



MEMORANDUM

Roy Bechtel
Don

TO: Members of the Parks and Recreation Board

FROM: Manuel A. Mollinedo, Director
Parks and Recreation Department

DATE: October 17, 1991

SUBJECT: Riverplace MUD Proposed Consent Agreement Amendments

First Riverplace Reserve Limited Partnership (Riverplace) has submitted application materials to amend the Riverplace MUD Consent Agreement with the City, including revisions to the Agreement's Land Plan.

Riverplace MUD was granted consent to creation by the City in 1984. The MUD is located in the west Austin area, just west of Emma Long Metro Park between FM 2222 and Lake Austin, as shown on the attached Location Map.

The applicants are requesting seven changes to the Consent Agreement which are outlined by the attached "Memorandum" dated June 26, 1991. The fifth change (Paragraph #5) involves the MUD's park and recreational facility requirements. The applicants are not requesting to change the amount of parkland to be dedicated to the District (64 acres), but are proposing new locations and configurations of the parkland. The applicants are also requesting a change in the timing of the required investment in recreational facilities.

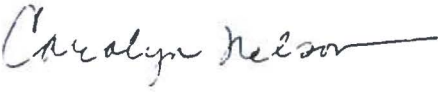
RECOMMENDATION: The applicants have proposed a 2.7 acre neighborhood park and a 3.46 acre lakeside park. I recommend acceptance of the latter park, enlargement of the neighborhood park to at least 5 acres, and that the remaining park acreage requirement be met with a nature preserve. I further recommend that the recreational facilities be built as the residential areas which the parks will serve begin to develop. The parklands and facilities will be dedicated to the District and will be the maintenance responsibilities of the District until annexation by the City.

Now
Neigh - w/ in one year Consent Agreement
Lakeside PK + Nat Pres w/ const of access road

8

Paperclip
Parks and Recreation Board Members
Riverplace MUD
Page 2

Staff will meet with the applicants prior to your scheduled consideration of this issue, and will have more information for you at that time. More technical information on the applicant's requested Consent Agreement amendments is attached for your review.

for 
Manuel A. Mollinedo, Director
Parks and Recreation Department

Attachments
MAM:SC



ESPEY, HUSTON & ASSOCIATES, INC
ENGINEERING & ENVIRONMENTAL CONSULTANTS

LOCATION MAP

JOB NO.

DATE

1:10,000

MEMORANDUM

June 26, 1991

The following is a summary of the changes requested in the Agreement Concerning Creation and Operation of River Place Municipal Utility District executed by the City of Austin on February 24, 1984:

1. Bonding Limitations.

Delete Article II, Paragraph B.

2. Pre-annexation surcharge.

Delete last sentence of Article IV, Paragraph C, and
Revise Article VI, Section E as follows:

"After annexation and dissolution of the District, the City may charge and collect a special surcharge for water and sewer service in the amount of \$30.00 per month from each single family dwelling unit or its equivalent within the boundaries of the District to which water and wastewater service are provided, as authorized by Section 54.016(h) of the Texas Water Code, until the bonded indebtedness of the District has been retired or for thirty years, whichever occurs first, but in no event for a longer period than is necessary to compensate wholly the City for its assumption of the bonded indebtedness of the District. If the total principal amount of bonds for District facilities is greater or less than the total amount of bonds which was used to calculate the surcharge, or if it

becomes evident as a result of the subdivision process that the total number of single family dwelling units or their equivalents within the District will be greater or less than the total number used to calculate the surcharge, or if the average annual effective interest rate of the bonds becomes greater or less than the rate used to calculate the surcharge, then the District and the City agree to recalculate the surcharge accordingly."

3. Certificates of Convenience and Necessity.

Revise Article IV, Paragraph J as follows:

"Within two years of the date of execution of this Amendment Agreement, River Place shall use due diligence to extinguish the certificates of convenience and necessity unless the City and River Place agree to either an extension of such time or to permit River Place to retain the certificate."

4. Service Area Limitations.

Revise Article V, Paragraph A as follows:

"(1) Unless prior approval of the City Council of the City is obtained, the District shall not: (a) construct or install water or wastewater lines or facilities to serve areas outside the District and its approved out-of-district service area, (b) sell or deliver water or wastewater service to areas

outside the District and its approved out-of-district service area; or (c) annex any additional lands to the District. By specific action of the City Council and execution of this Amendment Agreement, the City agrees that the District may provide water and wastewater service to all or any part of the area shown on the Conceptual MUD Plan outside the boundaries of the District and attached hereto as Exhibit "D," and incorporated herein for all purposes related to defining service areas. River Place is specifically permitted to seek approval from applicable regulatory authorities for alternate wastewater treatment facilities for any of the property within its service area.

(2) City agrees to provide wastewater service to supplement that provided by the District. City agrees to accept 1,275 living unit equivalents (LUE) of wastewater flow through its facilities at the general location indicated on the map attached as Exhibit E. Such service shall be available no later than January 1, 1992. The City shall be paid the sum of \$837.00 for each LUE of wastewater. For the purpose of this Agreement, the term LUE shall mean each unit of 350 gpd. Anytime after such service is available, the City may annex, for full purpose, the land identified on Exhibit E as the "annexation area." No other areas within the service

area of the District shall be annexed without the consent of the landowner. All areas annexed by the City shall continue to be used and developed in accordance with the Land Use Plan as it shall be amended from time to time in accordance with the terms of this Agreement, and any such annexation shall accommodate the uses shown on the Land Use Plan."

5. Dedication of Parkland and Money for Park Facilities.

Revise Article IX, Paragraph D.1 as follows:

"Approximately sixty-four (64) acres of land in the District as shown on the Conceptual Master Exhibit "D" Plan shall be dedicated to the District for parkland purposes within one (1) year of the date of execution of this Amendment Agreement, provided, however, that River Place shall retain the right to use such acreage for calculating density on other parts of the River Place development even though platted after such dedication. No later than one (1) year from the date of disbursement of proceeds of the first sale of District bonds, River Place agrees to construct or acquire the recreational facilities listed on Exhibit "G". River Place shall not be obligated to expend more than \$234,000 on the total facilities. Such facilities shall be established or constructed in the areas dedicated as parkland or greenbelt as shown on the Land Plan

either within the District or its approved out of district service area. Such facilities shall be donated to the District without cost to the District after construction or acquisition of the facilities."

6. School Site.

Delete Section D 2(1) of Article IX.

7. Secondary Access through Glenlake.

Revise Article IX., Paragraph E as follows:

"The City, River Place and the District agree that River Place Boulevard, is a sufficiently wide and accessible thoroughfare to serve as an acceptable primary and secondary access to the entire development. As a result, no other secondary access shall be deemed necessary as a condition to future platting of the River Place property."

5591-62.5

EXHIBIT G
(Revised)
PARKLAND IMPROVEMENTS

Recreational Facilities

Estimated Cost

1. Neighborhood Park - 5 acres

- ☒ a. One field for Soccer and Football
- ☒ b. Basketball Court
- ☒ c. ~~Tennis Courts (2)~~
- ☒ d. Picnic Area
- ☒ e. Irrigation
- ☒ f. Clearing, grading, site work
- ☒ g. Playscape

\$155,000
190,000

2. ^{Lakeside 3.5}
~~Woodland~~ Park - ~~7.8~~ acres

- ☒ a. ~~Playscape~~
- ☒ b. Picnic Area
- ☒ c. ~~Shelter~~
- ☒ d. Clearing, grading, site work
- ☒ e. Parking
- ☒ f. ~~Restroom~~
- ☒ g. Landscaping

\$ -69,000
24,000

3. Nature Preserve - ^{5.5}
5 1/2 acres

- ☒ a. Hiking Trails

\$ 10,000

TOTAL ESTIMATED COSTS

\$234,000



MEMORANDUM

TO: Randy Alexis, Water and Wastewater Utility
Bill Derryberry, Financial Services Department
Joe Calabrese, Environmental and Conservation Services
Sarah Campbell, PARD
Mike Erdmann, Water and Wastewater Utility
John Tresnick, Law Department
George Zapalac, Planning and Development

FROM: Ben Luckens^{PL}, Department of Planning and Development

DATE: August 28, 1991

SUBJECT: Proposed Riverplace MUD Consent Agreement Amendments

On August 28, the City received a request from First Riverplace Reserve Limited Partnership (Riverplace) to amend the Riverplace MUD consent agreement. The consent agreement covers the entire 1706 acre Riverplace project which includes both the 949 acre Riverplace MUD and the adjacent 757 acre out-of-district service area. Riverplace is on the south side of RR 2222 across from the 3M research facility. The City granted its consent to the creation of Riverplace in 1984 as a non-city service MUD.

Riverplace is requesting seven changes to the text of the consent agreement as well as a revision to the land plan. The proposed amendments and the revised land plan are contained in the attached application materials.

Sec. 13-1-362 of the Land Development Code states that the recommendations of the staff, boards, and commissions shall be forwarded to the Council no later than 60 days after the application is filed with the Director and that the Council shall act no later than the date of the second regularly scheduled meeting after receipt of the recommendations.

In order to meet these deadlines, the following review schedule has been established.

August 27	Application received
* September 23	Department comments due at Planning
October 27	Summary staff report available
October 2	Water and Wastewater Commission
October 7	Urban Transportation Commission
October 16	Environmental Board
October 22	Planning Commission
November 7	City Council

← 9/23 Parks & Recreation Board

If you have any question regarding this schedule or the review process itself please call me at 499-2695.



ESPEY,
HUSTON &
ASSOCIATES, INC.

Engineering & Environmental Consultants

August 20, 1991

Mr. Tracy Watson
Director of Planning
Office of Land Development Services
P.O. Box 1088
Austin, Texas 78767

EH&A Project No. 13503-10

Re: Riverplace Consent Agreement Amendments
Application Waiver Section 13-1-31

Dear Mr. Watson:

On behalf of our client, First Riverplace Reserve Limited Partnership, we are respectfully requesting that you accept, for review, the information being submitted with the above referenced project, as a complete package subject to the items defined below.

In accordance with Section 13-1-31 of the Land Development Code (LDC), we request that the requirements for providing the following information which is specified on the City of Austin's standard application forms be waived.

1) TIA

The previous owner prepared and submitted to the City of Austin a Traffic Study in 1983 which was used to obtain City of Austin approval of the Preliminary Plan for the project. It is our opinion that since the new land plan is for a less intensive development, the 1983 report would more than satisfy the TIA requirement.

2) Environmental Review Materials

We are requesting that specific issues pertaining to the Comprehensive Watersheds Ordinance be deleted as this development is part of an approved Municipal Utility District with an approved conceptual plan and is therefore exempt from the CWO. Members of the project team have met with City staff from the Environmental Department, and we have agreed to provide the City with comparisons of density, impervious cover and slope category development as required by the Lake Austin Ordinance. This comparison will be made between the Approved MUD Land Use Plan and the New Conceptual Plan. We will also provide to the City Staff the use of aerial photography to aid in their review of the project.

Mr. Tracy Watson
August 20, 1991
Page Two

This environmental information is being provided as a supplement to the submittal package.

3) Preliminary Drainage Information

We are requesting that the drainage report which was prepared for the project in 1983 in support of the Approved Preliminary Plan be accepted for this application. This information should still be accurate as the density of the development is less than what was approved on the Preliminary Plan.

We hope that in your review of this request you can agree that this information is not required in order to review the changes to the Consent Agreement being requested.

Please call if you have any questions or comments.

