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NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined Neighborhood Plan

CASE#: NPA-2011-0016.02

PC DATE: October 25, 2011
October 11, 2011

ADDRESS/ES: 5509, 5511, 5513, 5515, 5517, 5519, 5521, 5523, 5525, 5527, 5601, 5603, 5605, 5607 & 5509 Stuart Circle.

SITE AREA: Approx. 3.3 acres

APPLICANT: City of Austin, Parks and Recreation Department

OWNER: City of Austin, Parks and Recreation Department

AGENT: Greg Montes, City of Austin, Parks and Recreation Department

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family & Water

To: Recreation/Open Space

Base District Zoning Change

Related Zoning Case: C14-2011-0083 (SR)

From: SF-3-NP

To: P-NP

NEIGHBORHOOD PLAN ADOPTION DATE: March 27, 2003

PLANNING COMMISSION RECOMMENDATION: Pending.

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The request to change the future land use map to Recreation/Open Space meets the following goals and comments in the Govalle/Johnston Terrace Combined Neighborhood Plan:

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Parks, Recreation, and Public Facilities Goals

- Goal 15:** Protect and enhance existing parks, recreational facilities, and open spaces. (Sector Plan)
- Goal 16:** Ensure that parks are safe places that are welcoming to families. (Gov/JT)
- Goal 17:** Provide opportunities for cultural arts, recreation and leisure activities/services for all ages. (Gov/JT)
- Goals 18:** Design public facilities and open spaces that serve as community gathering places. (Gov/JT)

Environmental Goals

- Goal 19:** Improve the environmental quality of the neighborhood. (Gov/JT)

Future Use of Vacant or Under-Utilized Properties

In the Govalle/Johnston Terrace area there is some room for future development and reuse of properties that are currently vacant or under-utilized.

Many of the vacant or underutilized properties are publicly owned. The neighborhood has expressed interest in the use of publicly owned land within the Govalle/Johnston Terrace Neighborhood Planning Area. Generally speaking the neighborhood supports the preservation of open space in the neighborhood. The neighborhood supports limitations on further development on these properties and the preservation of as much open space as possible. The neighborhood also supports larger vacant properties being linked as part of a pedestrian and bicycle network that allows safe, non-automobile travel between these areas and also allows residents from other areas (such as east of US 183) to access parks, trails and other places within Govalle/Johnston Terrace.

This plan encourages the following uses on these publicly owned properties. The plan also makes recommendations for some of the vacant private properties in the area.

Staff Analysis: The Govalle/Johnston Terrace Neighborhood Plan supports open space to accommodate bike and pedestrian trails.

BACKGROUND: The plan amendment and zoning applications were filed on July 27, 2011, during the open period for City Council-approved neighborhood plans located on the east side of I.H.-35.

The City of Austin’s Parks and Recreation Department is planning a trail project that consists of a 7.3 mile trail that will begin in Govalle Park and end at Johnny Morris Road and Daffan

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Lane. A portion of this trail project is located within the boundaries of the Govalle/Johnston Terrace Combined Neighborhood Plan. (See map on page seven).

The Govalle/Johnston Terrace Combined 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 March 27, 2003. The boundaries for the planning area are Oak Springs on the north, Airport Boulevard on the east, Town Lake on the south, Pleasant Valley to 7th Street to the Northwestern, and Webberville on the west.

PUBLIC MEETINGS: The plan amendment community meeting was held on Wednesday, September 21, 2011. Three hundred and seventy-seven notices were mailed to property and utility account holders within 500 feet of the property, in addition to neighborhood organizations registered with the City. Thirteen people attended the meeting, including two city staff members.

Greg Montes, PARD, said the City of Austin's Parks and Recreation Department is planning a trail project that consists of a 7.3 mile trail that will begin in Govalle Park and end at Johnny Morris Road and Daffan Lane. The trail will be 10 feet wide, concrete trail that will be ADA compliant. There will be a 2 foot clear zone on each side of the trail.

This section of the 7.3 mile trail associated with this case will connect the Govalle Park to the East Boggy Creek portion of the trail.

Note: This case was presented at the plan amendment meeting at the same time as NPA-2011-0016.01, so many of the questions were the same.

Q: Is the design of the trail decided?

A. A private firm was used to design the trail and to look for at-grade trail which are safer for trail users.

Q. Is there an alternative route other than through East Boggy Creek?

A. No.

Q. Did the City just acquire this land?

A. In 2008 Public Works and Watershed transferred the land to Parks and Recreation Department.

Q. The land is zoned SF-3-NP, why wasn't it zoned for public use when the Parks Department receive the land?

A. Land is rarely zoned P-Public when the Parks Department acquires the land. Parks will wait until it has plans for the property before it submits a zoning change application.

Q. There could be safety issues on this trail. There are transients in the area and a fire two weeks ago. There are children and schools in this area and the trail will be a magnet for crime.

