




## MEMORANDUM

**To:** Mayor and City Council

**From:** Gregory I. Guernsey, AICP, Director   
Planning and Zoning Department

**Subject:** Updates to Resolution No. 20180823-078 & Resolution No. 20180920-096, regarding identifying and initiating zoning, rezoning, and FLUM of mobile home residences not zoned mobile home residence (MH)

**Date:** April 10, 2019

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This memorandum is a response to Resolution [No. 20180823-078](#) directing the City Manager to initiate rezoning and Future Land Use Map (FLUM) amendments for mobile home park properties located at 8105 Research Blvd., 1430 Frontier Valley Drive, and 7307/7401/7403 East Riverside Dr. to appropriate mobile home residence (MH) district and to Resolution [No. 20180920-096](#) initiating the zoning, rezoning, and where appropriate, Future Land Use Map (FLUM) amendments for all identified properties in Resolution No. 20180920-096 adopted by Council on September 20, 2018.

Planning and Zoning staff has identified all remaining properties, is working to amend the neighborhood plan, and has initiated rezoning to mobile home residence (MH) in accordance with City Code Title 25 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-VO-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.

If you have any questions, please contact Greg Guernsey at 512-974-2387 or Jerry Rusthoven at 512-974-3207 or via email at [greg.guernsey@austintexas.gov](mailto:greg.guernsey@austintexas.gov) or [jerry.rusthoven@austintexas.gov](mailto:jerry.rusthoven@austintexas.gov).

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