Sincerely,


Danny R. Martin, P.E.
Associate

DRM:pmc

cc: File

APPLICATION FOR WATER DISTRICT REVIEWPROJECT INFORMATION (Departmental Use Only)

Filing Date: _____

File Number: _____

District Type: _____ MUD _____ WCID _____ Other (Note)

Application Type:

1. Preapplication for creation
2. Application for creation (includes annexation to)
3. Administrative approval of land plan revision
4. Administrative review requiring City Council action
5. Out-of-District Service
6. Amendment to Consent Agreement

Approximate end of review cycle: _____

GEOGRAPHIC REFERENCEDistrict Name: River Place Municipal Utility DistrictCounty: TravisGrowth Management Area: [1,2, 3, 4, 5]City Grid Map No(s).: D-30, 31 & 32, C-30, 31, 32Tax Plat No(s).: 1-5137, 1-4237, 1-3437

Traffic Serial Zone(s): _____

Water Pressure Zone Northwest B & CWatershed(s): Panther Hollow of Lake AustinIn Recharge Zone? _____ Yes _____ X NoSchool District: AISD PISD MISD EISD RRISD LISD Other _____
(circle one)Fire District: TCRFPD #5ETJ: [2 mi., 5 mi]Proposed in City? _____ Yes _____ X No

OWNER/CONTACT INFORMATION

NAME: First Riverplace Reserve Ltd. CONTACT: Mr. Terry Jones
STREET ADDRESS: 4207 Riverplace Blvd.
CITY & STATE: Austin, Texas
ZIP CODE: 78730 - TELEPHONE NO.: (512) 346-1114

ATTORNEY

& Brown
NAME: Strasburger & Price, Armbrust CONTACT: Mr. David Armbrust
STREET ADDRESS: 2600 One American Center, 600 Congress Avenue
CITY & STATE: Austin, Texas
ZIP CODE: 78701 - TELEPHONE NO.: (512) 499-3600

FINANCIAL ADVISOR

NAME: Masterson Moreland Sauer Whisman CONTACT: Cliff Kavanaugh
STREET ADDRESS: 333 Clay Street, Suite 4000
CITY & STATE: Houston, Texas
ZIP CODE: 77002 - TELEPHONE NO.: (713) 651-9850

ENGINEER

NAME: Espey, Huston & Assoc., Inc. CONTACT: Joseph J. Beal
STREET ADDRESS: 916 Capital of Texas Highway South
CITY & STATE: Austin, Texas
ZIP CODE: 78767 - TELEPHONE NO.: (512) 327-6840

LAND PLANNER

NAME: Planned Environments CONTACT: Mr. Roy Bechtol
STREET ADDRESS: 1712 Rio Grande
CITY & STATE: Austin, Texas
ZIP CODE: 78701 - TELEPHONE NO.: (512) 474-0806

PROPOSED LAND USE SUMMARY

<u>Land Use Code</u>	<u># Acres</u>	<u>Dwelling Units</u>	<u>Average Density</u>	<u>LUEs</u>
SF	357.22	949	2.66	949
SFA	100.83	250	2.48	175
MF	37.73	380	10.07	190
COMM	14.60	318,000 SF	FAR = 0.5	106
PARK	606.89	-0-		10
PIF	210.48			20 (Club House)
(Golf Course)				
FIRE STA.	0.80			<u>1</u>
				1451
		IN DISTRICT =		1028

TOTAL

<u>Land Use Categories</u>	<u>Code</u>
Single-family detached	SFD
Single-family attached, duplex, townhouse or single-family attached/detached	SFA
Multi-family residential	MF
Local Office	LO
Local Retail	LR
Other Commercial	COMM
Research & Development	R&D
General Office	GO
General Retail	GR
Industrial	IND
Park/Open Space	PARK
Public Facility	
Fire Station	PFS
School	PSCH
Utility	PUTL
Irrigation Field	PIF

OTHER DATA

Projected Population	<u>3,600</u>
Projected tax rate	<u>\$0.80</u>
District bonds	<u>\$19,150,000</u>
Contract bonds	<u>0</u>
Projected monthly surcharge	<u>30.00</u>

Proposed Water Source*	<u>3 or 1</u>	(enter code no.)
Proposed Wastewater Service**	<u>2 & 4 or 1</u>	(enter code no.)

- * 1 = City System
- 2 = Ground
- 3 = Surface

- ** 1 = City System
- 2 = Package Plant
- 3 = Septic
- 4 = Spray Irrigation

RIVER PLACE M.U.D.
CONSENT AGREEMENT AMENDMENTS

IV. INFORMATION

A. Summary Data

1. River Place Municipal Utility District
2. District Area = 948.87 acres
No new out-of-district service areas
3. First River Place Reserve, Ltd.
4. Attorney: David Armbrust
Strasburger & Price Armbrust & Brown
5. Financial Advisor: Cliff Kavanaugh
Masterson Moreland Sauer Whisman, Inc.
6. Engineer: Danny R. Martin, P.E.
Espey, Huston & Associates, Inc.
7. Land Planner: Roy Bechtol
Planned Environments
8. Contact: David Armbrust
9. Projected population: 3600
10. District acreage: 948.87 acres
Out of District Services: 757.47 acres
TOTAL = 1706.34 acres
11. Residential units by type: (in district only)

Single Family	912
Village Cluster	<u>165</u>
	1077
12. Average residential density = 1.13 units/acre (in district only)
13. LUE's = 1028
14. Location Map - Attached Map.

B. Land Use Plan

See attached Conceptual Master Plan (Exhibit D-1)

C. Environmental Review

Waiver being requested by 13-1-31. Submittal includes The Preliminary Lake Austin Report 1983.

D. Preliminary Drainage Information

Under separate cover the Preliminary Drainage Study and Preliminary Lake Austin Report are being submitted to satisfy this element.

E. Water and Wastewater Report

- 1) Specific data requested by the Water and Wastewater Department staff is being provided in a separate package.
- 2) This application is not requesting any significant changes in the alignment, size, capacity, service area, bond requirements, or completion date of the major improvements.
- 3) The number of LUE's of both in-district and out-of-district service areas have been included in this report.

F. Financial Information

- 1) Total bond issue requirement is now estimated to be \$19,150,000. The projected date for completion of ninety percent (90%) of district facilities is within ten (10) years from the date of execution of the Amendment Agreement.
- 2) There is no change in the projected surcharge or surcharge calculations at this time. The proposed revision to Article VI, Section E of the consent agreement includes a provision for a surcharge after annexation and dissolution of the district, with a recalculation as appropriate for changes in the bond amount, number of LUE's, or interest rate used to calculate the surcharge.
- 3) The projected tax rate requirement is \$0.80 per \$100 valuation with no surcharge revenues prior to annexation.

G. Legal Documents

Attached.

ADDITIONAL REQUIREMENTS

I. Additional Water and Wastewater Information

See attached package.

- A. The wastewater demand for requested City of Austin service is 615 LUE's in the District and 660 LUE's for out-of-District area.

See Exhibit "E"

SERVICE AREA LIMITATION ISSUE

(Water and Wastewater Service Plan)

The purpose of this requested revision is to enable the development and MUD to obtain City of Austin Wastewater Services for portions of the development. These areas are shown on exhibit "B" of the Consent Agreement Amendment package.

This request has been made possible by the construction of the West Bull Creek Wastewater improvements which extend City of Austin wastewater lines from the cross town interceptor Northwest and along 2222 to Riverplace Blvd. at the 3M Site.

Connection to this system would be on an as needed basis by the developer.

These areas have been chosen for potential City of Austin Wastewater Service due to their proximity to the existing City interceptor and that they are relatively at the same elevation as the existing interceptor.

Service to this area shall require the use of lift stations and force mains to make the connection to the West Bull Creek Interceptor at 2222 and Riverplace Blvd. The concept would provide for two stations as shown on the Conceptual Wastewater Service Map (attached). One would be located in the proximity of boundary between the full purpose Annexation lands which would include the FM2222 and RM620 Lands and the strip of Village Cluster along Riverplace Blvd. This would be the larger of the two stations as it would be the link to the City gravity system, and provide for service of both the Annexed property and the out of City Service area.

The second station would be located further south on Riverplace Blvd. in the area of a Village Cluster site. This station would service mainly the upper plateau of single family lots within the MUD. This station would tie into the first station which would act as a relay to the City gravity system which is the West Bull Creek Interceptor.

At the present time it is anticipated that the construction of these lift stations and associated improvements to obtain City of Austin wastewater services would be driven by the developments needs.

This need for City of Austin Wastewater Service has been perceived to follow the following scenario.

The NPDES Waste Discharge Permit which is in place for River Place allows the disposal of 400,000 gallons per day on a 178 acre golf course. This permit does not address the number of LUEs allowed nor the application rate that is required. However, the flow allowable from the wastewater treatment plant for irrigation is equivalent to 1,140 LUEs utilizing generally acceptable criteria. In addition, the existing wastewater treatment plant is capable of treating 400,000 gallons per day average daily flow within the limits set by the permit. The permit requires a tertiary treatment level, uncommon for irrigation disposal practices. Generally, a wastewater treatment plant that utilizes no discharge and irrigation is permitted for a 20 mg per liter BOD₅ and 20 mg per liter total suspended solids quality level. This plant is designed and will operate at a 5 mg per liter BOD₅, 5 mg per liter total suspended solids, 3 mg per liter NH₃-N (ammonia nitrogen), and 2 mg per liter total phosphorus. This treatment level is one of the most restrictive levels utilized by the Texas Water Commission for discharge into the waters of the State. In fact, this treatment level is much higher than that level that the City of Austin's plants are currently designed for, such discharge going into the Colorado River, a downstream drinking water supply.

The irrigation system is currently being redesigned and will be a component of the golf course reconstruction improvements which have been permitted by the City and will be initiated shortly. The land to be irrigated will meet the conditions of slope and vegetative cover which are acceptable for proper irrigation.

The previous TWC design criteria for irrigation systems utilizing conventional wastewater treatment levels, utilized an application rate of 2.7 acre-feet of wastewater per acre of land per year. Utilizing 75 acres of irrigation area on the golf course would yield approximately 500 LUE's of wastewater to be irrigated. However, the State design criteria currently requires a detailed water balance analysis for situations such as golf courses to more specifically address the allowable rate of irrigation of wastewater. Conceptually, the increased usage of irrigation water by golf courses and row crops allows for a greater rate of irrigation of wastewater than rough pasture land. This water balance is currently being developed, should it be needed in the future. An alternate application rate greater than the 2.7 acre foot per year supported by the Water Balance Study could then be used to calculate any required amount of additional irrigation as necessary for ultimate development.

Although the project is exempt from the City of Austin Comprehensive Watersheds Ordinance, if the irrigation area requirements for this ordinance were utilized, then the number of units that could be irrigated on the 75 acres would be ±410 for the standard rate of application and ±470 units for the improved site application rate (8,000 sq.ft. per unit and 7,000 sq.ft. per unit, respectively).

The preferred plan of wastewater disposal would be to treat and irrigate the wastewater until such time that it became viable to enter the City wastewater system within the West Bull Creek interceptor. Based on the new conceptual master plan and the probable development patterns, the upper plateau (land to be eventually tied into the City wastewater system) would develop first. Initially, this area would be tied into the MUD collection system, and the wastewater would be treated and used to irrigate the golf course. Once the plateau area was diverted to the City system, the remaining part of the development would continue to grow and the flows would be irrigated on the golf course area. However, another plan of wastewater disposal, should the City system not be available, would be to continue to irrigate the golf course in accordance with the NPDES permit.

