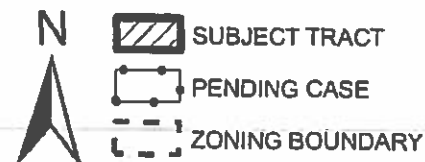


ZONING EXHIBIT P

ZONING CASE#: C14-2010-0143 2016-0492
 LOCATION: 1418 FRONTIER VALLEY DR
 SUBJECT AREA: 1.68 ACRES
 GRID: L18/L19
 MANAGER: STEPHEN RYE



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.

17 1/2

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday, August 8, 2016

CASE NUMBER: C15-2016-0092

☒ y ☐ Brooke Bailey
☒ y ☐ Michael Benaglio
☒ y ☐ William Burkhardt
☒ y ☐ Eric Goff 2nd the Motion
☒ y ☐ Melissa Hawthorne
☐ n ☐ Bryan King
☒ y ☐ Don Leighton-Burwell
☐ - ☐ Rahm McDaniel (out)
☒ y ☐ Melissa Neslund
☒ y ☐ James Valadez
☒ y ☐ Michael Von Ohlen Motion to PP to Sept 28
☒ y ☐ Kelly Blume (Alternate)

APPLICANT: Gabriel Hovdey

OWNER: Steve Edel

ADDRESS: 1418 FRONTIER VALLEY DR

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1205 (Site Development Regulations for Mobile Home Parks) of Article 14, Mobile Homes and Tourist or Trailer Camps to:

- A. (2) decrease the minimum site area per dwelling unit from 4,500 square feet per unit (required) to 3,567 square feet per unit (requested); and to
B. (3) decrease the minimum side yard from 15 feet (required) to 5 feet (requested)

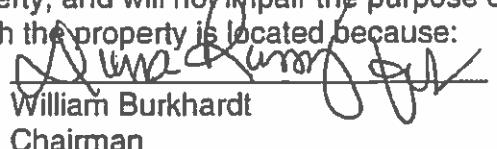
in order to create new 10 mobile home spaces in an "MH-NP", Mobile Home Residence – Neighborhood Plan zoning district. (Montopolis)

BOARD'S DECISION: POSTPONED TO SEPTEMBER 28, 2016 BY APPLICANT

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman

Page 1 of 1

15/5

EXHIBIT A

Field Notes for 1.680 acres of land being a portion of that certain tract of land out of the Santiago Del Valle Grant in Travis County, Texas, which was conveyed to Andy Wagner, W.M. Day, Jr., Woodrow Patterson and Larry Niemann by deed of record in Volume 3864 at Page 390 of the Deed Records of Travis County, Texas, which tract of land containing 1.680 acres is more particularly described by metes and bounds as follows:

BEGINNING at an iron stake at the southeast corner of Lot 1, Frontier Valley, a subdivision of record in Volume 66 at Page 12 of the Plat Records of Travis County, Texas, said iron stake being in the west line of Frontier Valley Drive;

THENCE, with the west line of Frontier Valley Drive, S45°33'W 130.42 feet to a point;

THENCE, N44°27'W 561.16 feet to a point in the west line of said Wagner et al. tract of land in the east line of Lawrence Street;

THENCE, with the east line of Lawrence Street and the west line of said Wagner, et al. tract of land, N45°33'E 130.42 feet to an iron stake;

THENCE, S44°27'E at 20 feet pass an iron stake at the southwest corner of said Lot 1, and continuing with the south line of said Lot 1, S44°27'E an additional distance of 541.24 feet or a total of 561.24 feet to the POINT OF BEGINNING.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0092

LOCATION: 1418 Frontier Valley Dr



1" = 136'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

5/17

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2016-0092 ROW # 11564269 Tax # 0308160702

Section 1: Applicant Statement

Street Address: 1418 Frontier Valley Drive

Subdivision Legal Description:

Lot 1.6813 Acres out of the Santiago Del Valle Grant in the City of Austin, Travis County, Texas,
and being that 1.680 Acres conveyed to use by deed recorded in document no. 2014116992

Lot(s): 1 Block(s): A

Outlot: _____ Division: _____

Zoning District: MH-NP (Montopolis)

I/We Gabriel Hovdey on behalf of myself/ourselves as
authorized agent for Frontier Land MHP, LLC affirm that on
Month July, Day 11, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Mobile Home development

5/9

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

minimum dwelling unit size (4,500 sq. ft.) requirements for mobile home park development
(Section 25-2-1205(2)) and the minimum interior side yard setback of 15' (Section 25-2-1205(3)).

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Based on other city development requirements, 30' wide access driveway, sidewalk for
pedestrian access, and the necessary parking spaces, standard industry mobile home
construction typically ask for a pad that can only be accomodated by asking that the minimum
interior setback be allowed to be less than 15 feet. The current dwelling unit (pad site) count is
proposed to allow for the maximum number or low income housing options in keeping with the
surrounding (and existing) mobile home developments.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

In keeping with site compliance to all other city development requirements, common industry
wide mobile home development options are difficult to achieve with the 15' interior side setback
requirement. Additionally, minimum dwelling unit size requirements are also difficult to achieve
when a large portion of site is either part of a drainage setback or accounted for with a 30 foot
wide driveway

b) The hardship is not general to the area in which the property is located because:

An existing man made drainage channel does not allow for development on a large section of
the property especially when considering the requirement for water quality treatment. The lot
itself is also narrow when considering mobile home industry standards for development.

17/9

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

All other neighboring properties are now constructed and in place; single family development to the west and the south, multi-family to the east (across Frontier Valley Drive), and a mobile home park to the north. Approval of the requested varianeces will not alter or impair the use of any of the adjacent conforming properties. The current zoning of MH-NP encourages the development as a mobile home park for low income housing options for Austin citizens.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

Not applicable

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Not applicable

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Not applicable

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Not applicable

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 07/11/2016

Applicant Name (typed or printed): Gabriel Hovdey

Applicant Mailing Address: 142 Cimarron Park Loop

City: Buda State: TX Zip: 78610

Phone (will be public information): (512) 312-4336

Email (optional – will be public information): gabe.hovdey@swengineers.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Stathis Edel Digitally signed by Stathis Edel
Date: 2016.07.12 00:57:12 -05'00' Date: 07/12/2016

Owner Name (typed or printed): Steve Edel

Owner Mailing Address: 18923 Highway 65

City: Cedaredge State: CO Zip: 81413

Phone (will be public information): (512) 426-6869

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Gabriel Hovdey

Agent Mailing Address: 142 Cimarron Park Loop

City: Buda State: TX Zip: 78610

Phone (will be public information): (512) 312-4336

Email (optional – will be public information): gabe.hovdey@swengineers.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



ZONING MAP

1418 Frontier Valley Drive, Austin, TX 78741

