

Minutes
PARKS AND RECREATION BOARD
July 9, 1979

The Parks and Recreation Board met for its regular meeting at 12:15 p.m., Monday, July 9, 1979, at the Parks and Recreation Department. Present were Mr. Hall, Vice Chairman; Mr. Bray, Secretary; and members Mrs. Arnold, Mr. Britton, Mr. Coffee, Ms. Doering, Miss Dominguez, Mrs. Isely, Mr. Nalle, Mr. Ramos and Mr. Shaw. Mr. Garrison, Chairman, was absent. Member Emeritus present was Mrs. Crenshaw and Mr. Coates was absent. Staff members present were Leonard Ehrler, Roy Guerrero, Bob Delaney, David Reed, Donna Brasher, Randy Russell, Preston Wheeler, Danny Hobby, Frank Hodge, and Louise Nivison. Visitors included Mr. John Robinson and Cory Hoffpaier from John Robinson and Associates, A.I.A., Consultant for the 16 Court Tennis Center Project; Mr. Bud Walker and Mr. Will Davis, Tennis Advisory Board; Mr. Sidney Weisiger, Hill Country Enterprises; Linda Cannon, Building Department; Mrs. Molly Davis; Mrs. Virginia Bedinger; Mr. Bob Pearson; and Mr. Edgar Chew, Tennis Pro for Pharr Tennis Center.

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

Mr. Ramos thanked the Parks and Recreation Department for the excellent July 4th program. Mr. Ehrler explained the program was under the direction of the Cultural Arts Section and there were approximately 40,000 in attendance. Mr. Hall asked if any consideration has been given to a central parking area and using a shuttle bus. Mr. Ehrler stated that the best parking was probably the City Auditorium parking lot, although a number of people parked on the north side of the lake and walked across to the south side of Auditorium Shores, but a shuttle system could be studied.

Mr. Ehrler explained that if any of the Board members had a concern that could be taken care of by telephone to please call rather than wait for a Board meeting to voice that concern. All staff members were available and can easily be contacted to take care of any problem.

ROOF REQUEST OVER EXISTING BOAT DOCK ON LAKE AUSTIN

Mr. Dean Davis was asking permission to construct a roof over an existing boat dock at 7100 Greenshores Road on Lake Austin. It was moved by Mr. Nalle and seconded by Mrs. Arnold, that the request of Mr. Dean Davis to construct a roof over an existing boat dock located at 7100 Greenshores Road on Lake Austin be approved, and that the proper building permit be secured from the Building Department. The motion carried unanimously.

PUBLIC HEARING FOR A 16 COURT TENNIS CENTER SITE SELECTION

Mr. John Robinson, Consultant for the 16 Court Tennis Center C.I.P. Project, explained the report sent to the Board members included Part I - The Planning Overview; Part II - Site Analysis and Summary and Recommendations. They have been working on the project for the past three months and have attempted to evaluate all sites. All known public, university, school and private tennis courts within the metropolitan Austin area were inventoried. The tennis facilities were classified for use by the general public as follows:

1. Public Courts. These are City of Austin Parks and Recreation Department courts open to the general public between the hours of 8:00 a.m. thru 10:00 p.m. They are classified as either neighborhood courts (free walk-on play, with or without reservations) or municipal courts (fee basis with reservations).
2. Courts with limited availability. These are courts operating under agreements between the Parks and Recreation Department and the Austin Independent School District which are open to public play provided there are no school programs utilizing the courts. In most cases tennis courts are available after school hours. School tennis programs have priority over public use.
3. Court not open to public. This category includes colleges, universities, apartments, country clubs, corporate tennis facilities and military establishments.

The community inventory revealed that Austin has a total of 384 courts within its metropolitan area, 157 of which are open to the public on some basis, 218 in the private grouping and 9 in separate school systems.

Following is an analysis of distribution patterns:

Inventory total 384 courts
85 courts (22% of inventory total) are Public Courts
72 courts (19% of total) are Limited Availability Courts
227 courts (59% of total) are Courts Not Open to Public
157 courts (41% of total) are open to the Austin public
8 courts (9% of Public Courts) are located south of Colorado River
18 courts (25% of Limited Availability Courts) are located south of the river
26 courts (17% of total courts open to Austin public) are south of the river
51 courts (32% of total courts open to Austin public) are east of IH-35
106 courts (68% of total courts open to Austin public) are west of IH-35

A league tennis player survey was made and the following results were obtained from the player distribution survey:

Total organized players (duplicates omitted) ... 1,812
475 players (26% of total) reside south of the Colorado River
1,337 players (74% of total) reside north of the Colorado River
84% of the organized players live west of IH 35
41% of the organized players are women

A study of population growth patterns is outlined below:

Total 1976 Population 328,262
Total Estimated 1995 Population ... 619,122 (88% increase over 1976)
1976 Population south of Colorado River ... 90,108 (27% of 1976 total)
1976 Population north of Colorado River ... 238,154 (73% of 1976 total)
1995 Population south of Colorado River ... 237,765 (38% of 1995 total)
1995 Population north of Colorado River ... 381,357 (62% of 1995 total)
Largest growth sectors are South Suburban (363% or 122,628 gain) and North Suburban (135% or 74,980 gain)
66% of the 1976 population resided west of IH-35

Time/Distance Results. A conservative maximum radius of 4 miles was plotted from each potential tennis center site and compared with a driving-time overlay, established at 12 minutes from the same location. It was recognized that many users would be coming from further distances, particularly since tennis is a specialty park activity, however, it was felt that these ranges would cover the majority of the market area.

