

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2010- 0143 – Frontier Valley

**P.C. DATE:** October 26, 2010

**ADDRESS:** 1418 Frontier Valley Road

**OWNER/APPLICANT:** FVMHP, LP (Randy G. Allen)

**AGENT:** FVMHP, LP (Randy G. Allen)

**ZONING FROM:** SF-3-NP

**TO:** MH-NP

**AREA:** 1.68 acres (73,180 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of MH-NP (Mobile Home Residence-Neighborhood Plan) district zoning.

**NEIGHBORHOOD PLANNING STAFF RECOMMENDATION:** The Neighborhood Planning staff have determined that the rezoning request does not need a neighborhood plan or future land use map amendment.

**PLANNING COMMISSION RECOMMENDATION:** The motion to approve staff's recommendation failed on a vote of 4-3; Commissioners Danette Chimenti, Kathyrene Tovo and Dave Sullivan voted nay (against); Commissioners Dave Anderson and Richard Hatfield were absent. Item will be forwarded to City Council without a recommendation from Planning Commission.

**DEPARTMENT COMMENTS:** This 1.68 acre tract is currently an undeveloped tract of the existing Frontier Valley Mobile Home Park. The applicant seeks to rezone the property to expand the boundaries of the current residentially zoned area to allow for mobile homes.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3-NP	Undeveloped
<i>North</i>	SF-3-NP	Single Family/Mobile Home
<i>South</i>	MF-3-NP	Undeveloped/Warehouse
<i>East</i>	SF-3-NP	Mobile Home
<i>West</i>	SF-3-NP	Single Family

**NEIGHBORHOOD PLAN:** Montopolis Neighborhood Plan

**TIA:** Waived

**WATERSHED:** Carson Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- Vargas Neighborhood Association
- El Concilio coalition of Mexican American Neighborhood Associations
- Montopolis Neighborhood Association
- Montopolis Area Neighborhood Alliance
- Southeast Austin Neighborhood Alliance
- Riverside Meadows Homeowners Association
- Crossing Garden Homeowners Association

**CASE HISTORIES**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>COUNCIL</b>
C14-01-0060	Montopolis Neighborhood Plan	Approved (7-2); 8/7/2001	Approved (6-1); 9/27/2001

**BASIS FOR RECOMMENDATION**

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

The recommended zoning will allow the Frontier Valley Mobile Home Park to utilize property within the park boundary for expansion of residential units.

2. *Zoning changes should promote a balance of intensities and densities.*

The recommended zoning will promote a transition between nearby commercial and multi-family zoned properties.

**EXISTING CONDITIONS**

**Environmental**

1. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Carson Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. 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 Net Site Area</i>	<i>% 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%

2. According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. A few trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation or areas of steep slope.
5. Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:
  - Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.
6. At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Water and Wastewater**

If 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Transportation:**

If the requested zoning is granted, it is recommended that access to Lawrence St. be prohibited as a condition of zoning until the road is improved with a minimum pavement width of 30 feet.

If the requested zoning is granted for this site, then 25 feet of right-of-way from the future centerline should be dedicated for Lawrence St. [LDC, Sec. 25-6-51 and 25-6-55].

The trip generation under the requested zoning is estimated to be 77 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Capital Metro bus service is available on Vargas Rd., approximately 1100 feet from this property.

Existing Street Characteristics:

**Site Plan:**

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

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

The site is subject to compatibility standards. Along the North property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 15 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.
- f. Additional design regulations will be enforced at the time a site plan is submitted.

