NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Montopolis

CASE#: NPA-2019-0005.02 **DATE FILED**: January 16, 2019 (Out-of-Cycle)

PROJECT NAME: Palm Harbor Homes Mobile Home Park – City Initiated NPA

PC DATE: May 28, 2019

ADDRESS: 810 Bastrop Hwy SB

DISTRICT AREA: 3

SITE AREA: 6.59 acs (Approx.)

OWNER: Palm Harbor Homes, Inc.

APPLICANT: City of Austin, Planning & Zoning Dept.

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial **To:** Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2019-0028
From: CS-NP **To:** MH-NP

NEIGHBORHOOD PLAN ADOPTION DATE: September 27, 2001

PLANNING COMMISSION RECOMMENDATION:

July 9, 2019- *Forwarded to Council without a recommendation. Vote 11-0, [C. Kenny – 1st, G. Anderson 2nd]*

May 28, 2019 – Item was withdrawn by staff. Disposed without action. *Note: Both the plan amendment and the associated zoning case was withdrawn by staff because the property is located within the Airport Overlay – AO3 where residential units are not supported.*

STAFF RECOMMENDATION: Not recommended.

BASIS FOR STAFF'S RECOMMENDATION: Staff does not recommend the land use change to Higher Density Single Family because the property is located within the Airport Overlay Zone AO-3 where new residential uses are not recommended.

Although the section of plan presented below taken from the Montopolis Neighborhood Plan supports the creation of new housing for the planning area, placing new housing under airport flight paths does not support the public health, safety, and welfare aspects of land use planning.

LAND USE

Goal 1: Improve the Quality of Life in Montopolis through Land Use and Zoning Decisions.

Goal 2: Create Homes for all Stages of Life within Montopolis.

Objective 4: Enhance and protect existing single family housing.

Action 12: Preserve the existing Single Family uses and zoning in the older, established areas of Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

Action 13: Preserve residential zoning in the interior of East Montopolis to allow for new homes to be built. (Please refer to the Figure 4: Future Land Use Map, for specific land uses and locations.)

Action 14: Preserve Single Family zoning in the interior of South Montopolis. (Please refer to the Proposed Future Land Use Map, for specific land uses and locations.)

Objective 5: Create multiple housing types of varied intensities.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Commercial -Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent

homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.

Purpose

1. Encourage employment centers, commercial activities, and other non- residential development to locate along major thoroughfares; and
2. Reserve limited areas for intense, auto- oriented commercial uses that are generally not compatible with residential or mixed use environments.

Application

1. Focus the highest intensity commercial and industrial activities along freeways and major highways; and
2. Should be used in areas with good transportation access such as frontage roads and arterial roadways, which are generally not suitable for residential development.

PROPOSED LAND USE ON THE PROPERTY

Higher Density Single Family - Is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small- lot single family.

Purpose

1. Provide options for the development of higher- density, owner- occupied housing in urban areas; and

2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

1. Appropriate to manage development on major corridors that are primarily residential in nature, and

2. Can be used to provide a buffer between high- density commercial and low- density residential areas.

3. Applied to existing or proposed mobile home parks.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and

have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.

- ***The property is a mobile home park which can provide affordable housing options for people at various incomes and with individual household needs. The property is located off Bastrop Highway which is not an Activity Corridor, but has numerous businesses and employment opportunities. The property is located within the Airport Overlay Zone AO-3 where new residential units are not supported.***

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.

    - ***The property is located is not located on an Imagine Austin Activity Corridor or an Activity Center and is not near public transit.***

3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

    - ***The property is located on Bastrop Highway, which is not an Activity Corridor, although the property could be considered an infill site.***

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

    - ***The property is an existing mobile home park. Mobile homes parks can provide an opportunity for affordable housing and expands the variety of housing choices beyond single family homes and apartments; however, because it is located in the Airport Overlay Zone AO-3, new housing is not supported.***

5. Ensure harmonious transitions between adjacent land uses and development intensities.

    - ***Higher Density Single Family land use is not appropriate within the Airport Overlay Zone AO-3.***

6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.

    - ***The property is not located in an environmentally sensitive area, but is located in the Desired Development Zone.***

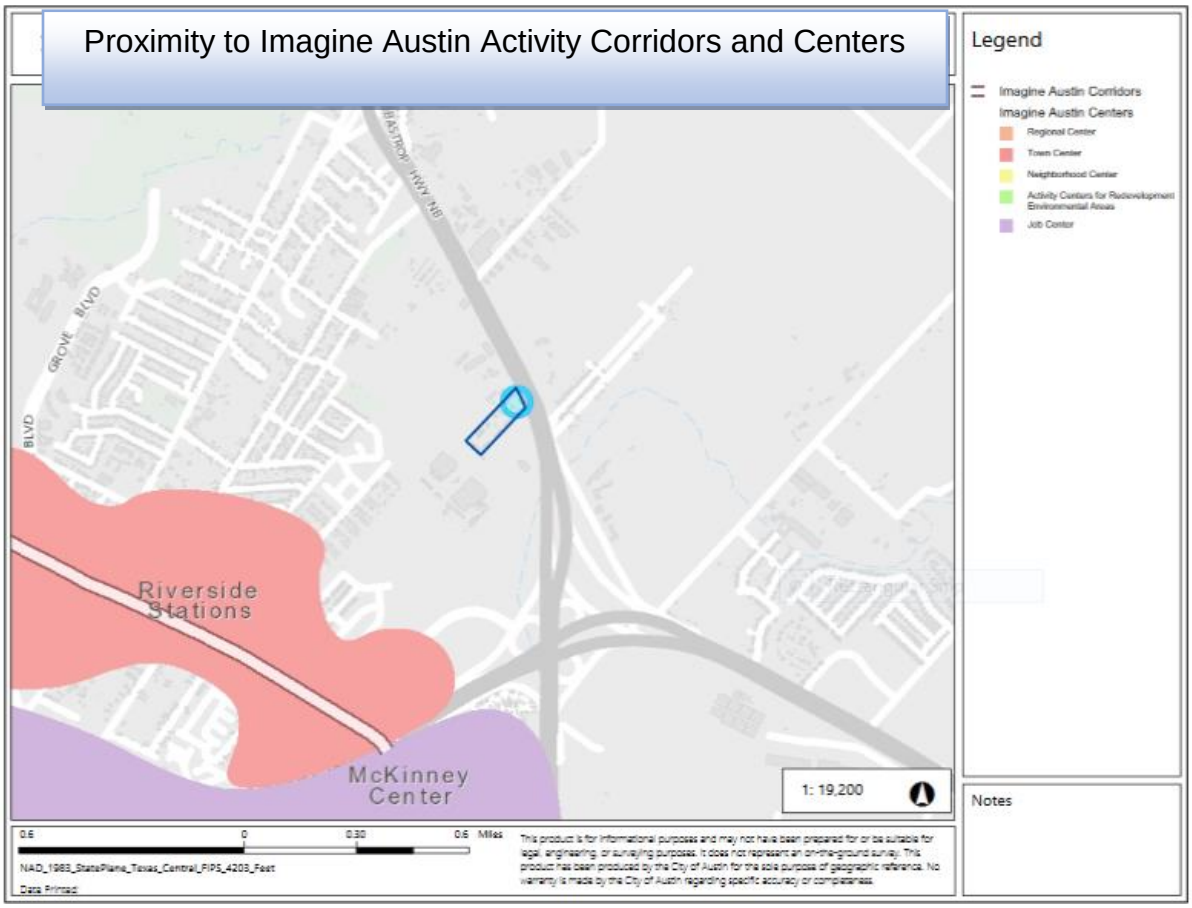
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.