A tennis center location in southwest Austin would serve most of the south Austin except the Riverside Drive and Nuckles Crossing areas. The approximate southern boundary would be south of Slaughter Lane and the northern limit would be just north of Town Lake.

A tennis center in central Austin along Town Lake would serve a larger geographical area, including the growth areas identified as Southwest and Northwest, but would exclude the major growth areas of South Suburban and North Suburban. The southern boundary would be Stassney Lane, and the approximate northern limit would be Koenig Lane.

A tennis center in south central Austin, as might be expected, serves an area inbetween the reaches of the other two sites. The approximate southern boundary would be just past William Cannon Drive and the northern boundary would be 38th Street.

An income subsection map of the Austin area, as published in the "Metropolitan Area" portion of the Texas Outdoor Recreation Plan reveals the following:

The majority of the areas north, west and southwest of the State Capitol were middle and high-income. Most of the northern half and southwestern quadrants of the city were middle-income.

Two large high-income areas flanked the Colorado River in West Lake Hills and Rollingwood to the south and northwest of Balcones Drive north of the river. Another small high-income area was located in the vicinity of North Lamar and Windsor Road.

A new tennis center should be located at a site that, if possible, is most available to the tennis playing market of southwestern Austin, yet is reasonably accessible to other areas of the city.

Site analysis includes the following:

Town Lake at Humane Society Site (City owned). Officially described as the "West Beach Reserve", this City-owned property is located on the north side of Town Lake, west of Lamar Boulevard and north of West First Street. Additional costs at this site can be expected to be significant, due to culvert and other storm drainage requirements, relocation of athletic fields and transmission lines, additional parking and driveway requirements, waterproofing of electrical switch-gear, etc. Due to 100 year flood, unusual development costs are estimated at \$180,000.

South Austin Recreation Center/Mueller Tract (R. G. Mueller). This is an available undeveloped private tract of approximately 12.06 acres, located due east of the South Austin Recreation Center and bounded by Cumberland Road on the south, South Fifth Street on the east and by existing residential development on the north and northeastern portions. This property requires the least

additional development costs. Major costs include clearing wooded areas for tennis courts and entrance drive/parking requirements. Unusual development costs are estimated at \$51,000.

Toney Burger Activity Center (Austin Independent School District). The 62 acre Toney Burger Center is Austin Independent School District property located within the City Limits of Sunset Valley, bordered by U. S. Highway 290 West on the north, Jones Road on the south and Pillow Road on the east. Development costs on this site should be considered moderate, due to storm drainage intercept conditions, extension of sanitary and water lines across parking areas, and additional site development operations connected with landscaping. Anticipated additional costs at this site are estimated at approximately \$116,000.

Larson Tract (Harold W. Larson). This is an available private tract of land, consisting of 49.07 acres with frontage on U. S. Highway 290 West, approximately one mile west of the Burger Center property. Development costs on this site should be considered moderate to substantial, due to the necessity of providing extensions of electrical and water service, sanitary septic tanks and drain field, and the installation of an improved access road into the property. Unusual development costs are estimated at \$136,000.

Criteria such as access, visibility, utility service, unusual development costs, modifications to existing sites, and other considerations were studied for each of the properties. The recommendation of the report, at this time, is that the sites be ranked in the following order:

1. Toney Burger Activity Center
2. South Austin Recreation Center/Mueller Tract
3. Town Lake at Humane Society Site
4. Larson Tract

Mr. Ehrler explained Parks and Recreation Department staff met with the South Austin Recreation Center Advisory Board, explained to them the possibility of the 16 court tennis center being located on the adjacent property, and they have no problem with the idea. In fact, felt it would enhance the park land there. Mr. Hall explained the Tennis Center Planning Advisory Committee of which he was chairman, supported the Burger Center site as number one and the Town Lake site as number two. Mr. Bud Walker from the Tennis Advisory Board stated that they supported the Burger Center site as the number one choice and the majority of the tennis players lived north of the city. Mr. Bray asked how important the Tennis Advisory Board thought it would be to expand a 16-court tennis center. Mr. Walker stated that the Board would like to see the center eventually expanded to 32 courts, but a 16 court center was a very good start and will draw additional tournaments. He also felt tennis play has reached its peak and has leveled off and would continue along the present level. Mr. Bray pointed out that the Burger site does not have the capacity for expansion. Mrs. Virginia Bedinger spoke in support of the center being located in the north part of the city and felt that traffic from Highway 290 West would be a detriment to the proposed tennis center site there. She felt that perhaps the Hancock Golf Course site should be reconsidered, but supported the Town Lake site, as she felt it would serve a majority of the tennis players. Mr. Hall stated that he personally strongly supported the Town Lake site.

