

**RESOLUTION NO. 20081016-037**

**WHEREAS**, the Austin City Council recognizes the Brackenridge Tract as a significant asset to the University of Texas and its function as an integral part of the Austin community; and

**WHEREAS**, the Austin City Council understands that the ultimate goal of the Board of Regents of the University of Texas is to develop conceptual master plans for the Brackenridge Tract; and

**WHEREAS**, the City of Austin and the Board of Regents of the University of Texas entered into an intergovernmental agreement in May 1989 known as the Brackenridge Development Agreement ("BDA") that sets forth regulations for non-university development of portions of the tract during the agreement, whose initial term will expire in May, 2019; and

**WHEREAS**, the City of Austin under a separate lease operates the Lions Municipal Golf Course, originally constructed by the Lions Club in 1928 and serving the citizens of Austin since 1934; and

**WHEREAS**, the golf course has played an important role in the City for recreational and historic purposes, as the first integrated golf course in the City, as the most used golf facility in the City as well as a treasured green space in our rapidly-growing community; and

**WHEREAS**, the West Austin Youth Association (WAYA) is a nationally-recognized non-profit that provides recreational opportunities to over 4,000 children and youth throughout Austin every year; and

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**WHEREAS**, the University of Texas at Austin has made it a priority to support affordable housing near campus to offer a sense of community to its population of graduate and doctoral students; and

**WHEREAS**, the City of Austin has initiated the Central West Austin Neighborhood Plan that will address future development within the boundaries of the Central West Austin Neighborhood Planning Area. including the Brackenridge Tract; and

**WHEREAS**, the City of Austin has initiated the Austin Climate Protection Plan to minimize the city's impact on global warming, **NOW, THEREFORE**,

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

1. The Austin City Council respectfully requests that the Board of Regents of the University of Texas work with the City of Austin in master planning the Brackenridge Tract to meet the following goals:
  - A. The Lions Municipal Golf Course should become a permanent public facility, giving the City of Austin the option to purchase the facility, exchange land with the University, or extend the current lease.
  - B. WAYA should continue to operate in its current location.
  - C. The City and other community stakeholders should be active participants in the development of plans for the Brackenridge Tract and those plans should be coordinated with the City's ongoing Central West Austin Neighborhood Plan to ensure

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consistency between the City and UT planning efforts, and compatibility with the adjacent neighborhood.

- D. Any redevelopment of the Brackenridge Tract should preserve and enhance current affordable housing levels and continue to serve University of Texas students and families with children.
  - E. The City of Austin and the University of Texas should share resources and develop plans to promote the highest levels of green building and water and energy conservation standards for any future development of the Brackenridge Tract.
  - F. The City of Austin and the University of Texas should work together to extend the Lady Bird Lake Hike and Bike Trail through the Brackenridge Tract, providing it does not adversely impact the Brackenridge Field Lab, as part of the redevelopment process.
- 2 The Austin City Manager is directed to investigate the feasibility of a land exchange with the University of Texas, including compiling a current inventory of all undeveloped City-owned land, and to investigate the feasibility of a bond issue sufficient to fund the acquisition of the Lions Municipal Golf Course and property used by

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the West Austin Youth Association, and to report back to the City  
Council at the December 18 Council Meeting.

ADOPTED: October 16, 2008 ATTEST: Shirley Gentry  
Shirley Gentry  
City Clerk

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**RESOLUTION NO. 20080306-040**

**WHEREAS**, The Board of Regents of The University of Texas System ("Owner") has issued a "Request for Qualifications for Professional or Consulting Services for Conceptual Master Planning for Development of The Brackenridge Tract"; and

**WHEREAS**, the ultimate goal of the Owner is stated as "the development of conceptual master plans for the Brackenridge Tract that present world class planning visions for the tract and that establish The University of Texas at Austin and the City of Austin as leaders in the strategic use of a university asset"; and