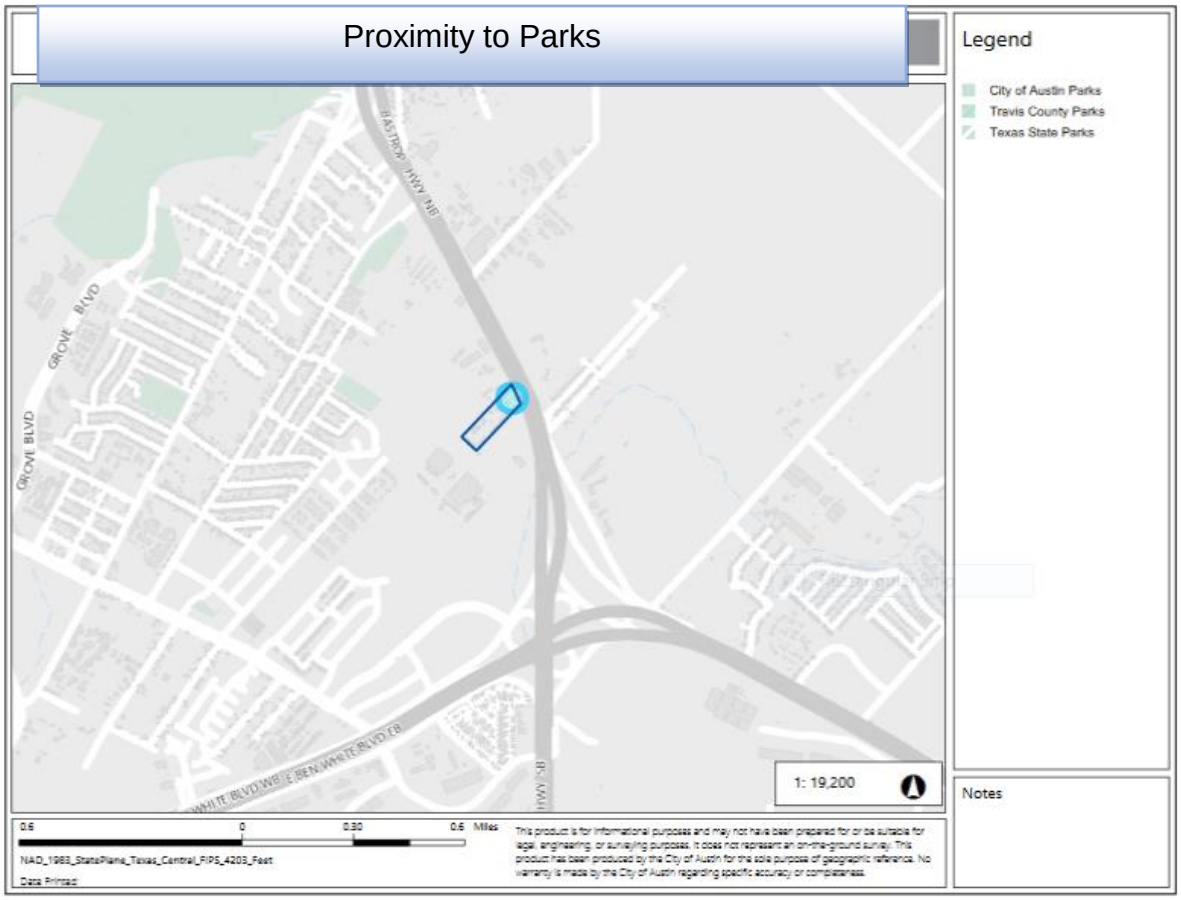
    - ***Not applicable.***

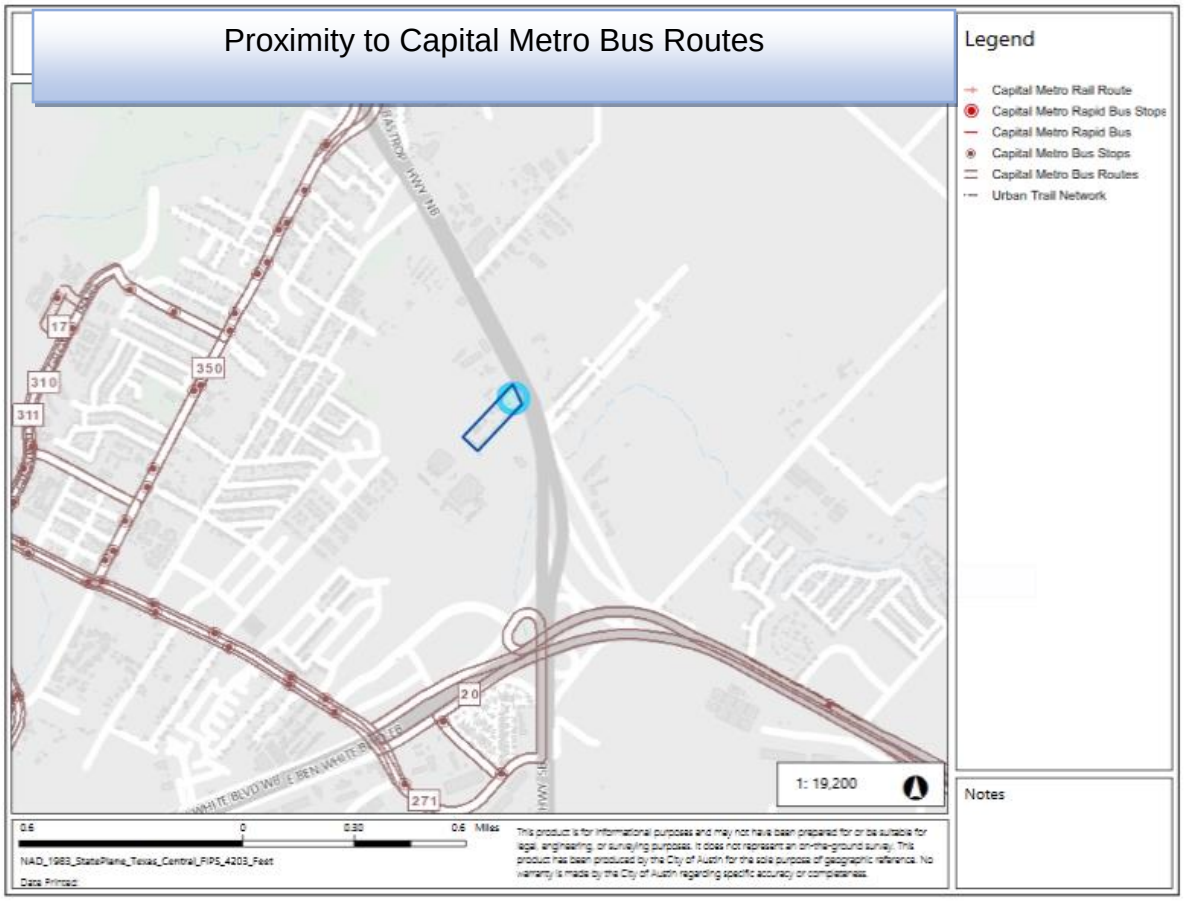
8. Protect, preserve and promote historically and culturally significant areas.

    - ***To staff's knowledge, this property is not historically or culturally significant.***

9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
    - ***Not directly applicable.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
    - ***Not applicable.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
    - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
    - ***Not applicable.***




Proximity to Parks
Legend
City of Austin Parks
Travis County Parks
Texas State Parks
GROVE BLVD
1: 19,200
Notes
0.6
0
0.30
0.6 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: On August 23, 2018, City Council approved a Resolution Number 20180923-078 directing staff to initiate rezoning applications for existing mobile home parks in Austin city limits that currently do not have Mobile Home (MH) zoning. The Resolution also directed staff to initiate plan amendment applications for those mobile home parks located within neighborhood planning area.

On September 20, 2018, City Council approved a second Resolution Number 20180920-096 directing staff to initiate the rezoning and the change in the future land use map on 810 Bastrop Highway SB.

The proposed change in the future land use map (FLUM) is from Commercial to Higher Density Single Family land use.

The proposed zoning is from CS-NP (Commercial Service District – Neighborhood Plan) to MH-NP (Mobile Home Residence District – Neighborhood Plan) with the intent to help preserve the existing mobile home park. For more information on the rezoning case, please see case number C14-2019-0028.

