

## ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0020 – Little Texas MHC

DISTRICT: 2

ZONING FROM: I-RR

TO: MH

ADDRESS: 7501 Bluff Springs Road

SITE AREA: 12.06 acres

PROPERTY OWNER: JB Austin I LLC (Daniel Weissman)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto: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.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**May 7, 2019: TO FORWARD TO CITY COUNCIL WITHOUT A RECOMMENDATION DUE TO LACK OF AN AFFIRMATIVE VOTE**

CITY COUNCIL ACTION:

June 6, 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 23<sup>rd</sup> 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 unplatted tract is located on Bluff Springs Road that is developed with a manufactured home park and zoned interim – rural residence (I-RR) district. The property was annexed into the City limits on December 6, 1994, and aerial photography from 1976 shows manufactured homes on the property. I-RR zoning does not permit mobile home park land use, and consequently, the mobile home park is considered an existing nonconforming land use per City Code.

This portion of Bluff Springs Road consists of a single family residential subdivision to the north and east (SF-2), a different manufactured home park to the south (MH-CO), and residential and commercial uses in the County across Bluff Springs to the west. ***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 zoning 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 manufactured 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>	I-RR	Manufactured home park
<i>North</i>	SF-2	Single family residences in the Silverstone Phase 2 subdivision
<i>South</i>	MH-CO	The Chateau at Onion Creek manufactured home park
<i>East</i>	SF-2	Single family residences in the Silverstone Phase 2 subdivision
<i>West</i>	County	Service station and food sales; Single family residences; Vehicle storage; Construction sales and services

**NEIGHBORHOOD PLANNING AREA:** Not Applicable    **TIA:** Is not required

**WATERSHED:** Onion Creek – Suburban

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

SCHOOLS: Perez Elementary School, Paredes Middle School, Akins High School

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods (SCAN)  
 511 – Austin Neighborhoods Council                      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District    1228 – Sierra Club, Austin Regional Group  
 1249 – Los Jardines Homeowners Association                      1258 – Del Valle Community Coalition  
 1363 – SEL Texas                      1408 – Go Austin/Vamos Austin (GAVA) – Dove Springs  
 1431 – Indian Hills Neighborhood Watch                      1438 – Dove Springs Neighborhood Association  
 1441 – Dove Springs Proud                      1528 – Bike Austin  
 1530 – Friends of Austin Neighborhoods                      1550 – Homeless Neighborhood Association  
 1578 – South Park Neighbors                      1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0159 – Bluff Springs Rezoning – 8006 Bluff Springs Rd	I-RR to GR	To Grant GR-CO w/CO for 2,000 trips per day and list of prohibited uses	Apvd GR-CO as Commission recommended (3-24-2016).
C14-2008-0123 – Bennett Tract – 7309 S IH 35 Service Rd NB	I-RR; GR to CS- MU-CO	To Grant CS-MU-CO w/list of prohibited uses and a Restrictive Covenant for conds of the TIA and prohibiting 24-hour commercial operations to be located w/i 200' of Bluff Springs Rd	Apvd CS-MU-CO w/Restrictive Covenant as Commission recommended (3-11- 2010).
C14-97-0079 – Regency Village at Onion Creek – 7703 Bluff Springs Rd	I-RR to MH	To Forward to Council without a recommendation	Apvd MH-CO with CO for max 350 units; require vehicular access to Bluff Springs Rd and Pleasant Valley Rd; 75' setback for structures in proximity to Pleasant Valley Rd, 50' and 100' buffers along Bluff Springs Rd, min. site area of 5,750 sf for each manufactured home dwelling unit (3-12-1998).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Bluff Springs Road	90 feet	50 feet	Minor Arterial	Yes	Shared Lane	None

OTHER STAFF COMMENTS:Comprehensive Planning

This is a City-initiated zoning case. In August 2018, City Council directed staff via a resolution to rezone 20 mobile home parks to MH zoning 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 east side of Bluff Springs Road, on a property that is approximately 12.06 acres in size, which contains a mobile home park. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land include single family housing, undeveloped land, and the Kendra Page Neighborhood Park to the north; to the south is single family housing, the Onion Creek Metro Park, undeveloped land, a gas station, and a church; to the east is single family housing, and to the west is a horse riding center, a hair salon, undeveloped land and an apartment complex.

