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## **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.

**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.

**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.

### **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

**HILL COUNTRY ROADWAY:** No

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**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**

NUMBER	REQUEST	COMMISSION	COUNCIL
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).

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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

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

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

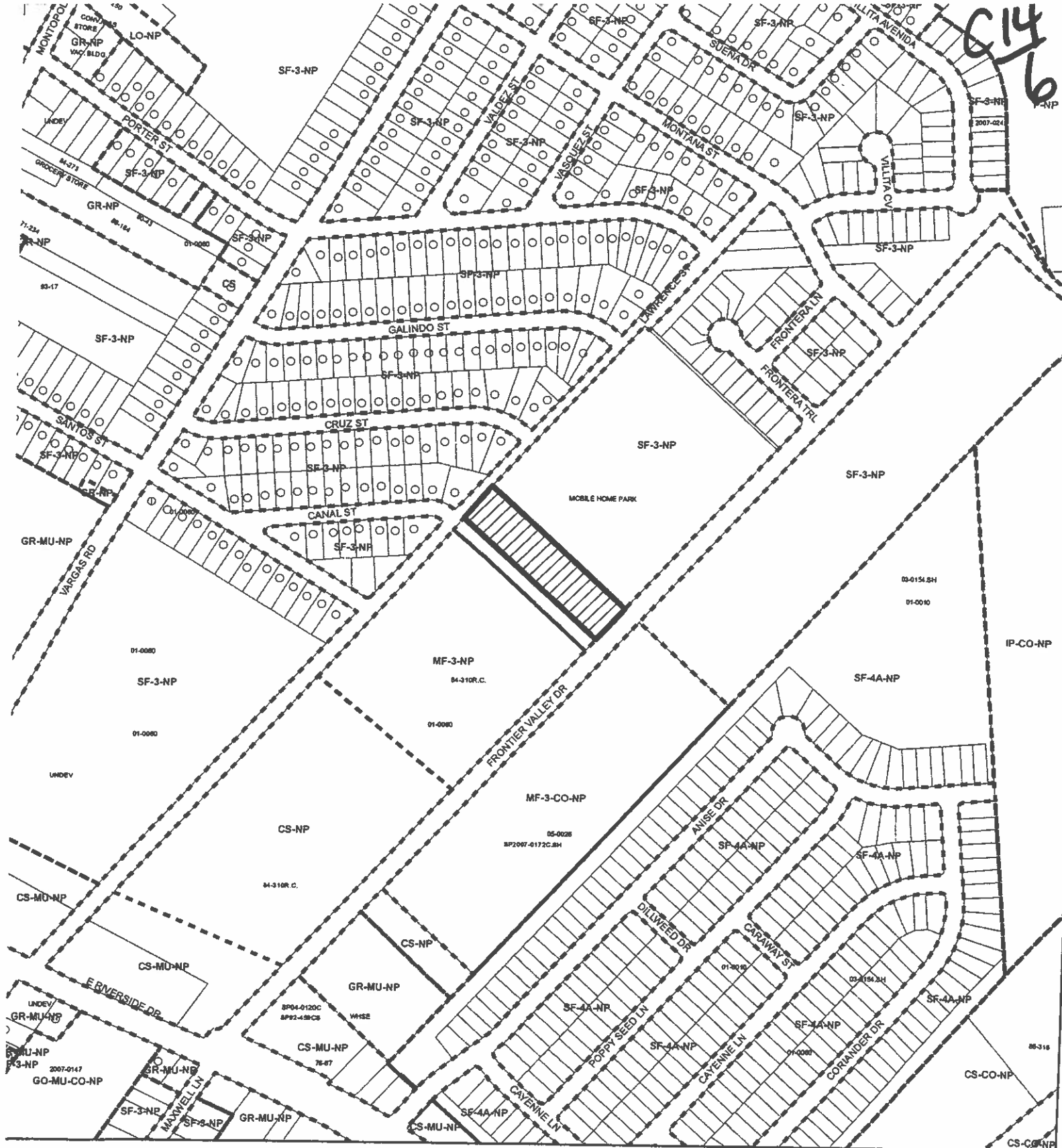
3<sup>rd</sup>

**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.



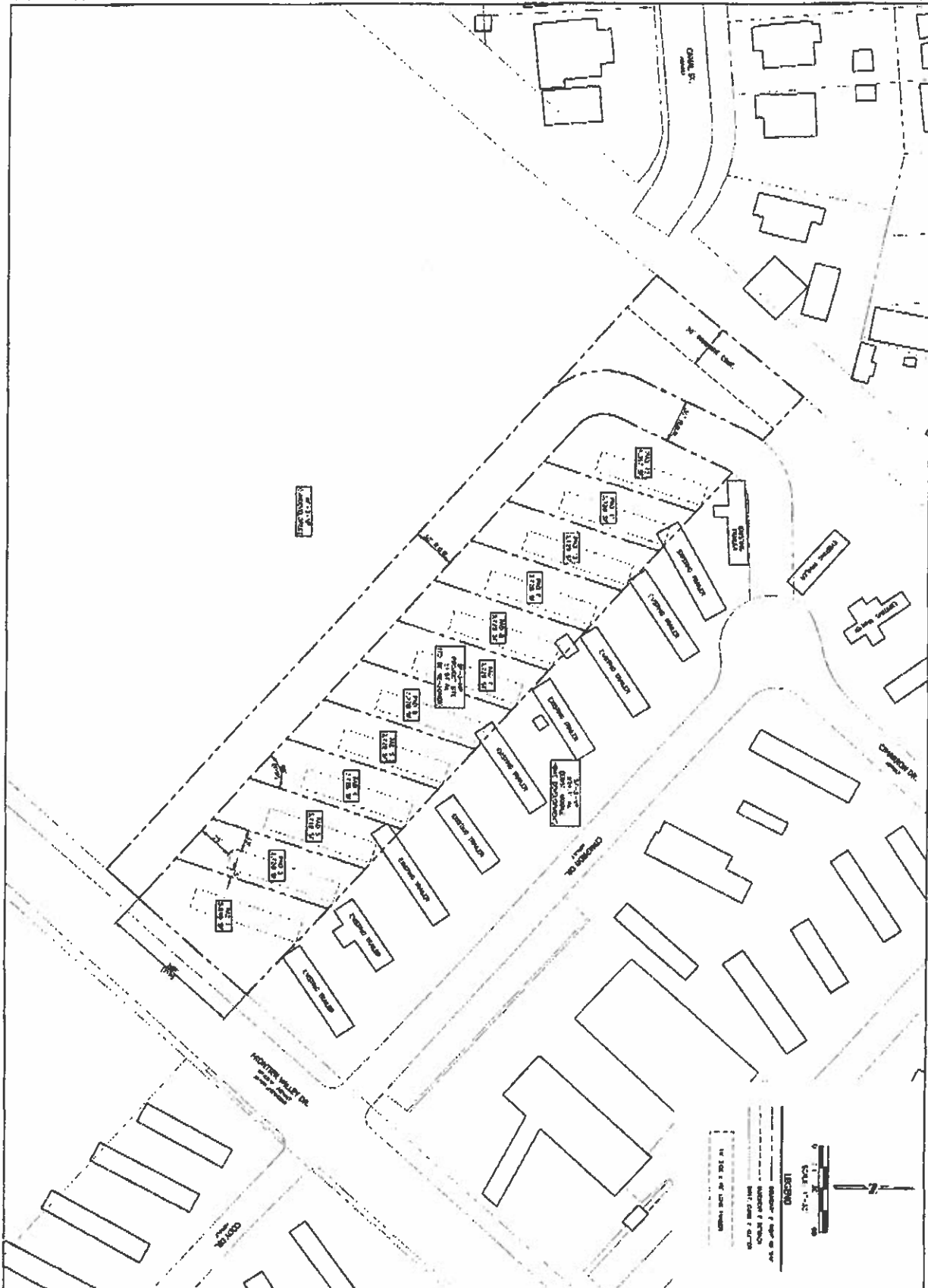




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044 081 17 01 10/17/2010 3:13 PM