PUBLIC MEETINGS: The ordinance required community meeting was held on March 25, 2019. Approximately 180 meeting notices were mailed to people who live or own property within 500 feet of the property, in addition to neighborhood organizations and environmental groups who requested notification for this area. As the community meeting two cases were presented, NPA-2019-0005.01 and NPA-2019-0005.02. Three city staff members attended the meeting: The plan amendment planner, the zoning planner and a planner who provide Spanish translation. Thirteen other people attended the meeting.

Below are the questions that were asked with responses:

Q: So, is the property zoned Commercial *(referring to NPA-2019-0005.02)?* How does that affect how many people can live on the property?
A: Staff does not know how many people live within the mobile home park. All we know is that it is a mobile home park and staff has been asked to rezone and re-FLUM these properties.

Q: Is there a model home upfront? A: Yes. It's a gated community. It's important to clarify that the intent of this case is to preserve the mobile home park with Mobile Home zoning.

Q: It really doesn't feel like preservation is the intent of this action. From the letter that I received in the mail which stated that it would be rezoned to Higher Density Family, it seems like the city or the owner wants to sell and redevelop this property for multifamily. Is that the case? I'm concerned about what will happen to all the families that currently live in the mobile home park. Where will they go? What does the city plan to do about the families that get pushed out? I'm concerned about displacement.
A#2: The intent is to preserve the mobile home park. Higher Density Family is the land use type. Mobile Home is the zoning allowed within the land use. Land Use category types are the broader land use. Within that land use there are several typical and allowed zoning types.

Q: What happens if the property owner chooses not to go along with the city's zoning change? Will they be penalized?
A: Property owners were notified at the same time as you were. We've heard from several property owners oppose this change to their land. We have told them that they can attend the

public hearings and state their opposition. Other property owners are fine with the change. This situation is unique in that it is the city that is enacting these zoning changes and not the property owners.

Q: How will we hear about the dates for Planning Commission and City Council hearings?
A: You will receive a public notice like this meeting. Anyone living or working within 500 feet of the case property will receive a notice. The letter will have two dates listed one for PC and CC. All the mobile home park cases on the same day. The earliest that this will take place is late May.

Q: Is the City aware of property owners getting ready to sell? Is that why they decided to make this zoning change? Is that why we're here?
A: No, this resolution and this move to rezone properties came about after Council Member Greg Casar saw that Cactus Rose and Thrasher Lane mobile home parks were closed leading to tenant displacement. The properties that are being rezoned do not currently have Mobile Home zoning. Cactus Rose and Thrasher Lane made it clear to council that mobile home parks are crucial to preserving affordable housing and that some properties that currently have mobile home parks are not zoned Mobile Home Residential.
Staff comment: It's confusing with both zoning and the FLUM. Mobile Home Residence District is a zoning category. The Future Land Use Map does not have a Mobile Home category. The Higher Density Family land use category allows many zoning categories.
Staff comment: What if all this happens (zoning and FLUM changes) and the property owner says, "I want to something different." They can do that. But they would need to apply, pay the fees, go through public notification, go before PC and before CC.

Q: What does the city have in place to stop the property owner from selling to a developer? Can a property owner bypass this effort to change zoning to Mobile Home Residence?
A: The zoning stays with the land. Property owners may change, but event a new owner of that property will need to ask for a zoning change if they want to build something bigger. That does not mean that they will get that zoning change.

Q: What can we do as residents to show our support for the Mobile Home Park to stay?
A: There are four ways to give your input. The first is being here tonight. We are taking notes and these notes will be added to our case reports. The second, when scheduled and you receive the PC and CC notification, you can add comments to that form and send it back to us. We will add those comments to the case reports, as well. The third opportunity for public comment is during the Planning Commission hearing. The fourth opportunity will be at City Council.
Staff comment: At past mobile home meetings, when mobile home tenants were present, we have suggestion they organize, as other groups do, and they can choose a spokesperson to represent them at PC and CC. someone who is comfortable speaking in front of an audience on behalf of the mobile home park. Would also recommend getting as many people to come to PC and CC and saying that you are there to support this resolution. You can sign up to speak and you can donate your time to the group representative. Talk about what life is like in the mobile home park. They seem to be tight knit communities. You can tell PC and CC about that. They might also ask questions of you, of the group.

Planning Commission takes place in the evening, they begin at 6pm, this might be the most convenient meeting for people to attend. City Council begins mid-day normally. You can attend both, but be aware of the time.

Q: Do Mobile Home property owners get tax credits for providing affordable rents? I work for a non-profit and I know some owners get housing credits and sometimes after a certain number of years, 20 years for instance, those credits end and then these units move to market rate. Could that be happening here? How do we know the mobile home rents are affordable?
A: The belief is that these rents are affordable. There are two types of affordability, 1. Market rate rents; what is affordable based on the area at large. And 2. Required affordability where rents are based on Median Family Income, let's say affordable is set at 60% MFI. This resolution is specifically tailored to help with the first one, market rate affordability.
Public comment: Affordable can turn market rate. We would like it to stay affordable.

Q: I don't know about credits, but in just that last year my rent increased from $300 to $600. As ownership of the property changes they increase the rents. Are there maximum increases that renters can expect?
A: The city is struggling to find ways to prevent displacement. There are certain mechanisms like density bonuses that can be used to create affordable units if developers choose to participate. But, in Texas we don't have rent control. In states such as New York and California, they do. Unless you're part of the density bonus program and in one of those buildings, there are no protections to affordability.

Q: Who can these tenants talk to about rent increases? Who do you recommend they talk to protest tax increases? The land prices increase and then our rents also increase.
A: You can go to Travis County, make an appointment, and make a case that a property is overvalued. I've done this (Scott), you take 3 properties similar to yours and show that they are valued less than your property.
Public comment: Montopolis is becoming less affordable.
A: The Austin Tenant Council might help.
Public comment: I've contacted Austin Tenant Council and they told me that since I live in a mobile home park and I don't have a long-term lease with the owner then they can't help me. There are no protections for mobile home park renters who are forced to have a month-to-month lease.

Q: Does the owner of Frontier Valley want to sell? Or is this preemptive?
A: The mobile home park property owners were not involved in this measure. They were notified at the same time you were.

Q: I notice Mobile Home land use was discontinued in 2010. Is this an attempt to fix that?
A: the city charter states that "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." So at the time the Mobile Home land use existed, we were in effect, according to the law department, enacting zoning, which is not allowed. So, that land use was discontinued, because the only zoning permitted in the Mobile Home land use was Mobile home. The Mobile Home zoning was then moved under two land use categories: Higher Density Single Family and Multifamily.

Staff comment: How can the City come in and just change a property's zoning? There are three reasons why planning exists: 1 – Public Health, 2 – Safety, and 3 – Welfare.

Q: Can City Council help us (tenants) with securing contracts that could give us renter protections? That would help.
A: We can ask other city staff about this. The city wants to provide protections, but it could come into conflict with State law.

Public comment: Does this mean we have to move? Should we worry about that? A row of mobile homes at Frontier Valley were without water for 2 days recently. We called the landlord and he said there was a leak. We called 311 and they told us that the water bill wasn't paid. We feel that the owner is trying to sell the property, and this might be a tactic to get us to move. This sounds like harassment. Are there protections against harassment? Stonegate mobile home organized and bought the property from the landlord. Can we do that?
A: We will ask other city staff members, but you can contact your council member who is Pio Renteria.

Public comment: Their rents went up 200%. This resolution should consider tying in property taxes to the actions being taken. We talk about gentrification, and it's happening here in Montopolis, on Riverside. How do you structure it, so it goes hand in hand? And by getting rid of Mobile Home land use you're restricting other property owners from creating new mobile home parks.

A: Just because Mobile Home is not a land use does not mean the city is discouraging the creation of new mobile home parks.
Scott: Thank you, those are great points and questions. As far as taxes are concerned, there is very little control we have over that. The City of Austin receives some percentage of the taxes that are assessed at certain levels. That is not an area that we can address. There have been initiatives at the Council level. It is important. There is a thought that commercial properties are undervalued and that leaves residential properties to take on the burden. Its and important issue.

