

C14

Rye, Stephen

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

Montopolis Neighborhood Plan Contact Team

October 23, 2010

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

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

Dear Chairman Anderson & Members of the Planning Commission:

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

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

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

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

Sincerely,

Susana Almanza, Chair MNPCT

10/25/2010

1406 Vargas Road, 5 [REDACTED]
Larry Gross, Vice-Chair MNPCT

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PODER
P.O. Box 6237
Austin, TX 78762-6237

~~www.poderatexas.org~~

Rye, Stephen

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

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

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

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

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

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

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

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

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

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

Thank you for your time,

Stefan Wray

Rye, Stephen

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

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

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

Please review the reports:

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

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

PLEASE VOTE NO ON THE ZONING CHANGE!

Local Resident,
Wendy Cox
[REDACTED]

10/26/2010

Rye, Stephen

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

Mr Rye:

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

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

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

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

10/25/2010

Rye, Stephen

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

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

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

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

Sincerely,
ex mobile home resident
Delwin Goss

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

10/25/2010

Rye, Stephen

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

Planning Commission,

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

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

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

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

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

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

- Stefan Wray

10/26/2010

Rhoades, Wendy

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

Hi Wendy,

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

Let me know if you have further questions.

Carol Haywood

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

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

Kathleen and Carol,

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

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

Thank you,
Wendy

7/27/2010