

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0017
Cameron Loop Mobile H/P

DISTRICT: 5

ZONING FROM: RR

TO: MH

ADDRESS: 2807 Cameron Loop

SITE AREA: 3.9660 Acres

PROPERTY OWNERS:
2807 LLC

APPLICANT:
City of Austin Planning and Zoning Dept.
(Heather Chaffin)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the requested zoning change from RR to MH. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION: May 7, 2019: No recommendation due to lack of affirmative vote.

CITY COUNCIL ACTION:
June 6, 2019:

ORDINANCE NUMBER:

ISSUES:

August 23, 2018, City Council adopted a resolution with the intent of reducing the risk of mobile home park displacement by rezoning existing 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 ordinance adopted on September 20, 2018, added twenty more mobile home parks to the list. With these resolutions, City Council instructed the Planning and Zoning Department to initiate and process these rezoning cases. ***Please see Exhibits A and B- Council Resolutions.***

CASE MANAGER COMMENTS:

The subject property is located on the south side of Cameron Loop, east of Westgate Boulevard. The property is zoned RR and is developed with a mobile home park. The park includes mobile homes, recreational vehicles, and “tiny homes.” Immediately east of the property is a single family neighborhood zoned SF-3 and Ellen Higgins Pocket Park, which is zoned P. South of the property is a single family neighborhood zoned SF-2. Immediately to the west is a townhouse/condominium community zoned SF-6-CO. Across Cameron Loop to the north is a single family neighborhood zoned SF3. ***Please see Exhibits C and D—Zoning Map and Aerial Exhibit.***

This area was annexed into City of Austin full purpose jurisdiction on December 31, 1997. Based on examination of historic aerial photographs, Staff has been able to determine that the mobile home park was established between 1965 and 1976. Consequently, the development is considered an existing nonconforming land uses in RR zoning.

BASIS OF RECOMMENDATION:

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

Mobile Home Residence 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. *Zoning should allow for reasonable use of the property.*

The proposed MH zoning will bring the existing use on the site into conformance with land development code use regulations.

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

The City Council passed Resolutions No. 20180823-078 and 20180920-096 in order to identify and direct the staff to initiate the zoning/rezoning process for properties that contain a mobile home residence park of mobile home subdivision use to the correct MH, Mobile Home Residence District zoning category.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	RR	Mobile home park
North	SF-3	Single family residences
South	SF-2	Single family residences
East	SF-3, P	Single family residences, Parkland
West	SF-6-CO	Townhouse/condominium residences

SCHOOLS:

Cowan Elementary School
 Covington Middle School
 Bowie High School

TIA: N/A

WATERSHED: South Boggy Creek (Suburban)

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association	Austin Neighborhoods Council
Go Austin/Vamos Austin (GAVA)	Friends of Austin Neighborhoods
Oak Hill Trails Association	South Austin Neighborhood Alliance
Onion Creek Homeowners Association	Preservation Austin
Shiloh Oaks Neighborhood Association	Palomino Park HOA
Tanglewood Forest Neighborhood Association	Bike Austin
AISD	Sierra Club
TNR BCP – Travis County Natural Resources	SELTexas
Neighborhood Empowerment Foundation	

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cameron Loop	75'	20'	City Collector	None	None	Route 103; Route 318

OTHER STAFF COMMENTS:COMPREHENSIVE PLANNING:

This is a city initiated rezoning case. In August 2018, City Council directed staff via a resolution to rezone twenty mobile home parks to Zone MH (Mobile Home) in an effort to preserve existing mobile home parks and communities. In recent years, several mobile home

parks have been shut down 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.

Connectivity: The Walkscore for this area is 12/100, Car Dependent, meaning almost all errands require a car. There are no public sidewalks, bike lanes, or urban trails located along Cameron Loop. There is a Cap Metro transit stop located 1,000 feet west of this property, situated on the corner of West Gate Boulevard and Cameron Loop. West Gate Boulevard also has public sidewalks and bike lanes. There is a lack of goods and services (drug store, retail shops, restaurants and a grocery store) located within 1/4 mile of this property.

