

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0012 – Phan Mobile Home Park

DISTRICT: 4

ZONING FROM: CS-MU-V-CO-NP

TO: MH-NP

ADDRESS: 711 West Powell Lane

SITE AREA: 0.7115 acres (30,992.94 sq. ft.)

PROPERTY OWNER: Narciso and Moises Flores

AGENT: City of Austin – Planning and Zoning Department (Sherri Sirwaitis)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends MH, Mobile Home Residence District, zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 28, 2019: Approved staff's recommendation of MH-NP zoning by consent (12-0, K. McGraw-absent); J. Shieh-1st, P. Howard-2nd.

CITY COUNCIL ACTION:

June 20, 2019

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

In recent years, multiple mobile home parks have been closed or slated for redevelopment. Thereby, displacing families who no longer have an affordable housing option within the city. On September 20, 2018, the City Council passed a resolution (Please see Resolution No. 20180920-096 - Attachment A) directing the staff to initiate cases for properties currently being used as mobile home residence parks or mobile home subdivisions to zone/rezone the properties to the MH, Mobile Home Residence District, in an effort to reduce mobile park tenant displacement.

The property in question is 30,992.94 sq. ft. lot that is developed with a mobile home park. To the north, across W. Powell Lane, there is an office/warehouse use. The lot to the south is developed with a convenience storage use (Public Storage). To the east, there is a single family residence and two multifamily/apartment buildings. The lots to the west contain single family residences that appear to have been converted to office uses and a retail sales use (Josco Plumbing Supply).

The site under consideration is specifically located in the Georgian Acres Neighborhood Planning Area, within the overall North Lamar Combined Planning Area. The Future Land Use Map calls for Mixed Use land use for these lots. The City is proposing to change this designation to Higher Density Single Family land use through accompanying neighborhood plan amendment case, NPA-2019-0026.01.

The staff is recommending permanent MH, Mobile Home Residence District, zoning at this location as it is compatible with the surrounding uses and it will bring the existing mobile home park use into conformance with the land development code regulations. The current CS-MU-V-NP zoning does not permit mobile home residences under the MU, Mixed Use Combining District, designation.

BASIS OF RECOMMENDATION:

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

Mobile Home Residence 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. *Zoning should allow for reasonable use of the property.*

The proposed MH zoning will bring the existing use on the site into conformance with land development code use regulations.

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

The City Council passed Resolutions No. 20180823-078 and 20180920-096 in order to identify and direct the staff to initiate the zoning/rezoning process for properties that contain a mobile home residence park or mobile home subdivision use to the correct MH, Mobile Home Residence District zoning category.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-MU-V-CO-NP	Mobile Home Park
North	LI-NP, CS-CO-NP	Office/Warehouse
South	CS-MU-V-CO-NP	Convenience Storage (Public Storage)
East	CS-MU-V-CO-NP	Single Family Residence, Multifamily/Apartments
West	CS-MU-V-CO-NP	Single Family Residence converted to Office, Retail Sales (Josco Plumbing Supply)

NEIGHBORHOOD PLANNING AREA: North Lamar Combined Neighborhood Plan

TIA: N/A

WATERSHED: Little Walnut Creek

SCHOOLS: Austin I.S.D.

Brown Elementary
Webb Middle School
Lanier High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Inner City Alliance
Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Georgian Acres Neighborhood Association
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Austin Civic Association
North Austin Civic Association Neighborhood Plan Contact Team
North Growth Corridor Alliance
North Lamar/Georgian Acres Combined Neighborhood Plan Contact Team

