

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0037 – Frontier Valley M/H Park – I
C14-2019-0015 – Frontier Valley M/H Park II

DISTRICT: 3

ZONING FROM: SF-3-NP

TO: MH-NP

ADDRESS: 1430 Frontier Valley Drive

SITE AREA: 22.45 acres

PROPERTY OWNER: Mothership Propco GSE TX LLC

CASE MANAGER: Scott Grantham (512-974-3574, scott.grantham@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends mobile home residence – neighborhood plan (MH-NP) combining district zoning. *For a summary of the basis of staff's recommendation, see page 3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 28, 2019 Scheduled for Planning Commission

CITY COUNCIL ACTION:

June 20, 2019 Scheduled for City Council

ORDINANCE NUMBER:

ISSUES:

On August 23, 2018 and September 20, 2018, City Council adopted two resolutions with the intention of reducing the risk of the displacement of mobile homes in the city. In the two resolutions, a total of 23 existing, licensed mobile home parks were identified, that did not have the mobile home residence (MH) zoning district. With these two resolutions, City Council instructed the Planning and Zoning Department to initiate and process these rezoning cases. (See Exhibit C, Approved Council Resolutions).

CASE MANAGER COMMENTS:

The subject properties are located on the west and east side of Frontier Valley Drive. Because the area of a zoning case may not be separated by a right of way; what might have been one case was split into two. The subject properties are zoned SF-3-NP.

The western portion of the mobile home park has approximately 55 mobile homes, and a clubhouse and office building. The eastern portion of the park has approximately 100 mobile homes.

Based on records from the Travis County Appraisal District (TCAD), the clubhouse was built and first mobile home spaces put in place in 1973. This entire vicinity was annexed into the City of Austin in 1972. The current regulations of the SF-3 base district does not allow for a mobile home park, and the mobile home park is considered an existing nonconforming land use per the Land Development Code.

On the west side of Frontier Valley Drive, and north and west of the property are SF-3 tracts with single family homes. South of the property are tracts zoned ERC with townhomes.

On the east side of Frontier Valley, and north of the property is parkland zoned P-NP. To the northeast is tract zoned LI-NP with a mobile home manufacturing facility. To the east of the property is additional vacant land owned by the city and zoned IP-CO-NP. To the southeast, is a property zoned SF-4A-NP, which is the open space and detention area for a small lot subdivision further south. Immediately to the south is an ERC zoned tract developed with a multifamily complex. (See Exhibits A and B, Zoning Map and Aerial).

There is an accompanying Neighborhood Plan Amendment (NPA-2019-0005.01). A neighborhood meeting is required for all NPA cases; the meeting for this case was held on March 25, 2019 at Austin Community College. Staff gave a presentation, including the origin and purpose of the proposed actions, the zoning process, and opportunities to get involved. This was followed by a question and answer session. The questions, comments, and responses are documented in the NPA staff report.

After the meeting, the Montopolis Neighborhood Plan Contact Team sent a letter of support for the rezoning, and opposing the FLUM change (see Exhibit D).

The entire property is a legally platted lot, recorded as Travis County Plat, Volume 66, Page 12.

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 zoning 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 manufactured home park use on the property into conformance with Land Development Code use regulations.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Mobile home park
North	SF-3-NP, P-NP	Single family, open space
South	MH-NP, ERC	Vacant, multifamily, townhouses
East	SF-4A-NP, IP-CO-NP	Open space, portion of single family subdivision
West	SF-3-NP	Single family

NEIGHBORHOOD PLANNING AREA: Montopolis

TIA: Not required

WATERSHED: Carson Creek – Suburban

OVERLAYS: Airport Controlled Compatible Land Use Area

SCHOOLS: Hillcrest Elementary School, Dailey Middle School, Del Valle High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Bike Austin
Carson Ridge Neighborhood Association
Crossing Gardenhome Owners Assn.
(The)
Del Valle Community Coalition
Del Valle Independent School District
East Austin Conservancy
East Riverside Corridor Staff Liaison
El Concilio Mexican-American
Neighborhoods
Friends Of Austin Neighborhoods
Homeless Neighborhood Association
Montopolis Community Alliance

