

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHBORHOOD PLAN:** North Lamar Combined

**CASE#:** NPA-2017-0026.01      **DATE FILED:** July 18, 2017 (Out-of-Cycle)

**PROJECT NAME:** Georgian Acres Neighborhood Park

**PC DATE:** September 12, 2017

**ADDRESS:** 500 E. Powell Lane

**DISTRICT AREA:** 4

**SITE AREA:** 4.997 acres

**OWNER/APPLICANT:** City of Austin, Parks and Recreation Department

**AGENT:** Greg Montes, Parks and Recreation Department

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Commercial

**To:** Recreation and Open Space

**Base District Zoning Change**

**Related Zoning Case:** C4-2017-0089

**From:** CS-CO-NP

**To:** P-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** June 24, 2010

**PLANNING COMMISSION RECOMMENDATION:**

*September 12, 2017* – Approved on the consent agenda for Recreation and Open Space land use. [J. Shieh – 1<sup>st</sup>; P. Seeger – 2<sup>nd</sup>] Vote: 13-0.

**STAFF RECOMMENDATION:** Recommended

**BASIS FOR STAFF'S RECOMMENDATION:** The North Lamar Combined Neighborhood Plan clearly states the need and desire for more parkland in the planning area. This proposed plan amendment and zoning change will fulfill this need.

Below are sections of the plan document that states the need and desire for more parkland:

## PARKS and TREES

**Achieve and maintain healthy, sustainable, functional, quality, safe and aesthetically-beautiful parks and green spaces that provide opportunities for cultural interactions within the North Lamar Combined Neighborhood Planning Area.**

### ***Parks***

Parks are the cornerstones of a city's neighborhoods; they foster a sense of community by offering the opportunity to congregate, interact, and recreate with one another. Parks can also provide healthy and natural alternatives to their surrounding built environments.

With only two parks within its boundaries, the North Lamar Combined Neighborhood Planning Area (NLCNPA) is underserved; of the approximately 1,297 acres of the NLNCPA, only 0.67 percent (8.67 acres) are City parks. These two parks do not meet the current and future needs of the community as its population continues to grow.

#### **❖ Future parks should meet the needs of those living within the NLCNPA.**

The NLCNPA does not have a local-serving, neighborhood park that would allow its residents opportunity to recreate, gather, and interact. The NLCNPA also lacks a sufficient amount of City-owned land where a future City-run park could be located; refer to the *Area Parks and COA-Owned Land* map on page 42 for the location of these parcels. However, concurrent with the planning process, the Parks and Recreation Department (PARD) was actively seeking land within the NLCNPA to provide another park in the immediate area. For a list of criteria PARD uses in determining the location and placement of future parks, refer to the Criteria for Parkland Acquisition informational box below.

If a new park is developed, it will be a local asset for the NLCNPA community and its diverse population. Neighborhood stakeholders explicitly stated their desire to incorporate amenities that would address the area's cultural diversity, climate change initiatives, and the overall health of their neighborhood. Stakeholders felt the new park should have a limited service area, serving only the NLCNPA and its immediate surroundings. They were concerned that a larger-scaled park would not foster a sense of community, consequently, they decided to limit the type and number of amenities that support large-group activities (e.g., baseball and softball fields, basketball courts) at a new neighborhood park.

**Objective P.3: A new park should be located within the NLCNPA.**

- Recommendation 45** Find and allocate land for a new park within the NLCNPA.
- Recommendation 46** Examine opportunities for a public-private partnership to develop and manage community recreational facilities, including a new park, within the NLCNPA.

**Objective P.4: The new park should become a neighborhood asset to the NLCNPA.**

- Recommendation 47** Consider the incorporation of the following amenities within the design of a new park:
- 47.A. Drinking fountains for both people and dogs
  - 47.B. Interactive water fountain
  - 47.C. Benches
  - 47.D. Picnic tables
  - 47.E. A pavilion and/or an area that can be reserved for various functions
  - 47.F. Bar-B-Que pits and/or grills
  - 47.G. Trash cans
  - 47.H. "Mutt Mitt" stations with bags and receptacles for pet waste
  - 47.I. Playground equipment
  - 47.J. Walking trails
  - 47.K. Exercise equipment similar to that found at Barrington Park
  - 47.L. An area for a community garden
  - 47.M. Large open space to allow for various activities, including football and kite-flying

**Objective P.5: The new park should directly serve the NLCNPA community and its surrounding neighborhoods.**

- Recommendation 48** Examine the feasibility to limit the number of amenities within the new park so as not to attract large groups of people from outside the neighborhood.

