

ZONING CHANGE REVIEW SHEETCASE: C14-2019-0014 – Templeton Mobile Home ParkDISTRICT: 2ZONING FROM: SF-2TO: MHADDRESS: 305 and 401 Chaparral RoadSITE AREA: 1.5 acresPROPERTY OWNER: HH #1 Chaparral Gardens LLCCASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant mobile home residence (MH) district zoning. For a summary of the basis of Staff's recommendation, see case manager comments.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 7, 2019:

CITY COUNCIL ACTION:

June 6, 2019:

ORDINANCE NUMBER:ISSUES:

On August 23, 2018, City Council adopted a resolution with the intent of reducing the risk of mobile home park displacement by rezoning existing, licensed mobile home parks to Mobile Home (MH) zoning district if the park was not already zoned MH. The August 23rd resolution listed three mobile home parks, and a later resolution adopted by Council on September 20, 2018, added 20 more mobile home parks to the list. With these two resolutions, City Council instructed the Planning and Zoning Department to initiate and process these rezoning cases. ***Please see Exhibit C – Approved Council Resolution.***

CASE MANAGER COMMENTS:

The subject two lots are located on Chaparral Road within the Circle "S" Ridge subdivision, developed with a mobile home park and contain permanent residences, mobile homes, and recreational vehicles (RVs), and zoned single family residence-standard lot (SF-2) district. The property was annexed into the City limits on December 31, 1975, and aerial photography from 1976 shows manufactured homes on the property. The SF-2 district does not permit the mobile home park land use, and consequently, the mobile home park is considered an existing non-conforming land use per City Code.

This portion of Chaparral Road consists of detached single family residences and two-family residences zoned SF-2. There are office and commercial uses on the eastern portion of Chaparral Road, in proximity to the southbound IH 35 frontage road (LO-MU-CO, GR-MU-CO; CS-MU-CO). Corral Lane, the adjacent street to the south has a similar land use pattern, but also contains a construction sales and services use (CS-MU-CO). *Please see Exhibits A and A-1—Zoning Map and Aerial Exhibit.*

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The mobile home residence (MH) zoning district is intended to provide locations for development of mobile home residence parks and mobile home subdivisions, with standards that ensure a residential environment and compatibility with adjoining family residence neighborhoods.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

The City Council approved Resolutions No. 20180823-078 and 20180920-096 in order to identify and direct the Staff to initiate the rezoning process for properties that contain a mobile home residence park or a mobile home subdivision use to the appropriate MH, Mobile Home Residence zoning district.

3. *Zoning should allow for reasonable use of the property.*

The proposed MH zoning will bring the existing mobile home park use on the property into conformance with Land Development Code use regulations.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Mobile home park
<i>North</i>	SF-2	Single family residences
<i>South</i>	SF-2; SF-3; CS-MU-CO	Single family residences; Two family residences; Construction sales and services
<i>East</i>	SF-2	Single family residences; A couple of manufactured homes
<i>West</i>	SF-2	Single family residences; Manufactured home

NEIGHBORHOOD PLANNING AREA: Not Applicable TIA: Is not required

WATERSHED: South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Pleasant Hill Elementary School, Bedichek Middle School, Akins High School