**Connectivity**

The Walkscore for this area is **22/100, Car Dependent**, meaning almost all errands require a car. There are public sidewalks located along one side of Bluff Springs Road, but no bike lanes, urban trails, or public transit stops within a quarter of a mile of this site. There is also a lack of goods and services (drug store, retail shops, restaurants and a grocery store) located within a quarter of a mile of this property. The connectivity and mobility options in this area are below average.

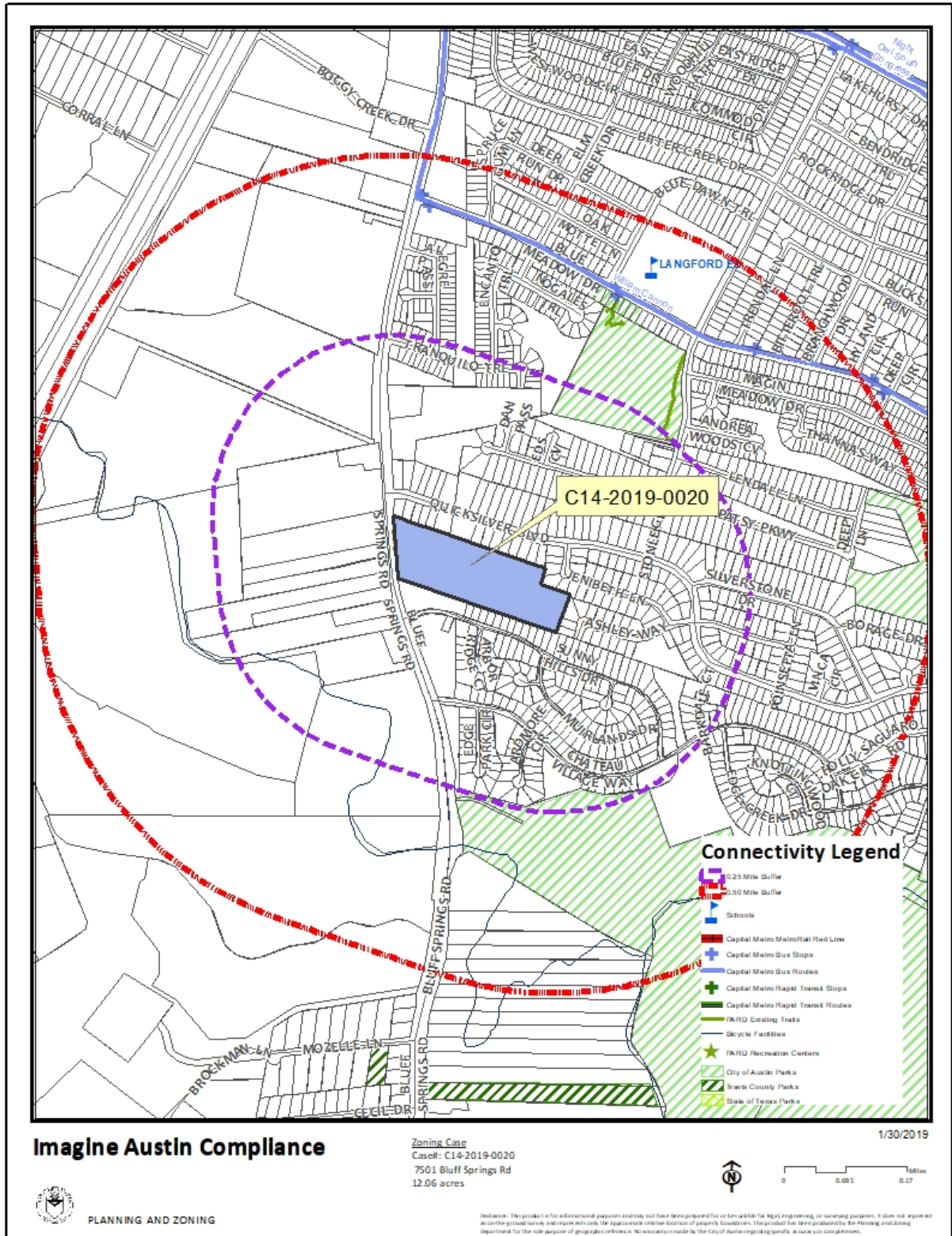
**Imagine Austin**

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 few mobility and connectivity options to the residents in the area. However, this project does meet one of eight Imagine Austin's priority programs (p. 186), namely '*Develop and Maintain Household Affordability Throughout Austin*' and thus the zoning appears to support the Imagine Austin Comprehensive Plan.