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 the 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 two parks, but retail, commercial and mobility options are limited in the area. 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

1. 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.

2. 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%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. 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

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. 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.

SP 3. 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.

COMPATIBILITY STANDARDS

The site is subject to compatibility standards. Along the northwest SF-1, north I-SF-2, and south SF-2 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 adjoining SF-3 property.

TRANSPORTATION

TR 1. Per resolution 20180823-078 the City of Austin has undergone an initiative to rezone existing mobile home parks to their appropriate zoning of MH.

TR 2. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR 3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Cameron Loop	75'	20'	City Collector	None	None	Route 103; Route 318

WATER UTILITY

WW1. 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. Council Resolution (August 23, 2019)
- B. Council Resolution (September 20, 2019)
- C. Zoning Map
- D. Aerial Exhibit

RESOLUTION NO. 20180823-078

EXHIBIT A

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

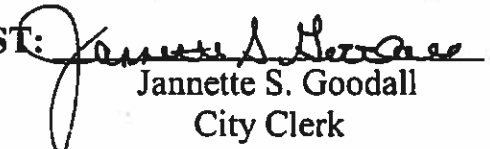
(3) Comfort Mobile Home Park located at 7307, 7401, and 7403 East Riverside Drive, Austin, Texas, from East Riverside Corridor (ERC) district to mobile home residence (MH) district.

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

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;

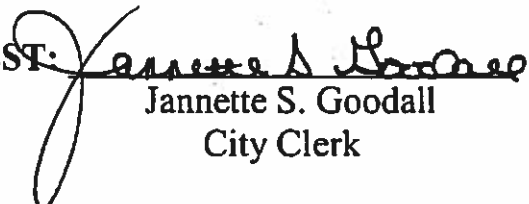
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

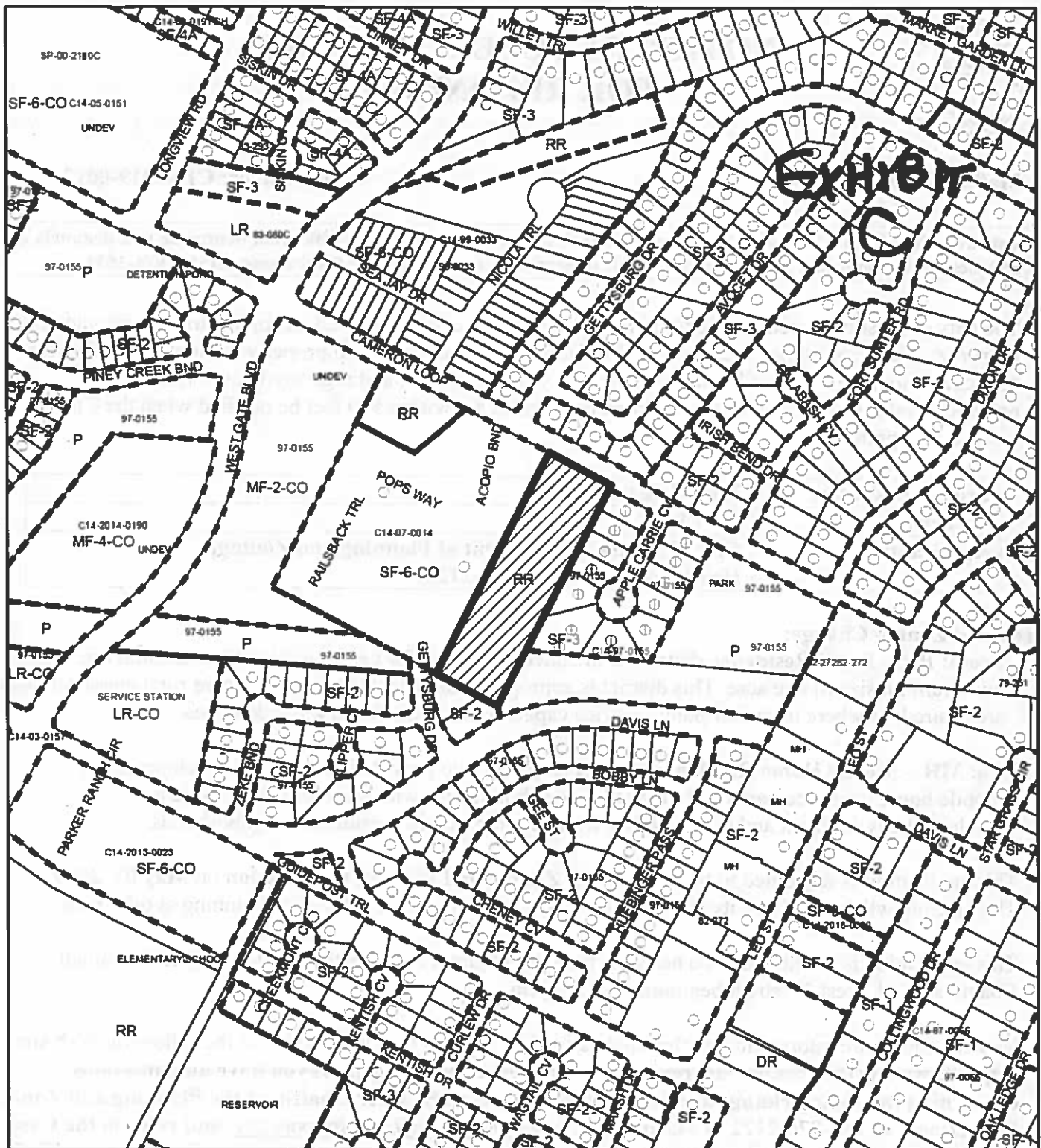
BE IT FURTHER RESOLVED:




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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

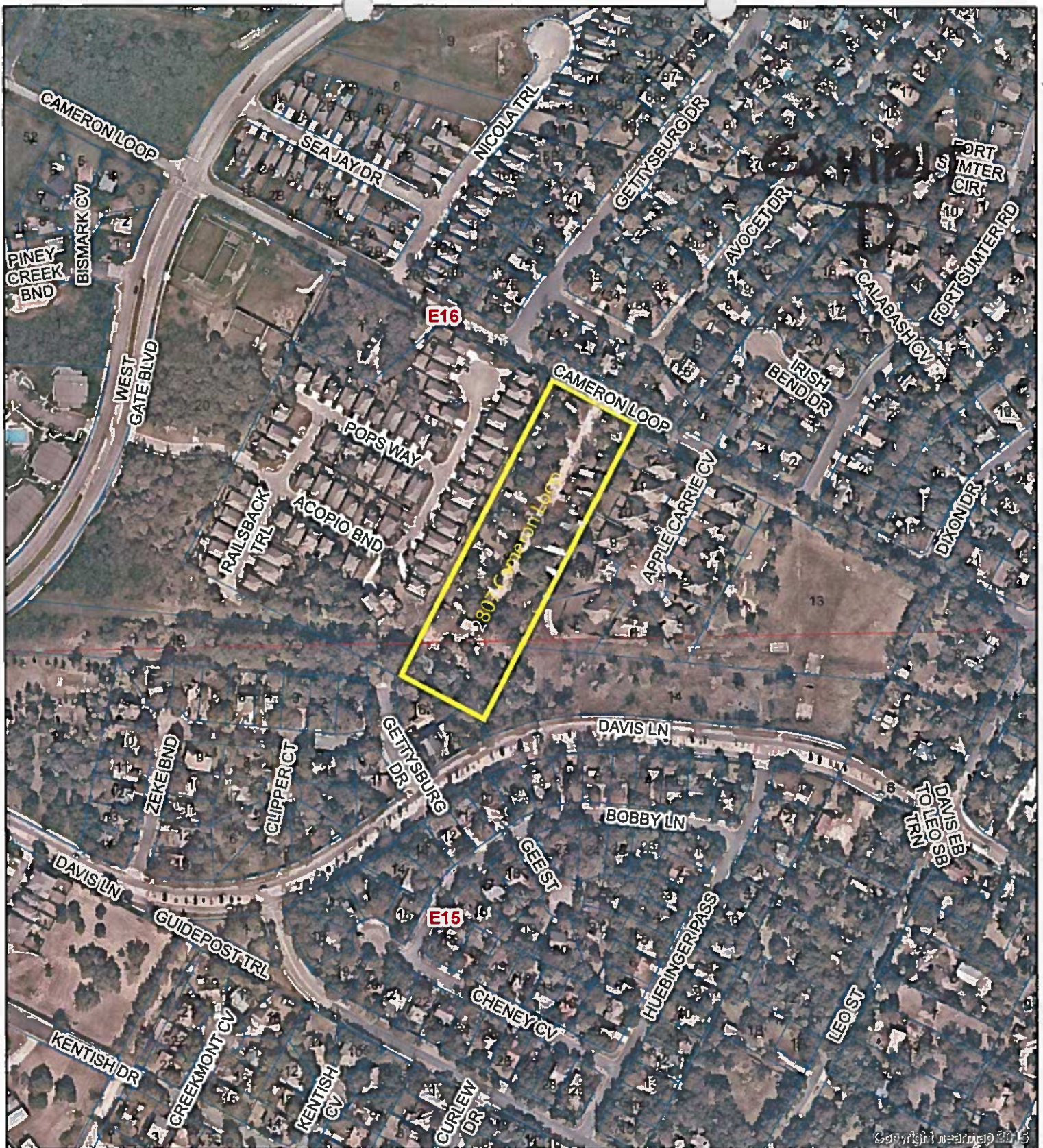
ZONING
ZONING CASE#: C14-2019-0017

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Created: 1/25/2019



 SUBJECT TRACT

Cameron Loop Mobile H/P

LOCATION: 2807 Cameron Loop

SUBJECT AREA: 3.9660 Acres

GRID: E16

MANAGER: Sherri Sirwaitis



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.

Chaffin, Heather

Subject: FW: Support for 2807 Cameron Loop mobile home park

From: judy doyen
Sent: Tuesday, April 30, 2019 8:36 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Support for 2807 Cameron Loop mobile home park

I strongly approve of updating zoning @2807 Cameron Loop -

I spent twenty years of my life there and raising a family. It was and is clean, quiet, and safe.

It was created when that area was outside of the city limits.

For the people who continue to reside there, let's let that community continue.

Let's let that small, safe niche remain.

Regards,

J. Doyen

Chaffin, Heather

Subject: FW: Support for 2807 Cameron Loop mobile home park

From: Heather Seidel
Sent: Tuesday, April 30, 2019 8:04 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Support for 2807 Cameron Loop mobile home park

Ms. Chaffin,
I'm contacting you to support updating the zoning @ 2807 Cameron Loop. I lived there many years ago. It provided a safe, economical place to live, and enabled me to work and go to college.