When the Parks and Recreation Board in 1978 was strongly supporting a 16 court tennis center in the C.I.P., and even years before that, they strongly advocated a centrally located site. There was further discussion. Mr. Ehrler explained that there was a problem with the Town Lake site as Little League and Pony League baseball fields would have to be relocated and these organizations are presently wanting to expand their facilities at the site. The primary site, looking for balance throughout the city, would be the Burger site. He personally favored the South Austin Recreation Center site and their advisory board did not feel that it would impact the neighborhood. The Larson Tract will take a great deal of money to develop. The H.E.B. Tennis Center in Corpus Christi, Texas, is not in a select site, but is very popular. Mr. Bray asked if a decision had to be made at this meeting. He personally was not pleased with any of the sites and felt the Burger site would have a big parking problem, especially during the football season for the A.I.S.D. high schools. He felt a more central site was needed. Mr. Hall stated that he also felt the site needed to be centrally located. Mr. Bray asked if Zilker Park would be considered if the traffic could be controlled. Mr. Robinson stated that it would be. He explained the Hancock Golf Course site was probably the best site except that it was hard to get to and would certainly affect the Pharr Tennis Center located nearby. Mr. Ehrler stated that all City-owned and private land have been explored as possible sites. It was moved by Mrs. Isely that the Board limit their discussion to the four sites recommended by the consultant. There was not a second to the motion. It was moved by Mr. Coffee that the Parks and Recreation Board defer a decision on the selection of the 16 Court Tennis Center site and place the item back on the agenda for the meeting to be held July 24, 1979. Mr. Bray seconded the motion and asked that the Board set a work study session as soon as possible. Mr. Coffee stated that he would like to see a map of all State, County and Federal land that might be available greater than 10 acres. Mrs. Crenshaw stated that she was concerned about the ingress and egress for the Burger Center site. Mr. Bray explained that before and after any activity at the Burger Center the traffic is a great problem. Mrs. Crenshaw stated that it seemed the Urban Transportation Department could take care of the traffic problem. Mr. Ehrler explained that the Burger Center is located in the town of Sunset Valley and the City of Austin would have to petition that the site be de-annexed, should that site be chosen. He has met with the Mayor of Sunset Valley and she felt the center would enhance the area. The motion carried with Mr. Nalle voting no. Mr. Bray stated that he wanted to commend everyone concerned with the report, but he wanted to be sure that he understands all problems before making a decision. Mr. Hall thanked Mr. John Robinson and his associates for the fine report made to the Board.

MAINTENANCE SCHEDULES FOR MUNICIPAL GOLF COURSES

Mr. Randy Russell, Manager of Golf, explained the proposed maintenance schedule for municipal golf courses was brought about by City Council direction to close the golf courses when spraying Mesamate and the fuel shortage. Days of least play were being suggested for closing and the Parks and Recreation Department staff and golf pros did not feel it would affect revenue. After further discussion, it was moved by Mrs. Isely that the Parks and Recreation Board recommend approval of the following Parks and Recreation Department maintenance schedule for municipal golf courses:

"Beginning August 1, 1979, that municipal golf courses be closed on the following schedule for maintenance.

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|-------------------------------|--------------------------------|
| 1st Monday - Lion's Municipal | 1st Tuesday - Jimmy Clay |
| 2nd Monday - Morris Williams | 2nd Tuesday - Hancock |
| 3rd Monday - Jimmy Clay | 3rd Tuesday - Lion's Municipal |
| 4th Monday - Hancock | 4th Tuesday - Morris Williams |

If any scheduled day falls on a holiday, the course will be open.

The advantages are:

1. Reduced inconvenience to golfers - major operations that interfere with play or necessitate closing nine holes, i.e., spraying, topdressing, aerifying could primarily be confined to these days so golfers would have 18 holes open more often.
2. Better quality at reduced cost - carrying out these operations without golfer interference will reduce manhours necessary, therefore allowing maintenance operations to use less people or perform other functions not currently carried out. Reduced traffic on closed days should improve quality, also.
3. No loss of revenue - by always having two 18-hole courses available we have the capacity to handle current levels of play.
5. Income for professionals should not be affected."

The motion was seconded by Mr. Coffee and unanimously carried.

ZILKER PARK PARKING PROBLEM

Mr. Ehrler explained the Parks and Recreation Department Planning Section is studying a solution to the parking problem in Zilker Park. David Reed, Superintendent of Planning, explained the Urban Transportation Department has been contacted and they were looking at the possibility of bus shuttles once all the parking lots in Zilker Park have been filled.

Mr. Hall read a letter of resignation from Mark Rose, effective July 1, 1979.

The meeting adjourned at 1:55 p.m.