**Objective P.7:** *The design for a new park should include facilities that promote the safety, convenience, and comfort of its users.*

- Recommendation 50** Provide restroom facilities for park users.
- Recommendation 51** Provide adequate parking for park visitors.
- Recommendation 52** Investigate safety measures that will protect all park visitors. These measures could include:
- Emergency call boxes
  - Lighting
- Recommendation 53** Encourage Austin Police Department security patrols at or near the new park.

**Objective P.8:** *The design for a new park should include facilities and amenities that promote sustainability and climate protection.*

- Recommendation 54** Incorporate renewable energy sources into the design of the park's facilities. These sources could include:
- Rooftop wind turbines
  - Solar paneling
  - Electric car plug-in sites
- Recommendation 55** Use recycled and/or recyclable materials in the construction of the parks' facilities and amenities.

## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE ON THE PROPERTY***

**Commercial** - Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

#### **Purpose**

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto-oriented commercial uses that are generally not compatible with residential or mixed use environments.

### **Application**

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

### ***PROPOSED LAND USE ON THE PROPERTY***

**Recreation and Open Space** – The category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage-ways and detention basin, and any other public usage of large areas on permanent open land.

### **Purpose**

1. Maintain, improve and extend existing parks and recreation facilities.
2. Open spaces that are currently in a naturalistic state should be preserved to the greatest extent possible; and
3. Any undevelopable land should be left as open space.

