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**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Govalle/Johnston Terrace Combined Neighborhood Plan

**CASE#:** NPA-2011-0016.02 **DATE FILED:** July 27, 2011 (In-cycle)

**PC DATE:** **November 8, 2011**  
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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1/2

**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 November 3, 2011 public hearing.

Once comment form in support and one letter in opposition was received from property owners.

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

**ACTION:** Pending. Staff will request a postponement to the December 8, 2011 hearing.

**CASE MANAGER:** Maureen Meredith

**PHONE:** 974-2695

**EMAIL:** Maureen.meredith@austintexas.gov

**PUBLIC HEARING COMMENT FORM**

If you use this form to comment, it may be submitted to:  
 City of Austin  
 Planning and Development Review Department  
 Maureen Meredith  
 P. O. Box 1088  
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2011-0016.02  
 Contact: Maureen Meredith  
 Public Hearings-  
 Planning Commission: 10/11/2011  
 City Council: 11/03/2011

I am in favor  
 I object

Your Name (please print) \_\_\_\_\_  
 1109 Desimble Dr. Austin TX 78722  
 Your address(es) affected by this application \_\_\_\_\_

Signature \_\_\_\_\_ Date 10/2/11

Comments: This is a great use of Public Land.  
 I can't wait to use the trail. I can see  
 no reason not to use that space for a green  
 belt

25/15

**PUBLIC HEARING INFORMATION**

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

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 Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: <http://www.ci.austin.tx.us/planning/neighborhood/>.



October 4, 2011

Dear Planning Commission,

My name is Angelica Noyola. I have a family home in the Johnston/ Govalle Terrace Neighborhood. I am against the implementation of a Trail system in the Boggy Creek Green Belt. That land has been zoned SF3 and should be made available for affordable housing. The City has not maintained the park presently located in the area very well for years and I fear that another addition of Park Land will go unkempt as well. The City of Austin Watershed Department did not consult the public before gifting the land it owns to the Parks and Recreation department, knowing it was zoned SF3. I attended a meeting regarding this issue and the area residents were not well informed on the issue at hand or the premise of the meeting to be held. I myself only heard of the meeting from another individual. Mailers were sent out but perhaps a better job could have been done with detailing the issue. At the meeting some residents were still confused as to what was entailed in the proposal. If Planning Commission truly wants the communities input I believe another meeting should be held to discuss the scope of the project. It is worrisome that so much has been done on the project before community input was sought. I would have thought that community input would have been the first thought since we would be most impacted by the proposed changes.

If the Planning Commission decides to give the go ahead to this project you will be adding to the problematic issues we currently have with the transient camps. There has been an increased problem with transient camps in the green belt area. Austin Police Department just 1 and a half weeks ago removed a transient camp from the Boggy Creek greenbelt. I feel that if given a paved way to venture deeper into the area that the problem will become worse. There is a Junior High School less than 500 ft from the proposed trail. As well as a High School less than a 1000 ft away. The increased "stranger" traffic causes a major concern. Austin Police Department has had numerous complaints of violence on existing trails such as the trail which runs along Lady Bird Lake. Given the fact that there are so many children in this area I am fearful of the impact it could have on them.

My final thought is this: How can the City of Austin Parks and Recreation Department dare ask that we accept a trail in our backyard when they have FAILED to maintain a safe environment at an existing park which will lead into the trail?

I thank you for your time and attention to my concerns. I know that you will make your decision with the best interest of the existing community in mind.