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 646 – Circle S. Ridge Neighborhood Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1363 – SEL Texas 1424 – Preservation Austin
 1429 – Go!Austin/Vamos!/Austin (GAVA)-78745
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance 1550 – Homeless Neighborhood Association
 1578 – South Park Neighbors 1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0033 – 300 Corral Ln	SF-2 to SF-3	To Grant	Apvd (6-16-2016).
C14-2015-0123 – Langan Rezoning – 7016 Circle S Rd	SF-2 to SF-3	To Grant	Apvd (11-12-2015).
C14-2010-0199 – C G & S Corral – 402 Corral Ln	SF-2 to CS-MU- CP	To Grant CS-MU-CO w/construction sales & services as the only permitted CS use, administrative/business office, the existing residences, existing building coverage and impervious cover. R-O- W is not req'd.	Apvd CS-MU-CO as Commission recommended, w/public Restrictive Covenant to limit the size of a trash receptacle on the property and prohibit 18-wheel trucks from accessing the site (6- 23-2011).
C14-84-232 – 304 and 308 Corral Ln	Interim “AA” First Height and Area to “A” Residence, First Height and Area, as amended	To Grant “A” Residence, First Height and Area	Apvd “A” Residence, First Height and Area (11-15-1984).
C14-79-243 – 6910 -7004 Circle S Rd	Interim “A” Residence, First Height and Area to “A” Residence, First Height and Area		Apvd “A” Residence, First Height and Area (12-20-1979).

RELATED CASES:

The property is platted as Lots 13 and 14, Block A, Circle "S" Ridge Section 1, a subdivision recorded in September 1946 (C8-1946-1780).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Chaparral Road	50 feet	20 feet	Local	None	None	Route 201

OTHER STAFF COMMENTS:Comprehensive Planning

This is a City-initiated rezoning case. In August 2018, City Council directed staff via a resolution to rezone 20 mobile home parks to MH zoning (Mobile Home Residence) in an effort to preserve existing mobile home parks and communities. In recent years, several mobile home parks have been redeveloped to make way for new commercial or market-rate residential development, displacing hundreds of families who no longer have an affordable housing option within the city.

Regarding this case, the subject property is located on the south side of Chaparral Road, on a property that is approximately 1.5 acres in size, which contains a mobile home park. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family housing, and two large apartment complexes to the north; to the south is single family housing, a construction company, and an office complex; to the east is single family housing, a convenience storage facility, a used car lot, and a restaurant; and to the west is single family housing and a large apartment complex.