Montopolis Neighborhood Plan Contact
Team
Montopolis Tributary Trail Association
Neighborhood Empowerment Foundation
Pleasant Valley
Preservation Austin
Riverside Meadows Homeowner's
Association
Seltexas
Sierra Club, Austin Regional Group
Tejana Bilingual Community
Vargas Neighborhood Association
Vasquez Fields Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0143 Frontier Valley Mobile Home Park 1418 Frontier Valley Drive	SF-3-NP to MH	10-26-10 – Forwarded to Council without recommendation	01-13-11 – Apvd MH-NP
C14-2012-0112 East Riverside Corridor (ERC) Regulating Plan	ERC Zoning, land use recs of ERC Master Plan	10-23-12 – Apvd ERC zoning, with conditions	05-09-13 – Apvd ERC with conditions on 3 rd reading

NPA-2012-0005.04 East Riverside Corridor Regulating Plan (EROE NPA)	Neighborhood Plan Amendment (NPA) to change the use to Specific Regulating District	10-23-12 – Apvd NPA for ERC zoning districts	05-09-13 – Apvd with conditions on 3 rd reading
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EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Frontier Valley Drive	56 ft.	45 ft.	Local	None	None	Route 271; Route 350
Lawrence Street	50 ft.	20 ft.	Local	None	None	20; 271

OTHER STAFF COMMENTS:Comprehensive Planning

See accompanying Neighborhood Plan Amendment (NPA-2019-0005.01).

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson 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.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

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.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

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

- No structure may be built within 25 feet of the 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 parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

FYI – This site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing. Additional comments may be generated during the site plan review process.

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

Per resolution 20180823-078 the City of Austin has undergone an initiative to rezone existing mobile home parks to their appropriate zoning of MH.

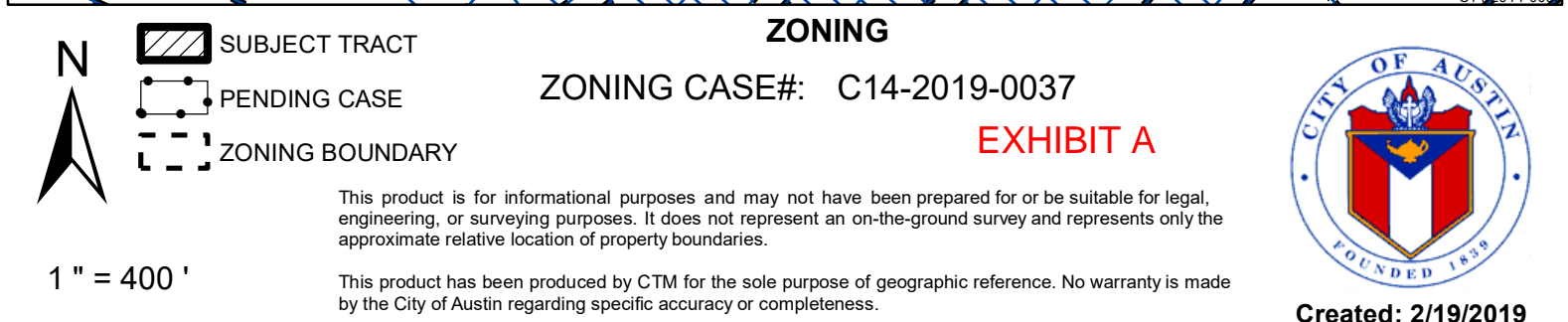
Additional right-of-way maybe required at the time of subdivision and/or site plan.

