



**RCA
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 13
AGENDA DATE: Thu 11/04/2004
PAGE: 1 of 1**

SUBJECT: Approve a resolution to approve a lease with the Zachary Scott Theatre Center, Inc. to allow space for future expansion at 1510 Toomey Road, Austin, Texas.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Parks and Recreation **DIRECTOR'S**
DEPARTMENT: **AUTHORIZATION:** Warren Struss

FOR MORE INFORMATION CONTACT: Stuart Strong, Division Manager, 974-6766

PRIOR COUNCIL ACTION: April 6, 2000 Council approved a resolution directing the City Manager to negotiate new lease boundaries.

BOARD AND COMMISSION ACTION: Recommended by the Parks and Recreation Board

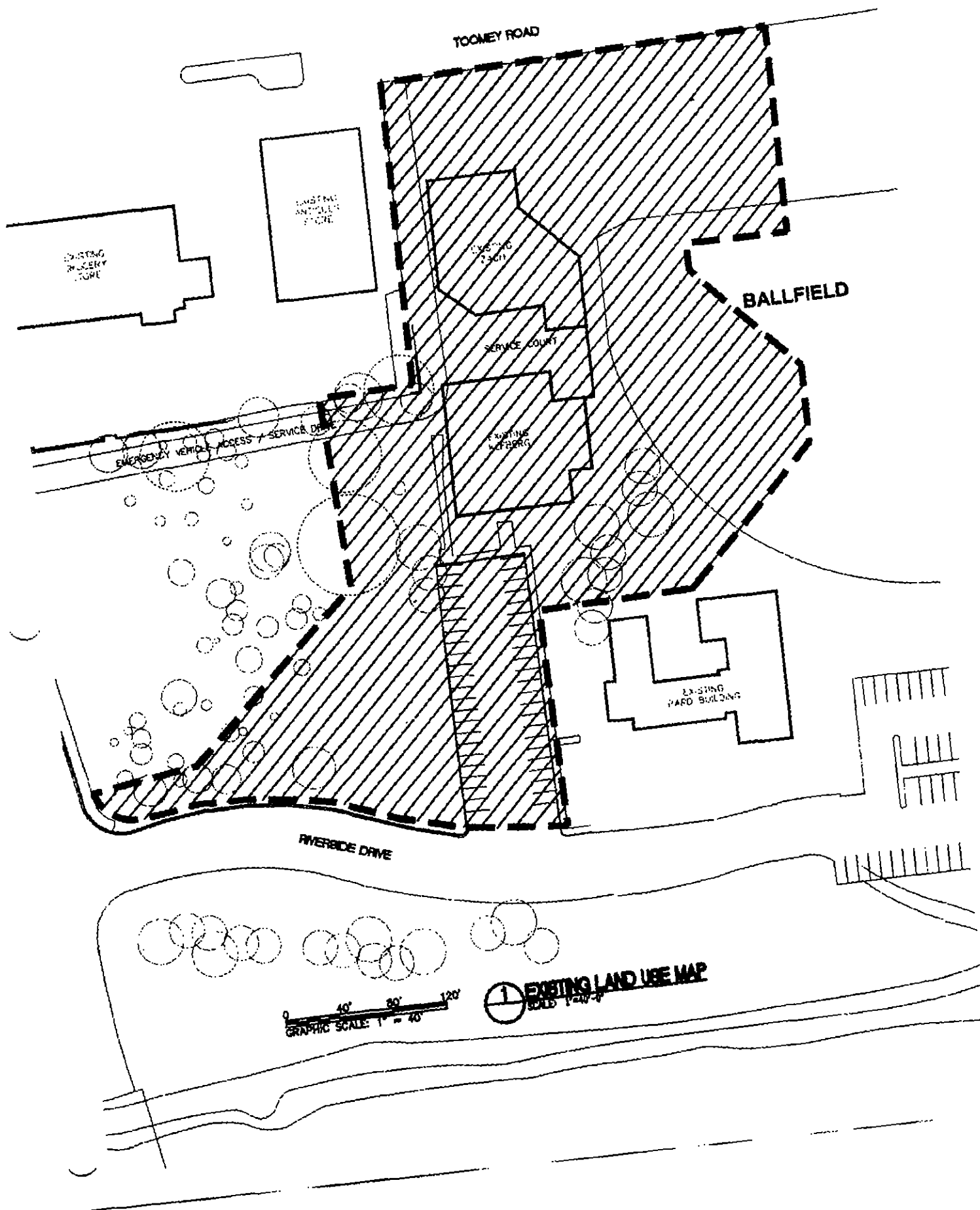
PURCHASING: N/A

MBE / WBE: N/A

The Zachary Scott Theatre (ZST) occupies City property through a 1970 lease renegotiated in 1987 and operates under an agreement administered by the Parks and Recreation Department. In 1985, voters authorized bond funds for expansion of the theatre and, in 1990, the facility was expanded to include the Whisenhunt Arena Theatre and a parking lot on Toomey Road.

ZST anticipates a future, second phase of improvements including new theater space and required additional parking. But there is no unoccupied leased land on Toomey Road due to the ball fields and their associated parking lots. The only available expansion space is between ZST and Lamar Boulevard.

A new lease is proposed in order to allow Zachary Scott Theatre to expand toward Lamar Boulevard into the unoccupied lawn in front of the PARD Main Office. The new lease boundary would provide access and visibility for ZST from Lamar Boulevard, while reserving access to the PARD office. The proposed lease retains the same term as the original lease, expiring in 2086. Any new construction commitments by the City on behalf of the Theatre will be addressed in a new construction agreement subject to the approval of City Council. Theatre fund raising for expansion and further improvements must transpire prior to any such future construction.



TOOMEY ROAD

EXISTING
MUSEUM
STORE

LASTING
ANTIQUARIAN
STORE

EXISTING
TROOP

SERVICE COURT

EXISTING