**WHEREAS**, the City of Austin and The Board of Regents of The University of Texas System entered into an intergovernmental agreement on May 25, 1989, known as the Brackenridge Development Agreement ("BDA") which sets forth regulations for non-university development of portions of the tract during the term of the agreement whose initial term will expire in May 2019; and

**WHEREAS**, the City of Austin, under a separate lease, whose term coincides with that of the "BDA", operates the Lions Municipal Golf course, and

**WHEREAS**, the City of Austin has initiated the Central West Austin Neighborhood Plan which will address future development within the boundaries of the Central West Austin Neighborhood Planning Area,

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including the Brackenridge Tract (pursuant to Council Resolution No. 20061214-014); and

**WHEREAS**, at its regular meeting in March 2008 The Board of Regents will likely choose a group from among those who have responded to the Request for Qualifications; **NOW, THEREFORE**

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

The City Council instructs the City Manager to assign appropriate city staff to review the information in the Request for Qualifications and in the Brackenridge Development Agreement and to initiate the process for assigned city staff to begin regular meetings with neighborhood representatives involved in the Central West Austin Area Neighborhood Plan development, and other stakeholder representatives, such as members of the Golf Advisory Board, affordable housing advocates, and representatives of environmental groups.

**BE IT FURTHER RESOLVED:**

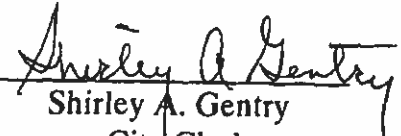
- The City Manager shall begin dialogue with appropriate representatives of The Board of Regents of The University of Texas System and The University of Texas at Austin to assure that the City and The University of Texas at Austin, which is an integral part of the Austin community, can work cooperatively about the Brackenridge Tract and many other interests that the City and The University of Texas have in common; and

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- The City Manager shall report back to City Council on March 20, 2008, its next regular meeting, the city staff that will be heading up these efforts.

**ADOPTED:** March 6, 2008

**ATTEST:**

  
Shirley A. Gentry  
City Clerk

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**DiGiuseppe, Paul**

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**From:** jack Gullahorn <~~jack.gullahorn@cityofaustin.org~~>

**Sent:** Monday, May 24, 2010 11:35 AM

**To:** DiGiuseppe, Paul

**Subject:** Thoughts on PC agenda item for Central West Austin Combined Neighborhood Plan

Dear Mr. DiGiuseppe:

I have read the staff proposal for the Central West Austin Combined Neighborhood Plan, and frankly am both perplexed and flabbergasted.

As an appointee of both the the City and the County on the **Comprehensive Plan City of Austin Task Force**, I have been inundated with many different forms of studies, surveys, forums, meetings in a box, and input as to what Austin "should be" in the minds of its citizens ( and those in the ETJ).

While there is certainly no small degree of variation in what we find to be foremost in peoples minds, it is almost universally clear that for the core city of Austin, a huge portion of which is represented by the proposed CWA Plan put forth by the staff, the focus is on collaborative means to increase density, a lessening of congestion, a prioritization on neighborhood mixed use that promotes walkable and transit friendly modalities, and creative planning for the future.

This plan seems to be totally void of anything resembling that input, most especially the creative part. The base of the plan appears to look to the future with an eye toward the past, without regard to doing anything other than window dressing that disturbs the current low density, transportation inspiring, demographic singleness that currently exists. Creative thought and anything consistent with what I have been hearing has to be changed for Austin to gracefully face its future challenges doesn't seem to be a priority in this plan.

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Thank you for the opportunity to voice my opinion.