Additionally, Wastewater Service to the proposed annexation tract could occur independently of the MUD' needs by the construction of the lift station at the boundary between the MUD and the Annex lands.

Irrespective of the service scheme to the Upper plateau, the lower portion of the development will utilize the WWTP and irrigation and ultimately it is perceived to be the only WWTP customer. This could ultimately provide for over 1000 sq. ft. of Irrigation area on the Golf Course for each unit of development that gets wastewater service from the plant.

Currently the MUD does not intend to expand its service area outside the limits of what was originally granted by the original consent agreement. This land and service area is basically the Riverplace development proper, which does include lands which are not within the MUD as shown on Exhibit E.

Water services for the MUD and the out-of-District lands i.e. Riverplace will be provided from the existing water treatment plant. It is acknowledged that City of Austin Water is available in the area, however, at the present time there are no reasons to switch from the existing supply.



MEMORANDUM

TO: Parks and Recreation Board

FROM: Manuel A. Mollinedo, Director
Parks and Recreation Department

DATE: October 17, 1991

SUBJECT: Construction of single-slip boat dock, at 4905 Tortuga Trail
File # SP-91-0252DS

A request has been received from Royce Reynolds Construction Inc., on behalf of Jerry Zanders, to construct a single-slip boat dock with deck over, at 4905 Tortuga Trail.

Attached are details of the project and the review comments from the Parks and Recreation Department staff.

The site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

Recommendation

I recommend approval of the request to construct a single-slip boat dock at 4905 Tortuga Trail, in accordance with Site Plan # SP-91-0252DS.

If I can provide you with any additional information, please contact me.

Carolyn Nelson

for Manuel A. Mollinedo, Director
Parks and Recreation Department

MM:PM

D I S T R I B U T I O N M E M O R A N D U M

1-OCT-1991

TO: COMMENT DUE DATE: 8-OCT-1991
FROM: SITE PLAN REVIEW DIVISION/PLANNING DEPT
SUBJECT: DEVELOPMENT PERMIT ONLY ✓SP-91-0252DS

PROJECT: ZANDERS BOAT DOCK

4905 TORTUGA PL

CASE MANAGER: VIGIL, MAPI 499-2636

APPLICATION DATE: 30-SEP-1991

ZIP: 78731

WATERSHED: Lake Austin RURAL WATER SUPPLY

OWNER: ZANDERS, JERRY (512)452-6514

4905 TORTUGA PLACE AUSTIN, TX 78731

CONTACT: ROYCE REYNOLDS

AGENT: ROYCE E. REYNOLDS CONSTRUCTION (512)452-6514

4204 ROSEVALE AVENUE AUSTIN, TX 78756

CONTACT: ROYCE REYNOLDS

SITE PLAN AREA: 0.014 ACRES (599 SQ FT)

UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING:

EXISTING USE:

TRACT	ACRES/SQ FT	PROPOSED USE
0.000/	0	S.F. BOATDOCK

RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:

QUALIFIES AS A SMALL PROJECT

TIA IS NOT REQUIRED

FEE RECEIPT #: 1048827

SUBD NAME: NORTHWEST HILLS DAY CARE SECTION 1

BLOCK/LOT:

PLAT BOOK/PAGE: BOOK 83, PAGE 34

VARIANCES/WAIVERS, BONUSES:

** REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM **

REVIEW COMMENTS

TO: SITE PLAN PROCESSING

CASE MANAGER: Vigil, Mapi

FROM: FILE NUM: SP-91-0252DS

PROJECT NAME: ZANDERS BOAT DOCK

LOCATION: 4905 TORTUGA PL

DUE DATE: 8-OCT-1991

REVIEWER: MARSH, PETER

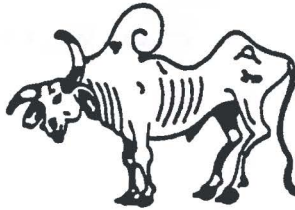
DATE: 8-OCT-1991

PD 1. This project meets the requirements of the Land Development Code, PARD has no additional comments.

PD 2. This request has NOT been approved by the Parks and Recreation Board, it will presented for their consideration at the meeting scheduled for October 22, 1991.

ROYCE E. REYNOLDS CONST., INC.

4204 Rosedale
Austin, Tx 78756



September 30, 1991

Director
Parks and Recreation Department

Single Family, single slip residential boat dock

Jerry Zanders - Owner

4905 Tortuga Place

Lot 6 Northwest Hills Dry Creek Section One

Traivs County, Austin, Texas

Recorded December 17, 1982

No trees, shoreline modification or alteration.

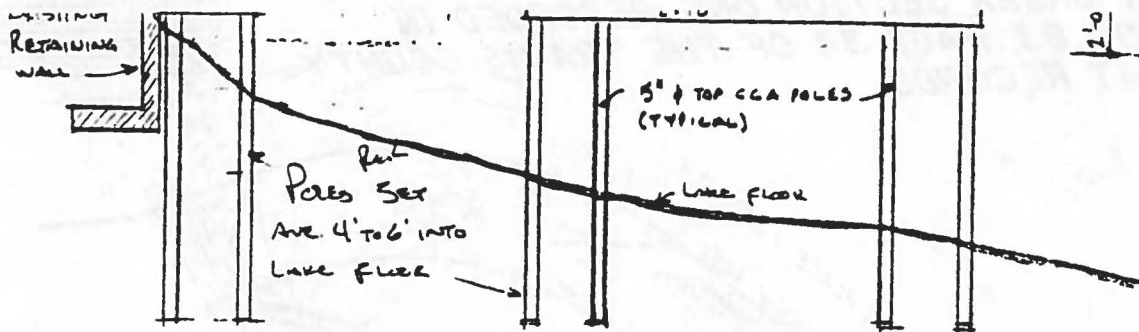
No dry land will be gained by building this project.

The proposed development will have no effect on the natural and traditional character of the land and waterways.

Construction to begin upon permit approval, approximately November 1, 1991
and will be completed within approximately three weeks.

Royce E. Reynolds

A handwritten signature in dark ink, appearing to read "Royce E. Reynolds". The signature is written in a cursive, somewhat stylized script.



WATER

FRONT ELEVATION

EXHIBIT II.1.A

GENERAL CONSTRUCTION NOTES

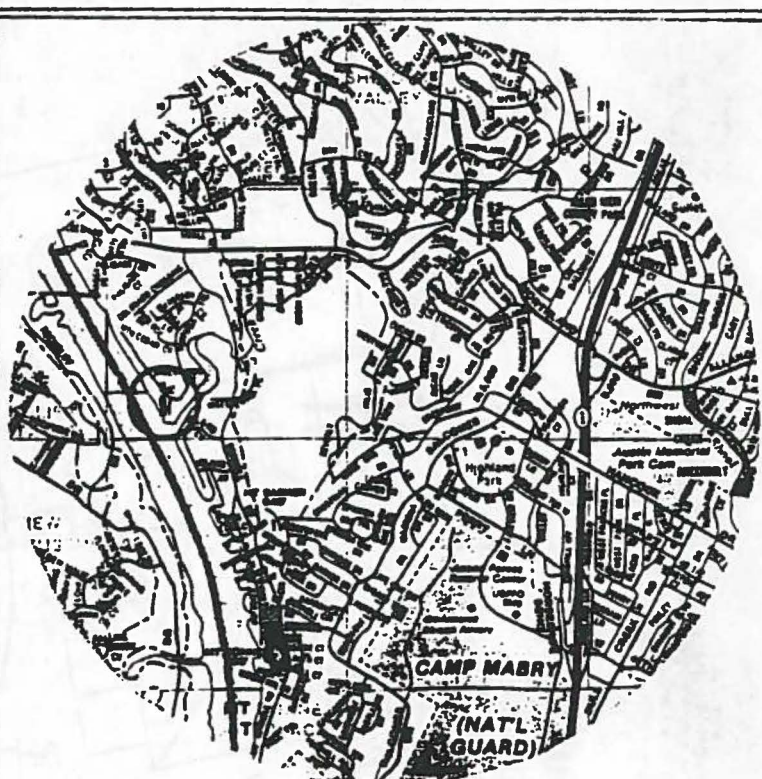
All items printed in bold lettering apply only within the City limits.

1. All responsibility for the adequacy of these plans remains with the engineer who prepared them. In reviewing these plans, the City of Austin must rely on the adequacy of the work of the design engineer.
2. Contractor shall call the One Call Center (472-2822) for utility locations prior to any work in City easements or street R.O.W.
3. Contractor shall notify the Transportation and Public Services Department (TPSD) at 499-7161 at least 24 hours prior to the installation of any drainage facility within a drainage easement or street R.O.W. The method of placement and compaction of backfill in the City's R.O.W. must be approved prior to the start of backfill operations.
4. For slopes or trenches greater than five feet in depth, a note must be added stating: "All construction operations shall be accomplished in accordance with applicable regulations of the U. S. Occupational Safety and Health Administration." (OSHA standards may be purchased from the Government Printing Office; information and related reference materials may be purchased from OSHA, 611 East 6th Street, Austin, Texas.)
5. Temporary Erosion/Sedimentation Control and Tree/Natural Area Protection Measures:
 - The contractor shall install erosion/sedimentation controls and tree/natural area protective fencing prior to any site preparation work (clearing, grubbing, grading, or excavation).
 - All plans shall show a Sequence of Construction which reflects the above item.
 - The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan.
 - The placement of tree/natural area protective fencing shall be in accordance with City of Austin Standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.
 - As required by City ordinance, a pre-construction conference shall be held subsequent to installation of the initial phase of the erosion and sedimentation controls and prior to beginning construction. This conference should take place on the site to demonstrate compliance with the Environmental Criteria Manual and the approved plans, and to present a plan including future erosion and sedimentation controls, tree protection, and drainage, utility and street layouts.

Contractor shall arrange a meeting date with the Supervisor of Environmental Inspection, Environmental and Conservation Services Department, at 499-2278 at least three days prior to the meeting time. The design engineer and/or the permit applicant shall also be present at this meeting.