WATERS

BALLFIELD

EMERGENCY VEHICLE ACCESS / SERVICE DRIVE

EXISTING
HARD BUILDING

RIVERSIDE DRIVE

0 40' 80' 120'
GRAPHIC SCALE 1" = 40'

1 EXISTING LAND USE MAP
SHEET 1-20-7

TOOMEY ROAD

BALLFIELD

EXISTING
PROPERTY
HERE

EXISTING
LAND

EXISTING
ZONING

SERVICE COURT

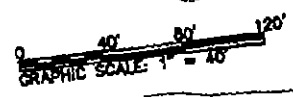
EXISTING
PARKING

EMERGENCY
VEHICLE
ACCESS

SERVICE DRIVE

EXISTING
POND BUILDING

RIVERSIDE DRIVE



1 PROPOSED LAND USE MAP
SCALE: 1" = 40'



Parks and Recreation Board Minutes
Tuesday, August 24, 2004
Meeting

A regularly scheduled meeting of the Parks and Recreation Department was held on Tuesday, August 24, 2004 at the Parks and Recreation Department Main Office, 200 S. Lamar, Board Room.

Board members present: Board Chair Rosemary Castleberry, Linda Guerrero, Jeb Boyt, Mark Vane, Marilyn Bostick, Hector Ortiz and Jeff Francell.

Board members absent: Clint Small and Leonard Lyons

Staff members present: Warren Struss, Jay Stone, Farhad Madani, Stuart Strong, Randy Scott and Tino Garcia.

A. MEETING CALLED TO ORDER

The meeting was called to order by Board Chair Castleberry at 6:37 p.m.

B. APPROVAL OF THE MINUTES, August 24, 2004

Board member Ortiz moved to approve the August 24, 2004 minutes, seconded by Board Member Bostick. Motion carried, 6-0.

C. CITIZEN COMMUNICATION

Patricia Calhoun addressed the board regarding the naming of the St. John Community Center. She is in agreement along with the community to rename the St. John Community Center after Virginia Brown. Ray Hendricks, former president of the community center, is also in favor of the renaming but also indicated that the name of St John Community Center must be retained for historical purposes. He suggested a larger more visible sign for the community center with another part of the complex named after Ms. Brown. Ms. E.M. Taylor, historian for the community center, suggested that the name remain as is and the hall on the city side be named after the neighborhood founder the Rev. A.K. Black. She would also like for conference room (A) to be named after Mr. Ray Hendricks, Conference room (B) after Ms. B. Cookman, and Conference room (C) after Virginia Brown.