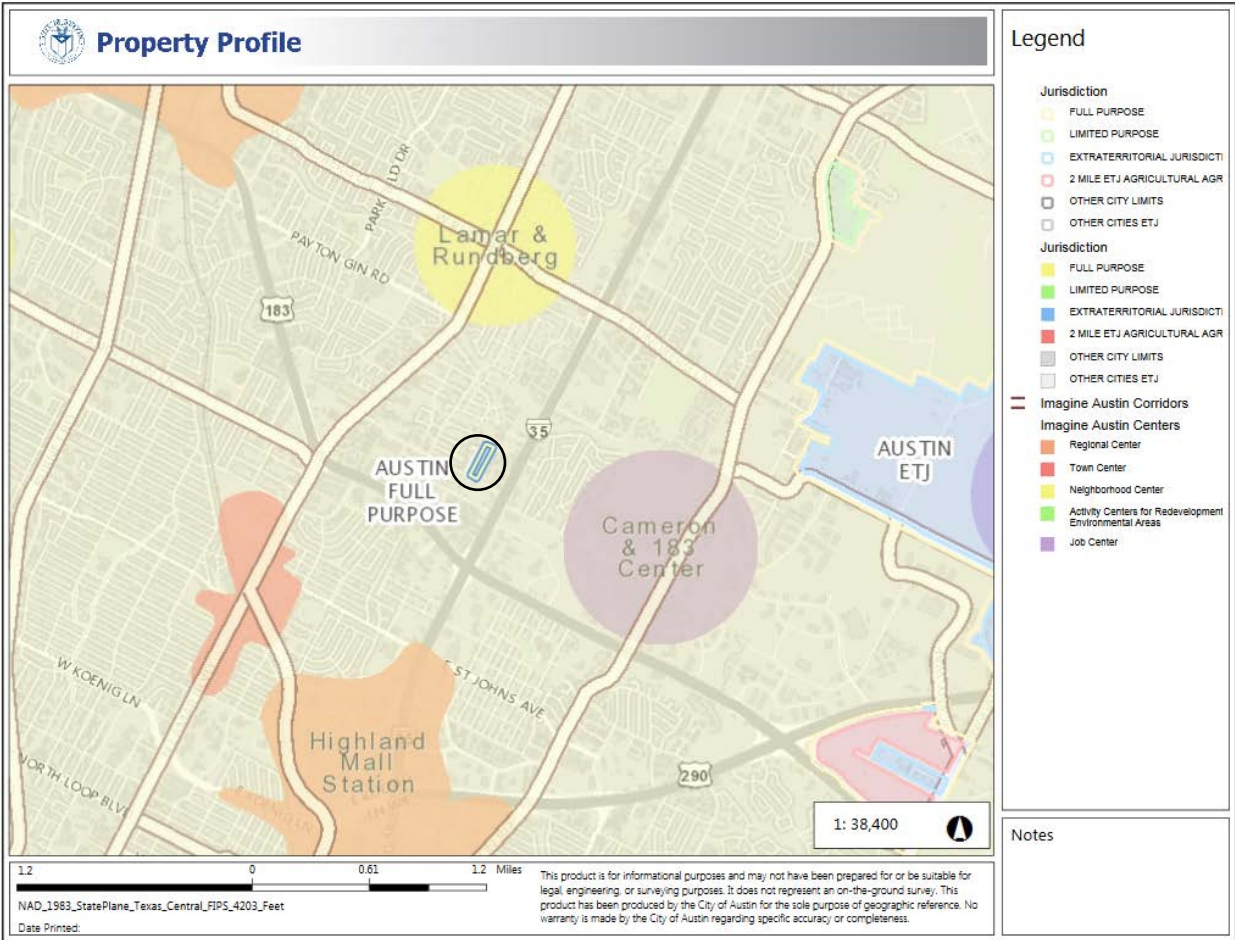
### **Application**

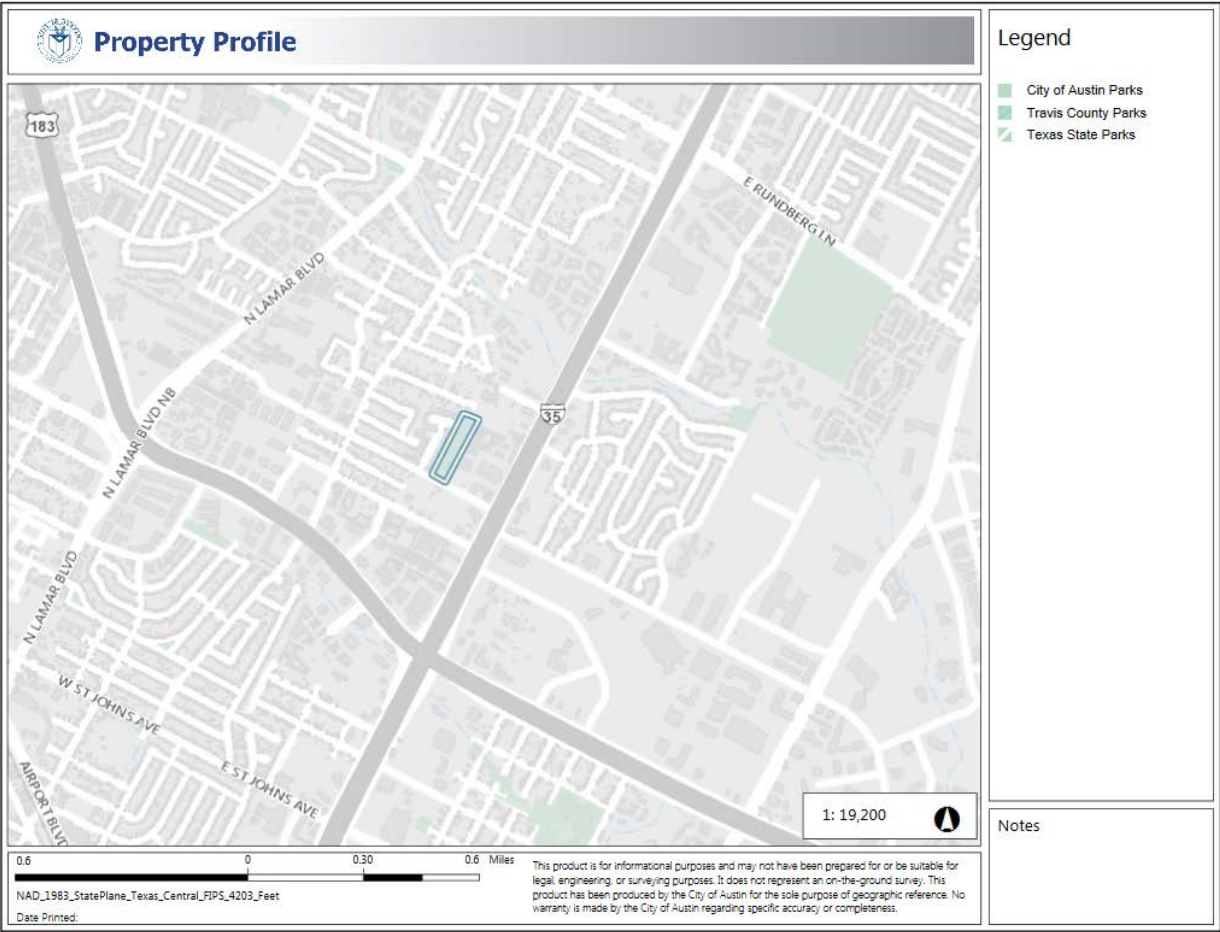
1. All existing and planned parks, regardless of jurisdiction;
2. Private recreational areas and open space, such as golf courses, ball fields, and privately owned, dedicated open space; and
3. Land that is likely to remain primarily undeveloped, such as drainage easements, steep slopes, and flood plains in urban watershed.