Austin Water Utility

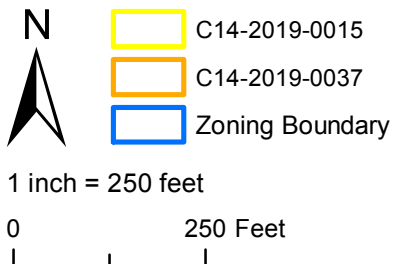
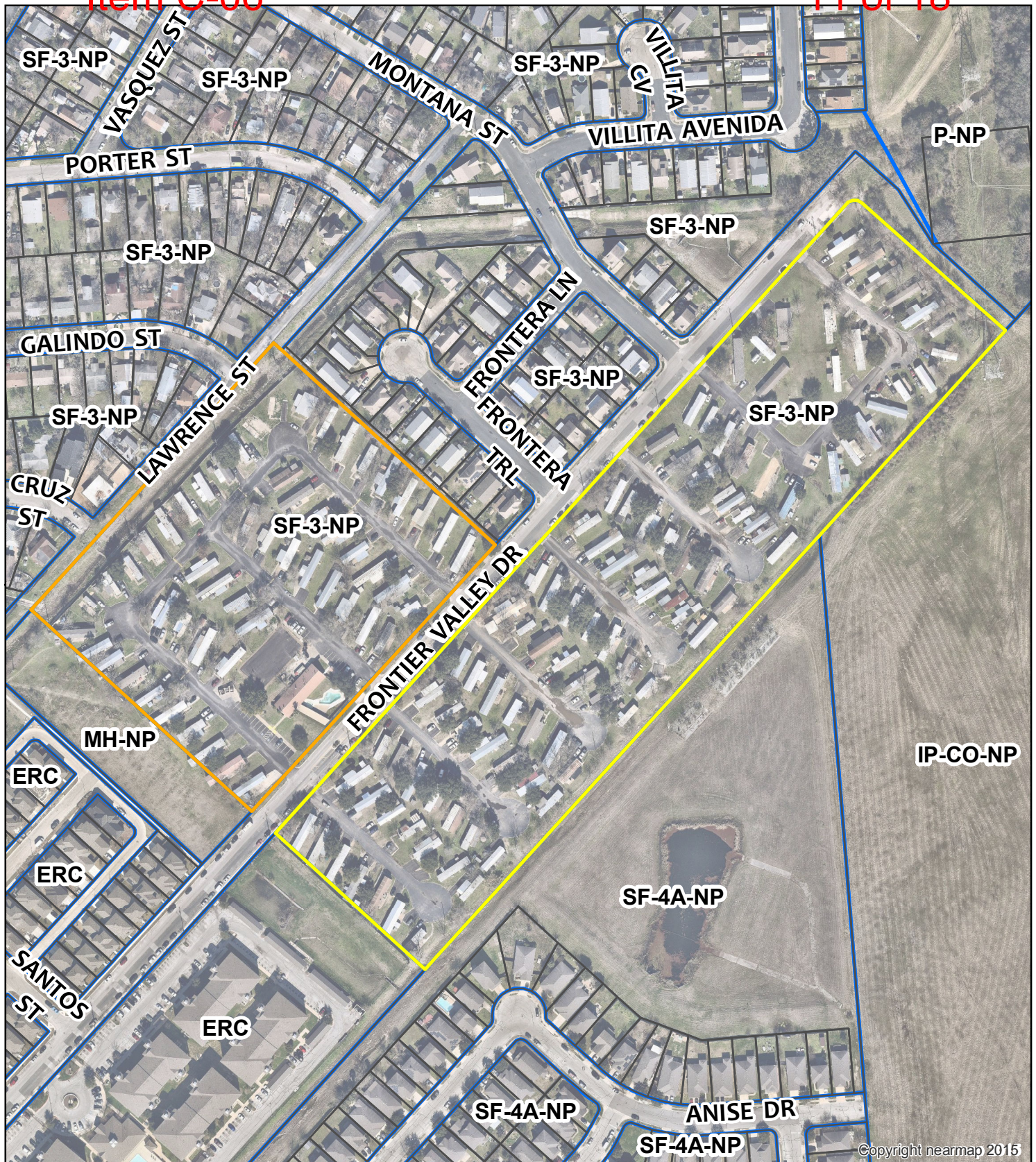
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water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

INDEX OF EXHIBITS TO FOLLOW

- A. Zoning Map
- B. Aerial Map
- C. Council Resolutions
- D. Letter from Neighborhood Plan Contact Team







ZONING & VICINITY

Zoning Cases: C14-2019-0037
 C14-2019-0015
 Address: 1430 Frontier Valley Dr
 Total Area: 22.45 Acres

This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



EXHIBIT B

RESOLUTION NO. 20180823-078

WHEREAS, City of Austin has a goal of providing a diversity of housing types; and

WHEREAS, mobile home parks can provide affordable, market-rate housing options for working class families; and

WHEREAS, mobile home parks, historically, are seen by some communities as an undesirable use, which has led to discriminatory and exclusionary zoning policies; and