Respectfully,

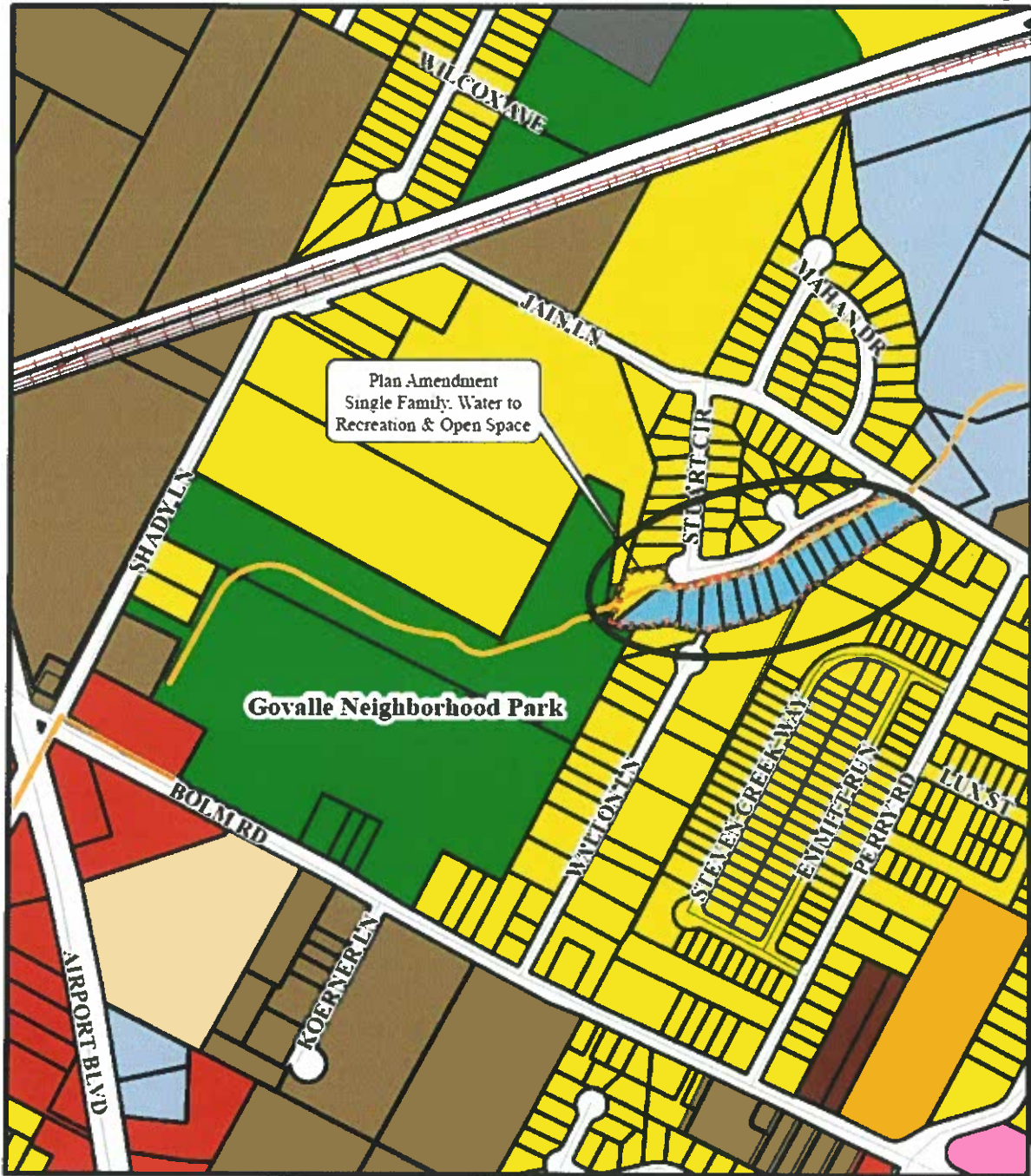
Angelica Noyola

Johnston/Govalle Terrace Resident

512-462-2181



6/12



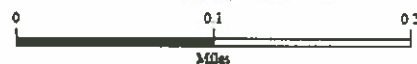
**FLUM Map:**  
Southern Walnut Creek Trail