### Environmental

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

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 Gross Site Area</i>	<i>% of Gross Site Area 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%

According to floodplain maps there is no floodplain within or adjacent to 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### 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. FYI, Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. The site is subject to compatibility standards. Along the north and east 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 from property in an SF-5 or more restrictive zoning district.

### **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.

The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for Bluff Springs Road. At the time of subdivision and/or site plan (whichever comes first), it is recommended that 77 feet of right-of-way from the existing centerline be dedicated and/or reserved for Bluff Springs Road according to the Transportation Plan.

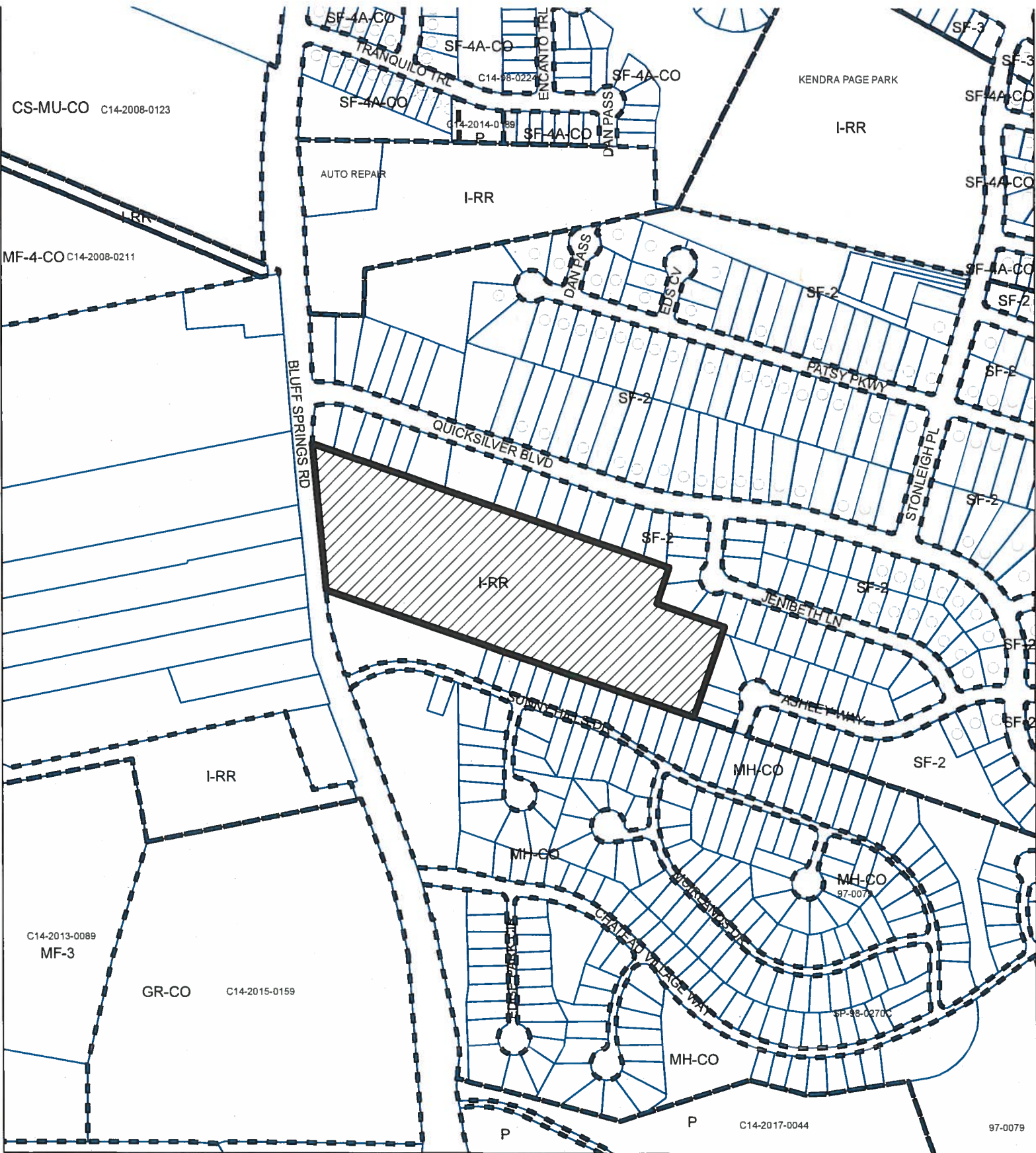
According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bike lane is recommended for Bluff Springs Road. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information.