- Any significant variation in materials or locations of controls or fences from that shown on the approved plans must be approved by the reviewing engineer, environmental specialist, or arborist, as appropriate.
 - The contractor is to inspect the controls and fences at weekly intervals and after every significant rainfall to insure they have not been substantially disturbed. The permittee(s) or firm(s) responsible for maintenance of controls and fences shall be immediately directed to make any necessary repairs.
 - Any sediment buildup occurring after a significant rain shall be removed and placed in the designated spoil disposal site.
6. Off-Site Disposal

The contractor shall not dispose of surplus excavated material from the



VICINITY MAP

JERRY ZANDERS BOAT DOCK

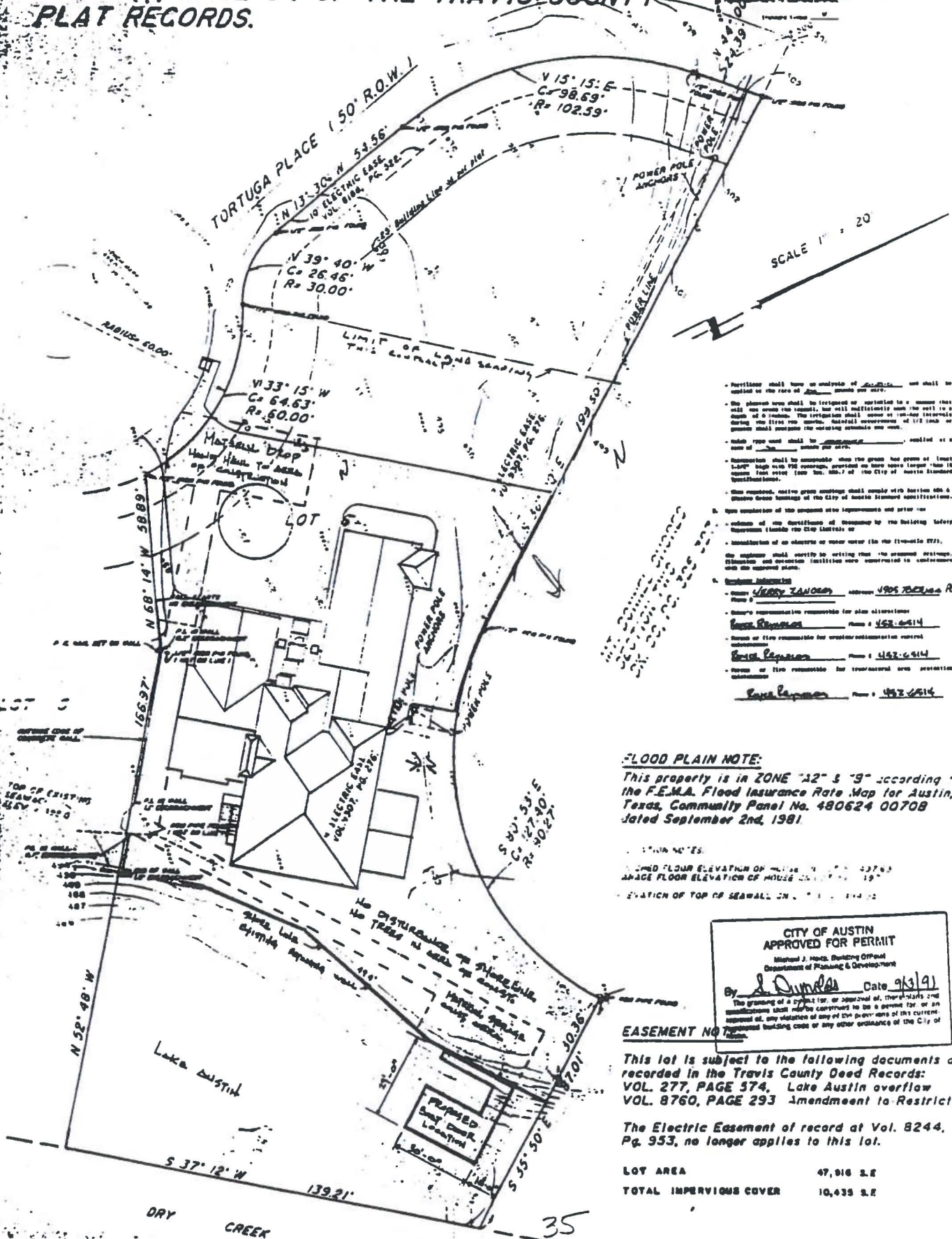
4905 TORTUGA PLACE

LOT 6 NORTHWEST HILLS

DRY CREEK SEC. ONE

REFERENCE: J. R. H. 82 21. 24

TOPOGRAPHIC SURVEY MAP OF LOT 6, NORTHWEST HILLS DRY CREEK SECTION ONE, RECORDED IN BOOK 83, PAGE 34 OF THE TRAVIS COUNTY PLAT RECORDS.



- 1. The owner shall have the right to use the easement for the purpose of the easement.
- 2. The owner shall have the right to use the easement for the purpose of the easement.
- 3. The owner shall have the right to use the easement for the purpose of the easement.
- 4. The owner shall have the right to use the easement for the purpose of the easement.
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- 8. The owner shall have the right to use the easement for the purpose of the easement.
- 9. The owner shall have the right to use the easement for the purpose of the easement.
- 10. The owner shall have the right to use the easement for the purpose of the easement.

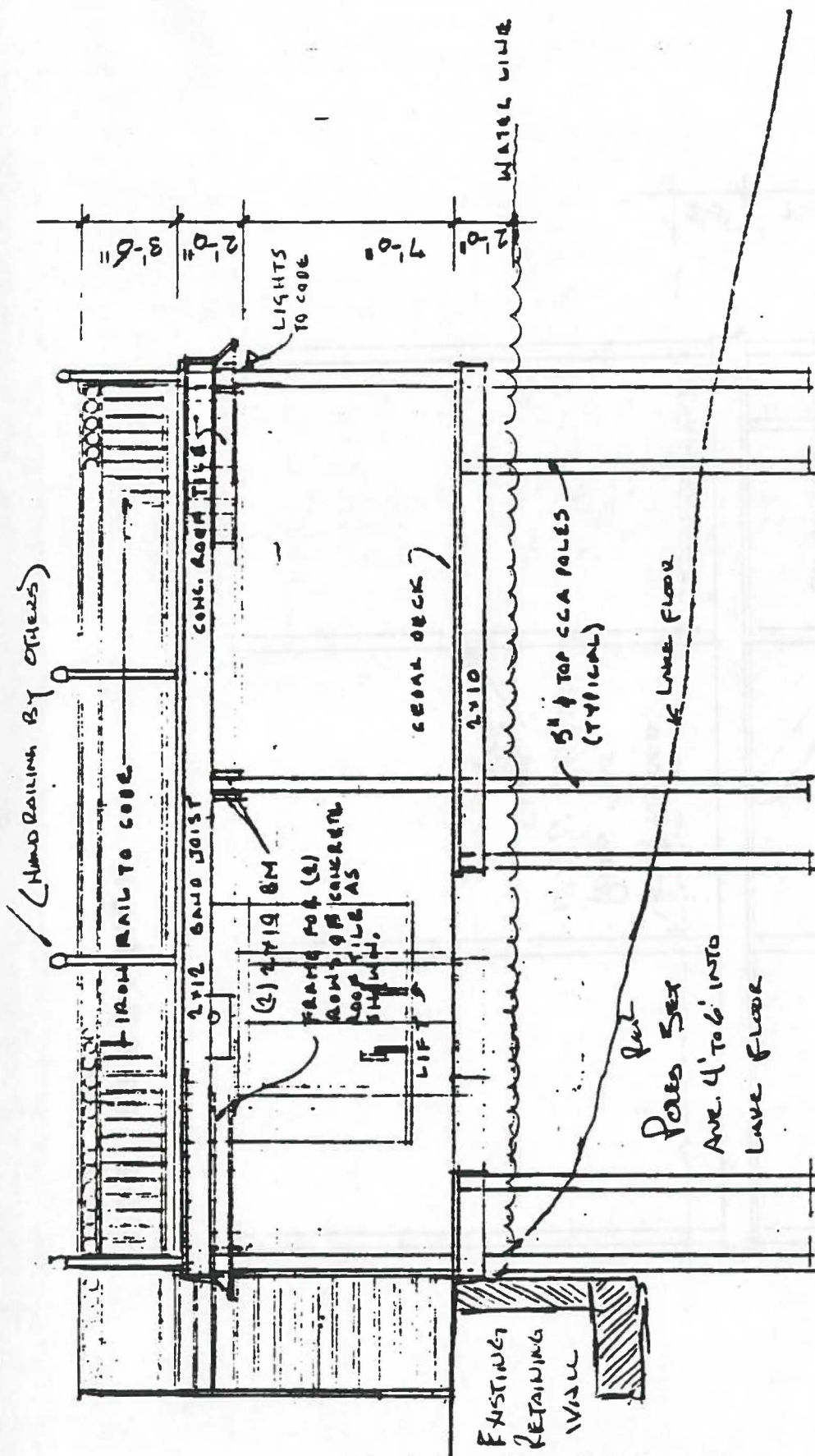
FLOOD PLAIN NOTE:
This property is in ZONE "A2" & "9" according to the F.E.M.A. Flood Insurance Rate Map for Austin, Texas, Community Panel No. 480624 00708 dated September 2nd, 1981.

NOTES:
1. FLOOD FLOOR ELEVATION OF LOT 6 IS 437.8
2. BASE FLOOR ELEVATION OF HOUSE IS 437.8
3. ELEVATION OF TOP OF SEAWALL IS 437.8

**CITY OF AUSTIN
APPROVED FOR PERMIT**
Michael J. Hertz, Building Official
Department of Planning & Development
By J. Dumas Date 9/3/91
The granting of a permit for, or approval of, the plans and specifications shall not be construed to be a guarantee or an approval of, any violation of any of the provisions of this current building code or any other ordinance of the City of Austin.

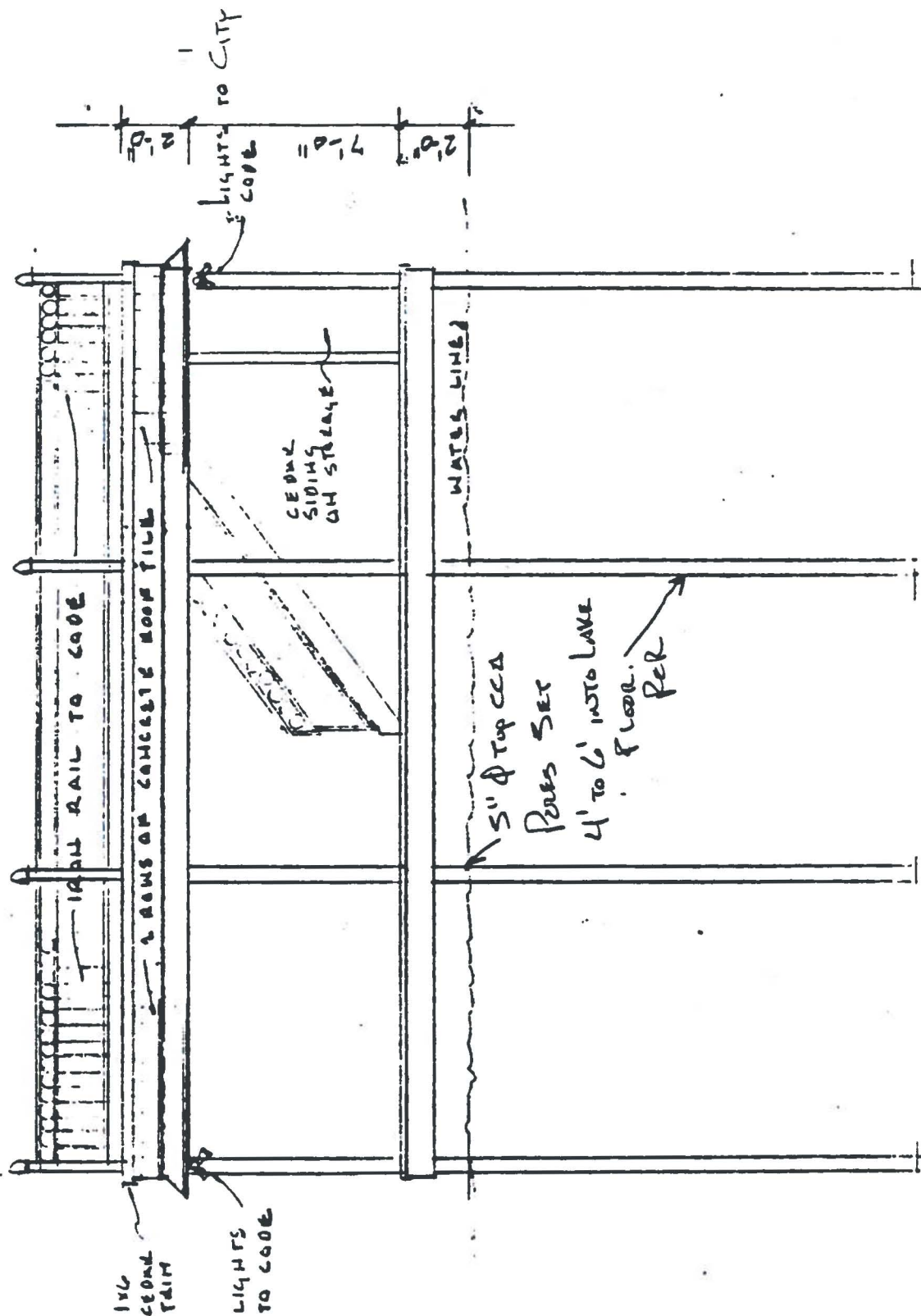
EASEMENT NO. 1
This lot is subject to the following documents as recorded in the Travis County Deed Records:
VOL. 277, PAGE 374, Lake Austin overflow
VOL. 8760, PAGE 293 Amendment to Restrictions.
The Electric Easement of record at Vol. 8244, Pg. 953, no longer applies to this lot.