Connectivity

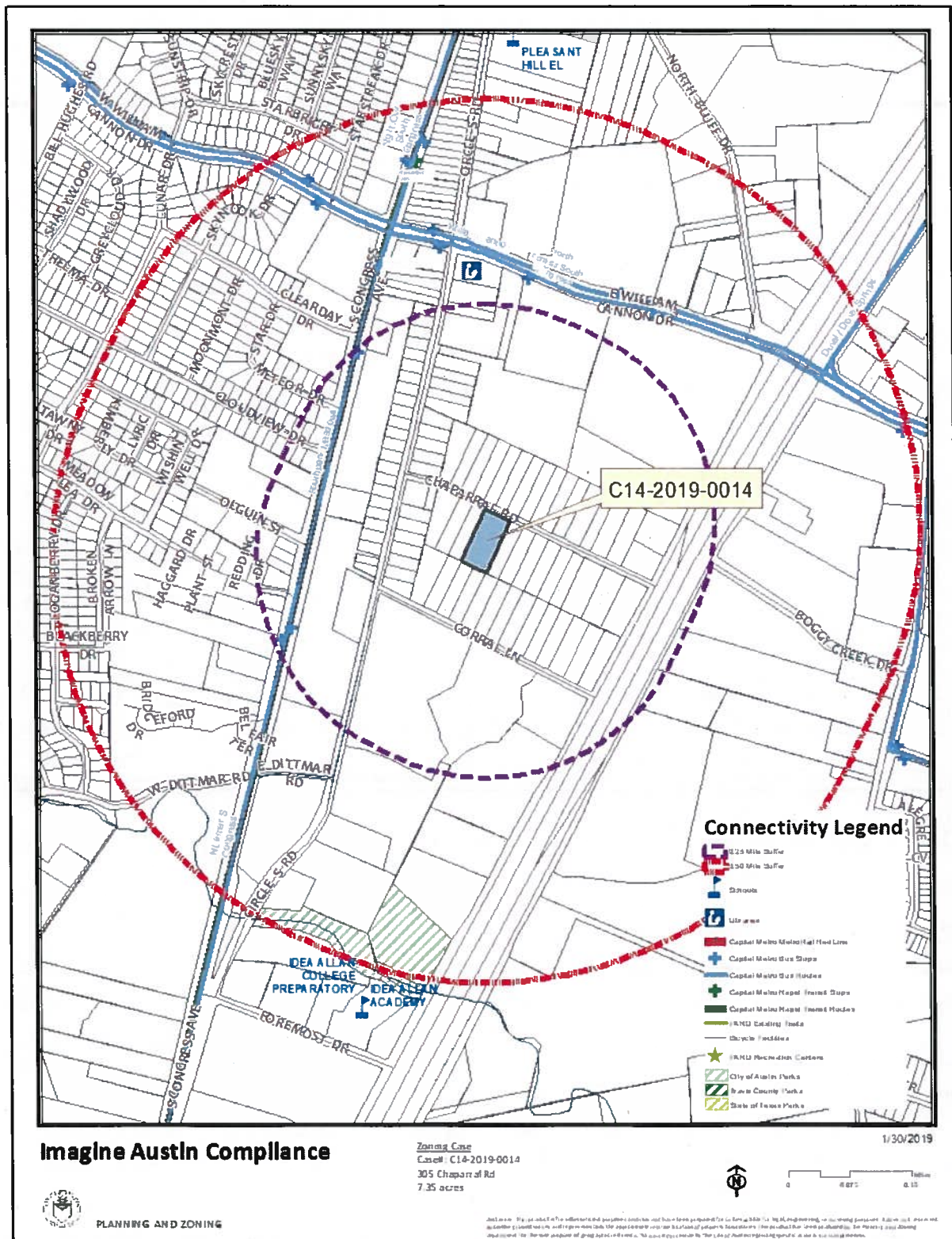
The Walkscore for this area is **46/100, Car Dependent**, meaning most errands require a car. There are no public sidewalks located along Chaparral Road or Circle S Road. An intermittent public sidewalk system is currently being installed along South Congress Avenue and partially along this portion of the IH-35 frontage road, which this street intersects. A Cap Metro Transit stop is located within 2,100 feet from this property on both South Congress Avenue and William Cannon Drive. There are no bike lanes or urban trails located within a quarter of a mile of this site. The mobility options in the area are limited, however, there are a variety of goods and services and civic uses (a church and a library) located along William Cannon Drive, approximately one-half mile from this site.

Imagine Austin

The project is not located not located by an Activity Center or along an Activity Corridor. The following IACP policies are applicable to this project:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. This existing mobile home park is located in an area within walking distance to civic and retail uses, but mobility options are limited. This project also meets one of eight Imagine Austin's priority programs (p. 186), namely '*Develop and Maintain Household Affordability Throughout Austin.*' The rezoning appears to support the Imagine Austin Comprehensive Plan.



Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along all property lines, the following standards apply:

- No structure may be built within 25 feet of this property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-2 properties.

MH Zoning:

In accordance with LDC Section 25-2-1205, a manufactured home park must comply with the following site development regulations:

- A minimum site area of 90,000 s.f. and a minimum of 20 mobile home spaces