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Frontier Valley	60 ft	44 ft.	Collector	East side	No	No
Lawrence St	30 ft.	0	Local	No	No	No

**CITY COUNCIL DATE:** November 18, 2010

**ACTION:**

**ORDINANCE READINGS:** 1st

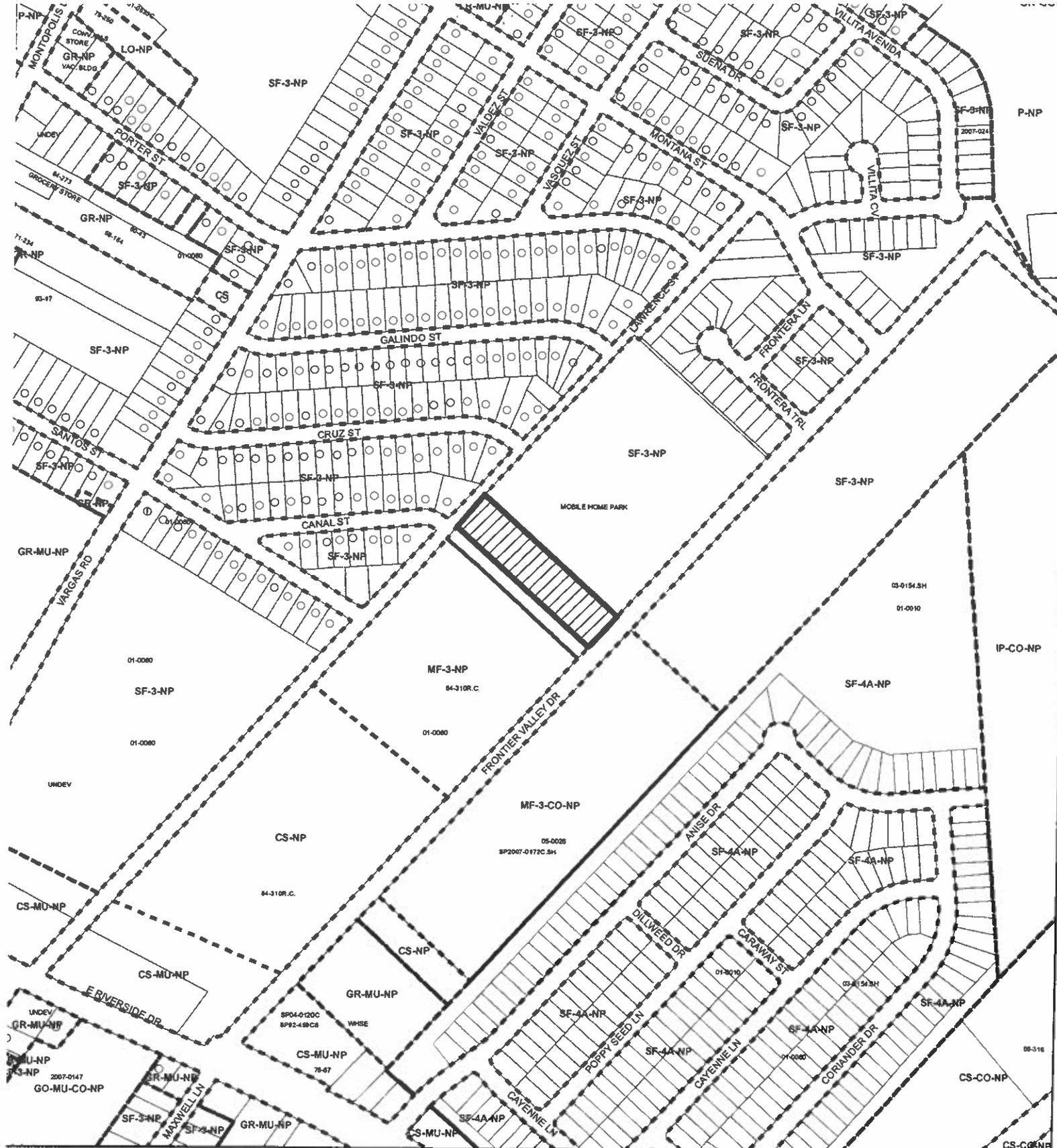
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Stephen Rye

**PHONE:** 974-7604  
[stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us)



**ZONING**

ZONING CASE#: C14-2010-0143  
 LOCATION: 1418 FRONTIER VALLEY DR  
 SUBJECT AREA: 1.68 ACRES  
 GRID: L18/L19  
 MANAGER: STEPHEN RYE



- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1' = 400'

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.





## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0141

Contact: Stephen Rye, (512) 974-7604

Public Hearing: Sept. 14, 2010, Planning Commission  
Oct. 14, 2010, City Council

IKE GRIGGS

Your Name (please print)

7809 Thomas Springs Rd.

Your address(es) affected by this application

*[Signature]*

Signature

9/7/10

Date

Daytime Telephone: 512-784-3197

Comments:

I wish all property fronting Thomas Springs Rd. would be rezoned COMMERCIAL & Thomas Springs Rd go to 4 Lane due to Heavy traffic flow

I am in favor  
 I object

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Development Review Department  
Stephen Rye  
P. O. Box 1088  
Austin, TX 78767-8810

**Rye, Stephen**

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**From:** DElwingoss [REDACTED]  
**Sent:** Wednesday, September 08, 2010 10:52 AM  
**To:** Rye, Stephen  
**Cc:** stefan@iconmedia.org  
**Subject:** RE: C14-2010-0143

The 1999 University Texas Montopolis Neighborhood study, from which many of our neighborhood plan recommendations were derived, found that the ratio of mobile home lots to single family homes in Montopolis was 14 times higher than the Austin average. The University of Texas study recommended **no increases in mobile home lots**. It also recommended that the neighborhood and the City work with current mobile home property owners to try and get that number reduced. I'm sure over the last ten years that may have changed a little bit but even if it dropped to 10 times higher than the Austin average ; it is too much.

The manager of Frontier Valley does an incredible job of managing that property especially considering the financial constraints put on her budget by the owner; but Stephan hit the nail on the head. Randy Allen is an investor and that is his number one priority. How are the residents of that mobile home park going to benefit if there are additional lots added? The owner of the property has a credibility problem, They hired some one to go in and repair and curb all the streets. Lowest bidder got the job. Did two streets and took the money and ran. Rents went up. Rents went up again to pay for a play ground. Florence Ponziano finally got a church to pay for and install that play ground.

Several years back most of those homes were rentals. The owner finally figured out it was easier to make the residents living in the mobile homes buy them are move out and then rent the lots to them into perpetuity. That way the owner isn't liable for repairs to the homes and/ or the living conditions in those homes.

As I said earlier the manager does an incredible job of managing the property with the budget she has to manage with but the truth is if they lose her it's questionable that the property will be maintained at it's current level. If the property is sold and is to remain a mobile home park it is questionable that it will remain at it's current level.

If the City grants that zoning change they are going directly against the Montopolis Neighborhood Plan and violating those recommendations that so many of our neighbors worked so hard and so long to put into place.

Respectfully,

Delwin Goss President  
Montopolis Neighborhood Association  
6410 Ponca Street  
Austin, Texas 78741  
Delwingoss@aol.com  
512-389-2133 H  
512-507-7615 C

**Rye, Stephen**

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**From:** DElwingoss@~~delwingoss.com~~  
**Sent:** Wednesday, September 08, 2010 10:52 AM  
**To:** Rye, Stephen  
**Cc:** stefan@iconmedia.org  
**Subject:** RE: C14-2010-0143

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Austin, Texas 78741  
Delwingoss@aol.com  
512-389-2133 H  
512-507-7615 C

## Julie Maloukis

1428 Anise Drive  
Austin, TX 78741

phone (██████████)  
julie@██████████.t

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September 2, 2010

TO: Larry Gross  
FROM: Julie Maloukis  
RE: Zoning Case #C14-2010-0143

I cannot attend the meeting on September 13, 2010 because I have already committed to participate in another public policy meeting that evening. Therefore, I am writing to express my opinion in advance.

I am not in favor of the request to rezone 1418 Frontier Valley Drive from Single Family Residential Neighborhood Plan to Mobile Home Residence.

1. I fully support the neighborhood plan that it already in place. The committee and the residents worked hard to create and approve the plan. To request a change at this point is like asking everyone to throw out the work previously done.
2. The area surrounding 1418 Frontier Valley Drive is already densely populated with multiple mobile home residences. More recently, a large apartment complex was added several blocks south. The area has limited entrance and access already. Creating more space for residences (single family lots are larger than mobile home lots) will only add to the congestion.
3. The area surrounding 1418 Frontier Valley Drive has a significant history of crime, one which is much higher than other portions of the Montopolis Neighborhood. I worry that an extension of the mobile home area will only attract more of the same criminal activity while a single family housing development might serve to improve the area overall.

