

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0024 – Woodview MHC, LLC

DISTRICT: 3

ZONING FROM: CS

TO: MH

ADDRESS: 1301 West Oltorf Street

SITE AREA: 11.265 acres

PROPERTY OWNER: Woodview MHC LLP, Ascentia Real Estate

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant mobile home residence (MH) district zoning. For a summary of the basis of Staff's recommendation, see case manager comments.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 28, 2019:

CITY COUNCIL ACTION:

June 20, 2019:

ORDINANCE NUMBER:

ISSUES:

On August 23, 2018, City Council adopted a resolution with the intent of reducing the risk of mobile home park displacement by rezoning existing, licensed mobile home parks to Mobile Home (MH) zoning district if the park was not already zoned MH. The August 23rd resolution listed three mobile home parks, and a later resolution adopted by Council on September 20, 2018, added 20 more mobile home parks to the list. With these two resolutions, City Council instructed the Planning and Zoning Department to initiate and process these rezoning cases. *Please see Exhibit B – Approved Council Resolution.*

CASE MANAGER COMMENTS:

The subject lot is located on West Oltorf Street within the Oltorf Addition subdivision, developed with a mobile home park and contains mobile homes, and zoned general commercial services (CS) district. Aerial photography from 1976 shows manufactured homes on the property. The CS district does not permit the mobile home park land use, and consequently, the mobile home park is not an allowed land use per City Code.

This portion of West Oltorf Street consists of commercial and detached single family residences to the north; single family residences, a City parks and recreation facility and

duplexes to the east; single family residences to the south; and the Union Pacific railroad tracks to the west. West of the railroad tracks, West Oltorf Street has a commercial land use pattern. *Please see Exhibits A and A-1—Zoning Map and Aerial Exhibit.*

BASIS OF RECOMMENDATION:

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

The mobile home residence (MH) zoning district is intended to provide locations for development of mobile home residence parks and mobile home subdivisions, with standards that ensure a residential environment and compatibility with adjoining family residence neighborhoods.

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

The City Council approved Resolutions No. 20180823-078 and 20180920-096 in order to identify and direct the Staff to initiate the rezoning process for properties that contain a mobile home residence park or a mobile home subdivision use to the appropriate MH, Mobile Home Residence zoning district.

3. *Zoning should allow for reasonable use of the property.*

The proposed MH zoning will bring the existing mobile home park use on the property into conformance with Land Development Code use regulations.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Mobile home park
<i>North</i>	CS-NP; LR-NP; SF-6-NP	Building maintenance services; Recording studio; Single family residences
<i>South</i>	SF-3	Single family residences
<i>East</i>	SF-3; P	Single family residences; South Austin Recreation and Tennis Center; Duplexes
<i>West</i>	CS; Not Applicable	Business support services; UPRR tracks

NEIGHBORHOOD PLANNING AREA: South Lamar Combined (Galindo)

TIA: Is not required

WATERSHED: West Bouldin Creek – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Dawson Elementary School, Fulmore Middle School, Travis High School

NEIGHBORHOOD ORGANIZATIONS:

- 107 – Zilker Neighborhood Association
- 127 – Bouldin Creek Neighborhood Association
- 408 – South Central Coalition
- 511 – Austin Neighborhoods Council
- 714 – Bouldin Oaks Housing Authority Property
- 742 – Austin Independent School District
- 904 – Galindo Elementary Neighborhood Association
- 926 – South Lamar Neighborhood Association
- 1074 – Bouldin Creek Neighborhood Planning Team
- 1107 – Perry Grid 614
- 1228 – Sierra Club, Austin Regional Group
- 1363 – SEL Texas
- 1424 – Preservation Austin
- 1427 – Skyway Austin Homeowners Association
- 1518 – Galindo Area Patriotic People’s Porch
- 1528 – Bike Austin
- 1530 – Friends of Austin Neighborhoods
- 1550 – Homeless Neighborhood Association
- 1596 – TNR BCP – Travis County Natural Resources
- 1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0031 – Bouldin Creek Neighborhood Plan Rezoning – Lady Bird Lake on the north, S Congress Ave on the east, Oltorf St on the south and the UPRR tracks on the west	Base zoning district changes and the addition of –NP for 101 tracts of land on 761.7 acres	To Grant as Staff recommended, with additional conditions (3-27-2002)	Apvd w/additional conditions (5-23-2002).

RELATED CASES:

The property is platted as Tract 1, Oltorf Addition, a subdivision recorded in October 1959 (C8-1959-2454).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West Oltorf Street	90 feet	40 feet	Major Arterial	Yes	Shared Lane	Route 300; Route 105

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane and multi-use path is recommended for West Oltorf Street.

OTHER STAFF COMMENTS:

Comprehensive Planning

This is a City-initiated rezoning case. In August 2018, City Council directed staff via a resolution to rezone twenty mobile home parks to Zone MH (Mobile Home) in an effort to preserve existing mobile home parks and communities. In recent years, several mobile home parks have been shut down to make way for new commercial or market rate residential development, displacing hundreds of families who no longer have an affordable housing option within the city.