- A minimum of 4,500 s.f. of site area for each dwelling unit
- A minimum street yard of 25 feet and a minimum interior yard of 15 feet. A mobile home may not be placed in a street yard.
- Direct access to a public street with a r-o-w at least 60 feet wide
- Private, paved internal streets at least 30 feet wide. The streets must be continuous and connect with other internal streets or with public streets, or provide a paved cul-de-sac with an 80 foot diameter. Streets ending in cul-de-sacs may not exceed 400 feet.
- A mobile home space must contain at least 2,500 s.f. adjacent to an internal street in order to provide adequate space for moving a mobile home into and out of the space.
- Each mobile home space must have at least one parking space. Additional spaces may be located in one or more common parking areas spread throughout the park.
- A mobile home and an attached accessory structure must be located at least 10 feet from another mobile home or other structure.
- A mobile home stand must be separated from the pavement of an internal street, common parking area, or other common areas by a minimum of 10 feet.
- A minimum of 300 s.f. of open space for each unit is required, with at least 150 s.f. located on each manufactured home space. Open space that is not located on a manufactured home space may be located on common open space areas distributed throughout the park in a manner that provides reasonable/convenient access to each manufactured home space.
- A barrier at least 6 feet tall must be installed and maintained along all boundaries of the park, except where abuts a public right-of-way or another mobile home development.
- A mobile home chassis may not rest more than 3' above ground elevation at the low end, measured at 90 degrees to the frame.
- A required street yard must be landscaped.