### ***IMAGINE AUSTIN PLANNING PRINCIPLES***

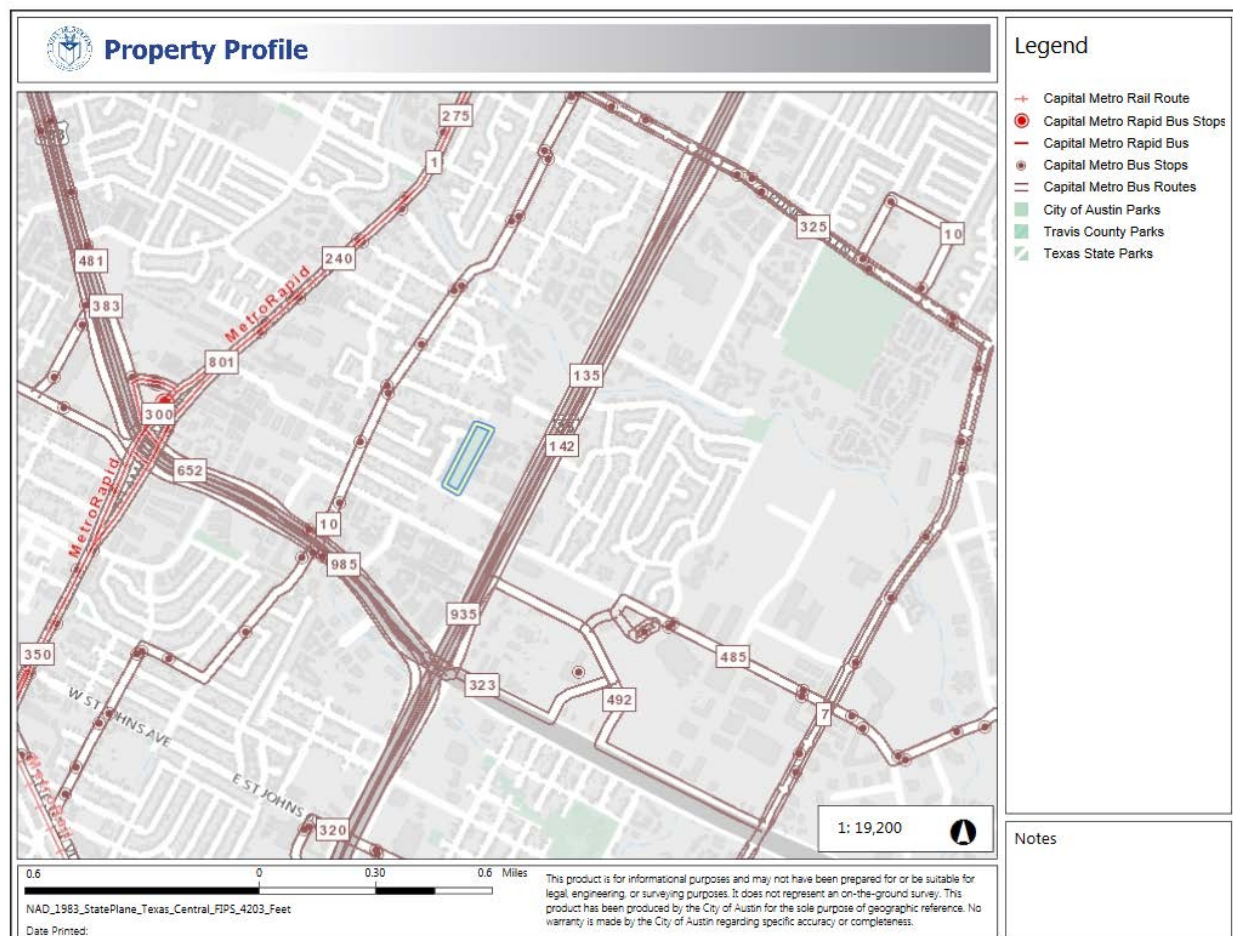
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
  - ***A neighborhood park will provide recreation options for the area.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.

- ***The public park will be within walking distance to the surrounding neighborhoods.***
- 3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
  - ***The commercially-zoning property will be down-zoned for a public park,***
- 4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
  - ***Not applicable.***
- 5. Ensure harmonious transitions between adjacent land uses and development intensities.
  - ***A public park is a compatible use for the neighborhood.***
- 6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
  - ***The property is not located within an environmentally sensitive area, but the park will preserve open space.***
- 7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
  - ***The public park will expand the green infrastructure in the planning area.***
- 8. Protect, preserve and promote historically and culturally significant areas.
  - ***Not applicable.***
- 9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
  - ***The proposed park will have walking trail and other facilities that will help promote a healthy lifestyle.***
- 10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
  - ***Not applicable.***
- 11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
  - ***Not applicable.***
- 12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
  - ***Not applicable.***









## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The plan amendment and zoning case was initiated by the City Council by Resolution No. 20170615-065 because the North Lamar Combined Neighborhood Planning area is an underserved area for parks. The Resolution states that the City Council has allocated funding for acquisition, planning, and development of parkland in the Georgian Acres neighborhood, which is in the southern part of the combined neighborhood planning area.