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A. There are similar trails in the single family area and people use it. The more people use the trails, and then there will be less crime on it.

Q. Will it be a 24-hour trail?

A. Parks has a curfew of 10:00 p.m. There will not be lights on the trail, so it will probably not be used at night.

Q. This is a bad area with homeless people living on trails that exist in the area.

A. There will be Park Rangers and also Austin Police Department who will monitor the trails.

Q. The existing Govalle Park is not well maintained, why expand the park with more potential users when the City does not maintain the park with the few users that it has.

A. The city can use parkland dedicated money to make improvements to the park.

Q. Where is the money coming from for the 7.3 mile trail?

A. Most of the funding is Federal money.

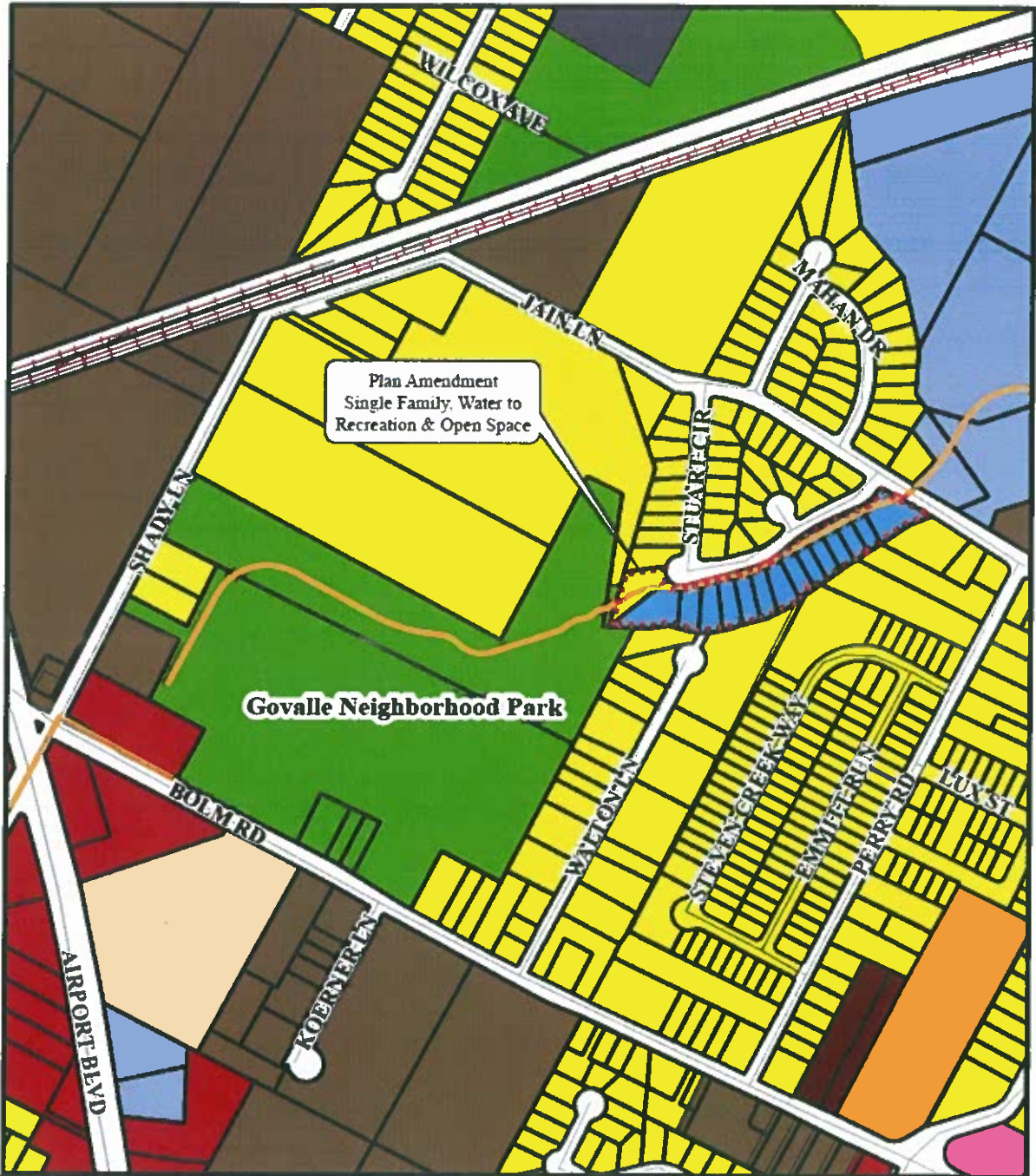
At the time of writing this report, no letter of recommendation has been submitted by the Govalle/Johnston Terrace Combined Neighborhood Plan Contact Team. If a letter is submitted, it will be distributed at the October 11, 2011 public hearing.