- A park must provide pedestrian access to and from each mobile home space and all common facilities. A walkway that is designed separately from internal streets or parking areas must have a minimum paved width of 2 feet.
- The maximum height of a structure is 35 feet.

Transportation

Per Council Resolution No. 20180823-078, the Planning and Zoning Department has initiated rezoning cases for existing mobile home parks that do not have MH zoning.

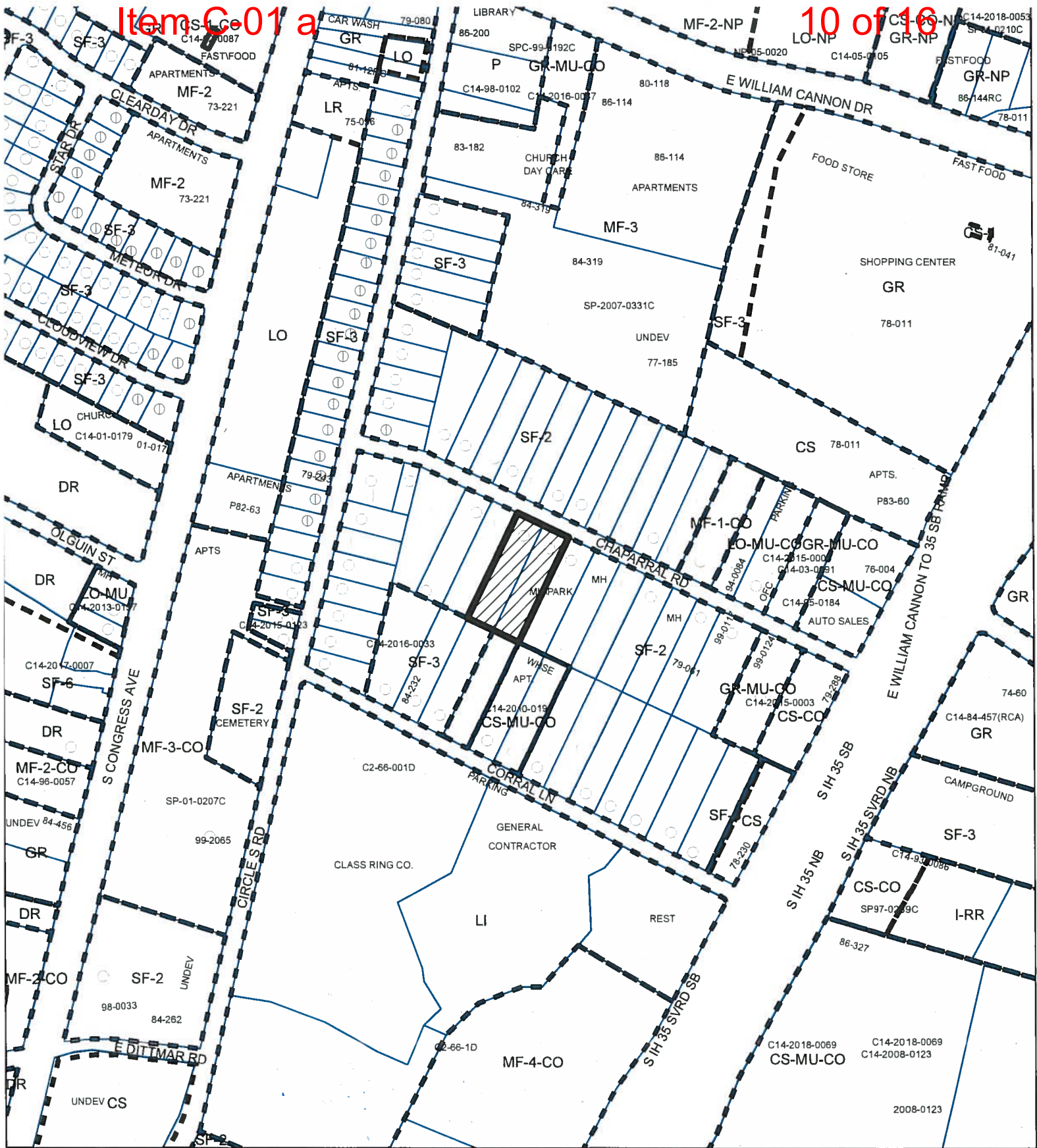
Additional right-of-way may be required at the time of subdivision and/or site plan.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- A-1: Aerial Map
- B: Recorded Plat
- C: Council Resolution