Thank you for considering my request.

**Rye, Stephen**

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**From:** PODER Austin, Texas [poder.austin@gmail.com]  
**Sent:** Sunday, October 24, 2010 6:26 PM  
**To:** sully.jumpnet@sbcglobal.net; danette.chimenti@gmail.com; kbtovo@earthlink.net; amdealey@aol.com; dave.anderson.07@gmail.com; mnrghatfield@yahoo.com; alfonsohernandez@gmail.com; vskirk@att.net; jay\_reddy@dell.com; Rye, Stephen; Ott, Marc; Leffingwell, Lee; Shade, Randi; Riley, Chris; Morrison, Laura; Cole, Sheryl; Martinez, Mike [Council Member]; Spelman, William  
**Subject:** Deny Frontier Valley Zoning Request  
**Attachments:** Planning Commission Frontier Valley.doc

**Montopolis Neighborhood Plan Contact Team**

October 23, 2010

Mr. Dave Anderson, Chair  
City of Austin Planning Commission  
And Planning Commission Members  
P O Box 1088  
Austin, TX 78767

RE: 1418 Frontier Valley Case # C14-2010-0143 – Zoning change from SF-3- NP to MH-NP

Dear Chairman Anderson & Members of the Planning Commission:

This letter is to inform you that the Montopolis Neighborhood Contact Team and residents reviewed the zoning request from Mr. Randy G. Allen at our March 17, 2010 meeting held at the Dan Ruiz Library. The Montopolis Members made the decision not to give Mr. Allen a letter of support for the zoning change. The Team informed Mr. Allen that he would need to go through the zoning change process set for July, 2010.

The Montopolis Team and residents reviewed Mr. Allen's zoning change for the property located at 1418 Frontier Valley at our meeting on September 13, 2010, held at the Montopolis Recreation Center. After much discussion the Montopolis residents voted to deny the zoning change from SF-3-NP to MH-NP.

The Montopolis residents are supporting the Montopolis Neighborhood Plan that was adopted by City Council in 2001. We want this property to remain SF-3-NP (Single Family-3-Neighborhood Plan). The property at 1418 Frontier Valley along with the other Mobil Home use of adjacent property is slated to become future Single Family-3-NP development. This is the vision of the Montopolis community.

We call upon the Planning Commission and the Austin City Council to respect the adopted Montopolis Neighborhood Plan and to deny the zoning change from SF-3-NP to MH-NP.

Sincerely,

Susana Almanza, Chair MNPCT

10/25/2010

1406 Vargas Road, [REDACTED]  
Larry Gross, Vice-Chair MNPCT

--  
PODER  
P.O. Box 6237  
Austin, TX 78762-6237  
[www.poder-texas.org](http://www.poder-texas.org)

**Rye, Stephen**


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**From:** Stefan Wray [REDACTED]  
**Sent:** Sunday, October 24, 2010 2:57 PM  
**To:** sully.jumpnet@sbcglobal.net; danette.chimenti@gmail.com; kbtovo@earthlink.net; amdealey@aol.com; dave.anderson.07@gmail.com; mnrghatfield@yahoo.com; alfonsohernandez@gmail.com; vskirk@att.net; jay\_reddy@dell.com  
**Cc:** Rye, Stephen; Ott, Marc; Leffingwell, Lee; Shade, Randi; Riley, Chris; Morrison, Laura; Cole, Sheryl; Martinez, Mike [Council Member]; Spelman, William  
**Subject:** Against Zoning Change for Frontier Valley Mobile Home Park  
**Attachments:** MontopolisLandUseStudy.pdf; ATT114183.htm

Dear Planning Commission Members, City Manager, and City Council Members,

I strongly urge you to oppose the staff recommendation to change zoning from Single Family to Mobile Home at 1418 Frontier Valley Mobile Home Park (C14-2010-0143) for the following reasons.