CITY COUNCIL DATE: November 3, 2011 **ACTION:** Pending

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FLUM Map:
Southern Walnut Creek Trail

20 July 2011 GM

Legend

- Proposed Trail
- Future Land Uses
- Single-Family
- Higher-Density Single-Family
- Mobile Homes
- Multifamily
- Commercial
- Mixed Use
- High Density Mixed Use
- Office
- Mixed Use/Office
- Civic
- Recreation & Open Space
- Environmental Conservation
- Utilities
- Water
- City of Austin Parks

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Zoning Map:

Southern Walnut Creek Trail

Legend

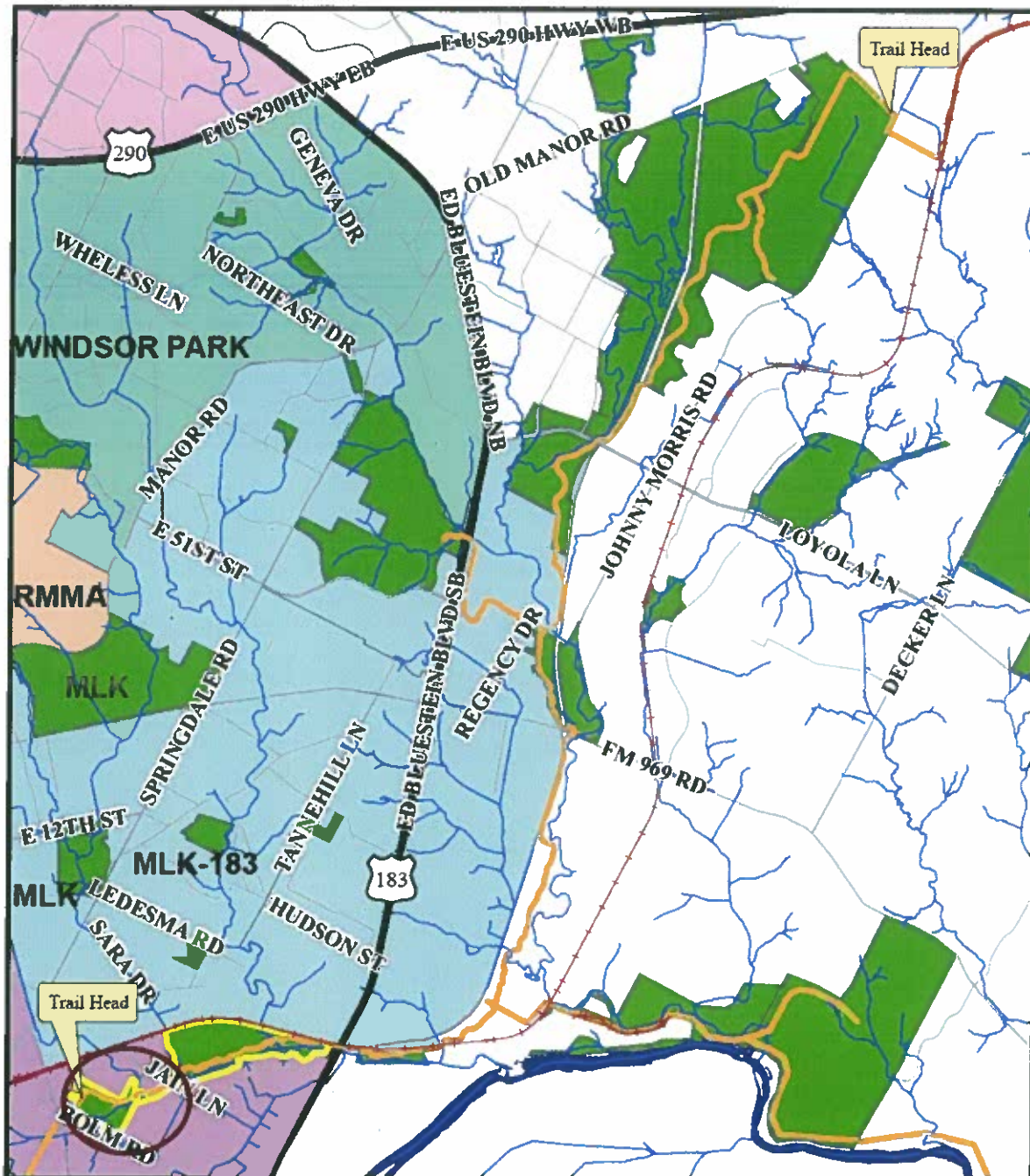
- Proposed Trail
- Park Property to be Rezoned
- City of Austin Parks

20 July 2011 GM

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Zoning Map: Southern Walnut Creek Trail

Legend

- Proposed Trail
- Park Property to be Rezoned
- City of Austin Parks

5 August 2011 GM

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