

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

C14
/1

NEIGHBORHOOD PLAN: East Riverside/Oltorf Combined Neighborhood Plan

CASE#: NPA-2010-0021.01

PC DATE: December 14, 2010

ADDRESS/ES: 700 Grove Blvd. (Address on application was 900 Grove Blvd., but corrected at a later date by applicant to 700 Grove Blvd.)

SITE AREA: 28.116 acres

APPLICANT: City of Austin, Parks & Recreation Department

OWNER: City of Austin, Parks & Recreation Department

AGENT: Ricardo Soliz, Division Manager, Parks & Recreation Dept.
Greg Montes, Senior Planner, Parks & Recreation Dept.

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Office/Mixed Use

To: Recreation/Open Space

Base District Zoning Change

Related Zoning Case: C14-2010-0131 (SR)

From: GO-MU-CO-NP

To: P-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 16, 2006

PLANNING COMMISSION RECOMMENDATION: (pending)

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The plan amendment supports the following goals, objectives, and recommendations:

C14
1/2

Parks, Trails, Open Space and the Natural Environment

Goal 6

Protect and enhance the Town Lake Waterfront as well as creek areas and other natural amenities.

Obj. 6.1 Investigate ways to amend the City of Austin's Land Development Code and support initiatives that propose to protect waterways and their surrounding environment.

R69 Create and adopt a neighborhood plan design tool or similar mechanism (i.e. Headwaters Protection Initiative) for requiring greater development setbacks along creeks and in the vicinity of

creek headwaters and in other environmentally sensitive areas (WPDR; Neighborhood).

Obj. 6.2 Identify undocumented creeks and Critical Environmental Features (CEFs) in the area and protect them from development.

R71 Work with the Watershed Department to do the following (Neighborhood; WPDR):

- To document the exact location of creeks, seeps, springs and wetlands so that they are added to the City's inventory of Critical Environmental Features;
- To name any unnamed creeks;
- To determine if additional creeks should be added to the current list of "urban" or "suburban watersheds".

Obj. 6.3 Identify opportunities for monitoring and maintaining the appearance and water quality of creeks.

R72 Conduct clean-up activities around creek areas (Neighborhood, Keep Austin Beautiful).

Goal 7

Preserve and enhance existing parks, the 18-hole Riverside Golf Course, the Country Club Creek Trail and other open spaces and wetlands to create opportunities for additional public open space and natural areas.

Obj. 7.1 Identify strategies that work towards the preservation, maintenance and improvement of existing parks in addition to the 18-hole Riverside Golf Course.

R90 Preserve and maintain all City-owned and acquired park space and conservation easements as such (PARD).

Obj. 7.3 Improve access to and awareness of existing parks, trails and open space.

R99 Encourage the City of Austin and Austin Community College to create a landmark at the northwest corner of Riverside Drive and Grove Blvd. that would serve as a guide to the Colorado River Park (ACC, the Riverside Golf Course and the Daniel Ruiz Library are other public and private entities on Grove Blvd. that could be incorporated) (Neighborhood; PW).

C14
1/3

BACKGROUND: The 28.116 acre tract was purchased by the City of Austin's Parks and Recreation Department using 2006 Bond money. Of the 2006 Bond money, \$20 million was for the purchase of parkland.

The land use on the future land use map is Mixed Use/Office and Recreation/Open Space on the area where the creek is located. The FLUM request is for Recreation/Open Space on the entire tract.

The zoning change request is from GO-MU-CO-NP (General Office – Mixed Use – Conditional Overlay- Neighborhood Plan) to P-NP (Public – Neighborhood Plan).

The Parks Department proposes to open a disc golf course on the property, combining the 28 acres with 7 acres to the north within the Roy G. Guerro Colorado River Park for a total of 35 acres.

The East Riverside/Oltorf Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on November 16, 2006. Area is located in the southeast part of Austin's urban core and is comprised of the Parker Lane, Pleasant Valley, and Riverside planning areas. The boundaries for the combined area are: IH-35 to the west, the Colorado River to the north, Grove Boulevard and Montopolis Drive to the east, and Ben White Boulevard/Hwy. 71 to the south.

