

**Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 25
AGENDA DATE: Thu 10/06/2005
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SUBJECT: Set a public hearing to approve realignment of a road and construction of a water quality pond in the area of dedicated parkland known as The Sand Beach Reserve in accordance with Sec. 26.001 et seq. of the Texas Parks and Wildlife Code. (Suggested date and time: November 3, 2005 at 6:00 p.m., City Hall Council Chambers, 301 West 2nd Street).

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: N/A

REQUESTING Public Works
DEPARTMENT:

DIRECTOR'S
AUTHORIZATION: Sondra Creighton

FOR MORE INFORMATION CONTACT: Junie Plummer, 974-7085; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: Recommended by the Parks Board.

PURCHASING: N/A

MBE / WBE: N/A

Chapter 26 of the Parks and Wildlife Code provides that the use of parkland for non-park purposes may be approved upon a finding that there is no feasible and prudent alternative to the use of this land.

The Public Works Department hereby requests reconfiguration of parkland, the Sandra Muraida Way ROW and the water quality detention pond in the area of designated parkland known as the Sand Beach Reserve. The project consists of relocating Sandra Muraida Way and adjacent access roads and parking lots to improve transportation (1.217 acres), parkland configuration (1.17 acres) and the water quality pond (.72 acre) in the Seaholm District in anticipation of redevelopment opportunities. The net benefit is an increase in the area of dedicated parkland by 0.551 acre. The parkland will be reconfigured so that 2.591 acres of the resulting 3.142 acres will be in one large rectangular parcel, thereby improving the usability of the parkland.

The new street configuration will improve mobility for automobiles, bicyclists and pedestrians and will enhance the usability of the Pfluger Bridge. The new configuration will also facilitate an option for extending the Pfluger Pedestrian and Bicycle Bridge across Cesar Chavez. Appropriate water quality control located on 0.619 acres of dedicated parkland will provide water quality for the roadway improvements in an area that presently drains the existing roads to Town Lake without any water quality protection. A temporary construction area of 975 square feet (0.022 acres) is required to upgrade the storm sewer pipe and outfall for the water quality facility. A temporary realignment of the Town Lake Hike and Bike Trail through the construction area will provide continuous access to the Hike and Bike Trail during the construction. Mitigation will be in the form of 0.229 acres of adjacent property (.094 acres from the UPRR Crescent Tract) and .135 acres from the Lumbermen's Investment Corporation tract in 2000) to be added to the area of dedicated parkland as approved by the Parks and Recreation

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Department.

Approval of the use of parkland is made on the condition that all restoration is completed in accordance with the Standard Specifications and Construction Standards of the City of Austin and all restoration in parkland will be completed in accordance with PARD's "Construction in Parks Specifications". The requestor is required to pay all costs associated with the restoration.

There is no feasible and prudent alternative to the use of the dedicated parkland, which includes all reasonable planning to minimize harm to such lands. The dates of public notification in the Austin American-Statesman are: October 9th, 16th & 23rd, 2005.

Overall Calculation:

Sand Beach and
other COA Tract Total: 5.079 acres

Existing Parkland {2.591 ac – 0.619 ac Pond}(1.972) acres *Note: Total reconfigured parkland
Parkland Mitigation (1.17) acres 1.972 + 1.17 = 3.142 acres

Reconfigured ROW (1.217) acres

Water Quality Pond (0.72) acre



SAND BEACH IMPROVEMENTS **Subject Area**

- Railroad Center/Interlocked Ave
- Large Building (100,000 sq. ft.)
- Large Building (50,000 sq. ft.)
- Medium Building (10,000 sq. ft.)
- Small Building (5,000 sq. ft.)
- Other Area of Impervious Surface
- Parking Area
- Roadway
- Waterway
- Wetland
- Forested Area
- Open Space
- Agricultural Area
- Unimproved Area
- Other Area

