

Item #12

Authorize dedication of approximately 56.932 acres of City-owned land as parkland, located along Harold Court, North of Boggy Creek, East of Lott Avenue and West of US 183, and the execution and recording of an instrument evidencing the dedication.

Additional Late Backup

The Office of Real Estate Services, working with Public Works, Watershed Protection, Austin Water, and Parks and Recreation, originally brought this parkland dedication item to Council on January 31, 2019. Up until that time, staff had focused on preserving the land as open space and dedicating the property as parkland. At staff recommendation, the item was pulled from the agenda to perform further analysis on the property regarding potential development, particularly with respect to affordable housing. City ordinance 20071129-100 establishes Austin Housing Finance Corporation's 'right of first refusal' for any City-owned surplus real property for development as S.M.A.R.T. Housing. Neighborhood Housing and Community Development (NHCD) was asked to evaluate the property for potential use as affordable/S.M.A.R.T. Housing. Additionally, a land planning consultant was engaged to evaluate the property's potential for development taking into consideration the physical and regulatory constraints of the property.

The initial review by NHCD determined that a small tract (approximately 6 acres in size) situated in the southwest corner of the Red Bluff property and located adjacent to existing single family housing may be developable. The land planning consultant's analysis outlined the site's constraints including topography, floodplain, critical water quality zones and an existing gas pipeline. After further analysis of the tract incorporating the conclusions in the land planner's report, the site's constraints resulted in NHCD not recommending the use of any portion of the Red Bluff property for affordable housing.

Staff has brought back an identical item to the January 31, 2019 posting after the analysis indicated development on the tract was not recommended due to the site constraints.