### 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.

### INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map  
A-1: Aerial Map  
B: Council Resolution  
Correspondence Received



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

*EXHIBIT A*

**ZONING CASE#: C14-2019-0020**

1" = 400'

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.



**Created: 1/25/2019**





1" = 300'

 SUBJECT TRACT

Little Homes MHC (Little Texas)

LOCATION: 7501 Bluff Springs Rd.  
SUBJECT AREA: 12.0600 Acres  
GRID: H14  
MANAGER: Wendy Rhoades

EXHIBIT A-1



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.



**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;

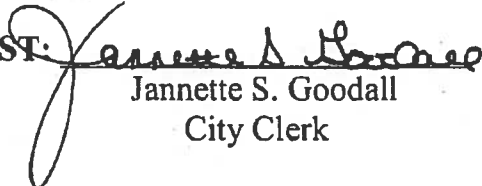
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

**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

## Rhoades, Wendy

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**From:** Rhoades, Wendy  
**Sent:** Wednesday, April 17, 2019 5:58 PM  
**To:** Daniel Weissman  
**Cc:** Meredith, Maureen; ~~dave@jaffa.com~~; Jonathan Fleming; Peggy Carrasquillo  
(~~peggy.carrasquillo@ktcivil.com~~)  
**Subject:** RE: C14-2019-0020\_ Bluff Springs Rd\_ Two City Council Resolutions

Good afternoon Dan,

Thank you for the follow up. Several of the manufactured home park rezoning cases including the Bluff Springs Road case have been specifically scheduled for Zoning and Platting Commission review on May 7<sup>th</sup>. I will attach your postponement request to the backup material that I will soon prepare for this case, and it will be forwarded to the Zoning and Platting Commission for their consideration. Because these are City-initiated zoning cases filed at the direction of Council resolution, Staff does not anticipate requesting a postponement.

Please plan to attend or send a representative to follow up with the property owner's request for an indefinite postponement (that is, one longer than 60 days) with the ZAP on May 7<sup>th</sup>. If the ZAP votes to grant the owner's postponement request, then either a date certain to a future Tuesday ZAP meeting date will be announced, or an indefinite postponement will be granted which allows the case to remain active up to 6 months and requires re-notification. If the ZAP does not to grant the postponement, then the case will be discussed on May 7<sup>th</sup>. City Council is scheduled to review and discuss the manufactured home park zoning cases on June 20<sup>th</sup>.

Sincerely,  
Wendy Rhoades

**From:** Daniel Weissman [mailto:~~dan@jaffa.com~~]  
**Sent:** Tuesday, April 16, 2019 7:54 PM  
**To:** Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>  
**Cc:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; ~~dave@jaffa.com~~; Jonathan Fleming  
<~~Jonathan.Fleming@ktcivil.com~~>; Peggy Carrasquillo (~~peggy.carrasquillo@ktcivil.com~~) <~~peggy.carrasquillo@ktcivil.com~~>  
**Subject:** Re: C14-2019-0020\_ Bluff Springs Rd\_ Two City Council Resolutions

Good Afternoon Wendy,

I want to thank you for your thorough review and helpful feedback to our conceptual plan. Based on your comments below, we are going to proceed with a formal planning application. We engaged with Jonathan Fleming and Peggy Carrasquillo (CC:ed) from Kitchen Table Civil Solutions to quarterback the application process, and are very excited to expand Little Texas MHC.

In the immediate term, Jonathan will be submitting for a Legal Lot Status Determination with the City (expecting no plat will be required). We are also reviewing proposals for a detailed survey of the entire parcel, but as you can imagine Austin surveyors are backed up for several months and this job is tedious with all of the individual home sites and utilities.

Given the above, by way of this email we would like to request a postponement of our scheduled Commission hearing currently set for Tuesday, May 7<sup>th</sup>. Please let me know if you can push this to August or September.



We will keep you updated on timing as our third party reports are completed, and will submit a complete application to you as soon as possible. Again, it is my expectation that we will resolve the MH zoning issue by making it a condition of approval for the pending expansion plans.