SELTEXAS

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0059 (8130 North Lamar)	CS-NP to CS-MU-NP	7/14/15: Approved staff recommendation of CS-MU-NP zoning on consent (12-0); J. Stevens-1 st , J. Schissler-2 nd .	8/13/15: Approved CS-MU-NP zoning on 1 st reading (11-0); L. Pool-1 st , D. Zimmerman-2 nd . 10/15/15: Approved general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning on 2 nd /3 rd readings (10-0, A. Kitchen-off dais); S. Gallo-1 st , P. Renteria-2 nd .
C14-02-0177 (Powell Lane Zoning 2: 700 W. Powell Lane)	CS-CO to CS	11/19/02: Approved staff rec of CS-CO by consent (7-0)	12/12/02: Approved CS-CO, with a 2,000 vehicle trip limit and prohibiting Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Campground, Convenience Storage, Kennels, Laundry Services, Monument Retail Sales, Plant Nursery, Custom Manufacturing (7-0) on all readings
C14-02-0176 (Powell Lane Zoning: 6161 W. Powell Lane)	CS-CO to CS	11/19/02: Approved staff rec of CS-CO by consent (7-0)	12/12/02: Approved CS-CO, with a 2,000 vehicle trip limit and prohibiting Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Campground, Convenience Storage, Kennels, Laundry Services, Monument Retail Sales, Plant Nursery, Custom Manufacturing (7-0) on all readings
C14-02-0049 (618 Powell Lane)	SF-3 to CS	4/30/02: Approved staff rec. of CS-CO by consent (6-0)	6/27/02: Approved CS-CO, with a 2,000 vehicle trip limit and prohibiting Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Campground, Convenience Storage, Kennels, Laundry Services, Monument Retail Sales, Plant Nursery, Custom Manufacturing, Limited

			Warehousing and Distribution (7-0); all 3 readings
C14-01-0012	SF-3 to CS	3/27/01: Approved staff's rec. of CS-CO, the conditional overlay will limit the site to less than 2,000 vehicle trips per day (9-0)	4/26/01: Approved CS-CO zoning with conditions (7-0); all 3 readings

RELATED CASES: C14-2010-0049 (North Lamar Combining Neighborhood Plan Rezoning)
NPA-2019-0026.01 (Neighborhood Plan Amendment)

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Powell Lane	56 ft	22 ft	Collector	None	None	Route 1

OTHER STAFF COMMENTS:

Environmental

Monday February 04, 2019

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut 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 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.

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 sq. ft. cumulative is exceeded, and on site control for the two-year storm.

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

Friday January 25, 2019

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.

MH Zoning:

A mobile home park must provide a minimum of 4,500 square feet of site area for each dwelling unit.

A mobile home must have a minimum street yard of at least 25 feet in length, and minimum interior yard at least 15 feet in length. A mobile home space may not be placed in a street yard.

A park must provide direct access to a public street with a right-of-way at least 60 feet wide.

A mobile home space must contain a minimum area of 2,500 square feet that is adjacent to an internal street designed to provide adequate space for moving a mobile home into and out of the space.

At least one parking space must be located on each mobile home space. A required off-street parking space that is not located on a mobile home space may be located in a common parking area. Common parking areas shall be located throughout the park to provide reasonable and convenient access to all mobile home spaces.

A mobile home and an attached accessory structure must be located at a distance of 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 distance of 10 feet.

Except where the boundary of the park abuts a public right of way or the boundary of the park abuts another mobile home development, a barrier that is at least six feet high shall be erected and maintained along all boundaries of the park.

A park must contain a minimum of 300 square feet of open space for each dwelling unit, with at least 150 square feet being located on each mobile home space. Open space that is not located on a mobile home space may be located in common open space areas distributed

throughout the park in a manner that provides reasonable and convenient access to each mobile home space.

The maximum height of a structure shall be 35 feet.

Transportation

Per resolution 20180823-078 the City of Austin has undergone an initiative to rezone existing mobile home parks to their appropriate zoning of MH.

