

Minutes
PARKS AND RECREATION BOARD
June 11, 1979

The Parks and Recreation Board met for its regular meeting at 12:15 p.m., Monday, June 11, 1979, at the Parks and Recreation Department. Present were Mr. Garrison, Chairman; Mr. Hall, Vice Chairman; Mr. Bray, Secretary; and members Mr. Coffee, Miss Dominguez, Mr. Nalle, Mr. Ramos and Ms. Stockard. Members absent were Mrs. Arnold, Mr. Britton, Mrs. Isely, Mr. Rose and Mr. Shaw. Staff members present were Leonard Ehrler, Roy Guerrero, Dorothy Nan McLean, Randy Russell, David Reed, Preston Wheeler, John Hughes, Dan Wilson, Bob Baker, Jack Highland, Dennis Nagao, Donna Brasher, Bill Schoenemann, Frank Hodge, Jim Jacksits, Jo Bright and Louise Nivison. Visitors included Linda Cannon, Building Inspection Department; Mary Ann Kreps, Daily Texan; Bill Collier, American-Statesman; Clay Strange, Legal Department; Russ Eppright, Austin Radio Control Association; George Bruner; and Dick Kemp, President of the Golf Advisory Board.

The meeting was called to order at 12:20 p.m., by Mr. Garrison, Chairman.

Mr. Nalle distributed copies of a Public Notice Hearing, July 11, 1979, 9:00 a.m., Stephen F. Austin State Office Building, Room 118, before the Texas Water Commission. The hearing involved the Westview Development Company (Davenport Ranch), who has applied to the Texas Department of Water Resources for an interim permit to allow for the disposal not to exceed an average flow of 250,000 gallons per day of domestic sewage effluent from the subdivision sewage treatment plant which is to be located approximately 1,500 feet west and 2,700 feet north of the intersection of Trail of the Madrones and West Lake Hills Drive. It is proposed that the treated domestic sewage effluent will be retained and utilized to irrigate a golf course. No discharge to the surface waters of the State is proposed. Mr. Nalle stated that this could affect Lake Austin water quality.

Mr. Bray asked that his proposed recommendation concerning limitations with respect to boating on Lake Austin and limitations on size and speed be referred to the Parks and Recreation Board committee working on navigation policies.

PARKS AND RECREATION DEPARTMENT MASTER PLANNING PROCESS

Mr. David Reed, Superintendent of Planning, explained that the purpose of the Master Planning Program is to develop a comprehensive parks, recreation and open space plan for the City of Austin, responding to community and neighborhood goals, objectives and growth management policies. The planning process will be sensitive to existing citizen participation mechanisms and will complement the Austin Tomorrow Goals Program.

Mr. Garrison appointed the following Master Plan Steering Committee from the Parks and Recreation Board: Mr. Coffee, Mrs. Arnold, Miss Dominguez and Mrs. Crenshaw.

Mr. Reed introduced staff members of the Planning Section and summer personnel who would be working on the master plan. Mr. Reed stated that the Parks and Recreation Department would be working very closely with the Board and the elements of the planning process would be to adopt a Citizen Participation Program. Objectives would be to (1) to develop an open, responsive and organized program for identifying community neighborhood goals, objectives

and standards for parks, recreation and open space programs. (2) To identify and assess the significance of cultural, historical, architectural, and biophysical values of the City of Austin and the urban fringe. (3) To conduct community and neighborhood recreation need assessments. (4) To examine strengths, deficiencies and suitability of the existing park, recreation and open space system. (5) To develop alternatives for a parks, recreation and open space system that present clearly articulated choices for the citizens of Austin. (6) To develop an implementation program that represents an innovative approach for funding, acquiring and developing parks and open space areas. Elements of the Planning Process: Adopt planning process; adopt citizen participation program; trends plan; and preliminary inventory. Goal Formulation: identify problems and issues; form goals and objectives. Research-Analysis: Biophysical inventory; social inventory; site suitability analysis; leisure program analysis; needs assessment. Plan Development: Develop-evaluate alternatives; draft plan; community review and adoption and implementation program; and evaluation.