The plan amendment request is to change the land use on the future land use map from Commercial to Recreation and Open Space for a public park.

The zoning change application is a request to change the zoning on the property from CS-CO-NP to P-NP for a public park. For more information on the associated zoning case, please see case report C14-2017-0089.

**PUBLIC MEETINGS:** The ordinance required community meeting was held on August 24, 2017. Approximately 1,000 meeting notices were mailed to people who live or own property within 500 feet of the property in addition to utility account holders and neighborhood organizations and environment groups who requested notification for the area. Eight people attended the meeting, in addition to one staff member (Maureen Meredith) from Planning and Zoning Department and two staff members (Greg Montes and D'Anne Williams) from the Parks and Recreation Department.

Greg Montes from the Parks Department, said the Parks Department purchased the property in 2014 because there is a deficit of parks in the planning area.

In 2017 Councilmen Greg Cesar's office initiated a Resolution to rezone the property from CS-CO-NP to P-NP and to change the future land use map on the property from Commercial to Recreation and Open Space for a public neighborhood park. Councilman Cesar's office took the lead on the community engagement process meeting with people in the neighborhood to get their input on possible park facilities for the property. The property is almost five acres and is heavily treed with wildflowers.

A ¼-mile walking trail is proposed with a picnic pavilion with grills, also a playscape near the street, but will have a split-rail fence to help keep the children out of the street. For the children ages five to twelve years old there will be a big net climber with a slide and a separate spinner. For children two to five year olds, there will be a playhouse and a tunnel climber and an ADA compliant swing. There will be a water fountain at the pavilion.

After the presentation, the following questions were asked:

Q. During the previous community meetings for input, people said they wanted a soccer field. Why wasn't a soccer field added?

A. We ruled out a soccer field at the first meeting because the property is heavily treed and we didn't want to lose the trees and the property wasn't big enough to have a regulation-sized field. Barrington Elementary School is near in the neighborhood so maybe people can use the soccer field there.

Q. You mentioned that there will be one water fountain, but I'm wondering why there can't be two water fountains.

A. Neighborhood parks by their very nature are in neighborhoods so we expect people will walk from their homes to the park, which is why we also don't provide a bathroom. Also, water fountains are difficult and expensive to maintain.

Q. If the design you show us is approved, how much will it cost to build?

A. Councilman Cesar's office put \$500,000 in the Park's Department budget for the park. We've spent some money on property survey, tree survey, etc. Site development permits are expensive.

Q. Where will the trash cans be located in the park?

A. There will be a trash can at the pavilion, the playscape, and picnic tables. There will be about four to five trash cans. It will be picked up once a day.

Q. Will there be doggy poop bag stations?

A. There will be two stations.

Q. Will there be parking spaces?

A. We don't expect people to drive to the park, except for maybe people with baby strollers, but we expect people to walk to the park. There will be two regular parking spaces and one ADA parking space.

Q. The requested zoning of P- Public, is this only for the area shown on the map?

A. Yes, it's only for the 4.997 acres the City owns. We can't rezone property we don't own.

Q. How frequently will the park be maintained?

A. It will have regular maintenance, the same as all parks.

Q. Will there be security in the park?

A. We will not have security patrolling the park, but if people see something you should call 9-1-1. The park will have a curfew of 10:00 p.m. and the lights will be turned off at that time.

**CITY COUNCIL DATE:** October 19, 2017

**ACTION:**

**CASE MANAGER:** Maureen Meredith

**PHONE:** (512) 974-2695

**EMAIL:** maureen.meredith@austintexas.gov

**RESOLUTION NO. 20170615-065**

**WHEREAS**, the City of Austin's Comprehensive Plan prioritizes the acquisition, expansion, and enhancement of parks, trails, stream corridors, green streets, greenways, and agricultural lands for all residents; and

**WHEREAS**, the Georgian Acres neighborhood has historically been underserved by City services and is situated in one of the City's "parks deserts"; and

**WHEREAS**, the City Council has previously allocated funding for acquisition, planning, and development of parkland in the Georgian Acres neighborhood; and

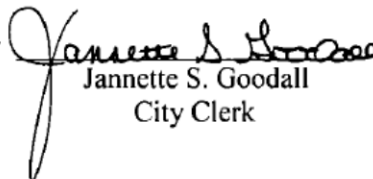
**WHEREAS**, the Georgian Acres Neighborhood Park is currently zoned general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) and will need to be rezoned to implement the park's masterplan; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The Council initiates the rezoning and neighborhood plan amendment of approximately five (5) acres of parkland known as Georgian Acres Neighborhood Park, located at 500 East Powell Lane, from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to public-neighborhood plan (P-NP) combining district, and directs the City Manager to process the rezoning and amendment cases.