Regarding this case, the subject property is located on the south side of West Oltorf Street, on a property that is approximately 11.26 acres in size, which contains a mobile home park. The property is located in the Galindo Neighborhood Planning area, which does not have an adopted neighborhood plan. Surrounding land uses north include commercial and retail uses, single family housing and a large multi-family apartment complex; to the south are multiple single family subdivisions; to the east is the South Austin Recreation Center, the South Austin Neighborhood Park, the South Austin Tennis Center, and a duplex subdivision; and to west is an auto salvage yard, commercial and retail uses, single family housing, and a large apartment complex.

Connectivity

The Walkscore for this area is **56/100, Somewhat Walkable**, meaning some errands can be accomplished on foot. There are public sidewalks located along both sides of West Oltorf Street, along with bike lane. There is a Cap Metro Transit stop located within 600 feet to the entrance of the mobile home park. The mobility and connectivity options in this area are excellent.

Imagine Austin

The project is not located not located by an Activity Center or along an Activity Corridor. The following IACP policies are applicable to this project:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of the Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. The subject property is in an area that provides above average mobility and connectivity options in the area, making this area highly desirable to live. This project also meets the Imagine Austin's priority program, '*Develop and Maintain Household Affordability Throughout Austin*' and thus this project appears to support the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Site Plan and Compatibility Standards

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

FYI: An approved site plan exists (SP-2007-0681D) which partially overlaps this site.

COMPATIBILITY STANDARDS

The site is subject to compatibility standards. Along the east and south property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less property in an SF-5 or more restrictive zoning district.

RESIDENTIAL DENTIAL DESIGN STANDARDS OVERLAY

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

MH Zoning:

In accordance with LDC Section 25-2-1205, a manufactured home park must comply with the following site development regulations:

- A minimum site area of 90,000 s.f. and a minimum of 20 mobile home spaces
- A minimum of 4,500 s.f. of site area for each dwelling unit
- A minimum street yard of 25 feet and a minimum interior yard of 15 feet. A mobile home may not be placed in a street yard.
- Direct access to a public street with a r-o-w at least 60 feet wide
- Private, paved internal streets at least 30 feet wide. The streets must be continuous and connect with other internal streets or with public streets, or provide a paved cul-de-sac with an 80 foot diameter. Streets ending in cul-de-sacs may not exceed 400 feet.
- A mobile home space must contain at least 2,500 s.f. adjacent to an internal street in order to provide adequate space for moving a mobile home into and out of the space.
- Each mobile home space must have at least one parking space. Additional spaces may be located in one or more common parking areas spread throughout the park.
- A mobile home and an attached accessory structure must be located at least 10 feet from another mobile home or other structure.
- A mobile home stand must be separated from the pavement of an internal street, common parking area, or other common areas by a minimum of 10 feet.
- A minimum of 300 s.f. of open space for each unit is required, with at least 150 s.f. located on each manufactured home space. Open space that is not located on a manufactured home space may be located on common open space areas distributed throughout the park in a manner that provides reasonable/convenient access to each manufactured home space.
- A barrier at least 6 feet tall must be installed and maintained along all boundaries of the park, except where abuts a public right-of-way or another mobile home development.
- A mobile home chassis may not rest more than 3' above ground elevation at the low end, measured at 90 degrees to the frame.
- A required street yard must be landscaped.
- A park must provide pedestrian access to and from each mobile home space and all common facilities. A walkway that is designed separately from internal streets or parking areas must have a minimum paved width of 2 feet.

- The maximum height of a structure is 35 feet.

Transportation

Per Council Resolution No. 20180823-078, the Planning and Zoning Department has initiated rezoning cases for existing mobile home parks that do not have MH zoning.

Additional right-of-way may be required at the time of subdivision and/or site plan.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- A-1: Aerial Map
- B: Recorded Plat
- C: Council Resolution



 SUBJECT TRACT

Woodview MHC, LLC

EXHIBIT A-1

LOCATION: 1301 W. Oltorf Street
 SUBJECT AREA: 11.2640 Acres
 GRID: H20, G20
 MANAGER: Wendy Rhoades



1" = 300'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

THE STATE OF TEXAS
 COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS that I, Raymond Brown, owner of that certain 11.32 acre tract of land out of a portion of the Isaac Decker League Survey No. 20, lying within the corporate limits of the City of Austin in Travis County Texas, and a portion of that certain 22.00 acre tract of land, more or less conveyed to me by a warranty deed of record in book LAST page 134, Travis County Deed Records and do hereby subdivide said 11.32 acres of land and do hereby adopt this map or plat as by subdivision thereof and do dedicate to the public all streets and easements shown hereon
 WITNESS MY HAND this 12th day of SEPTEMBER 1959 A. D.