Mr. Nalle asked what the cost of the master plan would be. Mr. Reed stated that \$75,000 has been approved in the 1978-1979 C.I.P. A slide show was also presented. The Board enthusiastically approved the planning process for the Parks and Recreation Department Master Plan.

GOLF FEES

Mr. Randy Russell, Manager of Golf for the Parks and Recreation Department, introduced Mr. Dick Kemp, President of the Golf Advisory Board. Mr. Russell stated that in order to keep up with inflation, increases were being asked for golf fees. The recommendations were being made with the approval of the Golf Advisory Board composed of representatives from each Golf Association. Hopefully, the increased revenues would generate an additional \$50,000 per year. Operating policies were also included in the proposal, but were basically unchanged, just more readable. The rates were being recommended to become effective October 1, 1979. Mr. Russell explained that the Austin golfers would like another golf course at the proper time and were willing to pay their fair share. The fees would need to be increased or the quality of the golf courses would deteriorate. After further discussion, it was moved by Mr. Bray and seconded by Mr. Hall that the Parks and Recreation Board recommend to the Mayor and City Council approval of golf policies submitted and the following golf fees:

I. Fees

A. Green Fees

Including Surcharge

1. Lions, Morris Williams, Jimmy Clay

Regular Round (weekends and holiday)	\$4.50
Regular Round	\$4.00
Evening Round	\$3.00
Senior Round (weekdays only)	\$2.25
Junior Round (weekdays only)	\$1.50
Early Bird Round (weekdays only)	\$2.50

I. Fees

A. Green Fees

Including Surcharge

2. Hancock

Regular Round (weekends and holiday)	\$4.00
Regular Round	\$3.50
Short Round	\$2.50
Senior Round	\$1.50
Junior Round	\$1.00

3. Special Rates

a. Lions Only

University of Texas Faculty (annual fee \$150.00 + surcharge
7 days)

University of Texas Students

Annual Fee (7 days) \$ 99.00 + surcharge
Semester Fee (7 days) \$ 33.00 + surcharge

b. All Courses

University of Texas Golf Team No Charge
Intramurals \$1.50

4. Annual Cards

a. Individual	\$200.00 + surcharge
b. 2-member Family	\$325.00 + surcharge
c. Senior Individual	\$100.00 + surcharge
d. Senior Husband and Wife	\$150.00 + surcharge
e. Junior Individual	\$ 45.00 + surcharge
f. College Golf Team	\$ 60.00 + surcharge
g. Summer Junior Card	\$ 20.00 + surcharge
h. 7-day Discount	\$ 75.00 + \$3/round including surcharge

5. Every golfer will pay a surcharge of 25¢ for Junior/Senior and 50¢ for all others each time they play. This surcharge is included in all green fee rates listed above with the exception of annual cards.

6. Golf Cart Fees

Private Carts - \$30 per year

The motion carried unanimously.

PARKLAND ACQUISITION ADJACENT TO ZILKER PARK

Mr. Ehrler explained that on May 24, 1979, the Austin City Council granted interim approval for the rezoning of a 10 acre tract owned by the Knights of Columbus Home Association, and located northwest and immediately adjacent to the western portion of Zilker Park. Various individuals and citizen

groups have suggested that this tract should be purchased by the City of Austin in order to expand the area of Zilker Park, and to provide environmental protection for the sensitive ecosystem of the Barton Creek Watershed.

Staff review indicates that, while this tract would represent an important addition to the City's park and greenbelt system, the costs of acquisition appear to outweigh benefits in terms of recreational potential and pollution control. Acquisition costs of the 10 acre tract are currently estimated, conservatively, to be approximately \$43,500 per acre, or nearly \$435,000, representing about thirty-nine (39) percent of total funds approved for our park acquisition budget this year.