20 July 2011 GM

This map has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



- 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





5/18



**Zoning Map:**  
Southern Walnut Creek Trail

**Legend**

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

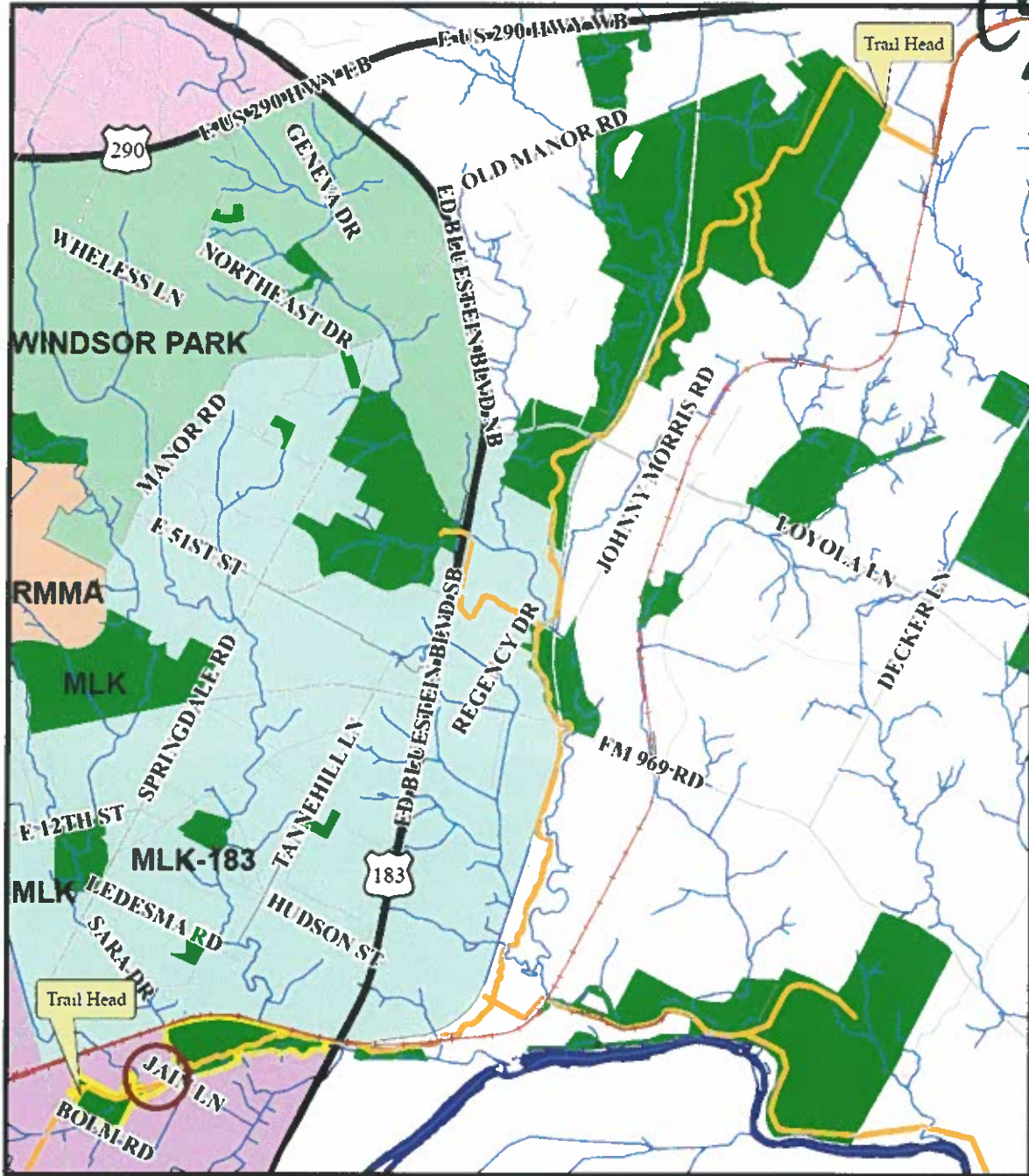
20 July 2011 GM

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CB/9



### 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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