Board Members Small and Bostick abstaining.

3. Make a recommendation to the Planning Commission and City Council on the Hyatt Regency Redevelopment Project.

Paul Johnston provided a 2nd briefing to the Board and is seeking Board approval of a Planned Development District (PUD) that will allow the redevelopment of the Town Lake Hyatt Property. Substantial upgrades of the rooms and interior of the hotel are already under construction. Fairfield Properties has committed over $7 million to the effort. The project consists of the construction of two new buildings located on the two existing surface parking lots on the west and south side of the existing Hyatt hotel. Some of the cited benefits regarding the proposed rezoning are; 1) integration of new development with existing development; 2) conformance with adopted plans; 3) reduction of impervious cover; 4) enhancement of environment; 5) environmental maintenance commitment; 6) enhancement of public access to trail and waterfront; 7) efficient infrastructure plan; 8) new structures setback from Town lake; and 9) Great Streets program.

Cory Walton, Vice-President, Bouldin Creek Neighborhood Association, addressed the Board and recommended that the Board not recommend the variance request.

Jeff Jack, President Zilker Park Neighborhood Association, requested the Board deny the variance to the Waterfront Overlay.

Kathie Tovo, President of the Bouldin Creek Neighborhood Association, indicated that the neighborhood is still negotiating with the developers.

Claudette Lowe, Area Coordinator, South River City Citizens, gave her minutes to Ms. Tovo but requested that the Board save the Waterfront Overlay and therefore, the Waterfront.

Sarah Campbell, South River City Citizens, recommended that the Board not approve any variance to the waterfront overlay, especially setbacks.

Susan Rankin, Executive Director, Town Lake Trail Foundation, is concerned in setting a precedent to the overlay ordinance.

David Coufal recommended to deny any variance to any provision of the Town Lake Waterfront Overlay.

Jean Mather, Co-President, South River City Citizens, requested the Board deny the variance request.

Board Member Boyt indicated that the Land and Facilities subcommittee had recommended the variance request on a vote of 3-0 citing the improvements and new parkland. He moved to approve the recommendation to the Planning Commission and the City Council on the Hyatt Regency Redevelopment Project, seconded by Board Member Vane. Board Chair Guerrero requested a roll call vote and the result was a 4 – 4 deadlock, therefore the motion did not carry. The vote was as follows:
Board Member Chimenti – No
Board Member Small – Yes
Board Member Ortiz – No
Board Member Francell – Yes
Board Member Bostick – No
Board Member Vane – Yes
Board Member Boyt – Yes
Board Member Guerrero – No

4. Make a recommendation to the Director of the Parks and Recreation Department concerning an ACWP Wastewater Improvement project along Barton Creek Greenbelt at Spyglass Road.

The Austin Clean Water Program is proposing to install 219 linear feet of new 8 inch wastewater line on parkland adjacent to Barton Creek. The new line will replace an existing line that has been determined to be in poor condition. The entire project is scheduled to begin in February 2007 and no portion of the hike and bike trail will be

closed during construction. Signs will be posted alerting the public and meetings will be held with the affected neighborhood. Board Member Francell moved to approve the project, seconded by Board Member Bostick. Motion carried 7-0 with Board Member Small abstaining (out of the room).

5. Make a recommendation to the Director of the Parks and Recreation Department concerning the Cesar Chavez Two-Way Conversion Capital Improvement Project.

Gordon Derr reported that on July 29, 2004, the City Council passed a resolution that directed the City Manager to determine the cost and the best way to convert the five-block, one-way segment of Cesar Chavez to a two-way segment. A consultant team developed the scope of the work identifying urban design enhancement opportunities and collected extensive data. Meetings were held with City Boards and Commissions, neighborhood associations, and the general public (including property owners) to brief them on the scope of the study. In the summer of 2005, staff and consultants presented the results of the study on the best way to convert traffic flow. Mr. Derr also talked about the merits of the Urban Design improvements, which are consistent with both the Great Streets Master Plan and the Town Lake Master Plan. Board Member Francell moved to approve the Two-Way Conversion, seconded by Board Member Chimenti. Motion carried 7-0-1 with Board Member Bostick abstaining.