Recreational Potential

The site includes an existing structure (approximately 3,500 square feet) which appears adaptable to conversion for utilization as a recreation center, neighborhood library, or other public facility. Typical of this general area, the site is heavily wooded, with varying topography, however, the property is separated by Columbus Drive from the primary Zilker Park acreage, thus discouraging physical linkage. While Zilker Park is Austin's most popular and overcrowded park, this excessive utilization may be attributed in part to the lack of comparable facilities and recreational opportunities in outlying areas of the city. Also, there is an urgent need for a new master plan and renovation program for Zilker itself.

Pollution Control

The most immediate concern is the protection of the Barton Creek Watershed from pollution resulting from the increased runoff and sedimentation associated with urban development. The Barton Creek Watershed includes an area of approximately 125 square miles, extending well beyond the extraterritorial jurisdiction of the City. The Office of Environmental Resource Management has indicated that protection of a single 10 acre tract will have insignificant long-range impact upon pollution control in relation to increasing development pressure throughout the entire Barton Creek Watershed area. Nevertheless, the precedent setting nature of the zoning action does cause some concern.

Rather than rely on purchase of high cost land in fee ownership as a measure for protecting land adjacent to Barton Creek, it is the staff opinion that support should be given to more suitable management and planning in the Barton Creek Watershed. On June 12th, the Planning Commission will be considering application of the Lake Austin interim land use controls. Furthermore, the Office of Environmental Resource Management believes that a separate Barton Creek Watershed ordinance may be more appropriate to address specific issues of Barton Creek. The staff encourages the Parks and Recreation Board to support the Planning Commission and the Office of Environmental Resource Management in these efforts. Guidance of land use so that it is compatible with watershed protection and

park and recreation objectives, appears to be a far more feasible and comprehensive approach than piecemeal land purchase of sites such as the subject tract.

Assuming that the 10 acre subject tract is developed according to its recent zoning designation, final approval is subject to site plan review and satisfaction of specific conditions including a 30 foot undeveloped buffer adjacent to the park, as well as height and density restrictions applying to the particular type of development. Coordinated review of the site plan by the City Planning Department, Parks and Recreation Department, Office of Environmental Resource Management, Engineering Department and other municipal agencies can help to insure that planning principles and design standards are applied to minimize deterioration of water quality and intrusion upon the character of Zilker Park. In particular, the creek ordinance allows for specific control measures to assure compatibility of site development with the Barton Creek Watershed, which the Engineering Department can require at the time of subdivision review.

In conclusion, the staff recommendation is to urge the Planning Commission to consider the long-range effects of development in the entire Barton Creek Watershed, and to apply more restrictive standards that would prevent undesirable or incompatible land use. This would appear to be a far more comprehensive and feasible solution than purchase of small tracts of highly valuable land which may be proposed for various land uses.

Mr. Reed stated that to buy the 14.1 acres would deplete funds appropriated this year for land acquisition, unless the City Council would appropriate special funds for this acquisition. Mr. Bray stated that if the City Council was willing to appropriate those kinds of funds it might be better to use the funds to buy land in urban fringe, and encourage the City Council to put meaningful constraints on this site. Mr. Garrison asked how you would speak to a 20' road being a buffer to Zilker Park. If the development was approved it would mean widening the present road which would be a further restriction on the property. This would mean mixing the private sector in with Zilker Park, and the restriction for the number of family units proposed to be built on the property was not known at this time. Columbus Drive is in Zilker Park and the access to the property in question. Mr. Bray stated that a barrier could be put in unless it was a public road. The City Council should devise constraints on the actual development of the site which can assure there would be no adverse impact on Zilker Park. Meaningful design features can be obtained in the site plan to see that the development is oriented away from the park. This can be done and has been done in the past and the development can compliment the park. Mr. Ehrler stated that the Planning Commission recommendation for the proper zoning of the tract would control what we are trying to control, and would limit what can be done on the property by zoning for lowest intensity. Mr. Bray stated that the Board would be wise to approve the staff recommendation and visit with City Council members to let them know that they are very concerned about the zoning of the property, and that they did not think the constraints mentioned in the newspaper would meaningfully protect the park, and ask that the Parks and Recreation Department staff work with the architect for the developer and the Planning Department to present a site plan that does assure protection for the park before the zoning becomes final.