**ADOPTED:** June 15, 2017

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



## City of Austin

Parks and Recreation Department  
919 W. 28<sup>th</sup> ½ St., Austin, Texas 78705

February 22, 2017

Greg Guernsey, Director  
City of Austin  
Planning Development Review Department  
505 Barton Springs Road  
Austin, Tx 78704

Dear Greg:

The Parks and Recreation Department is submitting a neighborhood plan amendment application for the Georgian Acres Neighborhood Park Conceptual Master Plan. The park is located at 500 E. Powell Ln, within the City Council approved North Lamar Combined Neighborhood Plan, specifically the Georgian Acres plan. The subject property is 5 acres in size and is currently undeveloped and has Commercial future land use assigned to it.

The property is currently zoned CS-CO-NP and at this time, PARD is concurrently submitting a zoning application in order to rezone the property to P-NP. We are about to begin the construction drawings and permitting process, so it's necessary to begin the plan amendment process.

In closing the Parks and Recreation Department is requesting that the property be approved with the future land use of **Recreation and Open Space** in order to facilitate the development of the park.

If I can provide you with further information, please contact me at 974-9458.

Respectfully,

Gregory Montes  
Senior Planner, Parks and Recreation Department

Recommendation Letter from the North Lamar  
Combined Neighborhood Plan Contact Team

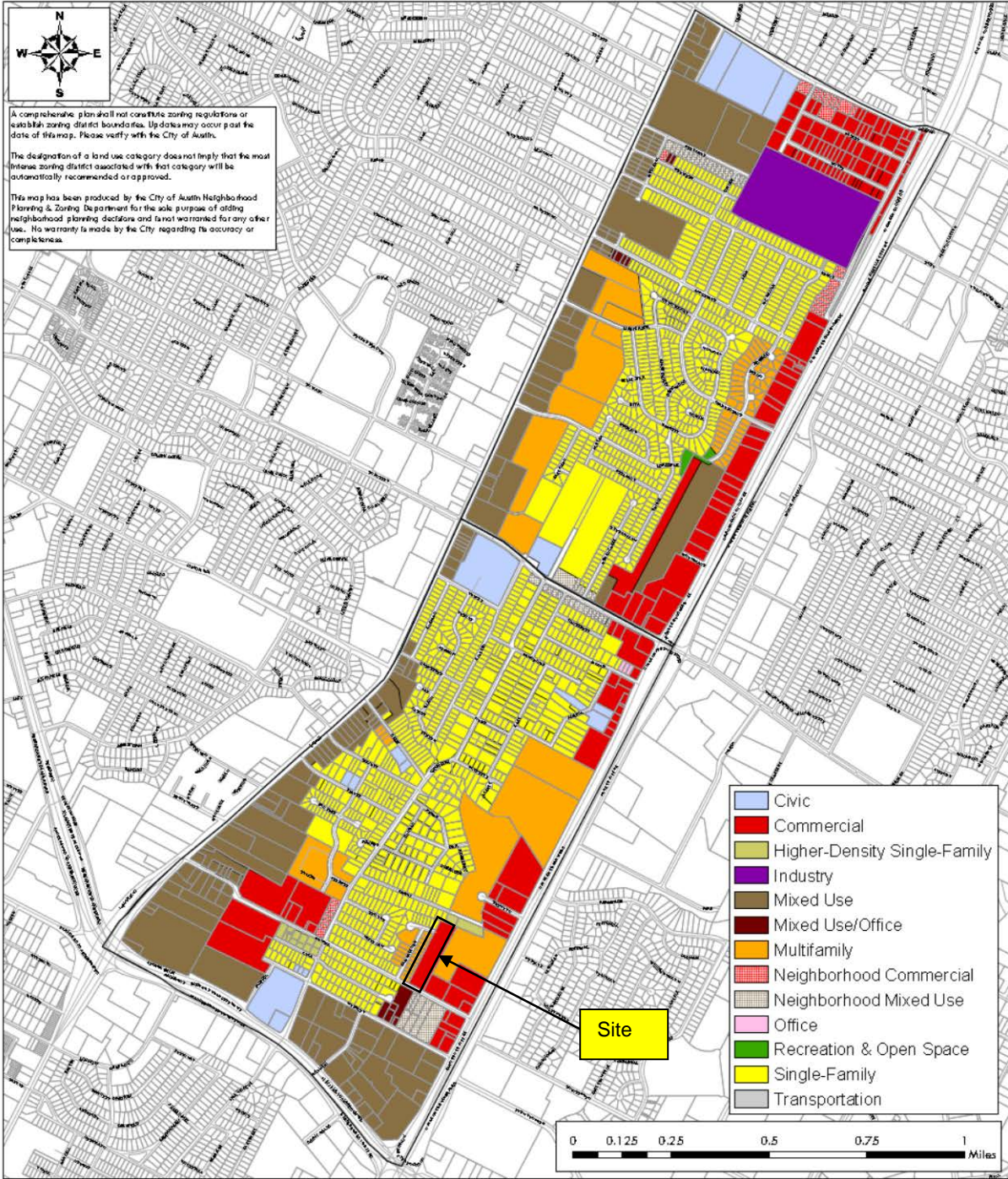
(No letter received at this time)