In addition, I believe that City staff has incorrectly concluded that this zoning change doesn't require a Neighborhood Plan Amendment.

- 1) The attached Montopolis Neighborhood Land Use Study (University of Texas, 1999) notes a higher density of mobile home parks in Montopolis than nearly any other part of Austin. Regarding the Frontier Valley Mobile Home Park, the Land Use Study stated that: "The Frontier Valley mobile home park is recommended to be amortized and gradually replaced over a period of several years with a grid of residential streets, single-family lots, and houses as show in the future land use map."
- 2) The Montopolis Neighborhood Plan was built upon this Land Use Study. The Montopolis Neighborhood Plan states "Upon completion of the University of Texas Land Use Study, the City of Austin began working with neighborhood stakeholders (May 2000) to build upon the University of Texas land use study as well as to identify transportation and urban design issues."
- 3) The resultant Future Land Use Map (FLUM) for Montopolis that was approved by Council in 2001 shows the entire land area occupied by the Frontier Valley Mobile Home Park zoned as Single Family. It was zoned as Single Family because this was the future desired land use of the property.
- 4) An email from Carol Haywood (Planning Manager) on July 27, 2010, stating that a Neighborhood Plan Amendment is not required is based on a disingenuous argument. (See background material for this zoning case. Pg 11 of the PDF). She makes it seem as if MH had been a category for FLUMs in 2001, that the Mobile Home Park would have been zoned as MH, not SF, at that time. This seems highly unlikely. One of the basis thrusts of the entire Montopolis Plan process at this time, and to this day, has been to push for more, not less, SF. It is very evident that changing this zoning from SF to MH goes against the intent and spirit of the original Montopolis Neighborhood Plan, as well as the recommendations of the Land Use Study.
- 5) At a recent meeting of the Montopolis Plan Contact team the vote to oppose the zoning change from SF to MH for this tract was overwhelming, with only one dissenting vote.
- 6) The Applicant, Randy Allen, is only interested in short term economic gain. He, representing a

10/25/2010

property investment company with a Colorado Springs address, does not have the long term community interests in mind.

7) Based on some comments from Randy Allen at a MNPCT meeting this summer, it seems as if changing the zoning from SF to MH would make it easier for Randy Allen's company to sell that property.

8) I fear there is a precedent that if this smaller portion of the Mobile Home Park property is changed from SF to MH, then a legal challenge could be mounted to change the zoning for the entire Mobile Home park from SF to MH.

9) A change of zoning from SF to MH for the entire Mobile Home park would make this property much more attractive to developers who could build with high density. Randy Allen and his company would therefore get a much better return on their initial investment of purchasing the Mobile Home Park.

10) So this zoning change is all about the machinations of an out of state property investor group and has absolutely nothing to do with the long term interests of home owners in Montopolis who want to see an increase, not a decrease, in Single Family residences.

Thank you for your time,

Stefan Wray

**Rye, Stephen**

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**From:** Wendy Cox [REDACTED]  
**Sent:** Monday, October 25, 2010 12:43 PM  
**To:** Rye, Stephen  
**Subject:** Vote NO on the zoning change for 1418 Frontier Valley Drive  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Mr. Stephen Rye,  
Please reconsider your plan to approve the zoning change for 1418 Frontier Valley Drive.

I know you do not live in this neighborhood or you would understand the concern that we the neighbors have with more condensed land use. There are already to many people living in a small area. Please drive by the Owners other half of this Mobile Home Park on Frontier Valley Drive. It is run down, filthy, with broken down cars, and trash, no landscaping and the roads are gravel or pot hole ridden for lack of maintenance. And that is all you can see who know how much other infrastructure issues there are. Could he not invest in asphalt roads and driveways, sidewalks and gutters so the oil and gas leaking out of the vehicles could go in a storm drain instead of the watershed? Look at the crime rate in the current neighborhood. Since the City approved variances and re-zoned the 1705 Frontier Valley Drive, San Terra Villa Apartments two years ago. There have been a spike in crime in the neighborhood. Once again to many people living in a small area.