LOT AREA 47,016 S.F.
TOTAL IMPERVIOUS COVER 10,435 S.F.

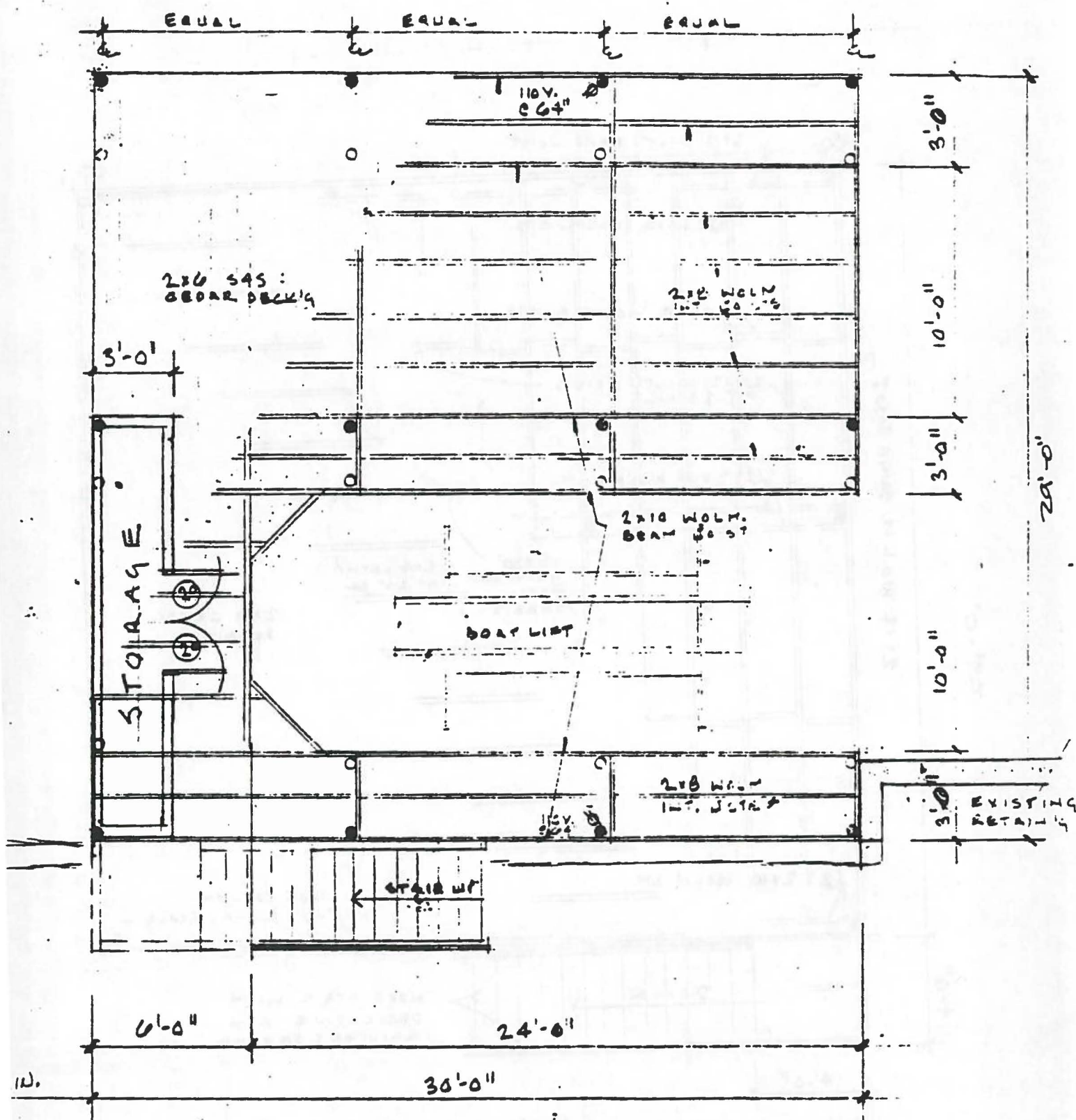


FRONT ELEVATION

SC: 1/4" = 1'-0"

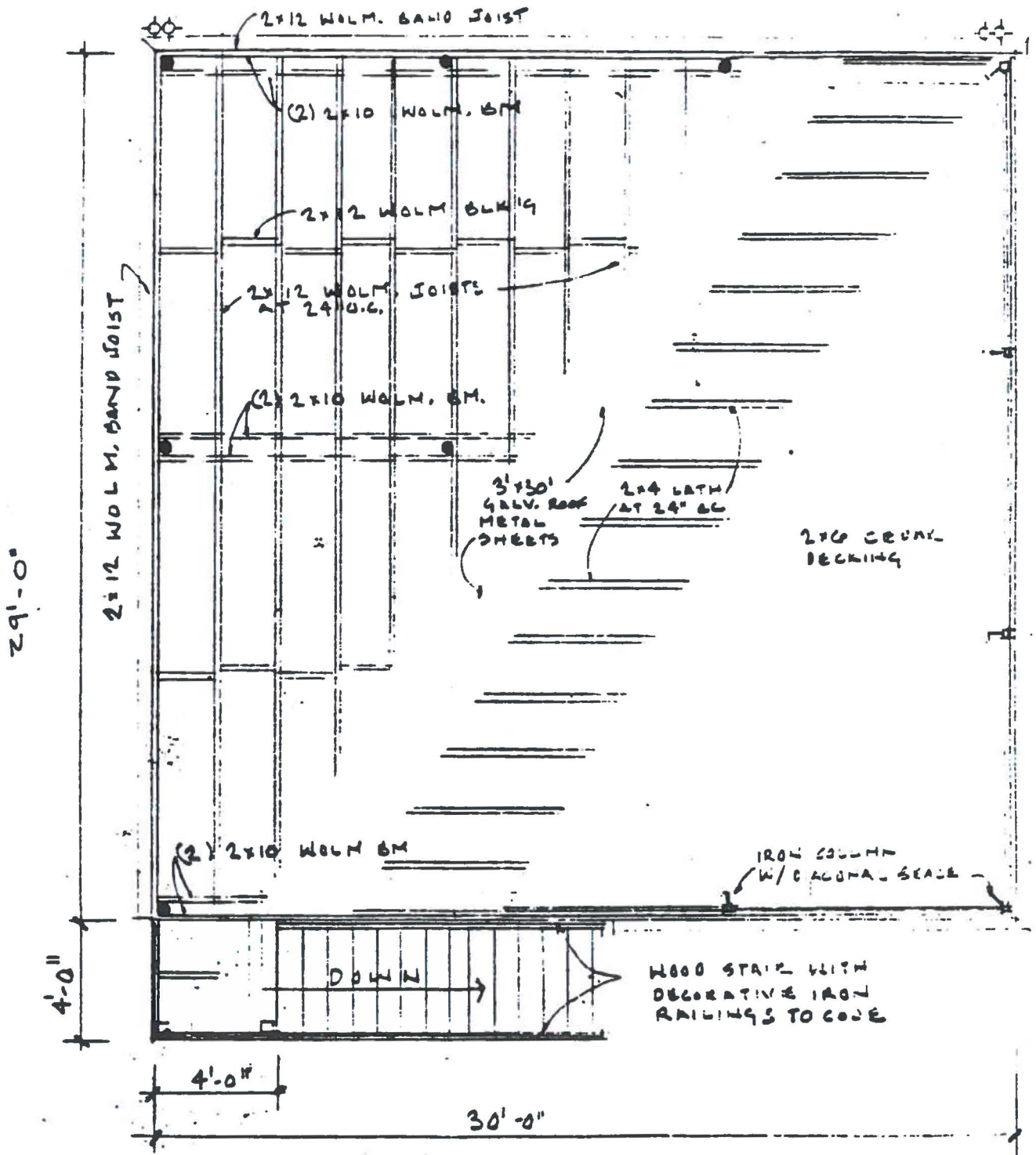


SIDE ELEVATION
 SC: 1/4" = 1'-0"



LOWER LEVEL BOAT DOCK PLAN

SCALE: 1/4" = 1'-0"



UPPER LEVEL DECK PLAN

SCALE: 1/4" = 1'-0"



MEMORANDUM

TO: Parks and Recreation Board

FROM: Manuel A. Mollinedo, Director
Parks and Recreation Department

DATE: October 17, 1991

SUBJECT: Construction of boat dock, at 4206 Watersedge Cove
File # SP-91-0235DS

A request has been received from Signor Enterprises Inc., on behalf of Homer and Michela Owens, to construct a boat dock, at 4206 Watersedge Cove.

As Board members will recall from previous requests in the Watersedge Subdivision, at the time the subdivision infrastructure was constructed recessed areas were provided along the shorelines of individual lots to allow for future boat docks.

The total length of the shoreline of 4206 Watersedge Cove is 97.3 feet with the recessed area being 32 feet wide. Section 13-2-795(3) of the City Code permits only 20% of the shoreline to be developed, in this instance 20% of 97.3 feet = 19.46 feet.

As in previous requests considered within this subdivision, I would recommend that above grade construction of the boat dock be limited to 20% of the length of the shoreline, 19.46 feet rounded up to 20 feet. The remaining width of the recessed area should be left as an open boat slip or constructed as a deck at existing grade. The boat dock construction should be located at the eastern part of the recessed area to provide the largest setback from the side property line.

With the exception of the above, the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction Of Boat Docks) of the Land Development Code (including all amendments).

Parks and Recreation Board
Boat dock, 4206 Watersedge Cove
Page 2

Recommendation

I recommend approval of the request to construct a boat dock at 4206 Watersedge Cove, subject to the following:

1. Above ground construction of the boat dock be limited to 20 feet.
2. The boat dock construction be located at eastern part of the recessed area.
3. The remaining part of the recessed area be either left open, or be a deck constructed at grade.