With the lack of affordable housing and ever increasing cost of living, driving and working in Austin it would be terrible for the community to lose this option.

Please help save this hidden gem. It may not look like much, many are now RV's. It is clean and well kept. Let's not displace a community.

Sincerely,
Heather Seidel

Chaffin, Heather

Subject: FW: 2807 Cameron Loop

From: Trudie Kelley
Sent: Tuesday, April 30, 2019 9:42 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: 2807 Cameron Loop

Ms. Chaffin:

I am writing you in support of updating the zoning at 2897 Cameron Loop.

I live there many years ago when I was a single Mother of a young son. We felt safe and secure and I could afford it.

Affordable housing is hard to find. Please let this neighborhood continue.

Sincerely,
Trudie Kelley

Chaffin, Heather

Subject: FW: Support of Cameron Loop Mobile Home Park

From: Phil Seidel

Sent: Wednesday, May 01, 2019 2:32 PM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Support of Cameron Loop Mobile Home Park

Hello Heather;

I was made aware of your efforts through family members. As a past resident of this property many years ago I can personally endorse the need to for maintaining this property and be for mobile home zoning.

As a past resident of one of the mobile homes I benefited from the reasonable living costs as attest to the land being a well kept establishment. The size and location seemed to match well with the land and is not obtrusive to the local neighborhood.

It is a very beneficial site for mobile home residents.

Best regards

Phil Seidel