D. PRESENTATION

Adam Block gave a presentation on the I35 makeover which is a project to beautify and improve the area between the 6th, 7th and 8th street underpass. The land is owned by the

Texas Department of Transportation (TXDOT) and is leased to the City. Beginning in 2003 a private parking company began collecting money from people who park there. The presence of parking attendants and security personnel has made the area safer for citizens. The parking money that is collected goes into a special fund, managed by the City and is designated for the I35 Makeover Project. Targeted improvements include: enhancing landscaping, lighting and artwork. The funds collected can only be used for physical improvements to area. Goals for the project include, 1) getting consensus among citizens and elected officials that the area needs improvement, 2) develop a creative practical plan that is consistent with community values, 3) gaining support from Council to move the dedicated funds to an existing qualified non-profit group active in downtown and 4) attain logistic and creative support from planning professionals. Approximately \$8,000 a month is raised with the collection of the fees. Mr. Block asked the board to join the coalition in support of the project. Current parking spaces will not be affected and TXDOT is in support of the project. Further discussions on the project will be referred to the Land and Facilities committee.

E. ITEMS FOR ACTION

1. Make Recommendation to Council regarding Plan for Clarification of Zachary Scott Theater Lease Boundaries.

Stuart Strong, Division Manager, Planning and Design Division, addressed the board on a realignment on the boundaries of the lease for the Zachary Scott Theater (ZST). The redrawn boundaries will occupy some to the south front yard, but will still leave a visible sight corridor to the Department. Mr. Strong indicated that from the department's perspective this was a workable plan but would work with them on parking issues. Although there is no timeline for the Zachary Scott redevelopment Mr. Strong indicated that the discussions are ongoing to clarify both sides. Current benefits outlined in the current contract with ZST include use of the building, and the offering of free programs to our department. Mr. Strong indicated that legal and zoning issues have already been addressed as well. Board member Francell moved to recommend to Council that the theater lease be clarified in the form depicted on the map. Board member Ortiz seconded. Motion carried unanimously.

2. Make Recommendation to Council regarding the Renaming Proposal for St. Johns Community Center.

Charlene Perkins indicated that the community would like a big sign placed outside the building with either of the following names: St. Johns Multi-Purpose Center, St. Johns Multi-Purpose Complex or St. Johns Community Center. The conference rooms inside should be named after an outstanding member of the community. Barbara Jointer indicated that she was also in support of the renaming of the center after Virginia Brown and Charlene Harris also indicated for support the big sign outside. Board member Bostick asked the members of the audience if the community would be in agreement if the sign said St. Johns/Virginia Brown Complex. Members of the audience indicated that the bigger focal picture should still be the St. Johns Complex first and co-naming the complex would take away from each other. Board member Boyt reminded everyone of

the historic importance of the St. Johns center and that the renaming process started in June 2004.

Board member Bostick moved to recommend that the complex be named the St. John Community Center and the Recreation Center be named after Virginia Brown. Board member Boyt seconded. Motion carried unanimously. Note: the naming of the conference rooms will be handled administratively by the department.

3. Discussion and action on Recommendation for the Rainey Street Area. City Staff: George Adams, 974-2146, Transportation, Planning & Sustainability Department, Greg Guensey, (74-2387, Neighborhood Planning and Zoning Department.

Mr. Adams gave a presentation on the Rainey Street Waterfront Overlay District Staff's Redevelopment Recommendations. He informed the board that a resolution approved by the City Council directed the City Manager to prepare recommendations for re-zoning and amending the Waterfront Overlay District for the Rainey Street Area. As a result of that direction, an interdepartmental team of City staff developed a number of recommendations after reviewing existing conditions, various studies of the Rainey Street area and current zoning regulations. (See attached Exhibit A). The boundaries of the area studied include Cesar Chavez Blvd. on the north side, I35 on the east, Townlake on the southwest and Waller Creek on the west.