If I can provide you with any additional information, please contact me.



for Manuel A. Mollinedo, Director
Parks and Recreation Department

MM:PM

D I S T R I B U T I O N M E M O R A N D U M 12-SEP-1991

TO:
FROM: SITE PLAN REVIEW DIVISION
SUBJECT: DEVELOPMENT PERMIT ONLY

COMMENT DUE DATE: 20-SEP-1991
SP-91-0235DS -

PROJECT: OWENS BOATDOCK

4206 WATERSEDGE COVE

CASE MANAGER: OSKOUIPOUR, JAVAD 499-2639

APPLICATION DATE: 12-SEP-1991

ZIP: 78731

2-MILE ETJ

WATERSHED: Lake Austin

OWNER: OWENS, HOMER W. & MICHELA
6900 MESA DRIVE AUSTIN, TX 78731
CONTACT: HOMER OR MICKEY

345-4262 home
(512)251-9500 *work*

AGENT: SIGNOR ENTERPRISES INC
5524 WEST BEE CAVES ROAD STE K-5 AUSTIN, TX 78746
CONTACT: RUSTY SIGNOR

(512)327-6064

SITE PLAN AREA: 0.019 ACRES (832 SQ FT)
UTILITY OR STORM SEWER LENGTH: 0 LINEAR FEET

EXISTING ZONING: SF
EXISTING USE: BOATDOCK

TRACT	ACRES/SQ FT	PROPOSED USE
	0.000/ 0	BOATDOCK

RELATED CASE NUMBERS (IF ANY):

OTHER PROVISIONS:
QUALIFIES AS A SMALL PROJECT
TIA IS NOT REQUIRED
FEE RECEIPT #: 983748

PROPERTY DESCRIPTION:
SUBD NAME: WATERSEDGE
BLOCK/LOT: LOT 32
PLAT BOOK/PAGE: BOOK 84, PAGE 83D

VARIANCES/WAIVERS, BONUSES:

** REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM **

Date: September 10, 1991
To: Director Parks and Recreation Department
From: Signor Enterprises Inc.
Subject: Dock permit, legal address: Lot 32, section I, Waters
Edge subdivision.

We are requesting approval of our residential boat dock plans at
4206 Waters Edge Cove for construction in October 1991.

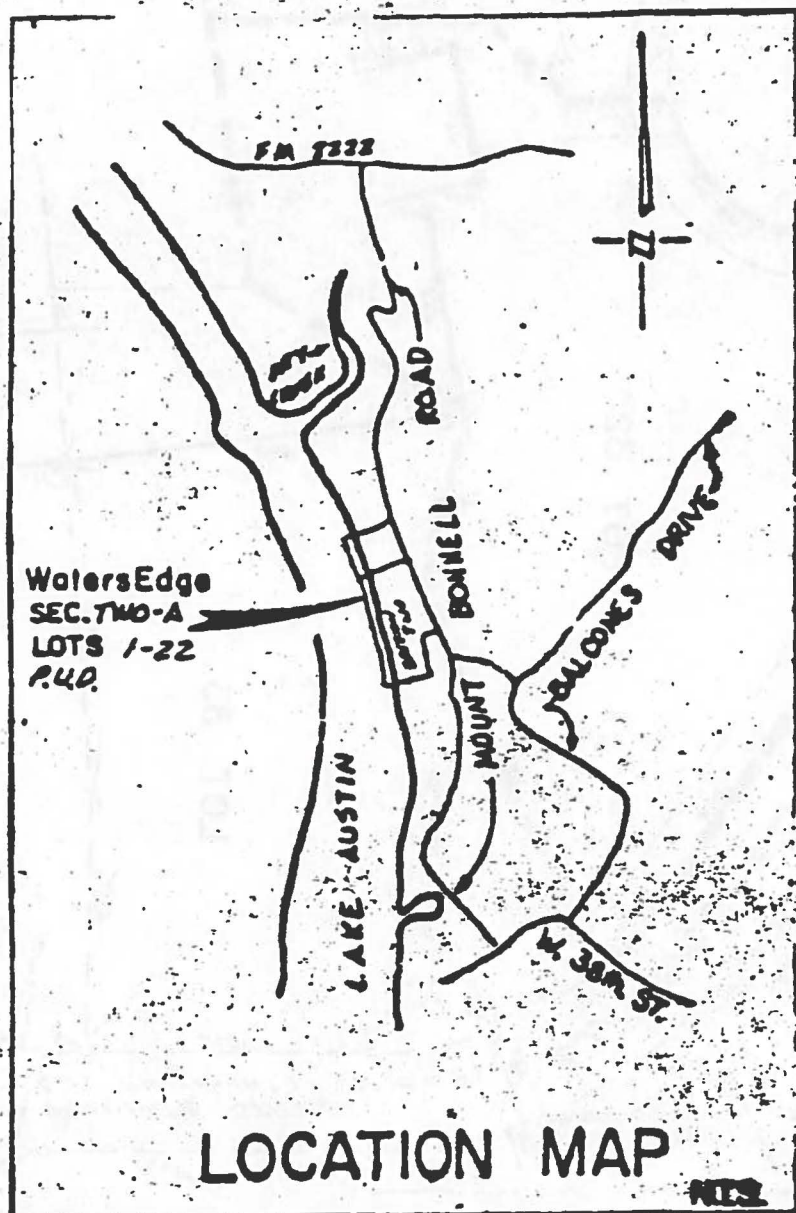
The slips are to be built from steel pilings.

This additional construction should not adversely affect any
shoreline erosion, drainage, or other environmental concerns.

Thank you for your consideration.

Rusty Signor

A handwritten signature in cursive script that reads "Rusty Signor".



LOT 29

LOT 28

LOT 27

OT 26

LOT 30

LOT 31

LOT 32

LOT 33

[illegible]

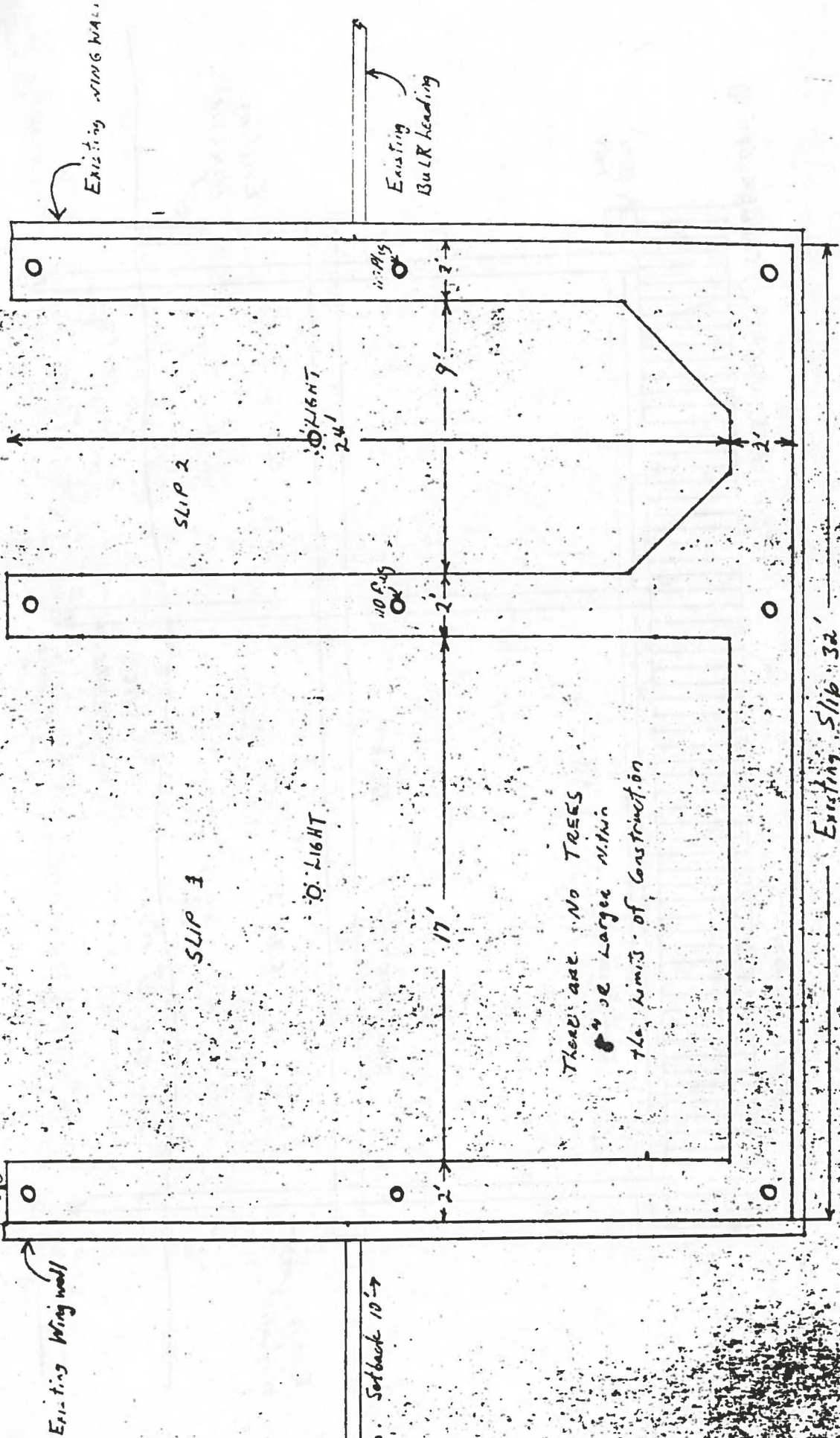
1947-48 and 1948-49

44' ESMT. Per Plat
(private drive)

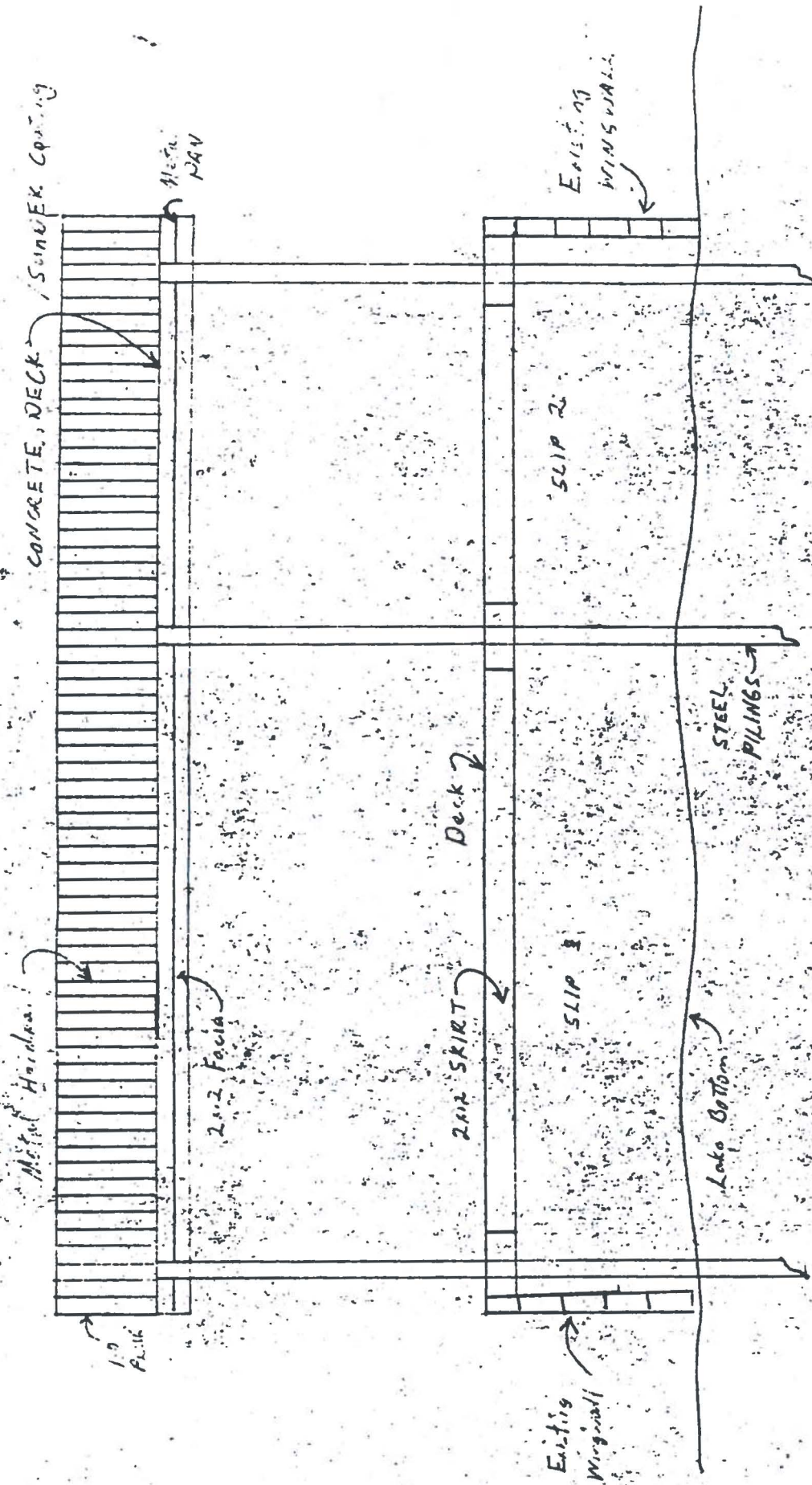
PRIVATE STREET
(23' Pavement) & (24' B/B)