Public comment: We need the ability to allow new Mobile Homes to be built. Could the City incentivize people to build more affordable housing?

Staff comment: If you feel really strongly about this please send us comments. We will add your letters, emails, and comment forms to our case files. And Maureen and Scott are the case managers, so you can always contact us.

CITY COUNCIL DATE: June 20, 2019 **ACTION:**

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

Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

From: Susana Almanza
Sent: Tuesday, May 28, 2019 1:23 PM
To: Burkhardt, William - BC <bc-William.Burkhardt@austintexas.gov>; bc--Yvette.Flores@austintexas.gov; Kenny, Conor - BC <BC-Conor.Kenny@austintexas.gov>; Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Kazi, Fayez - BC <bc-Fayez.Kazi@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Seeger, Patricia - BC <bc-Patricia.Seeger@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>; Anderson, Greg - BC <bc-Greg.Anderson@austintexas.gov>; McGraw, Karen - BC <bc-Karen.McGraw@austintexas.gov>; Teich, Ann - BC <BC-Ann.Teich@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Clark, Kate <Kate.Clark@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Amaro, Gabriel <amaro_gabriel@ >; Edwin U Sanchez <edwin.sanchez@
Subject: Mobile Home Park Zoning for May 28th 2019

Hello Planning Commissioners- PODER, Montopolis Neighborhood Association, Raza Roundtable and Eastern Crescent Right to Stay Coalition have worked for over to years to preserve our mobile home parks. Mobile Home Parks are the most affordable housing available in the City of Austin. Our recommendation has been to rezone the mobile home parks to their current use, MH (Mobile Home). We also recommend the City purchasing the mobile home parks.

The Montopolis community is currently home to four mobile home parks. Two mobile home parks have been demolished in Montopolis, Cactus Rose and Thrasher Lane.

I am attaching a report by The University of Texas at Austin Latino Research Initiative entitled, "Housing Affordability in Austin Brings New Attention to Mobile Home Parks". Their recommended strategies for preserving affordability included the restriction of mobile home parks to the current land use (MH) and utilizing the City's Community Land Trust (CLT). The City's CLT would purchase the land and lease the property to low-income households.

We request your approval of of rezoning these mobile home parks to their current zoning use, which is MH (Mobile Home). If the city is 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.

Thank you, Susana Almanza, PODER & President Montopolis Neighborhood Association

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PODER
P.O. Box 6237
Austin, TX 78762-6237
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The University of Texas at Austin
Latino Research Initiative
College of Liberal Arts

ISSUE BRIEF
PUBLICATION #2017-01
NOVEMBER 2017

ABOUT THE LATINO RESEARCH INITIATIVE

The Latino Research Initiative is an interdisciplinary, research-focused entity within the College of Liberal Arts at The University of Texas at Austin. The mission of the Latino Research Initiative is to provide the infrastructure for the creation and dissemination of quality information about issues affecting Mexican-origin and Latino populations in the region, state, and nation.

The Latino Research Initiative supports the production of research and community-based projects that focus on key areas in Mexican American and Latina/o Studies: policy studies, language and cognition, cultural studies, health and social equity, and an archive of materials and data relating to these areas.

By creating and supporting community of scholars in Latino studies and building a comprehensive archive, the Latino Research Initiative serves as an invaluable resource for community volunteers, activists, policy makers, and other groups working to create programs and policies which directly affect the lives of Latinos in the United States.

210 W. 24th Street
Mailcode F9200
Austin, Texas 78712
512-232-2264
liberalarts.utexas.edu/lri

Housing Affordibility in Austin Brings New Attention to Mobile Home Parks

GABRIEL AMARO, PH.D.

BACKGROUND

In this brief, the Latino Research Initiative examines the role of mobile home parks in housing affordability in the city of Austin, Texas.

Austin, along with its metropolitan area, is consistently ranked one of the fastest growing metropolitan areas in the nation. Steady job growth in the technology, transportation, and warehousing sectors (Austin is ranked 10 out of all U.S. metropolitan areas for job growth[1]) contributed to the city's population growth from 656,562 in 2000 to 949,587 in 2017, an increase of 45%.

The topic of housing affordability in Austin continues to dominate discussions among city leaders, real estate professionals, community leaders, and local residents.

While steady job growth has made Austin a desirable migration destination, the resulting population growth has put a strain on housing availability and affordability. According to a report from the Austin Board of Realtors[2], the city has 2.1 months of inventory for all homes. This number represents an increase from last year, but is still relatively low[a]. However, homes priced at $250,000 and under have an even lower inventory at less than 1 month. In comparison, both Dallas and San Antonio have 2.8 months of housing inventory[3].

According to Austin's Strategic Housing Blueprint[4], the

[a] Housing inventory indicates the amount of time current for sale inventory would last if no additional new houses were built.

city needs to construct 135,000 new housing units to keep pace with population growth over the next 10 years. Finally, according to the Department of Housing and Urban Development (HUD) Comprehensive Housing Market Analysis[5], current yearly employment and population gains in Austin are expected to support demand for 36,950 new homes, while only 27,700 new and existing homes are entering the market.

Homeowners are not the only ones feeling the pinch. Renters in Austin are also affected by the housing shortage. There is a demand for 26,850 new market-rate rental units with only 14,000 units currently under construction[5].

As a result of the limited housing supply, the median home sales price has increased to $322,000 in 2017 from $300,000 the previous year[6]. Apartment rents average $995, $1,249, and $1,587 for a one, two, and three bedroom unit, respectively. This represents an approximately 7% increase over the previous year[5]. Income restricted units average $727, $870, and $978 for a one, two, and three bedroom unit, respectively, but only account for about 9% of the apartment inventory. According to the City's Analysis of Impediments[7], there are as many as 60,000 renter households earning less than $25,000 per year, and just 19,000 affordable units to serve them. More than 40,000 renter households are paying more than 30% of their monthly income towards rent and utilities.

With housing becoming more unaffordable, community organizations and city leaders have turned their attention to mobile home parks as a way to provide low-income households with an affordable living opportunity within the city limits. Mobile home parks are the last bastion for affordability in Austin. As of 2015, the median rent for a mobile home was $550 and the average rent was $673 — both rents lower than that for income-restricted apartments (American Housing Survey). According to the U.S. Census, there were 5,491 mobile homes in Austin in 2015. However, within the past year alone, several mobile home parks have been rezoned and redeveloped and their residents displaced in the process.

THE STUDY

Using census block data from 2010, we find that Latinos[b] may be disproportionately housed in mobile home parks. Latinos comprised about 60% of the mobile home park population but only 35% of the Austin population during the same time (Figure 1). Latino households may seek these more affordable living options because their median incomes are lower than the general population ($41,276 and $57,689, respectively, according to the 2015 American Community Survey).

In an effort to help with the affordability issue, the Latino Research Initiative has conducted an analysis that identifies mobile home parks within the City of Austin and identifies whether the properties are at risk of redevelopment.

To accomplish this, we utilized the City of Austin's land use and future land use shapefile data. The City's land use data contains information on a property's current use (single-family use, commercial use, etc.). The future land use data contains information on the City's preferred future direction for a property according to the adopted comprehensive plan. We identified all properties within the Austin city limits that have mobile home land use. This research netted a total of 1,133 mobile home properties which include all properties such as mobile home parks and individually owned lots with a mobile home.