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2019-0014

EXHIBIT A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'

Created: 1/23/2019



 SUBJECT TRACT

Templeton M/H Park

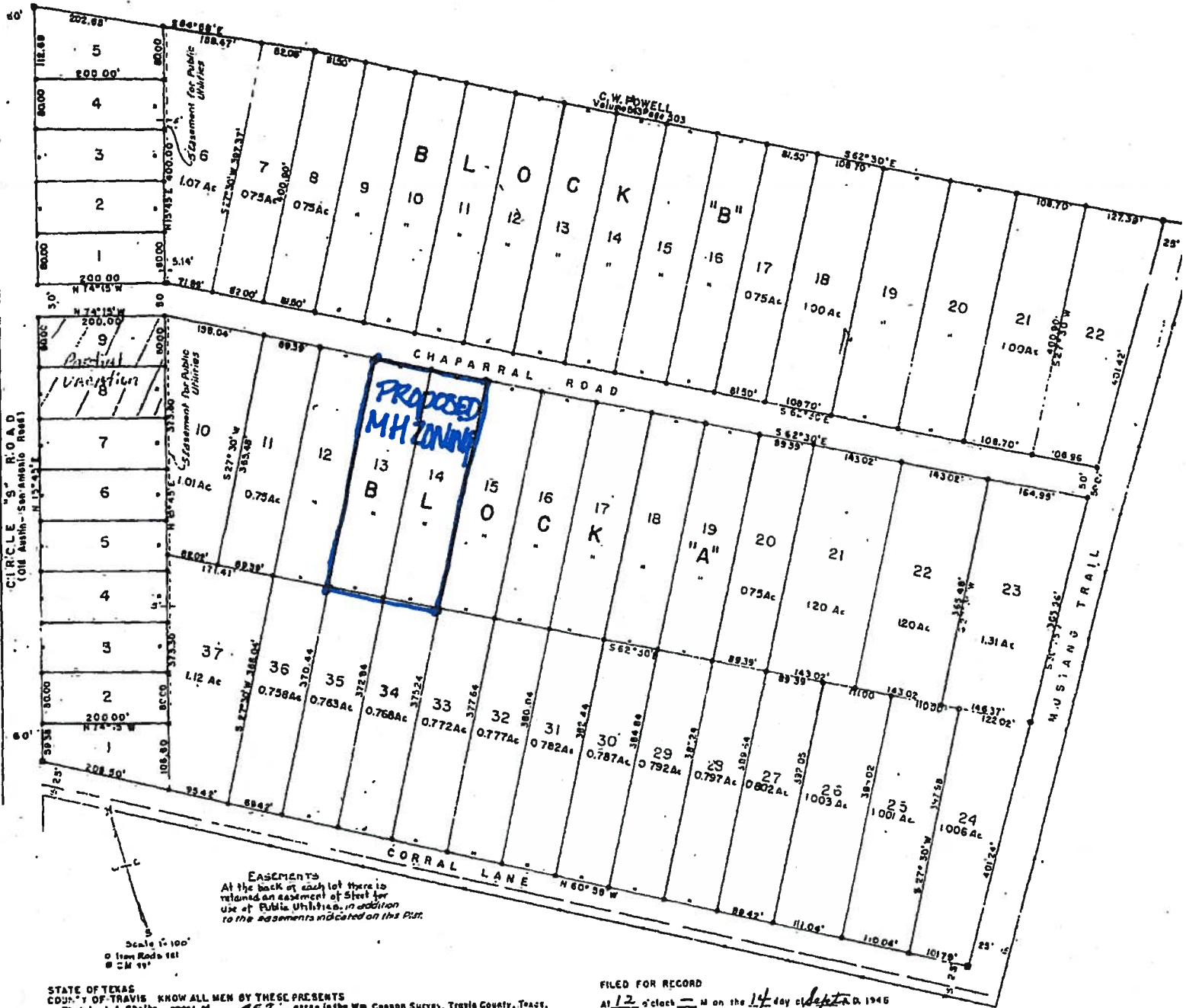
EXHIBIT A-1

LOCATION: 305 and 401 Chaparral Rd.
 SUBJECT AREA: 1.5021 Acres
 GRID: G15
 MANAGER: Wendy Rhoades



1" = 300'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



STATE OF TEXAS
COUNTY OF TRAVIS, KNOW ALL MEN BY THESE PRESENTS
That I, J.A. Shelby, owner of 46.7 acres in the Wm. Conson Survey, Travis County, Texas, as conveyed to J.A. Shelby in a deed of record in Travis County, Texas in Vol. 226 Page 24 of the Deed Records of Travis County, Texas, by C.W. Powell, do hereby grant this plot and mes as my subdivision of said tract, said subdivision to be known as "CIRCLE 'S' RIDGE".
and I have dedicated and do hereby dedicate to the public all streets shown herein so far as my interests may appear.
Witness my hand on this the 26th day of Aug. A.D. 1946.

J.A. Shelby

FILED FOR RECORD
At 12 o'clock - M on the 14 day of Sept. A.D. 1946

Emilie Limberg
Miss Emilie Limberg, Clerk, County Court of Travis County, Texas.
By *Edwin Pruitt*
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS, I, Miss Emilie Limberg, Clerk of the County Court wither and for the county and state aforesaid, do hereby certify that the within foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 14 day of Sept. A.D. 1946 at 12 o'clock - M, and duly recorded on the 14 day of Sept. A.D. 1946 at 2:00 o'clock P.M. in the Plat Records of said county in Plat Book 44 Page 285.
Witness my hand and Seal of the County Court of said County the date last written above.

Emilie Limberg
Miss Emilie Limberg, Clerk, County Court of Travis County, Texas.
By *Edwin Pruitt*
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS, BEFORE ME, a Notary Public in and for Travis County, Texas, on this day personally appeared J.A. Shelby, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 26th day of Aug. A.D. 1946

Raymond Ruckey
Notary Public in and for Travis County, Texas.

APPROVE FOR ACCEPTANCE
Date *2/26/46* *Emilie Limberg*
Emilie Limberg, Director of Public Works

APPROVED BY THE CITY PLANNING COMMISSION
Date *2/26/46* *Edwin Pruitt*
Deputy
Date *2/26/46* *Walter Patterson*
Secretary

In approving this plat the Commissioners' Court of Travis County, Texas, is understood that the platting of all streets, roads and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed, or placed in connection with the tract of land shown or in connection therewith shall be the responsibility of the Commissioners' Court of Travis County, Texas, and the Commissioners' Court of Travis County, Texas assumes no obligations to build the streets, roads, and other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith.

STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emilie Limberg, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 14 day of Sept. A.D. 1946 The Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 226 Page 285.
Witness my hand and seal of office this the 14 day of Sept. A.D. 1946

Emilie Limberg
Miss Emilie Limberg, Clerk, County Court of Travis County, Texas.
By *Edwin Pruitt*
Deputy

CIRCLE "S" RIDGE
SECTION 1

EXHIBIT B
RECORDED PLAT

RESOLUTION NO. 20180920-096

WHEREAS, On August 23, 2018, Council adopted Resolution No. 20180823-078, which in part, directed the City Manager to identify all remaining properties currently being used as mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases; and

WHEREAS, staff identified 20 remaining properties meeting the description in Resolution No. 20180823-078;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the zoning, rezoning, and where appropriate, future land use map (FLUM) amendments for the following properties:

(1) Royal Palms MH Community located at 7901 East Ben White Boulevard, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(2) Palm Harbor Homes MH Park located at 810 Bastrop Highway Southbound, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(3) Go-Go MH Park located at 4811 South Congress Avenue, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood

plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(4) Phan MH Park located at 711 West Powell Lane, Austin, Texas, from general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(5) Aero Mobile Home Park located at 101 Hergotz Lane, Austin, Texas, from family residence (SF-3) district to mobile home residence (MH) district;

(6) Tejas Mobile Plaza located at 1709 East State Highway 71 Westbound, Austin, Texas, from community commercial (GR) district and neighborhood commercial (LR) district to mobile home residence (MH) district;

(7) Templeton MH Park located at 401 Chaparral Road, Austin, Texas, from single-family residence standard lot (SF-2) district to mobile home residence (MH) district;

(8) Villa Denese located at 4511 Lucksinger Lane, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(9) Mobile Home Haven located at 11606 North Lamar Boulevard, Austin, Texas from public (P) district to mobile home residence (MH) district;

(10) Congress MH/RV Park located at 6111 South Congress Avenue, Austin, Texas from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(11) Jensen's MH Park located at 3201 Burleson Road, Austin, Texas from family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(12) Little Texas MHC located at 7501 Bluff Springs Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(13) Woodview MHC, LLC located at 1301 West Oltorf Street, Austin, Texas, from general commercial services (CS) district to mobile home residence (MH) district;

(14) Cameron Loop Mobile HP located at 2807 Cameron Loop, Austin, Texas, from rural residence (RR) district to mobile home residence (MH) district;

(15) Capitol Manor Mobile Home Park, LLC located at 1308 Thornberry Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(16) Patton Courts Mobile Home Park located at 7100 East US Highway 290, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, and townhouse and condominium residence (SF-6) district to mobile home residence-neighborhood plan (MH-NP) combining district;

(17) Lee Hill Park located at 8001 Lee Hill Drive, Austin, Texas from warehouse limited office-neighborhood plan (W/LO-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(18) Wallace Trailer Park located at 423 Thompson Lane, Austin, Texas, from general commercial services-conditional overlay (CS-CO) combining district to mobile home residence (MH) district;

(19) Austin Pecan Park located at 2815 East State Highway 71 Westbound Service Road, Austin, Texas, from rural residence (RR) district, interim single-family residence standard lot (I-SF-2) district, and development reserve (DR) district to mobile home residence (MH) district;

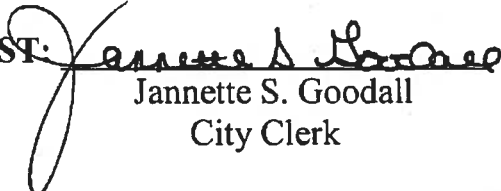
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council initiates City Code Title 25 amendments, as necessary, to implement the zoning changes.

ADOPTED: September 20, 2018

ATTEST:


Jannette S. Goodall
City Clerk