

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: East Riverside/Oltorf Combined (Parker Lane)

CASE#: NPA-2019-0021.01 **DATE FILED:** January 16, 2019 (Out-of-Cycle)

PROJECT NAME: Jensen's Mobile Home Park - City Initiated NPA

PC DATE: May 28, 2019

ADDRESS: 3201 Burleson Road

DISTRICT AREA: 3

SITE AREA: 1.48 acs (approx.)

OWNER: James G. Jensen & La Verd R&M La Verd R Jensen & Michael J Jensen

APPLICANT: City of Austin, Planning & Zoning Dept.

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2019-0026

From: SF-3-NP

To: MH-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 16, 2006

PLANNING COMMISSION RECOMMENDATION:

May 28, 2019 – After discussion, the motion was to Approve staff's recommendation of Higher Density Single Family land use. [P. Seeger – 1st; G. Anderson -2nd] Vote: 12-0 [K. McGraw absent].

STAFF RECOMMENDATION: Recommended for Higher Density Single Family land use.

BASIS FOR STAFF'S RECOMMENDATION: Staff recommends the land use change to Higher Density Single Family land use along with the associated zoning change to MH-NP Mobile Home Residence District because the intent of City Council Resolution to help preserve this existing mobile home park. Mobile home parks can provide affordable housing opportunities for people who live in Austin and in the East Riverside/Oltorf Combined Neighborhood Planning Area.

Below are sections from the East Riverside/Oltorf Combined Neighborhood Plan document that helps to support this proposed change:

Land Use

Goal 1

Preserve and enhance the character of existing residential neighborhoods.

- R1 Retain single family uses in established single family neighborhoods (NPZD; Neighborhood).
- R2 Consider existing residential densities and current housing stock in future land use and zoning decisions to promote compatibility (NPZD; Neighborhood).
- R3 Promote and support compatibility between single family residences by (NPZD; Neighborhood):
 - retention of scale between structures regarding height, mass and impervious cover in both remodeling and new home construction.
 - encouraging City Council to incorporate the following recommendation developed by neighborhood stakeholders into their proposed Single Family Development Regulations:
 - Retain the existing scale and massing in new single family structures and remodels adjacent to residences and limit height to 35 feet, measured from existing grade of the adjacent

Goal 2

Increase home ownership opportunities that are compatible with surrounding properties.

- Obj 2.1 Apply zoning tools or options in specified areas that promote housing types which are traditionally owner-occupied.

Goal 3

Improve the appearance, vitality and safety of existing commercial corridors and community amenities and encourage quality urban design and form that ensures adequate transition between commercial properties and adjacent residential neighborhoods.

Goal 4

Encourage a balanced mix of residential, civic, commercial, office and other land uses without adversely affecting adjacent residential neighborhoods.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single- family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two- family residential options (Duplex, Secondary Apartment, Single Family Attached, Two- