



City of Austin

Founded by Congress, Republic of Texas, 1839
Planning and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

January 4, 2010

Ms. Susana Almanza
1406 Vargas Road
Austin, TX. 78741

RE: Zoning Case # C14-2010-0143
Address: 1418 Frontier Valley Drive

Dear Ms. Almanza:

At the request of Ms. Sue Edwards, Assistant City Manager, my Department reviewed with the Law Department our previous decision that a neighborhood plan amendment was not required as a prerequisite to finalizing zoning case # C14-2010-0143 (1418 Frontier Valley Drive). After this review, we have determined our previous decision was correct that Single Family is an appropriate land use designation for a mobile home use on the Montopolis Future Land Use Map (FLUM) and that a neighborhood plan amendment was not required. The previous Montopolis FLUM did not include the Mobile Home or Higher Density Single Family categories; therefore, any decision for a neighborhood plan amendment must defer to the regulations in place at the time of plan adoption.

The Mobile Home category was discontinued and concurrently the mobile home use was incorporated into the Single Family High Density category. In order to add the Single Family High Density category to the Montopolis FLUM, it would be necessary to amend the neighborhood plan. Since Single Family High Density is not presently a category in the FLUM and Mobile Home is no longer a category, Single Family is the only available option for mobile homes on the Montopolis FLUM.

In addition, we also reviewed the legal status of the mobile home tract as a whole. The Frontier Valley Mobile Home Park is currently a legal, non-conforming use as a mobile home park under SF-3 district zoning. If Council rezones the subject property to MH, Mobile Home Residence, additional mobile homes would be permitted by the zoning district and would not expand the non-conforming use of the rest of the park.

If you have any further questions or need additional assistance, please email me or call me at 974-2387.

Sincerely,

Gregory J. Guernsey, AICP, Director
Planning and Development Review Department

xc. Sue Edwards, Asst. City Manager
Carol Haywood, PDRD
Stephen Rye, PDRD