There was discussion as to whether the Board should contact the City Council formally or informally. Ms. Stockard suggested that the chairman of the Board write a letter to City Council and hand deliver the letter. The Board members could visit with different Council members. Mr. Garrison asked about the \$43,500 price per acre. Mr. Reed stated that this was a very conservative figure received from the Property Management Department, and probably the actual figure would be much higher. Ms. Stockard volunteered to take the letter from the Board and visit with Mayor McClellan, Councilman Snell, Councilman Trevino and Councilman Goodman. Mr. Hall volunteered to visit with Councilman Mullen and Councilman Cooke. Mr. Ramos volunteered to visit with Councilman Trevino and Miss Dominguez volunteered to visit with Councilwoman Himmelblau. Mr. Bray stated that he had no free time to visit with Council members but would contact them by telephone.

It was moved by Mr. Bray and seconded by Miss Dominguez, that the Parks and Recreation Board recommend to the City Council approval of the Parks and Recreation Department recommendation to not purchase at this time the property adjacent to Zilker Park owned by the Knights of Columbus Home Association, but support the Parks and Recreation Department, the Planning Commission and the Office of Environmental Resource Management in their efforts to secure a separate Barton Creek Watershed Ordinance. Also, that a letter be sent to City Council members to make known their views that meaningful constraints need to be placed upon the development and zoning of the Knights of Columbus property in order to protect fully the interests of Zilker Park and Barton Springs Pool. The motion carried unanimously with Mr. Garrison, Chairman, not voting.

CONSTRUCTION OF A STORAGE ROOM ABOVE BOAT DOCK

Mr. Garrison stated that the next item on the agenda was consideration of a request for construction of a storage room 18' x 20' above existing boat dock by Mr. George Bruner. Mr. Bruner has filed a deed restriction with the Travis County Clerk which states that, "the structure or building, commonly referred to as the recreation room above the boat dock or a boathouse, shall never be used as living quarters of any character or a place of residence by anyone." Mr. Bray asked Mr. Blay Strange, Assistant City Attorney, if the deed restriction would be binding. Mr. Strange stated that it would be effective. Mr. Bruner stated that he has a house approximately 30' from the water and has no intention of living in the proposed storage area, but needed a place to store skis and other water equipment. Mr. Bray asked if there presently was a navigation policy covering requests of this nature. Mr. Nalle stated that there presently were no policies, but under the navigation policies that the committee was working on, storage areas would not be allowed. Under Section 29 of the City Code, Mr. Bruner can go to City Council for approval, and he felt that Mr. Bruner was being fair and has convinced him that no one will be living in the area. After further discussion, it was moved by Mr. Hall and seconded by Mr. Bray that the Parks and Recreation Board recommend to the Mayor and City Council approval of the request of Mr. George Bruner to construct an 18' x 20' storage room above existing boat dock. The motion carried with Ms. Stockard, Miss Dominguez, and Mr. Nalle voting no. Mr. Nalle explained that he was reluctantly voting no.

ITEMS FOR INFORMATION

Mr. Ehrler explained that the Austin Radio Control Association plans, fees and safety standards were included in the agenda so that the Board could be aware the group has complied with all requirements. Their plans were sealed by a registered architect and reviewed by the Facilities Planning and Construction Division of the Public Works Department.

Mr. Ehrler pointed out that 254 teams had to be turned away for summer league play, as no softball facilities were available.

The meeting adjourned at 1:45 p.m.