PUBLIC MEETINGS: Approximately 70 community meeting notices were mailed to property owners, utility account holders within 500 feet of the property, in addition to planning contact team members and neighborhood organizations registered on the Community Registry. Fourteen people attended the meeting.

Greg Montes, Senior Planner in Parks and Recreation Department, said existing disc golf courses around the city are heavily used and the older courses were not designed using the current sustainable practices. This new disc golf course will use a sustainable design, will preserve Heritage Trees, will have paths to avoid sensitive tree roots, and will alleviate some of the stress on overused parks, such as course in Bartholomew Park and Pease Park.

Greg pointed out that the currently zoning of GO-MU-CO-NP allows for a maximum of 400,000 sq. ft. of office space, noting that the disc golf course is a much lower intensity use than the current zoning.

The following are questions from the attendees and answers from Greg Montes about the proposal:

Q. Will there be other park facilities on the site in addition to the disc golf course?

A. No. The disc golf course will be the only use.

Q. Is there funding for the disc golf course?

C14
/4

A. Not at this time.

Q. Is a plan amendment required for the Roy G. Guerrero Colorado River Park?

A. No plan amendment is required. The master plan is a comprehensive concept that is used by the Parks Department as a tool for future site development.

Q. What is the cost of a new disc golf course?

A. A rough estimate is about \$150,000. This amount does not include trail heads, parking or other improvements that are sometimes needed.

Q. Has an environmental site assessment been completed?

A. Yes. One was completed in December of 2007 and the findings showed no recognized environmental conditions on the site.

Q. Is a site plan required for a disc golf course?

A. Yes, a site plan is required and will be submitted for review to the COA at the appropriate time.

The East Riverside/Oltorf Planning Contact Team supports the plan amendment and zoning change request. Please see letter at the end of this report.

Susana Almanza, president of the Montopolis Planning Contact Team, attended the meeting and stated that she does not support the disc golf course because the Montopolis Community did not request the facility and people who live in the Montopolis area do not play disc golf. Note: The Montopolis Neighborhood Planning area is located across Grove Boulevard to the east. See neighborhood planning area map.

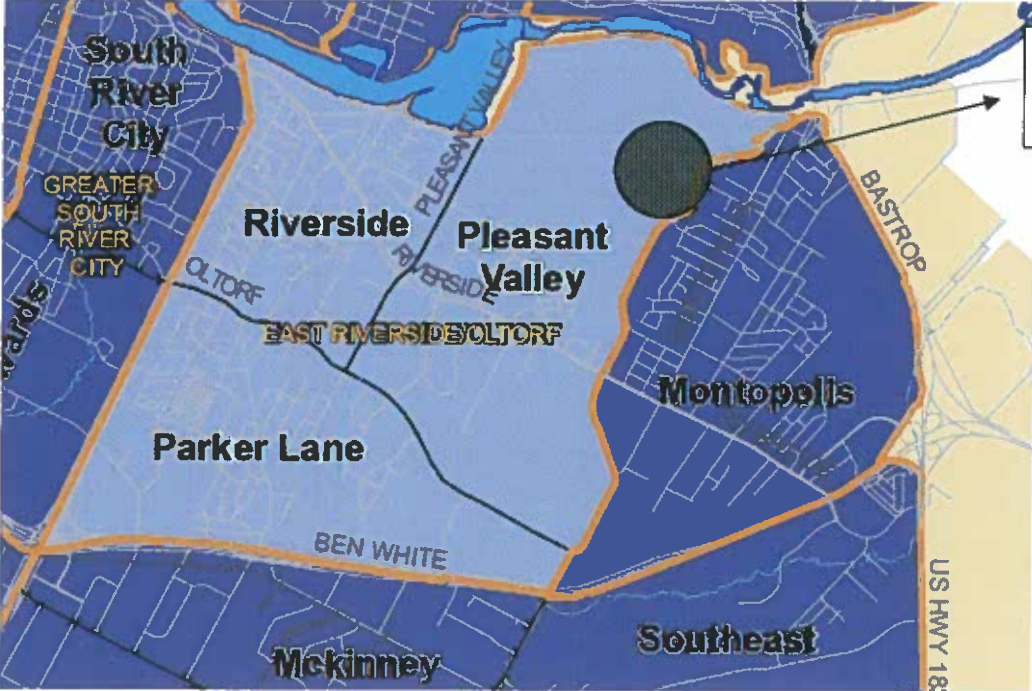
Note: On June 15, 2010, the Montopolis Planning Contact Team submitted a plan amendment application to amend the plan to add goals, objectives, and actions to “expand opportunities for the public enjoyment of parks, trails, and open space”. Objective 8 states to “Increase the availability of Park Land and diversify the ways in which Parks are used”. Action 31 states “Designate more existing City of Austin property within the Montopolis Neighborhood Planning boundaries for potential use as Park land or for low impact recreational purposes. For more information on this case see NPA-2010-0005.01.