Please review the reports:

1999 University of Texas Montopolis Land Use Study strongly recommends against adding any new mobile home lots in the Montopolis Neighborhood and in fact suggests that the neighborhood and the City work with the owners of this property to lower the number of mobile homes in Montopolis. The 1999 University of Texas Study found the ratio of mobile homes to single family residences was 13 higher in the Montopolis Neighborhood that is the normal in other Austin Neighborhoods.

WE DO NOT WANT THIS EXPANSION OF THE MOBILE HOME PARK.

PLEASE VOTE NO ON THE ZONING CHANGE!

Local Resident,  
Wendy Cox  
[REDACTED]

**Rye, Stephen**

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**From:** Larry Gross [REDACTED]  
**Sent:** Sunday, October 24, 2010 2:40 PM  
**To:** Rye, Stephen  
**Cc:** PODER Austin, Texas  
**Subject:** 1418 Frontier Valley

Mr Rye:

As a resident of Montopolis for almost four years now, I urge you to reconsider your recommendation regarding the zoning change for 1418 Frontier Valley from Single Family to Mobile Home. While the owner is only asking for a small strip of land to be rezoned, the intent is for him to expand and add more mobile homes to that park.

The drafters of the Montopolis Neighborhood Plan very specifically went to great lengths to ensure that the zoning for that entire area was changed to Single Family because Montopolis already has too many mobile homes in it (a 1999 UT study makes it clear that the mobile home density in Montopolis is far too high and little has been done since that study to curb mobile home density). It is critical that this zoning remain as it is. Once this small strip is rezoned, it will only be a matter of time before the owners ask for their current property to be rezoned and we will have said to the neighbors who worked so hard on the current Neighborhood Plan that their efforts were for naught.

There is a sentiment in Montopolis that the city is not interested in what the people of Montopolis actually want. Please prove this sentiment wrong and work with us to recommend AGAINST this zoning change.

Sincerely,  
Larry Gross  
Vice-Chair, Montopolis Neighborhood Plan Contact Team  
Member, Montopolis Neighborhood Association  
Member, Montopolis Neighborhood Advisory Board  
President, Riverside Meadows Homeowners Association

**Rye, Stephen**

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**From:** DElwingoss [REDACTED]  
**Sent:** Sunday, October 24, 2010 9:50 AM  
**To:** Rye, Stephen  
**Subject:** Frontier Valley

I am trying to comprehend why you would recommend that zoning change from single family to mobile home? The 1999 University of Texas Land Study found that the ration of mobile homes to single family residents was 13 times higher in the Montopolis Neighborhood Planning area than the norm for the City. ION fact that same study recommended that the neighborhood and the City work with the owners of that property to move away from a mobile home park,

While Frontier Valley Mobile Home Park is most likely the best managed of all the mobile home parks in the Montopolis planning area ; a simple change in management personel could change all of that.

What Montopolis needs is real homes; not mobile homes owned by residents who have to rent the land they set on into perpetuity. I very strongly urge you to follow the recommendations of the 1999 University of Texas Land Use Study and work with the owners of this mobile home park property to convert it to single family residences and not just a camp ground for metal high tech tents on wheels at which the owners of those mobile homes are never really vested in the neighborhood.

Sincerely,  
ex mobile home resident  
Delwin Goss

[REDACTED]  
Austin, Texas 78741  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Rye, Stephen**


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**From:** Stefan Wray [s██████████@██████████.org]  
**Sent:** Tuesday, October 26, 2010 8:38 AM  
**To:** sully.jumpnet@sbcglobal.net; danette.chimenti@gmail.com; kbtovo@earthlink.net; amdealey@aol.com; dave.anderson.07@gmail.com; mnrghatfield@yahoo.com; alfonsochernandez@gmail.com; vskirk@att.net; jay\_reddy@dell.com  
**Cc:** Rye, Stephen; Ott, Marc; Leffingwell, Lee; Shade, Randi; Riley, Chris; Morrison, Laura; Cole, Sheryl; Martinez, Mike [Council Member]; Spelman, William  
**Subject:** Staff Carol Haywood's Argument for No Plan Amendment Needed  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** FrontierValleyMobileHome\_background\_info.pdf; ATT577649.htm

Planning Commission,

Regarding the staff recommendation to change zoning from Single Family to Mobile Home at 1418 Frontier Valley Mobile Home Park (C14-2010-0143), I sent you all an email on Sunday opposing this and received an email from one of you yesterday who was not able to find the email from Carol Haywood in your background material.