Mr. Adams indicated that the Council resolution laid out a process for board and commission review (the process is approximately half completed) and that hopefully the process would be completed by October 7th. He asked the board for feedback on the recommendations, specifically on parks related items. Note: The interdepartmental team is asking to amend the Parkland Dedication Ordinance to establish a park fee on projects that are not subjected to the Ordinance.

Robert Knight, member of the Downtown Commission and property owner addressed that board regarding the proposed project. He envisions a livable, walkable, high density neighborhood where people can park their cars and walk to work. His main issue is that there are very few developers that can develop all the aspects of this community. Board member Boyt indicated that with all the different views regarding the community, the issue has become a complex one, but reiterated that the issue before the Board is how the Overlay affects the Parkland Ordinance.

Janet Gillis, a resident of the neighborhood, said the neighborhood supports the development and the change proposed.

Board Member Boyt moved that the Board endorse the Parkland recommendations and encourage council and staff to take a comprehensive look at the proposed parkland fee within the central city. Board member Bostick seconded. Motion passed unanimously.

F. Items for Information - None

G. DIRECTORS REPORT

Acting Director Warren Struss reported that two national conferences will be coming to Austin. The first is the National Institute for Recreational Inclusion on September 9-12th. The second is the National Trails Conference on October 24-27th.

The Lance Armstrong event went very well thanks to the efforts of many including our PARD staff.

Austin City Limits will take place September 17th, 18th and 19th. Mr. Struss explained how the Special Events contract works, specifically as it relates to the ACL festival. He explained that we get \$1 per ticket plus a donation to our department. The success of the Special Events policy is due to the fact that we include discussions with everyone involved especially the neighborhoods that the event will impact directly. Mr. Struss reported that the limit on attendance for this year's ACL event is 75,000 tickets.

The Carver Museum will have a soft opening in October, meaning people can tour it but the grand opening won't be held until February during Black History Month.

Mabel Davis Park will reopen within 8-10 months, with the possibility of having adjacent to it our first skate board park. Board member Francell asked for a presentation regarding Mabel Davis Park in September or October.

PARD's budget for the upcoming year is \$28,134,684 approximately 1.4 million up from last year's budget.

We have been approached to consider a proposal for cemetery related issues at Austin Memorial Park. A presentation will be made to the Parks Board regarding the Covenant Presbyterian Church's proposal for a development on cemetery land. Public hearings will be conducted on this matter.

Acting Director Struss introduce Farhad Madani and the new Acting Assistant Director.

H. COMMITTEE REPORTS

Navigation Committee – Board member Boyt reported on the St. Tropez proposal. The issue may be brought before the full board soon. The committee continues to work on the proposed amendments to the shoreline ordinance. Updates will be forthcoming including a boat ride to see first hand the proposed changes before the September meeting.

Land and Facilities Committee – Board member Ortiz reported that all items discussed at the committee level have been addressed at tonight's Parks Board meeting. He introduced Mark Vane as the new member of the Land and Facilities committee.

Programs Committee – Board member Castleberry reported on the programs at Metz,

ABCantu/Pan Am, Parque Zaragosa and Camacho Center and indicated how impressed she was with the creativity and the variety of the programs offered.

I. ITEMS FROM BOARD MEMBERS

Board member Ortiz reported that a Rugby Club team member wanted to adopt a portion of Zilker Park, paying for the installation of a sprinkler system if they would have first priority to use it. Acting Director Struss indicated that dialogue should be initially discussed with the manager of Zilker Park. Since Zilker is a public use park, the priority use issue is of some concern. Board member Ortiz also reported that Wooten park has no water. Mr. Struss explained that the water meter is on the school district property side and that we would have to put a new meter in. The department will send out plumbers out to determine the current status. Board member Boyt reported on the Bikeways and Trails and Capitol Metro's proposed trail initiative. A public meeting was held with 41 people attending.

With no further business the meeting was adjourned at 8:50 p.m.