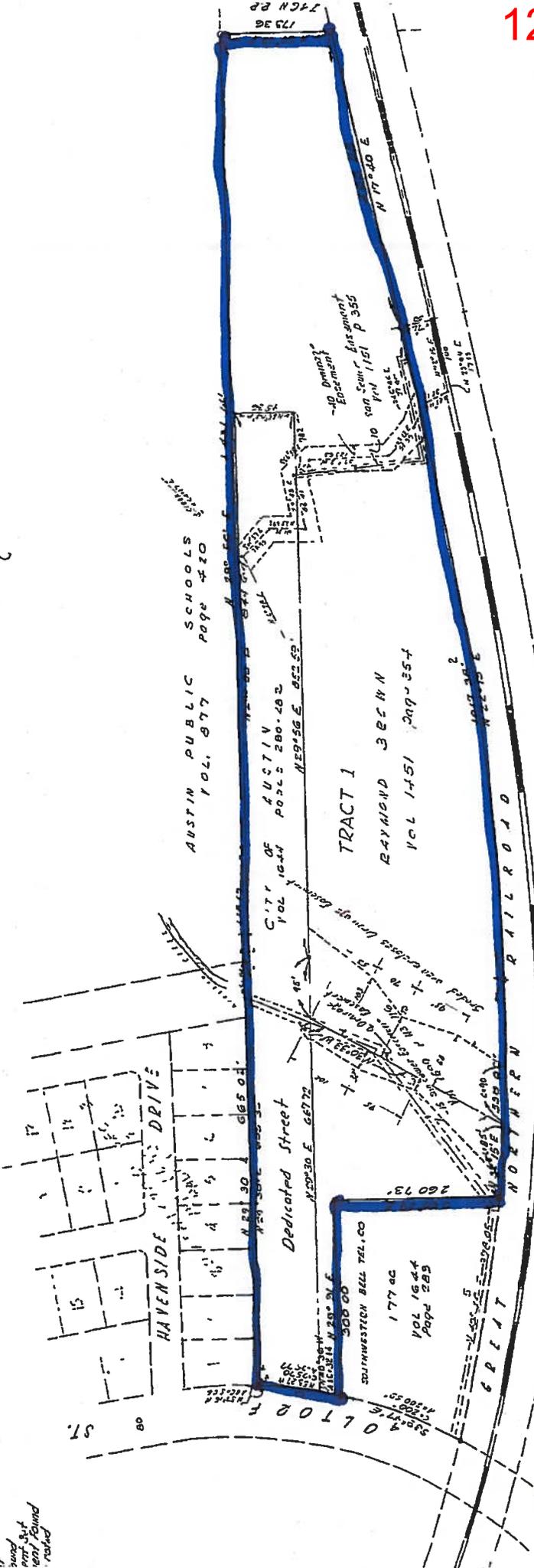
BEFORE ME the undersigned authority, Notary Public in and for Travis County Texas on this day of SEPTEMBER 1959, personally appeared Raymond Brown known to me to be the person whose name is subscribed to the foregoing instrument of writing and he acknowledged that he executed the same for the purposes and considerations therein expressed
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of SEPTEMBER 1959 A. D.

THE STATE OF TEXAS
 COUNTY OF TRAVIS
 I, Miss Estelle Liebberg, Clerk of the County Court, within and for Travis County, Texas, do hereby certify that the foregoing instrument of writing together with its Certificate of Authentication was filed for record in my office on the 12th day of SEPTEMBER A. D. 1959, and the same is a true and correct copy of the original as the same appears in the Public Records of said County and State of the County Court of said County and State the date last written above.

APPROVED FOR ACCEPTANCE
 Date 9-1-1959
 Accepted and authorized for record by the Planning Commission City of Austin Texas, this 12th day of September 1959 A. D.
 Chairman
 Secretary

CURVE DATA

1	2	3	4	5
T 10°50'	T 9°10'	T 10°04'	T 15°11'15"	T 6°10'
R 1790.40	R 6365.84'	R 756.80'	R 156.80'	R 3514.24'
T 169°17'	T 310.33'	T 94.32'	T 94.32'	T 169.30'
A 339.52'	A 1019.46'	A 132.77'	A 200.59'	A 378.24'
LC 338.00'	LC 1017.33'	LC 132.80'	LC 200.00'	LC 378.05'



The
MARVIN TURNER
 Engineers

JOHN P. HART
 Eng. Prof. Engineers

Date 9-15-59

OLTORF ADDITION

EXHIBIT B
RECORDED PLAT

Item 12-1

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;

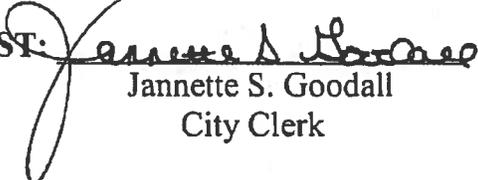
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

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