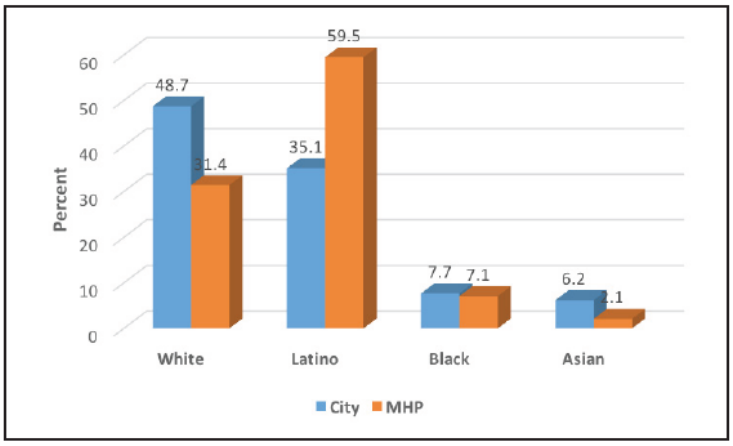


Figure 1. Mobile Home Park Population Demographics, Austin, 2010

[b] The data used in this study came from the U.S. Census which identifies the population as Hispanic or Latino. For consistency, we use Latino to refer to the Hispanic or Latino population.

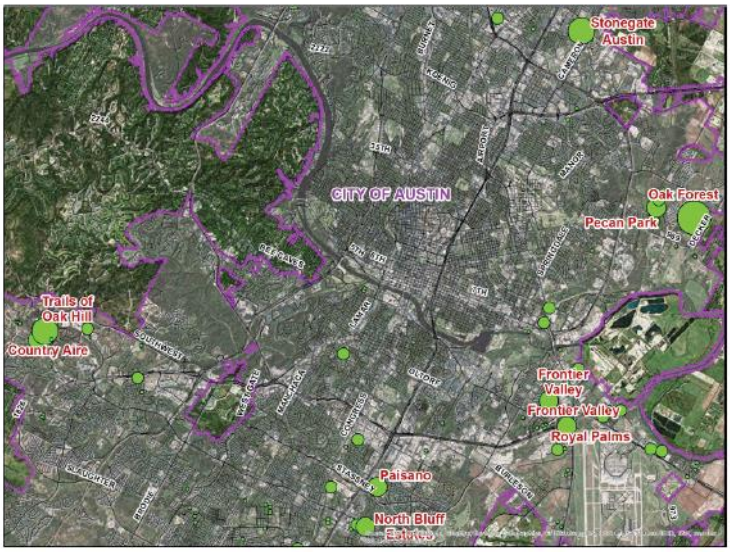


Figure 2. Mobile Home Park Locations within the city of Austin

We classify an at-risk property as a mobile home park where occupants rent a space for their mobile homes, rather than owning the lot. In an effort to focus on mobile home parks with the potential to displace a large number of residents, we excluded lots that were less than 5 acres in size in order to exclude individually owned lots. The 5 acre minimum was also selected as a threshold as many smaller lots have a single mobile home on the property. Several of these smaller properties also included commercial businesses with a mobile home or two situated on the property.

RESULTS

With these exclusions in place, we netted a total of 41 lots greater than 5 acres that are zoned for mobile home use. Figure 2 maps the location of these mobile home parks within the city limits. Most of the mobile home parks are on the eastern side of Austin both north and south of the Colorado River. Oak Forest RV Park, located southwest of Walter E. Long Lake, measures about 264 acres in size, but a large portion of the land is leased for industrial and commercial purposes. In all, about 164 acres of Oak Forest is dedicated to mobile home sites with Loma Vista Manufactured Communities and Austin's Original Tiny Home also leasing some of its spaces.

The mobile home parks at risk of redevelopment are those situated within the City of Austin's Future Land Use plans with designations other than mobile home use (Table 1). The at-risk designation may change when the City adopts CodeNext — the City's update to the existing 30-year-old Land Development Code — but at first glance, many of the areas classified in the City's future land use plan remain the same classification in CodeNext.

Figure 3 maps the spatial location of the at-risk mobile home parks listed in Table 1. There are 16 mobile home

Table 1. At-Risk Mobile Home Parks in Austin w/Minimum 5 acres

Name	Acreage	Future Land Use	# of Spaces
4811 S Congress Ave	5.78	Mixed Use	--
Cactus Rose	6.59	Commercial	--
7801-8099 Lee Hill Drive	7.27	Commercial	--
Comfort Park	7.64	Specific Regulating District	--
Holiday Mobile Home Park	8.18	Neighborhood Mixed Use	--
Empty Lot	8.46	Mixed Use	--
Palm Harbor Homes	8.82	Commercial	--
Empty Lot	8.82	Mixed Use/Office	--
4505 Lucksinger Ln.	9.35	Mixed Use	--
Midtown RV Park	11.21	Mixed Use	150
Pecan Park - Hoeke Ln.	16.57	Warehouse/Limited Office	101
Royal Palms	26.47	Commercial	196
Country Aire	29.01	Mixed Residential	154
Frontier Valley	30.69	Single Family	155
Stonegate Austin	67.01	High Density Single Family	358
Trails of Oak Hill	69.68	Mixed Residential	185

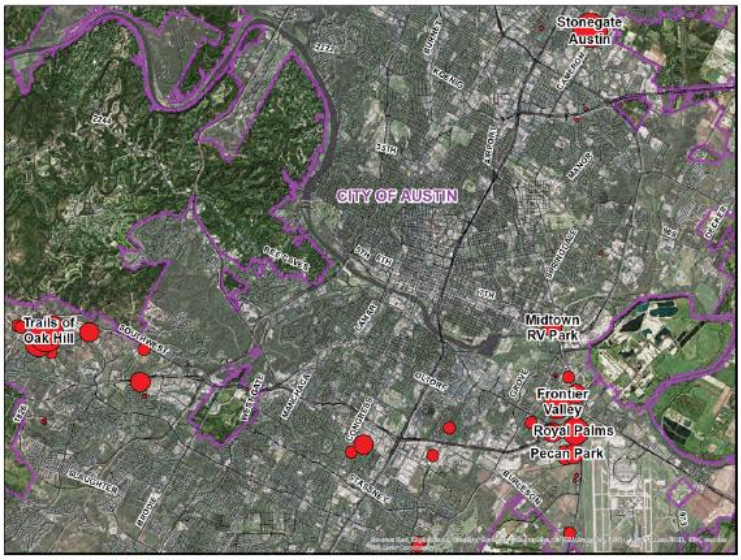


Figure 3. At-Risk Mobile Home Park Locations in the city of Austin

parks of at least five acres within the city limits that are at risk of redevelopment. One of these parks, Cactus Rose, is already redeveloping. Based on the number of spaces that we know of, there are at least 1,299 low-income mobile home households that may be displaced in the coming years due to redevelopment. Two of the lots listed in Table 1 are underutilized and empty.

We compared the potential demographic characteristics of the mobile home parks in Austin with those of the at-risk mobile home parks (Figure 4). The Latino and non-Hispanic black populations have a larger presence in at-risk mobile home parks. There are 3,801 non-Hispanic whites at risk of relocating. This equates to 44.8% of this population in mobile home parks. In contrast, Latinos and non-Hispanic blacks at-risk of relocating equates to 54% and 64%, respectively, of their population in mobile home parks.

IMPLICATIONS

The City has initiated steps to address housing affordability within the city limits, most recently by adopting the Tenant Notification and Relocation Assistance Ordinance. These steps, including the ordinance, do not prevent the redevelopment of the most affordable pieces of property in the City; mobile home parks. As we have found there are a number of mobile home parks that are at risk of redevelopment.

With buildable spaces near the center of Austin in high demand, many of these redevelopment projects aim to construct apartment complexes which, some argue, are needed to address population growth and are better suited for the land use. Displaced residents find little comfort in the development of these apartments, as the rents in many of these new complexes are out of reach.