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

Austin Water Utility

Wednesday January 23, 2019

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
- B. Aerial Map
- C. City Council Resolutions



Created: 1/23/2019



RESOLUTION NO. 20180823-078

WHEREAS, City of Austin has a goal of providing a diversity of housing types; and

WHEREAS, mobile home parks can provide affordable, market-rate housing options for working class families; and

WHEREAS, mobile home parks, historically, are seen by some communities as an undesirable use, which has led to discriminatory and exclusionary zoning policies; and

WHEREAS, multiple mobile home parks have been closed or slated for redevelopment in recent years, leading to tenants being displaced, including tenants at Cactus Rose Mobile Home Park and Thrasher Lane Mobile Home Park; and

WHEREAS, there are approximately 37 mobile home parks in Austin, yet a majority are not zoned mobile home residence (MH) district, including mobile home parks located in neighborhood planning areas, so a change to mobile home residence (MH) district zoning would require a zoning change and a Future Land Use Map (FLUM) amendment; and

WHEREAS, zoning mobile home parks to mobile home residence (MH) district will reduce the risk of mobile home park tenant displacement; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council initiates the rezoning and where appropriate, FLUM amendments, of the following properties:

(1) North Lamar Mobile Home Park located at 8105 Research Boulevard, Austin Texas, from general commercial services-neighborhood plan (CS-NP) combining district and single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(2) Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive, Austin, Texas, from single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district; and

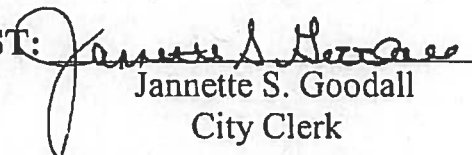
(3) Comfort Mobile Home Park located at 7307, 7401, and 7403 East Riverside Drive, Austin, Texas, from East Riverside Corridor (ERC) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to identify all remaining properties currently being used as a 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 on September 20, 2018.

ADOPTED: August 23, 2018

ATTEST:


Jannette S. Goodall
City Clerk

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;

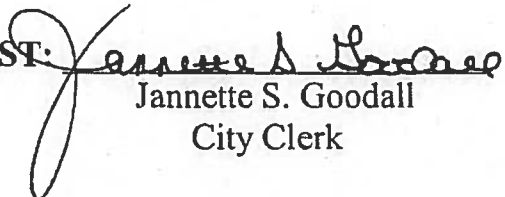
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

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

Sirwaitis, Sherri

Subject: FW: Item C-16 NPA-2019-0026.01 (711 W Powell Ln)

From: Secretary North lamar contact team <>
Sent: Tuesday, May 28, 2019 1:42 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: FW: Item C-16 NPA-2019-0026.01 (711 W Powell Ln)

Andrew, could you make sure the below gets to the commissioners for tonight's meeting? Thanks!

Lisa Hinely

Secretary, North Lamar/Georgian Acres neighborhood plan contact team

=====

Our electronic voting has closed regarding the proposed FLUM change for 711 w Powell.

Our vote is to not support this change.

Following is the text of the electronic vote for your information.

Colin MacDougal
Vice chair

The Austin City Council has initiated an amendment to the Future Land Use Map (FLUM) for 711 W Powell, from Mixed Use to Higher-Density Single Family.

This property is about 0.8 acres. It has been a mobile home park for more than 30 years, with seven mobile homes, owned by the park. The current Future Land Use designation is Mixed Use, just like almost all the rest of the properties along 183 and N Lamar Blvd. The mixed use and commercial area surrounding this property is about 100 acres.

The existing mobile home use is grandfathered. The mobile home park has been licensed since 2007, with annual renewals and inspections. The tenants are covered by the City's tenant relocation ordinance. Whether City Council changes the future land use or the zoning, the owner and the residents can continue to do exactly what they're doing now.

City Council did not initiate any FLUM change for the two small residential properties next to the mobile home park, 618 W Powell (one single family) or 619 W Powell (eight apartments).

Higher-Density Single Family is generally up to 15 units/acres. (The new condos on the east end of Oertli are an example of higher-density single family.)

Change the Future Land Use for 711 W Powell Ln from Mixed Use to Higher-Density Single Family:
Yes, I support.
No, I do not support.