45

NAV. LIGHTS ON PHOTO CELL



Min. Setback 10'



1991-92 PROPOSED BUDGET

Youth At-Risk Enhancement (revised 10/3/91) (In order of priority)

1. **Youth Urban Ranger Program** **\$15,841**

The goal of the Youth Urban Ranger program is to provide 15-18 years old participants with an opportunity to serve as ambassadors of goodwill by providing a uniformed presence on the hike and bike trails along Town Lake and Barton Cree Greenbelt. The program will target trained Eagle Scouts or Girl Scout Cadets under supervision to provide leadership and skills training in the program. The urban rangers will provide:

 1. A sense of safety due to their uniformed presence on the trails and ability to communicate by radio to EMS and Police.
 2. First Aid assistance to trail users.
 3. Park tours and interpretation on plants, urban wildlife, and park ethics to groups of children from recreation centers, playgrounds, or scout troops.
 4. While patrolling will engage in trail clean-up.
 5. Serve as positive role models while patrolling along trails and parks.
2. **Dare to Dance** **\$6,000**

The expanded "Dare to Dance" program is designed to build on the success of the 1990-91 program which had 105 participants. These youngsters benefited by improving their self-image as well as obtaining cultural respect by interacting with children from throughout the city. The expanded program for 1991-92 will focus on increased participation in addition to two neighborhood performances (Pan Am Recreation Center and Zachary Scott Theatre). These will be new pieces to enhance the city-wide performance. Due to the broad parent involvement, there has been an increase in parental exposure to cultural arts experiences.
3. **Neighborhood Longhorn Basketball Program** **\$5,000**

The Parks and Recreation Department will be cosponsoring the Neighborhood Longhorn programs with the University of Texas. One of the components of the program is teaching youngster ages 8-14 basketball skills. The Department is installing 24 outdoor basketball goals at recreation centers and housing projects. Once constructed, the goals will require annual maintenance and upkeep. The budgeted amount is to cover expenses including rim, nets and backboard replacements.
4. **Reachout (Expansion) - Parent Training Program** **\$14,000**

The Community Enrichment outreach section will expand the parent training program to be conducted at or near local housing projects and low income housing areas. Parents are provided instruction by Parks and Recreation Department staff in crafts, special activities and educational games (e.g. literacy activities) and then will lead neighborhood children in the activities. This will allow parents to organize and implement their own recreation activities. This program was piloted in 1990-91 in cooperation with Meadowbrook and El Buen Samaritano.
5. **O. Henry (Writing workshops-Expansion)** **\$5,751**

To expand the arts education programs for Youth at Risk at the O. Henry Museum on an annual basis during school year and summer quarter. After school and weekend programs include literacy, writing, reading, story-telling, word use and cartooning. This programs is based on a successful pilot program conducted in Spring, 1991. Funds will provide for a coordinator, visiting teachers/artists (writers, poets etc.), supplies, printing a book of student work. This program will serve approximately 168 children with various cultural disabilities. Specific programs will take their themes from the museum's ongoing exhibits and interpretive activities.

6. **Carver Smile on my Face-Expansion** **\$7,944**
To expand the Arts education programs for Youth at Risk at the Carver Museum on an annual basis during school year and summer quarter. After-school and Saturday week-end programs in photography would focus on the East Austin neighborhoods. Students would study, document and help preserve their heritage in the course of acquiring visual, photographic and historical skills. These programs grow out of a successful pilot programs conducted in the Spring of 1991. Funds will provide for a coordinator, visiting teachers and artists, cameras, film, processing and a public exhibit of student work. This program will provide enrichment for 436 children ages 11-17 with cultural disabilities and an estimated 1496 hours of instruction and activities.
7. **Young Animators (Expansion)** **\$1,334**
The Dougherty Arts Center will conduct outreach programs in media arts for youth ages 9-18 at various city wide recreation centers and communities not currently receiving service such as Dove Springs. Youth ages 9-14 will discover claymation, computer animation, interactive programming, and video production. This continuation of the summer '91 program will be conducted for five sessions throughout the year to give seventy-five (75) youth experience with most up to date computer technology. This program will enhance basic education skills while introducing computers as an artistic tool for self-expression. This program will receive additional support from the Austin Children's Museum.
8. **Graffiti as Art (Expansion)** **\$1,310**
The Dougherty Arts Center will conduct three on-site sessions of its highly acclaimed Graffiti as Art Program for high school youth. Al "Skam" Martinez provides an educational understanding of graffiti as an art form while reinforcing social and cultural heritage. Youth gain a respect for the environment and a heightened self-awareness. This program is coordinated in conjunction with the Art in Public Places Program.
9. **Youth Sports for Girls** **\$12,050**
Provide Youth Sports Programs for females between the ages of 6 and 14 years. The sports offered will be in basketball, kickball, volleyball and softball. The Program will impact approximately 350 girls from different recreation centers around the city.
10. **Roving Leader Program (Expansion)** **\$10,000**
The expanded Roving Leader program will allow the Parks and Recreation Department to provide for year-round hands-on recreation leadership in the neighborhoods through the use of part-time personnel. Positive role models possessing recreation leadership skills, providing social services while being the link between the community and the recreation centers. The additional leaders will operate in southeast and south Austin. They will be housed at recreation centers and be responsible for recreation services to youngsters 6-17. Because of the nature of this position, many of the services will go beyond preventive to intervention and rehabilitative.
11. **Discovery Program** **\$1,200**
As a supplement to a program funded through an Institute of Museum Services grant, the Discovery nature program for 7-9 years old is a outreach program offered after school at recreation centers. A hands-on overnight camping field trip to a state wildlife refuge will allow students to incorporate previously learned nature concepts, environmental awareness, conservation, wildlife, park ethics and recycling.
12. **Performing Arts Studio (Expansion)** **\$3,492**
The Dougherty Arts Center will conduct outreach theatre classes for youth in grades 6-8 to explore acting, design, and playwriting. 312 youth will work with theatre professionals directly during the three seasonal sessions. In each session youth will work as a team and develop a theatrical production around the issues that concern them most. The final production will be performed by the youth at local elementary schools and recreation centers. This unique program is both preventative and interactive, giving the youth a rare opportunity to act as role models for the elementary youth through confident, creative, self-expressions.

13. **Public Art Puzzle (new)** **\$2,845**
The Dougherty Arts Center and Art in Public Places Program will conduct outreach/educational programs for youth at various city wide recreation centers. Students will work with a professional arts administrator and artist during one of five sessions lasting four weeks each. Each session will explore the concept of public art, history and development, ending with the creation of a temporary public art piece with community participation. 228 youth, additional community members, and all citizens will benefit from the opportunity to explore this form containing many contemporary problems and creative solutions.
14. **Visual Arts Studio (Expansion)** **\$3,096**
The Dougherty Arts Center will conduct outreach programs for youth ages 9-18 at various city wide recreation centers. Students will work with a professional artist during one of five sessions lasting for four weeks. Each session will emphasize a different art area: pottery, canvas painting, silkscreen, glass art, and commercial art. At the end of each session the youth's art work will be exhibited for public display. 232 youth will benefit from the opportunity to explore new art areas not currently accessible to them. Each session will also include a guest speaker providing an insight to career opportunities in the arts. This is an enhanced program from the FY 90-91 pilot program.
15. **Elisabet Ney - Prometheus Project** **\$3,000**
The Prometheus Project is an alternative Cultural Arts program developed by the Elisabet Ney Museum to assist at-risk adolescents. While the focus of the program is on cultural arts awareness, the emphasis is on improving the child's self-image. The program will be conducted at two school sites on a test basis (Rice and Robbins) as well as at the Museum. These schools have a large population of students who can be characterized as being at-risk. Classes will be conducted on an outreach basis during regular school hours. It will reach approximately 300 youngsters in the 8th through 12th grades who are in need of positive behavioral outlets. The desired outcome of the project is to help provide an atmosphere of positive lifestyles, improve life skills, improve self-esteem. Since the project is on-going and can be integrated into a class curricula, behavioral changes can become consistent and will assist the youngsters in making positive life choices. The first choice - would be to stay in school.
16. **Nature Magic** **\$2,137**
The Nature Magic program is an outreach nature program for 4- to 5-years-old. The goal of the program is to provide at-risk youth with opportunities to learn and enjoy the natural environment. Environmental concepts will be taught which will emphasize environmental awareness and appreciation. Some concepts will include interrelationships in nature, habitats, urban wildlife, endangered species, and park ethics. The program will also provide an opportunity for participants to build self-confidence and self-esteem through positive group activities in an outdoor setting.
17. **Corporate Support Funding** **\$5,000**
Funds will be utilized in cooperative Youth At-Risk programs with corporations such as MCC, Radian, and Lockheed. PARD may provide transportation, supplies and supplemental staff for these programs.

ENHANCEMENT TOTAL

\$100,000



MEMORANDUM

TO: Chair and Members, Parks and Recreation Board

FROM: Manuel A. Mollinedo, Director, Parks and Recreation Department

DATE: September 24, 1991

SUBJECT: Fire at Boat Town Marina

On the evening of September 14, 1991 at approximately 7:45 p.m. a boat moored at the South Dock of the Boat Town Marina, in Lake Austin caught fire. The fire quickly spread when this boat's fuel tank ruptured and in a matter of minutes most of the boats moored at the South Dock were on fire. The fire was ultimately classified as a three alarm fire with major damage to the Boat Town facility and the destruction of approximately 50 boats.

Park Police personnel responded to the scene of the fire and immediately focused on controlling the numerous burning boats that were adrift, to prevent the fire from spreading. As these boats were extinguished by the Fire Department, their remains were towed to Walsh Boat Landing where most of them sank. Later additional Park Police personnel were brought in to close the boat ramps at Walsh Landing and to assist in crowd control.

This fire resulted in a large amount of debris and fuel contaminates falling into the lake; however, damage to the lake environment was minimized by the immediate efforts undertaken by the various agencies involved. The Fire Department immediately placed containment booms at strategic points on the lake to contain the debris until cleanup efforts could begin. PARC District crews and Aquatics Maintenance personnel, under the oversight of the PARC Safety Officer, cleaned all of the boat ramps to minimize the possibility of injury to the public. The ramps were opened to full public use on Thursday, September 19th.