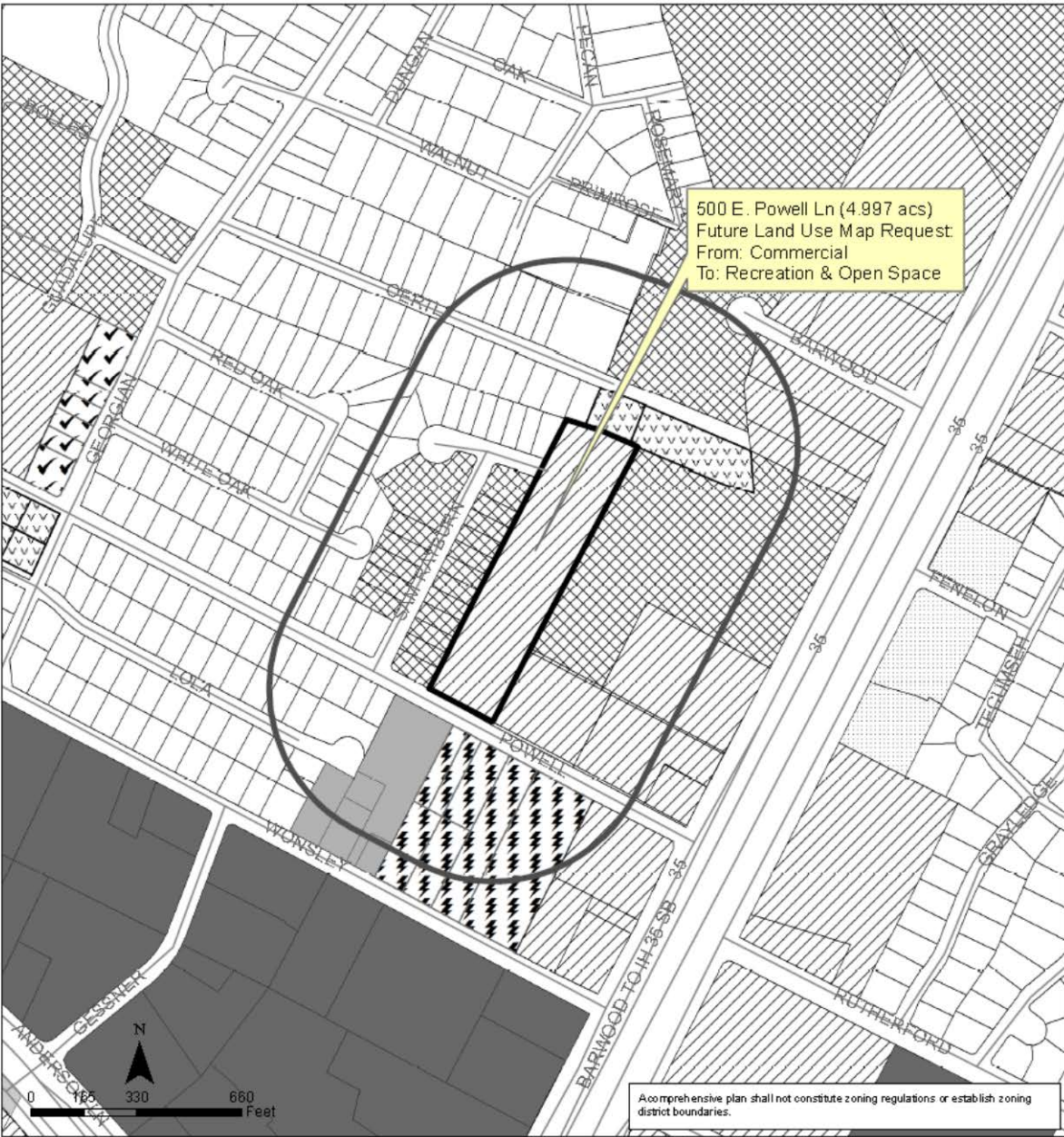


# North Lamar Combined Neighborhood Planning Area Future Land Use Map

Plan Adopted: June 24, 2010  
Last Amended: January 28, 2013







**North Lamar Combined Neighborhood Planning Area**  
**NPA-2017-0026.01**

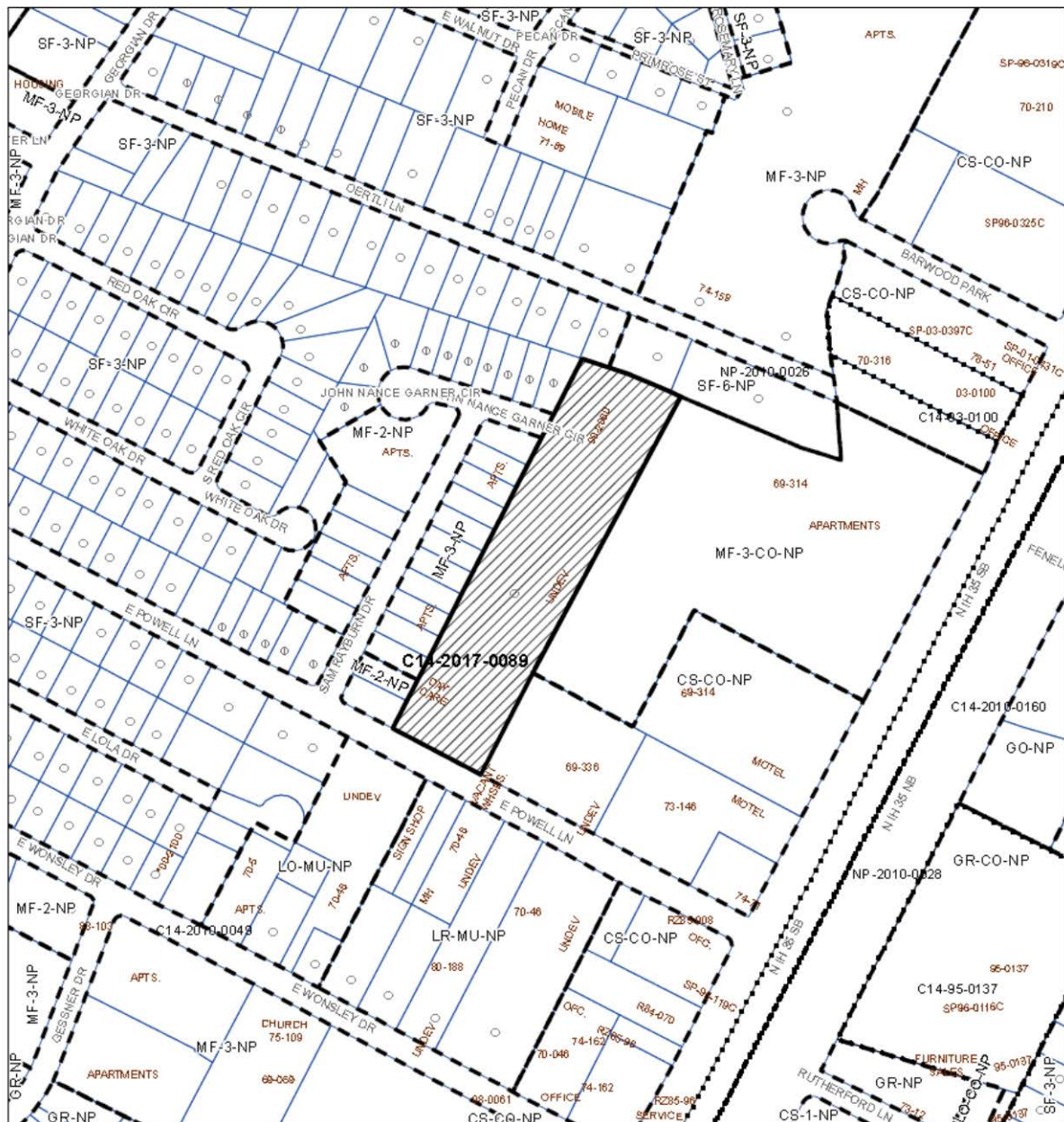
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City of Austin  
Planning and Zoning Department  
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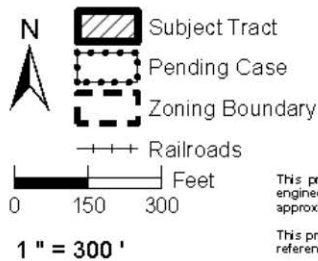
Future Land Use	
	500 ft. Notif. Boundary
	Subject Property
	Single-Family
	Higher-Density Single-Family
	Multi-Family
	Commercial
	Neighborhood Commercial
	Neighborhood Mixed Use
	Mixed Use
	Office
	Mixed Use/Office
	Civic
	Transportation





## ZONING

Case#: C14-2017-0089



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Created: 7/25/2017