E. Other Business

1. City of Austin Special Operations Plan – Waterway Restriction Guide

Chief Evans provided an overview of the proposed plan. The plan calls for the establishment of guidelines that can be used by the Fire Chief and the other involved Departments in determining what restrictions are needed on the various waterways. These restrictions are designed to 1) protect the public from unsafe conditions on and along waterways; 2) protect public and private property on and along waterways; and 3) minimize waterway rescues and maintain available emergency resources during flood events. The document is only a guide and each flooding incident must be evaluated on its own merits and appropriate orders must be issued. The plan was developed as a joint event by the City of Austin Fire Department, PARD, Public Safety and Emergency Management, Watershed Protection and Development Review and the Office of Emergency Management. The Lower Colorado River Authority Office of Emergency Management was also involved. Paul Mahler, President of the Lake Austin Riverboats, expressed concern with the proposed buoy line and offers an alternative to the current proposal.

2. Sand Beach Reserve Park Design Concept and the extension of Pfluger Bridge.

The Board was briefed on two projects: 1) the extension of the Pfluger Bridge; and 2) a project to improve parkland on Cesar Chavez on the Sand Beach Reserve. An amount

totaling $275,000 will be used as mitigation of the use of dedicated parkland for the realignment of Sandra Muraida.

3. Briefing on current application of the Parkland Dedication Ordinance

Butch Smith, PARD Planner, provided an overview of the ordinance highlighting 1) the legal justification for parkland impact fees; 2) the dedication applicability; 3) how fees can be used; 4) how fees cannot be used; 5) fee comparisons among Texas' cities; 6) challenges to the ordinance and 7) possible solutions. Mr. Smith indicated that staff has established a committee to look at the current ordinance and will provide the Board with possible recommendations to the ordinance.

4. Briefing on a proposal to upgrade Downtown Storm Water Infrastructure across Town Lake Trail

Stuart Strong briefed the Board on a proposed waste-water project. The agreement of the project includes the shutting of West Colorado Street, bisecting Cesar Chavez and discharging into Town Lake.

5. Variance requests from the South Shore Central Sub-district Waterfront Overlay for 222 and 300 E. Riverside Drive.

John Noell addressed the Board and is requesting two variances from Division 8 of Austin's Land Development Code, which governs the Waterfront Overlay and Sub-district Development Regulations. Section 25-2-721 of the Land Development Code states that the Planning Commission may grant these variances after determining that: 1) the proposed project and variances are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancements, and traffic; and 2) the variances are the minimum required by the peculiarities of the tract. The proposed redevelopment will remove four valuable existing buildings in order to provide additional waterfront open space, parkland dedication, and the extension of the Town Lake trail.

6. Lakeshore PUD

Stuart Strong briefed the Board on the Lakeshore District. The proposed project in a mixed-use, high-density neighborhood expertly combining unique living spaces, sidewalks and shops, parks, trails and stunning views of Lake Austin. The project includes town homes, smaller-scale flats, mid-rise condos and 8 story flats.

F. Director's Report

Director Struss reported on the following: 1) The Turner Roberts Recreation Center bids were rejected and the re-bid will force a three month delay; 2) The New Learning Center

located at the Clay/Kizer golf course will have a grand opening in the coming months. He indicated that the learning center will be named after Joe Balander. Mr. Balander was involved in Jimmy Clay golf for over 22 years; 3) The Rolling Stones will be performing at Zilker Park October 22, 2006; 4) The Cancer Survivor Park negotiations are still ongoing; 5) the Adopt-a-Park banquet will take place on Friday, October 27th ; and 6) the ground breaking for the Gus Garcia Park will take place Saturday, October 28th.

G. Items from Board Members

Board Chair Guerrero announced the creation of a subcommittee to recommend Board processes and procedures within the next 30 days. Volunteers included Board Members, Boyt, Francell, Chimenti and Vane.

The Board also asked for a report on the Waterfront Overlay Ordinance with recommendations to the Board.

With no further business, the meeting was adjourned at 10:12 p.m.