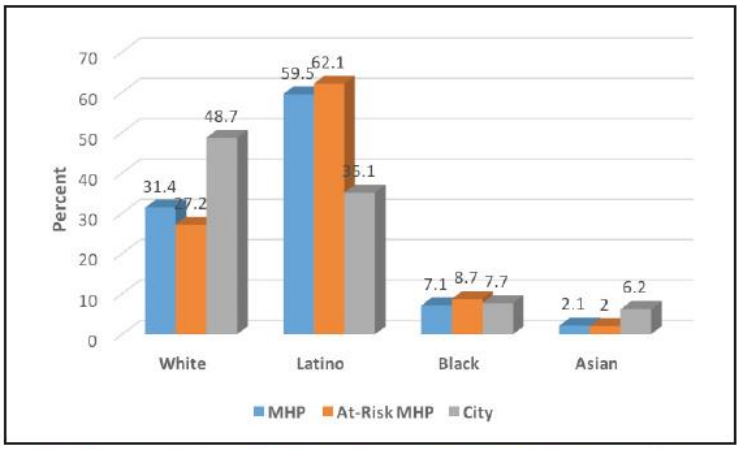


Figure 4. Mobile Home Park Population Characteristics & At-Risk Characteristics, 2010

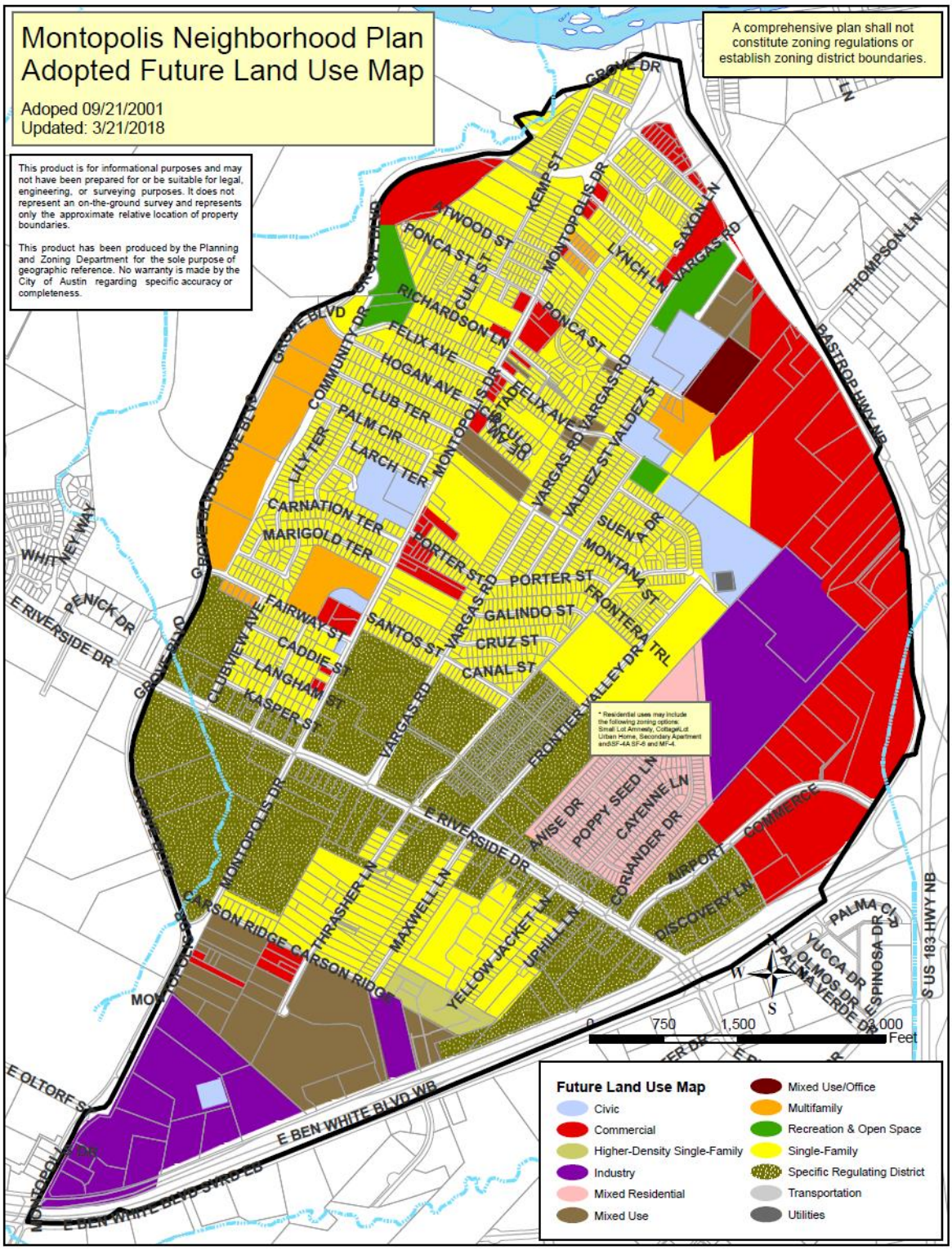
STRATEGIES FOR PRESERVING AFFORDABILITY

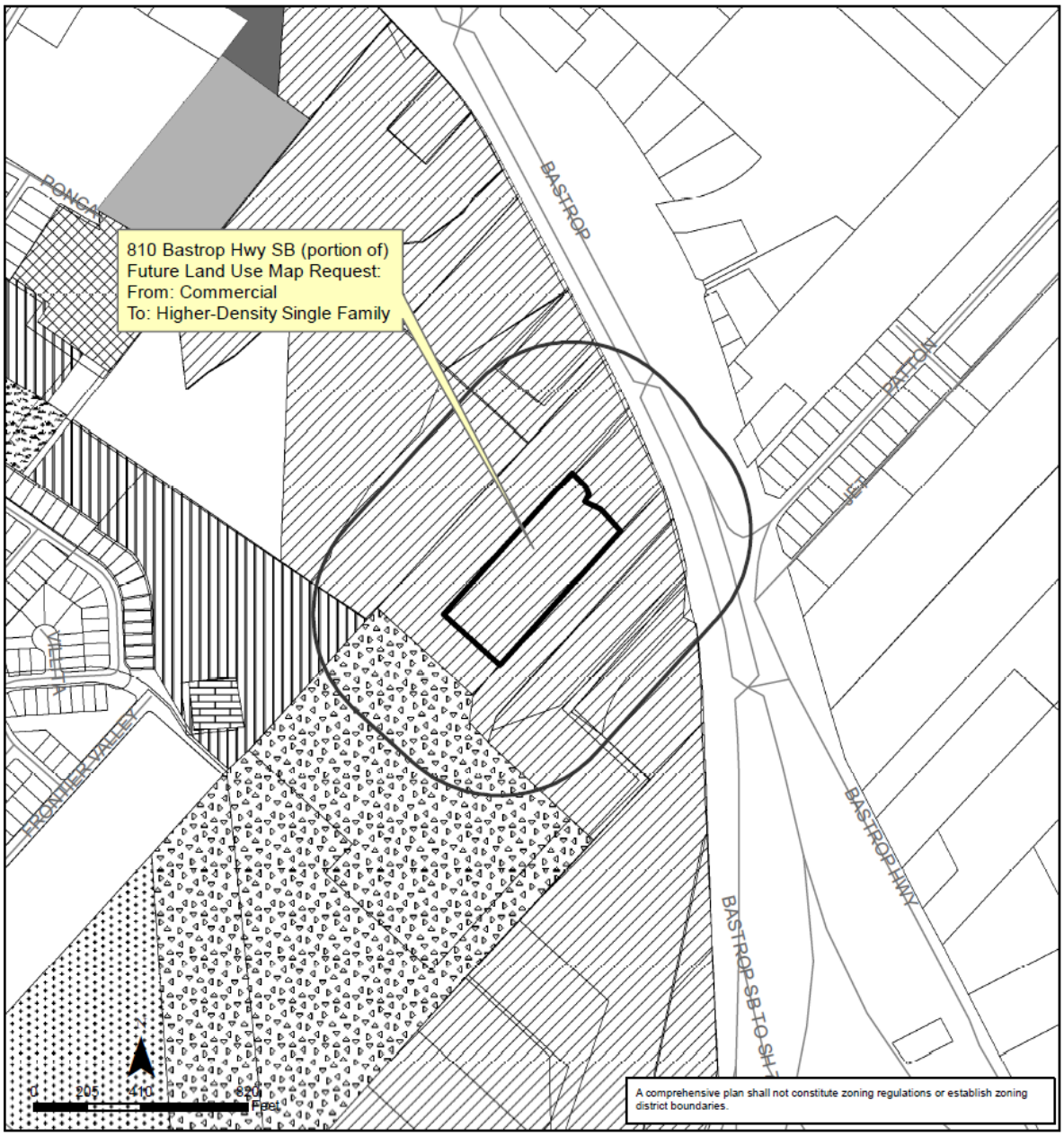
The City of Austin has expressed a dedication to providing affordable housing to low-income households, but has yet to address changes in land use which result in the loss of its most affordable housing option. The City can take the initiative to protect these properties by restricting the land use to mobile home use or by utilizing its Community Land Trust (CLT) option offered by the Department of Neighborhood Housing and Community Development. A CLT is a program in which the City would purchase the land and lease the property to low-income households. Together, The City of Austin and local communities can work to secure affordable living options for low-income households by addressing the various mechanisms through which affordability is lost.