CITY COUNCIL DATE: January 13, 2011 **ACTION:** (pending)

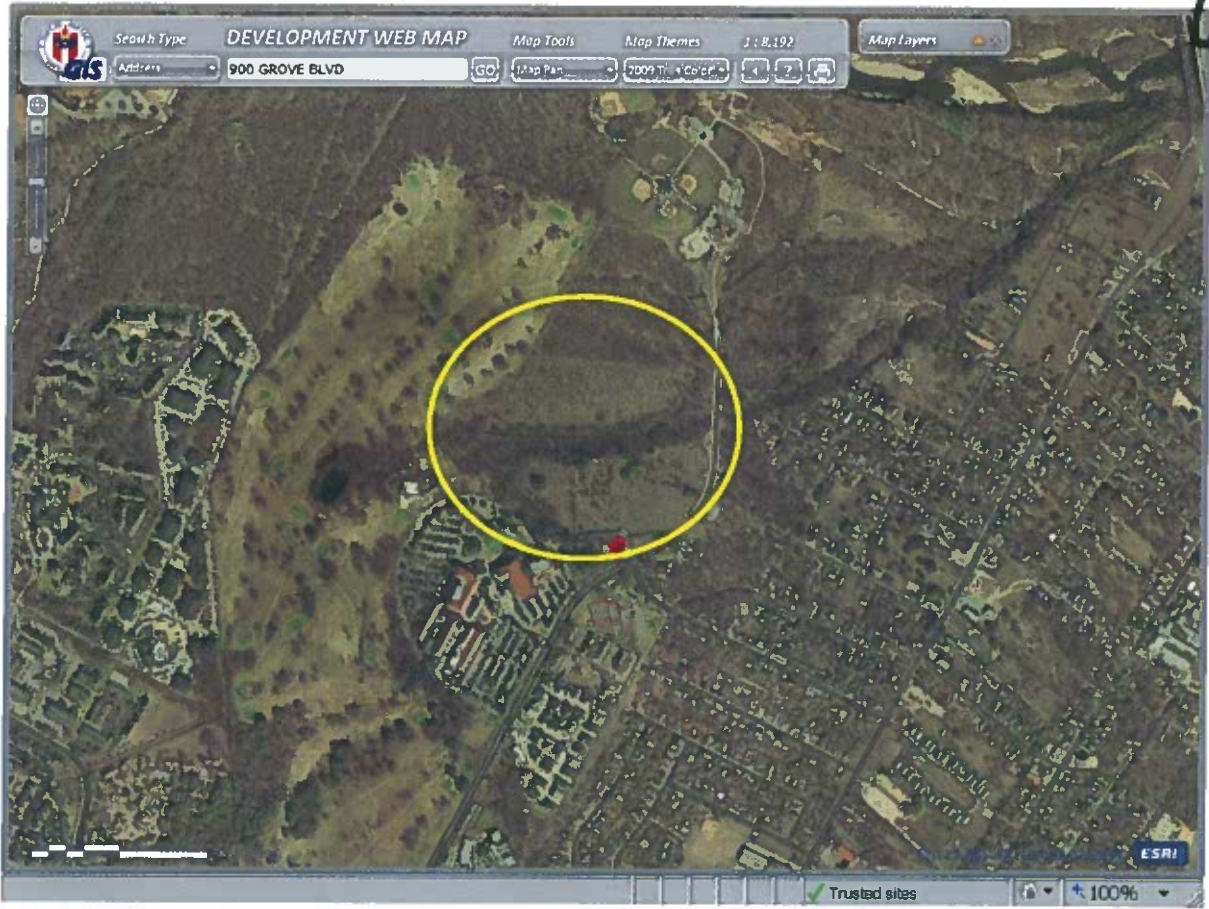
CASE MANAGER: Maureen Meredith **PHONE:** 974-2695