Jack Gullahorn

PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

May 21, 2010

C4-6

Comments: we are opposed to the plan to build condos  
and commercial sites along exposition. This will  
cause considerable traffic congestion for W Austin  
from Lake Austin Blvd to 35<sup>th</sup>/38<sup>th</sup> (which is already  
overloaded)

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) MR & MRS G. FELDER THORNHILL ☐ I am in favor  
(Estoy de acuerdo)  
Address 3233 TARRYHOLLOW 18103 ☒ I object  
(No estoy de acuerdo)

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INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- ☐ by attending the Planning Commission hearing and conveying your concerns at that meeting
- ☐ by writing to the Planning Commission, using the form provided on the previous page
- ☐ by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

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**DiGiuseppe, Paul**

**From:** Blake Tollett  
**Sent:** Friday, May 21, 2010 11:30 AM  
**To:** Helen & Ed Baxter  
**Cc:** DiGiuseppe, Paul  
**Subject:** FLUM & Small Lot Amnesty

C4-6

Good Morning:

My name is Blake Tollett and I am emailing you on behalf of West Austin Neighborhood Group (WANG). Mary Arnold, a member of our Board of Directors, passed along your e-address as a neighbor to the Sanctuary tract. She also mentioned Ann Moody and Sam and Shirley Perry as other interested neighbors.

I sent out the below forwarded email to my board, have used it as a "reach out" to the neighbors around Tarrytown United Methodist Church (TUMC), and am now hoping to use it to alert if necessary the neighbors around the Sanctuary as to an ongoing process that is coming to finalization. The Paul mentioned in the first paragraph is Paul DiGiuseppe, the City of Austin staff contact.

First, let me be very clear in that the neighborhood association welcomes and values the present use of the land by the Sanctuary, and we are unaware of any proposed changes in the current use. At these hearings before the Planning Commission and City Council, there is no request for a zoning change from the property's current SF-3 zoning district. What is being decided is the wording of the Future Land Use Map (FLUM) as it relates to the property.

The neighborhood association (WANG) supports the consensus derived wording in the FLUM that states that if the religious/academic use of the property ceases, that the property then be used for single family housing (or duplex use as allowed by the Land Development Code in an SF-3 zoning district).

The neighborhood association will be having an open public meeting this Monday the 24th at Howson Library from 6 PM to 8:45 to discuss these matters among others. Please feel free to attend this meeting or contact me with any questions. Please also feel free to pass this email along.

The Planning Commission will be reviewing the neighborhood plan on Tuesday the 25th, and I am sure they would welcome your comments VIA email or in person.

Blake Tollett-WANG  
 3701 Bonnie Road 78703  
 512-477-4028

Begin forwarded message:

**From:** Blake Tollett  
**Date:** May 20, 2010 1:40:01 PM CDT  
**To:** "wang\_board@westaustinnn.com ExCom" <wang\_board@westaustinnn.com>, Michael Curry  
**Subject:** FLUM & Small Lot Amnesty

As an update, I got a call this morning from Paul. In his voice mail message he said:

5/24/2010

1) As for the consequences of small lot amnesty, if small lots (less than the current threshold of 5,750 sf) were legal at the time of platting and now have one residence across two or more of them, if that structure is taken down, each small lot can have a separate residence. This is troublesome, especially if small lot amnesty is granted for the entire area as a blanket move.

2) The FLUM is going to be part of the hearing. Paul will pull for discussion every parcel in the FLUM that is contentious. That means not only the Elm Terrace site but also the Sanctuary/Tarrytown United Methodist Church request for future Civic Use, the Casis Shopping Center, the land at Forest Trail and Enfield, and the properties just north of O'Henry Middle school.

The churches' request of a future land use of Civic really opens up a can of worms. The consensus recommendation from the meetings is for the land to be used as single family if the current religious use is vacated. The churches are not asking for a zoning change but rather language in the FLUM that predicates future request for entitlements (my opinion).

According to our handout, Civic is appropriate for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

The purpose:

- 1) Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
- 2) Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
- 3) Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
- 4) Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
- 5) May include housing facilities that are accessory to a civic use, such as student dormitories; and
- 6) Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential area.

The application:

- 1) Any school, whether public or private;
- 2) Any campus-orientated civic facility, including all hospitals, colleges and universities, and major governmental administration facilities;
- 3) Any use that is always public in nature, such as fire and police stations, libraries and museums;
- 4) Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;
- 5) An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
- 6) Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.