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7. Analysis of Impediments to Fair Housing Choice 2015. Austin: City of Austin; 2015.
8. Austin Co. Planning and Zoning Demographics. City of Austin. 2017. Available at: http://www.austintexas.gov/demographics. Accessed July 17, 2017.

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Montopolis Neighborhood Plan
Adopted Future Land Use Map
Adoped 09/21/2001
Updated: 3/21/2018
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
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 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.
GROVE DR
ATWOOD ST
KEMP ST
MONTOPOLIS DR
PONCA ST
CULP ST
LYNCH LN
SAXON LN
VARGAS RD
THOMPSON LN
BASTROP HWY NB
RICHARDSON LN
PONCA ST
GROVE BLVD
COMMUNITY DR
FELIX AVE
HOGAN AVE
CLUB TER
PALM CIR
LARCH TER
LILY TER
MONTOPOLIS DR
CULP ST
DE WOLF CIR
FELIX AVE
VARGAS RD
VALDEZ ST
SUENA DR
MONTANA ST
CARNATION TER
MARIGOLD TER
PORTER ST
PORTER ST
GALINDO ST
FRONTERA TRL
FRONTIER VALLEY DR
WHITNEY WAY
PENICK DR
E RIVERSIDE DR
FAIRWAY ST
SANTOS ST
CRUZ ST
CANAL ST
CADDIE ST
LANGHAM ST
KASPER ST
CLUBVIEW AVE
GROVE BLVD
VARGAS RD
* Residential uses may include the following zoning options: Small Lot Amnesty, CottageLot Urban Home, Secondary Apartment and SF-4A SF-5 and MF-4
ANISE DR
POPPY SEED LN
CAYENNE LN
CORIANDER DR
AIRPORT
COMMERCE
DISCOVERY LN
PALMA CLR
YUCCA DR
OLMOS DR
ESPINOSA DR
PALMA VERDE DR
S US 183 HWY NB
MONTOPOLIS DR
THRASHER LN
MAXWELL LN
YELLOW JACKET LN
UPHILL LN
CARSON RIDGE
CARSON RIDGE CV
MONTOPOLIS DR
E OLTORF ST
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Future Land Use Map
Civic
Commercial
Higher-Density Single-Family
Industry
Mixed Residential
Mixed Use
Mixed Use/Office
Multifamily
Recreation & Open Space
Single-Family
Specific Regulating District
Transportation
Utilities



Montopolis Neighborhood Planning Area
NPA-2019-0005.02

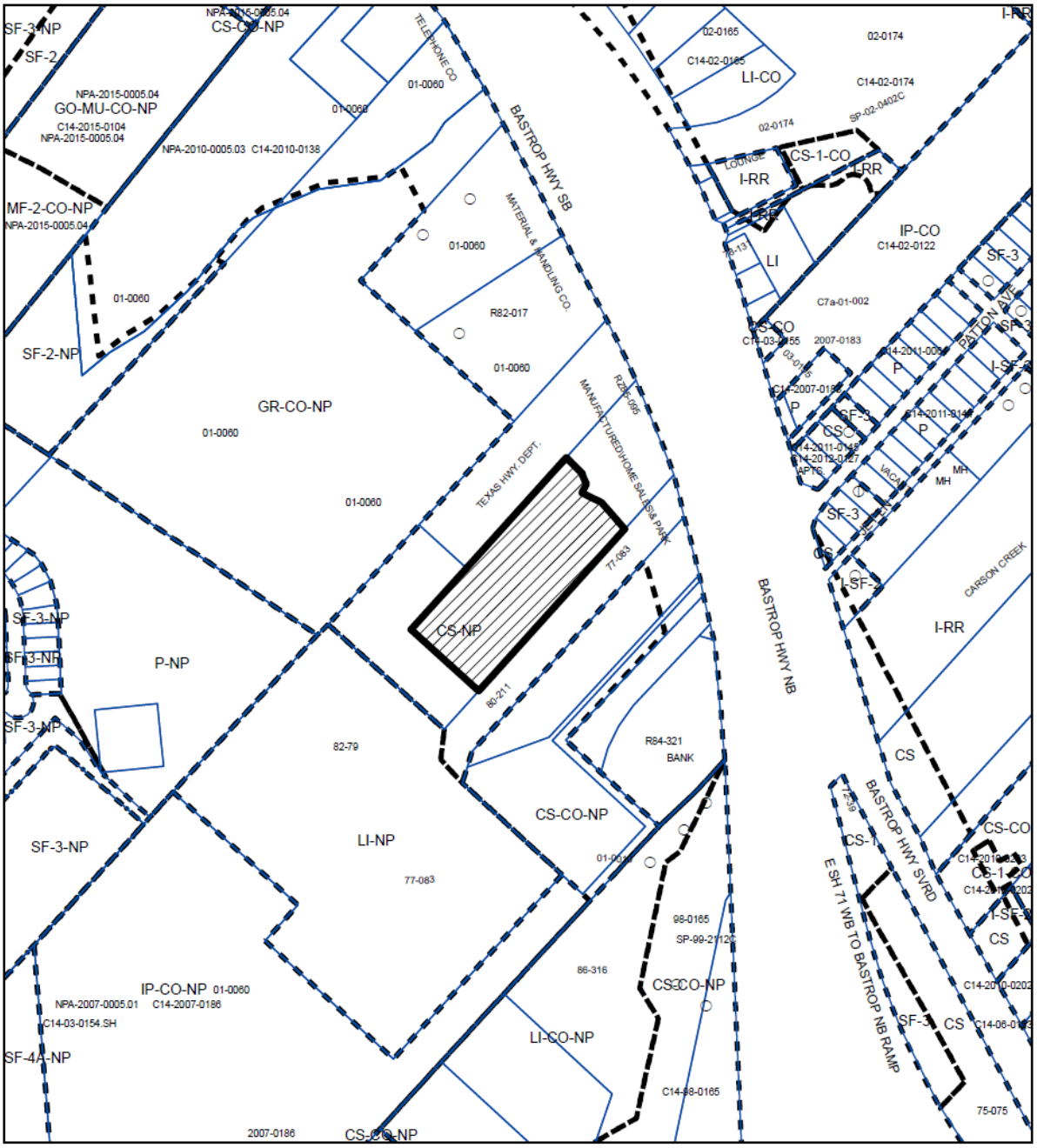
Future Land Use

500 ft. Notif. Boundary	Mixed Use/Office
Single-Family	Industry
Mixed Residential	Civic
Multi-Family	Recreation & Open Space
Commercial	Utilities
Mixed Use	Subject Property

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City of Austin
Planning and Zoning Department
Created on 5/11/2019, by: meredithm