EMAIL: maureen.meredith@ci.austin.tx.us

C14
/5



CA 7/14



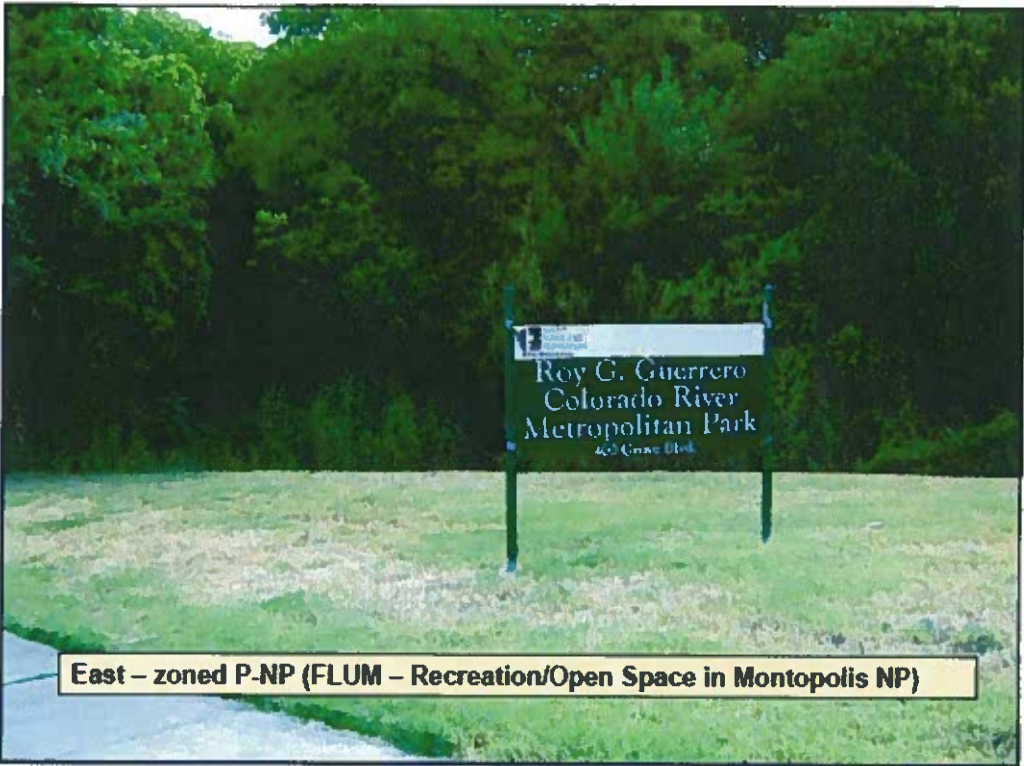
CM/A



CMH
1/9



North – Montopolis Youth Sports Complex



East – zoned P-NP (FLUM – Recreation/Open Space in Montopolis NP)

C14
/10



South -zoned GO (FLUM - No designation)



East -zoned GO-MU; LO-MU; RR; GO; SF-6 (FLUM - No designation)

C14
/11

From: Malcolm Yeatts

Sent: Sunday, November 28, 2010 9:27 PM

To: Meredith, Maureen

Cc: 'Carl Braun'; 'Dawn Cizmar'; 'Barb Fox'; 'Toni House'; 'Toni House'; 'Krebs, Fred'; 'John Harms'; 'Jean Mather'; 'Linda Land'; 'Jan Long'; 'Wayne Gronquist'; 'Malcolm Yeatts'; 'Judy Price'; 'May, Mike'; 'Linda J. Watkins'; 'Gayle Goff'

Subject: NPA 2010-0021-01_700 Grove Blvd

The EROC Contact Team has voted to support the zoning change NPA-2010-0021-01 at 700 Grove Blvd. EROC also supports the change of the FLUM to reflect recreation/open space.