We look forward to working with the City to bring more housing units to Austin!

Respectfully,

Dan

**DAN WEISSMAN** | **JAFFA PARKS**  
direct 415.888.3946 | [dan@jaffa.com](mailto:dan@jaffa.com)

This message and any attachments (message) is intended solely for the use of the intended recipient(s) and may contain information that is privileged, confidential or proprietary. If you are not an intended recipient, please notify me and delete and destroy all copies and attachments.

On Thu, Feb 28, 2019 at 4:58 PM Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)> wrote:

Dear Dan,

Thank you for submitting the survey and conceptual plan of the MH park expansion at 7501 Bluff Springs Rd. Below is a general outline of the site plan requirements and intended to be useful to you in preparing a site plan application for review by the City. The City's site development regulations for manufactured home parks are found in Land Development Code (LDC) Section 25-2-1205, and I applied them to the conceptual expansion as follows (please refer to my annotations in *italics*).

- A minimum site area of 90,000 s.f. and a minimum of 20 mobile home spaces (*requirement met*)
- A minimum of 4,500 s.f. of site area for each dwelling unit (*calculations needed to show how this requirement is met*)
- 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. (*requirement appears to be met*)
- Direct access to a public street with a r-o-w at least 60 feet wide (*requirement met*)
- 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. (*requirement met*)
- 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. (*calculations needed to show how this requirement is met*)

- 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. *(requirement met)*
- A mobile home and an attached accessory structure must be located at least 10 feet from another mobile home or other structure. *(requirement met)*
- 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. *(requirement met)*
- 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. *(calculations needed to show how this requirement is met)*
- 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. *(fencing information needed to show how this requirement is met)*
- A mobile home chassis may not rest more than 3' above ground elevation at the low end, measured at 90 degrees to the frame. *(Additional information is needed)*
- A required street yard must be landscaped. *(requirement met)*
- 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. *(additional information needed to show how this requirement is met)*
- The maximum height of a structure is 35 feet. *(requirement met)*

Although the City's Land Development Code does not currently allow for the placement of "tiny homes" or RVs in manufactured home parks, I understand that a Code amendment is planned to address this issue and it would generally coincide with the public hearings for the MH rezoning cases.

The manufactured home rezoning cases designated for review by the Zoning and Platting Commission are tentatively scheduled for Tuesday, May 7, 2019, and a public hearing notice will be mailed out 11 days prior to that date.

Sincerely,

Wendy Rhoades

512-974-7719

**From:** Daniel Weissman [mailto:[dan@jaffaparks.com](mailto:dan@jaffaparks.com)]  
**Sent:** Tuesday, February 19, 2019 1:59 PM  
**To:** Rhoades, Wendy <[Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)>  
**Cc:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; David Shlachter <[dave@jaffa.com](mailto:dave@jaffa.com)>  
**Subject:** Re: C14-2019-0020\_ Bluff Springs Rd\_ Two City Council Resolutions

Dear Wendy & Maureen,

Thank you both for your time last week to discuss the zoning application that was submitted by the City, on behalf of our private property, without our knowledge. I hope you understand how unsettling it was to receive this notice without any conversation or outreach. Rather than fight the unconstitutional process that took place, as I said on the phone we hope to find a solution consistent with the City's goals to preserve MH and increase housing units citywide to address the affordable housing crisis.

Attached is our proposed site plan that could be a reality at Little Texas MHC. This blueprint may require some variances from existing codes, but the City will have to make a decision if the benefits outweigh any deviation from your design code. In summary, we'd like to add 16 MH units (single or doublewide) and 5 "tiny home" and/or RV sites. The topography lends itself well to this design as the drainage and sewer flow out the back field and would not require any pumps or lift stations.

I'll wait to hear from you if this is acceptable and we can begin the formal planning process in tandem with the zoning change.

Respectfully,

**DAN WEISSMAN** | JAFFA PARKS  
direct 415.888.3946 | [dan@jaffaparks.com](mailto:dan@jaffaparks.com)

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On Wed, Feb 13, 2019 at 4:08 PM Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)> wrote:

Dan,

Here are the two City Council Resolutions I talked about. Wendy can help you with your other concerns. She is the zoning case manager.

Maureen

Maureen Meredith, Senior Planner

City of Austin, Planning and Zoning Dept.

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# Little Texas MHC Proposed Layout