Due to the continuing possibility of contamination created by the sunken boats, Park Police worked overtime and removed all of the sunken boats from the lake on Sunday, September 15th. Boat Town personnel removed all other boats as well as fire debris. As the results of these efforts, the Texas Water Commission and the City Environmental and Conservation Services Department rated the impact on the waterway and environment to be minimal.

The PARD team worked very effectively and successfully with the other City and Governmental agencies to minimize the impact of this fire upon the surrounding environment and they are to be commended for their efforts. While the City's role in this incident has been completed, Boat Town's cleanup efforts are continuing.

A handwritten signature in cursive script, appearing to read "Manuel A. Mollinedo".

Manuel A. Mollinedo, Director
Parks and Recreation Department

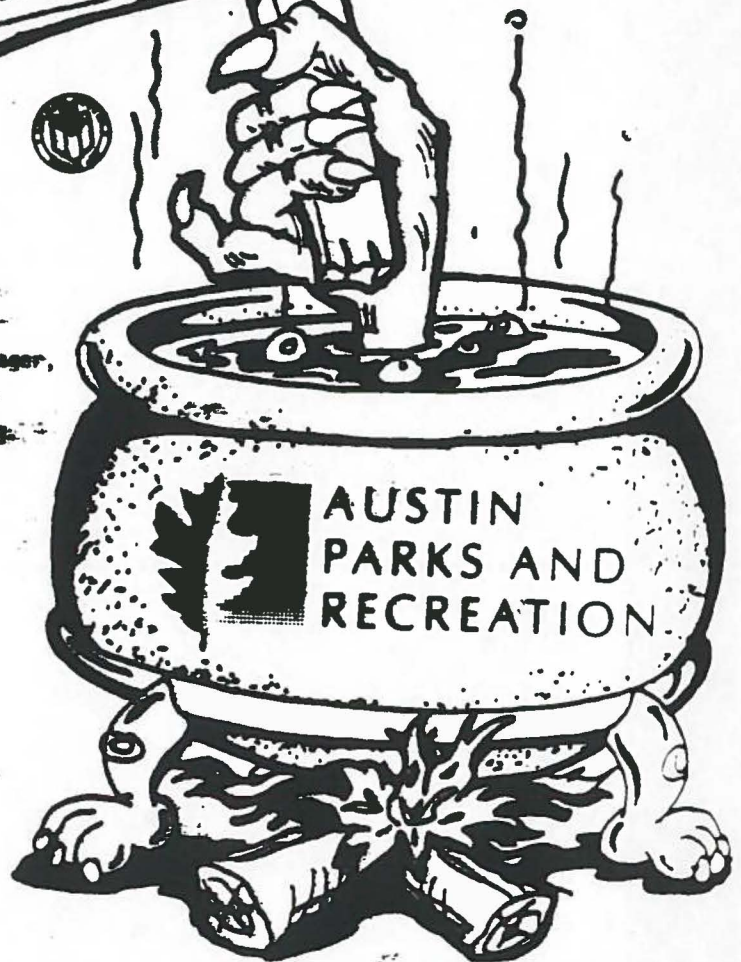
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McBeth Recreation Center

2401-A Columbus Dr.
(in Zilker Park)



Parks and Recreation
Board Members are
invited to serve as
Judges for the Costume
Contest. Please call
Mini Freeman, Site Manager,
at 327-6498 if you can
assist with the judging.



For more information call
327-6498 McBeth Rec. Center



MEMORANDUM

TO: Members of the Parks and Recreation Board

FROM: Manuel A. Mollinedo, Director
Parks and Recreation Department

DATE: October 22, 1991

SUBJECT: Riverplace MUD - Proposed Consent Agreement Amendments
Revised Recommendation

Staff have met several times with the Riverplace MUD applicants since my last memorandum and recommendation to you. We have worked out an acceptable plan which is reflected in the revised recommendation below. Attached for your information are those sections of the existing Consent Agreement which pertain to park and recreational facility requirements. They can be compared to the applicants' proposed amended language (in your agenda packet) and the revised recommendation below.

You will note that Riverplace is required by the existing Consent Agreement (paragraph D., page 11) to dedicate approximately 64 acres of parkland to the District within one year of confirmation of the District. Riverplace is also required (paragraph G., page 12) to expend \$234,000.00 for recreational facilities listed on Exhibit "G" within a certain time period. The revised recommendation addresses acceptable changes to these requirements.

prior to occupancy
10 home.

REVISED RECOMMENDATION: I recommend that the applicants dedicate 64 acres of land to the District for parkland purposes, as shown on the proposed revised land plan (to be shown during presentation to the Board) and distributed according to the attached Revised Exhibit "G". Dedication of the parkland may occur within one year of the date of execution of amendments to the Consent Agreement, as proposed by the applicants. However, I recommend that construction of the neighborhood park occur within that same one year period, and that improvements to the Lakeside Park and Nature Preserve occur upon completion of construction of the road providing access to the sites.

Ded land w/
1 yr of exec
of Consent Ag

First Fac

- Neigh plk
w/in one
const. Agreement
- Lakeside p
+ Nat Pres
with const
road

Change

- * New Land Plan / Dedicate w/in One Year of Bond Sale
- * Const. reviewed by + built to City Specs
- * Build Neigh Park w/in One Yr of Bond Sales
- * " Lakeside Park when access road const
- * Build Fac (\$234,000) as listed in Exhibit G (Revised)
- * Access easmt from Lakeside Park to Lake Austin

Parks and Recreation Board Members
Riverplace MUD - Revised Recommendation
October 22, 1991
Page 2

For your additional information, these 64 acres to be dedicated to the District will be owned and maintained by the District until such time that the City annexes and dissolves the District. Then they would become City parklands.

A handwritten signature in dark ink, appearing to read "Manuel A. Mollinedo". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Manuel A. Mollinedo, Director
Parks and Recreation Department

MAM:SC

of the City, except as to plat approval by the Planning Commission as provided above. River Place agrees not to request exemption from compliance with any future ordinance adopted by the City controlling the height of buildings along FM 2222, based solely upon the City's approval of the District and the Land Plan.

C. All subdivision plats of the property shall be consistent with the land plan, which shall be updated as each section of the property is platted. The City Planning Director shall determine whether a plat is in substantial compliance with the land plan. Any person aggrieved by the decision of the Planning Director may appeal such decision by filing a written notice thereof with the City Clerk within ten (10) days of the date of such decision. The City Council shall then hold a public hearing and render a decision either affirming or reversing such decision within fifteen (15) days of the date of such notice of appeal.



D. River Place agrees and covenants to dedicate, and by these presents does hereby express its intention to dedicate the following:

1. Approximately sixty-four (64) acres of land in the District as shown on the Land Plan shall be dedicated to the District for parkland purposes within one (1) year of confirmation of the creation of the District; provided, however, that River Place shall retain the right to use such acreage for calculating density on other parts of the River Place Development even though platted after such dedication. River Place and the Director of the City's Parks and Recreation Department shall agree on the exact location and configuration of the parkland to be so dedicated.

2. The following contributions and dedications shall be made no later than the date of disbursement of the proceeds of the first sale of District bonds:

(1) A school site of approximately fifteen (15) acres shall be dedicated to the Leander Independent School District, as shown on the Land Plan.

(2) A Fire Station Site of approximately 0.8 acres within the "Support Commercial" designation within the District shall be dedicated to the District, as shown on the Land Plan.

E. River Place agrees to promptly finance and construct a left turn bay on R.M. 2222 at its intersection with River Place Boulevard at the direction of the City and the State, provided that the State approves such construction by River Place. Nothing in this section shall be construed to preclude River Place from requesting funds or accepting funds from the State of Texas or County of Travis for use in connection with such roadway construction. River Place agrees to finance and construct, at the direction of the City's Urban Transportation Department but not prior to platting of at least 150 dwelling units, Glenlake Drive between Glenlake Subdivision and the southeastern boundary of the District, a section approximately two hundred fifty feet (250') in length, provided that River Place is able to reasonably obtain the necessary rights-of-way. Platting of subdivisions in the District shall be limited to one hundred fifty (150) dwelling units until a second road outlet, other than River Place Boulevard, is completed.

F. River Place agrees to construct physical facilities for the installation of stormwater monitoring stations, including but not limited to equipment housing and water measurement structures (flumes and weirs) at a minimum of two (2) sites. The final design and location of such facilities shall be developed in cooperation with and must receive the approval of the Watershed Management Division of the Public Works Department. The City

shall provide and install the monitoring equipment for use in the City's Stormwater Monitoring Program. River Place and the City each agree to pay for one-half (1/2) of the water quality sampling analyses for a period of two (2) years from the date of the completion of equipment installation. Such analyses shall be conducted as outlined in the City's "Stormwater Monitoring Program Work Plan" by the City's subcontractor for sample analysis. Provided, however, that River Place's commitment shall be limited to sample analyses of no more than twelve (12) storm events per year, with an average of not more than six (6) samples per site per storm event. The City shall have the express right at all times, including after the two-year period, to utilize and maintain such stormwater monitoring equipment for similar purposes.

*
X
G. Prior to the occupancy of the first new home constructed in the River Place Development, River Place agrees to construct or acquire the recreational facilities listed on Exhibit "G" attached hereto, for use within the District and the approved out-of-district service area. River Place shall not be obligated to expend more than \$234,000.00 on the total facilities. Such facilities shall be established in the public parkland shown on the Land Plan and as stated in Exhibit "D".

ARTICLE X JOINT CONTRACTING

The District is specifically authorized to contract with any other water district for the construction, operation, and maintenance for any water, wastewater facilities, or any other facilities which are within the powers of the District to construct, operate or maintain. Provided, however, the City shall have the right to review and comment on any such contract prior to execution.

ARTICLE XI ASSIGNMENT OF AGREEMENT

River Place, its successors and assigns, may from time to time, transfer, convey or assign all or any part of its rights and obligations under this Agreement with respect to all or any part of the land within the District owned by it. Upon approval by the City of the assignee or assignees, which approval shall not be unreasonably withheld, and provided that the assignee or assignees assume the liabilities, responsibilities and obligations of the assignor under this Agreement, the party assigning its rights and obligations under this Agreement shall be released from the liabilities, responsibilities and obligations hereof to the extent of the land involved in such assignment or assignments, or to the extent otherwise approved by the City. Neither the District nor the City shall assign this Agreement without written consent of each of the other parties hereto. River Place is specifically authorized to assign this Agreement to the District upon its creation; provided, however, that such assignment shall not relieve River Place or its successors or assigns from the obligation to comply with the land use requirements and the other provisions contained herein affecting the use and conditions of sale of property within the District.

ARTICLE XII TERM OF AGREEMENT

This Agreement shall be effective from the date of execution hereof by the City and River Place, and shall continue in effect for a period of forty (40) years from the date of the execution hereof by the District; provided, however, if the District is not created within one (1) year after execution of this Agreement by the City, this Agreement shall terminate and be of no effect.

EXHIBIT G
(Revised)
PARKLAND IMPROVEMENTS

Estimated Cost

1. Neighborhood Park - 5 acres

- a. One field for Soccer and Football
- b. Basketball Court
- c. Picnic Area
- d. Irrigation
- e. Clearing, grading, site work
- f. Playscape

\$ 190,000

2. Lakeside Park - 3.5 acres

- a. Picnic Area
- b. Clearing, grading, site work
- c. Parking
- d. Landscaping

\$ 24,000

3. Nature Preserve - 55.5 acres

- a. Hiking Trails

\$ 20,000

TOTAL ESTIMATED COSTS

\$ 234,000