PLEASE RECYCLE



<p>LOT-01</p> <p>1 of 1</p>	<p>DATE: 10/17/2010</p> <p>DRAWN BY: CJ</p> <p>APPROVED BY: BL</p> <p>SCALE: 1"=20'</p> <p>FILE: 044 081 17 01</p>	<p><b>FRONTIER VALLEY MOBILE HOME PARK</b></p> <p>1418 FRONTIER VALLEY DR.</p> <p>AUSTIN, TRAVIS COUNTY, TEXAS 78737</p> <p><b>PRELIMINARY LOT LAYOUT</b></p>	<p><b>PRELIMINARY</b></p> <p>NOT FOR CONSTRUCTION</p> <p>RECORD, OR PERMIT</p> <p>PURPOSE:</p> <p>FOR HUMANITY LAND &amp; THE</p> <p>REMARKS: 1. 10/17/2010</p> <p>2. 10/17/2010</p> <p>3. 10/17/2010</p> <p>4. 10/17/2010</p> <p>5. 10/17/2010</p> <p>6. 10/17/2010</p> <p>7. 10/17/2010</p> <p>8. 10/17/2010</p> <p>9. 10/17/2010</p> <p>10. 10/17/2010</p> <p>11. 10/17/2010</p> <p>12. 10/17/2010</p> <p>13. 10/17/2010</p> <p>14. 10/17/2010</p> <p>15. 10/17/2010</p> <p>16. 10/17/2010</p> <p>17. 10/17/2010</p> <p>18. 10/17/2010</p> <p>19. 10/17/2010</p> <p>20. 10/17/2010</p> <p>21. 10/17/2010</p> <p>22. 10/17/2010</p> <p>23. 10/17/2010</p> <p>24. 10/17/2010</p> <p>25. 10/17/2010</p> <p>26. 10/17/2010</p> <p>27. 10/17/2010</p> <p>28. 10/17/2010</p> <p>29. 10/17/2010</p> <p>30. 10/17/2010</p> <p>31. 10/17/2010</p> <p>32. 10/17/2010</p> <p>33. 10/17/2010</p> <p>34. 10/17/2010</p> <p>35. 10/17/2010</p> <p>36. 10/17/2010</p> <p>37. 10/17/2010</p> <p>38. 10/17/2010</p> <p>39. 10/17/2010</p> <p>40. 10/17/2010</p> <p>41. 10/17/2010</p> <p>42. 10/17/2010</p> <p>43. 10/17/2010</p> <p>44. 10/17/2010</p> <p>45. 10/17/2010</p> <p>46. 10/17/2010</p> <p>47. 10/17/2010</p> <p>48. 10/17/2010</p> <p>49. 10/17/2010</p> <p>50. 10/17/2010</p> <p>51. 10/17/2010</p> <p>52. 10/17/2010</p> <p>53. 10/17/2010</p> <p>54. 10/17/2010</p> <p>55. 10/17/2010</p> <p>56. 10/17/2010</p> <p>57. 10/17/2010</p> <p>58. 10/17/2010</p> <p>59. 10/17/2010</p> <p>60. 10/17/2010</p> <p>61. 10/17/2010</p> <p>62. 10/17/2010</p> <p>63. 10/17/2010</p> <p>64. 10/17/2010</p> <p>65. 10/17/2010</p> <p>66. 10/17/2010</p> <p>67. 10/17/2010</p> <p>68. 10/17/2010</p> <p>69. 10/17/2010</p> <p>70. 10/17/2010</p> <p>71. 10/17/2010</p> <p>72. 10/17/2010</p> <p>73. 10/17/2010</p> <p>74. 10/17/2010</p> <p>75. 10/17/2010</p> <p>76. 10/17/2010</p> <p>77. 10/17/2010</p> <p>78. 10/17/2010</p> <p>79. 10/17/2010</p> <p>80. 10/17/2010</p> <p>81. 10/17/2010</p> <p>82. 10/17/2010</p> <p>83. 10/17/2010</p> <p>84. 10/17/2010</p> <p>85. 10/17/2010</p> <p>86. 10/17/2010</p> <p>87. 10/17/2010</p> <p>88. 10/17/2010</p> <p>89. 10/17/2010</p> <p>90. 10/17/2010</p> <p>91. 10/17/2010</p> <p>92. 10/17/2010</p> <p>93. 10/17/2010</p> <p>94. 10/17/2010</p> <p>95. 10/17/2010</p> <p>96. 10/17/2010</p> <p>97. 10/17/2010</p> <p>98. 10/17/2010</p> <p>99. 10/17/2010</p> <p>100. 10/17/2010</p>	<p>512 666 1966</p> <p>WWW.BIGREDDOG.COM</p> <p><b>BIG RED DOG</b></p> <p>ENGINEERING &amp; CONSULTING</p> <p>100 S. 7th St. Suite 100 Austin, TX 78701</p> <p>ALSO: 100 S. 7th St. Suite 100 Austin, TX 78701</p>
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## 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 dual to heavy traffic flow

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

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10**Rye, Stephen**

**From:** DElwingoss@aol.com  
**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 recurb 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

10/19/2010

**Julie Maloukis**

1428 Anise Drive  
Austin, TX 78741

phone (512) 845-5777  
julie@maloukis.net

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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.