ZONING

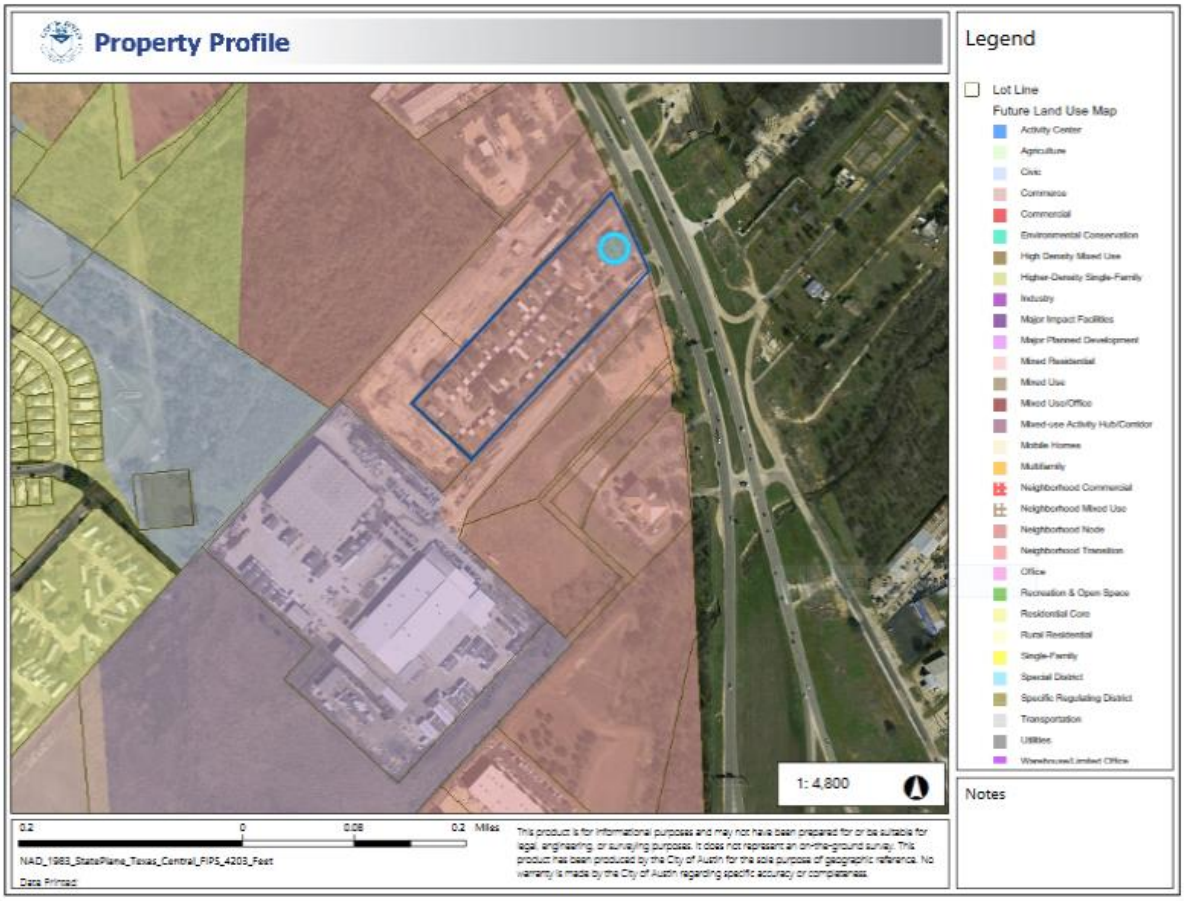
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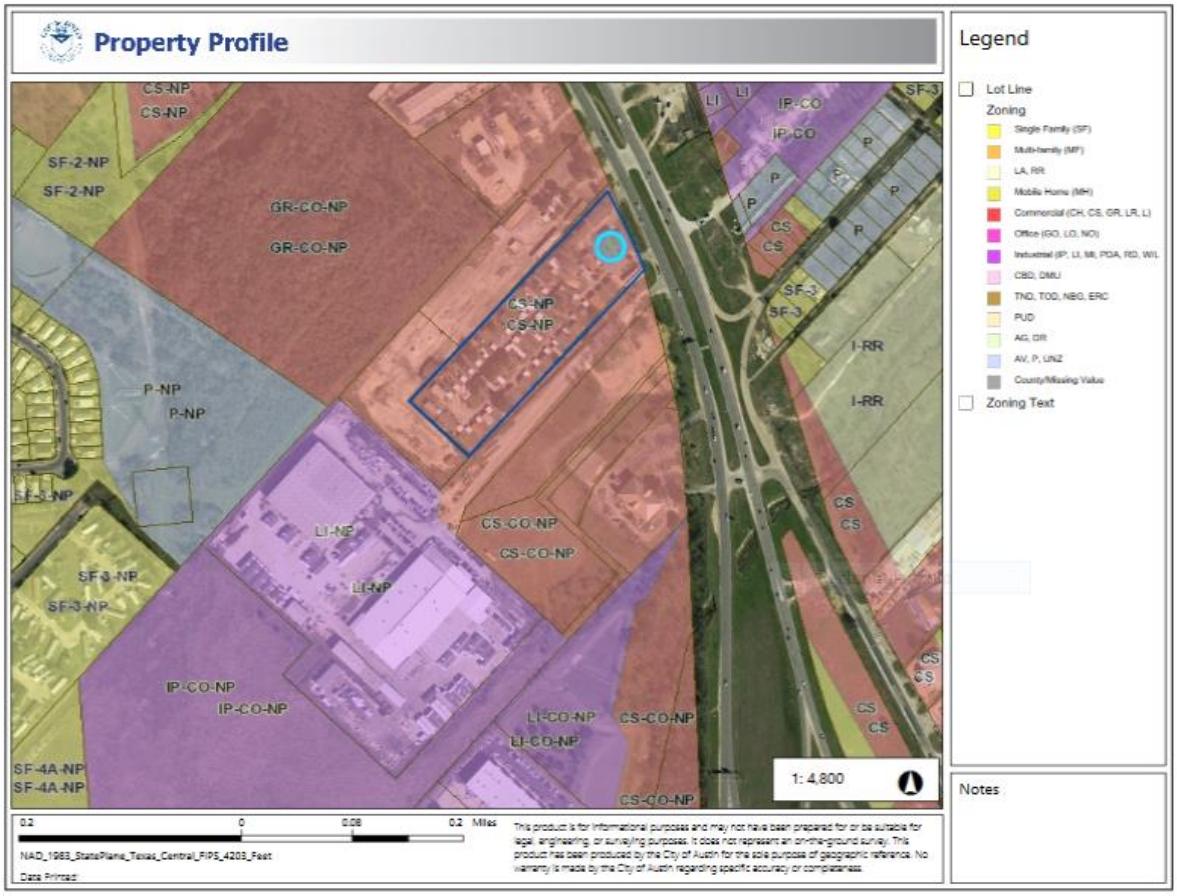
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Created: 4/25/2019


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Date Printed:
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Property Profile
Legend
Lot Line
Future Land Use Map
Activity Center
Agriculture
Civic
Commerce
Commercial
Environmental Conservation
High Density Mixed Use
Higher-Density Single-Family
Industry
Major Impact Facilities
Major Planned Development
Mixed Residential
Mixed Use
Mixed Use/Office
Mixed-use Activity Hub/Corridor
Mobile Homes
Multifamily
Neighborhood Commercial
Neighborhood Mixed Use
Neighborhood Node
Neighborhood Transition
Office
Recreation & Open Space
Residential Core
Rural Residential
Single-Family
Special District
Specific Regulating District
Transportation
Utilities
Warehouse/Limited Office
1: 4,800
Notes
0.2 0 0.08 0.2 Miles
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Date Printed:
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Property Profile
Legend
Lot Line
Zoning
Zoning Text
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CS-NP
SF-2-NP
GR-CO-NP
P-NP
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PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED 7/27/19

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0005.02
Contact: Maureen Meredith, Ph: 512-974-2695
Public Hearings: July 09, 2019, Planning Commission
August 08, 2019, City Council

☐ I am in favor
☑ I object

MICHAEL J. KUHN
Your Name *(please print)*

915 BASTROP HWY, 818-824 PATTON AVE.
Your address(es) affected by this application

Signature Date

Comments: WE ARE OPPOSED TO THE DOWNGRADING OF COMMERCIAL PROPERTY TO A RESIDENTIAL MOBILE HOME PARK AS IT DIMINISHES THE COMMERCIAL VALUE OF OUR PROPERTY.