As a reminder, what I wrote regarding Carol Haywood was this:

"4) An email from Carol Haywood (Planning Manager) on July 27, 2010, stating that a Neighborhood Plan Amendment is not required is based on a disingenuous argument. (See background material for this zoning case. Pg 11 of the PDF). She makes it seem as if MH had been a category for FLUMs in 2001, that the Mobile Home Park would have been zoned as MH, not SF, at that time. This seems highly unlikely. One of the basis thrusts of the entire Montopolis Plan process at this time, and to this day, has been to push for more, not less, SF. It is very evident that changing this zoning from SF to MH goes against the intent and spirit of the original Montopolis Neighborhood Plan, as well as the recommendations of the Land Use Study."

ATTACHED is background material I copied from the City's web site for this zoning case. Carol Haywood's email is on page 11 of this PDF.

It is my contention that this rationale as to why no Plan Amendment is needed makes little sense. And the argument is disingenuous when you consider the context of how the Montopolis Neighborhood Plan came about. Even if MH had been a category for FLUMs at that time, based on the history of the neighborhood plan and its process, it seems clear that this would still have been designated SF.

It has been, and is, the will of the neighborhood that any future use of this property be for Single Family residences. Changing it to MH is a step backwards.

- Stefan Wray

**Rhoades, Wendy**

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**From:** Haywood, Carol  
**Sent:** Tuesday, July 27, 2010 2:07 PM  
**To:** Rhoades, Wendy; Fox, Kathleen  
**Cc:** Laursen, Melissa; Meredith, Maureen  
**Subject:** RE: Need for NPA in Montopolis

Hi Wendy,

In staff meeting this morning we discussed the Montopolis FLUM and if the applicant asking for MH zoning needs a plan amendment. It was decided that no plan amendment is needed. The Montopolis Plan was adopted in 2001 prior to the addition of MH and Higher Density SF land use categories on FLUMs. The existing mobile home property has SF on the FLUM, so we determined that the owner does not need a plan amendment to apply for MH on adjacent property that has SF on the FLUM.

Let me know if you have further questions.

*Carol Haywood*

Planning Manager, Comprehensive Division  
Planning and Development Review Department  
City of Austin  
phone 512-974-7685  
email [Carol.Haywood@ci.austin.tx.us](mailto:Carol.Haywood@ci.austin.tx.us)

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**From:** Rhoades, Wendy  
**Sent:** Monday, July 26, 2010 3:51 PM  
**To:** Fox, Kathleen; Haywood, Carol  
**Cc:** Laursen, Melissa; Meredith, Maureen  
**Subject:** Need for NPA in Montopolis

Kathleen and Carol,

Today I was asked to assist an applicant who in the process of applying for a zoning change from SF-3 to MH, Mobile Home Residence for an expansion to an adjacent mobile home park on Frontier Valley Drive. The property is in the Montopolis NPA and is designated as Single Family on the FLUM. A question came up about whether there is a need for a change in the FLUM since the residential categories consist of Single Family, Mixed Residential and Multifamily, while the (what we zoners refer to as the Scott Whiteman) chart includes "beige" for mobile home residences or mobile home parks.

If the Applicant needs to submit a neighborhood plan amendment, then the application deadline is this Friday, July 30 and she is aware of that time frame. However, given this situation and that Maureen and Melissa are out of the office until this Thursday, could you let me know if an NPA is required? I will then call her back with the decision on the NPA so she go forth and can gather signatures, and complete the NPA application.

Thank you,  
Wendy

7/27/2010