WHEREAS, multiple mobile home parks have been closed or slated for redevelopment in recent years, leading to tenants being displaced, including tenants at Cactus Rose Mobile Home Park and Thrasher Lane Mobile Home Park; and

WHEREAS, there are approximately 37 mobile home parks in Austin, yet a majority are not zoned mobile home residence (MH) district, including mobile home parks located in neighborhood planning areas, so a change to mobile home residence (MH) district zoning would require a zoning change and a Future Land Use Map (FLUM) amendment; and

WHEREAS, zoning mobile home parks to mobile home residence (MH) district will reduce the risk of mobile home park tenant displacement; **NOW, THEREFORE,**

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

The City Council initiates the rezoning and where appropriate, FLUM amendments, of the following properties:

(1) North Lamar Mobile Home Park located at 8105 Research Boulevard, Austin Texas, from general commercial services-neighborhood plan (CS-NP) combining district and single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

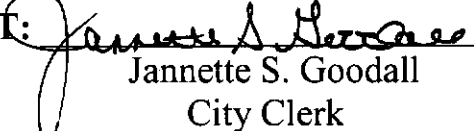
(2) Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive, Austin, Texas, from single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district; and

(3) Comfort Mobile Home Park located at 7307, 7401, and 7403 East Riverside Drive, Austin, Texas, from East Riverside Corridor (ERC) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to identify all remaining properties currently being used as a 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 on September 20, 2018.

ADOPTED: August 23, 2018

ATTEST: 
Jannette S. Goodall
City Clerk

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;

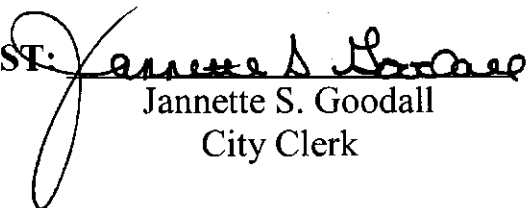
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

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

Montopolis Neighborhood Plan Contact Team

To: City of Austin Planning Commissioners

From: Susana Almanza, President Montopolis Neighborhood Plan Contact Team (MNPCT)

Date: May 21st, 2019

Subject: 1430 Frontier Valley Drive Case # C14-2019-0037 & NP-2019-0005.01. We approve MH Zoning but disapprove changing FLUM from SF-3-NP to Higher Density Single Family

The Montopolis Neighborhood Plan Contact Team (MNPCT) met on April 29th at the Montopolis Recreation Center to discuss numerous zoning cases in the Montopolis community. The MNPCT is very concerned about the possibility of losing so much single-family residential zoning in the community. We are very concerned about safeguarding the residents who live in Frontier Valley Mobile Home Park from being displaced. The MNPCT also wants to safeguard some of the most affordable housing in East Austin and the City of Austin, which are mobile home parks. **One tool to mitigate gentrification**, is to protect residents living in mobile home parks by matching their present zoning use to mobile home. Most residents of Frontier Valley Mobile Home Park are homeowners. After a lengthy discussion regarding the zoning change of SF-3-NP (family residence) to MH-NP (mobile home park) at 1430 Frontier Valley Drive, the MNPCT **voted to support the zoning change from SF-3-NP to MH-NP (Mobile Home Park).**

The MNPCT **does not support changing the FLUM from Single family to Higher Density Single Family Use.** The MNPCT wants to protect and preserve single family zoning that was approved in the original adoption of our Montopolis Neighborhood Plan. We would also like for the City of Austin to use Affordable Housing Bond Funds to purchase the Frontier Valley Mobile Home Park and other mobile home parks in our community to safeguard the residents and the most affordable housing in the Montopolis community and the City of Austin. If we are serious about addressing **gentrification**, we must be proactive in safeguarding our mobile home parks. If we are serious about **affordable housing**, we must protect our mobile home parks. If we are serious about **addressing displacement**, we must protect our mobile home parks.

It is important to keep our future land use map (FLUM) with the zoning of SF-3-NP (family residential) to protect future family residential zoning in our community and to ensure that the community will have a voice in any future zoning change for the property at 1430 Frontier Valley Drive.

We respectfully request that you approve the MNPCT recommendations.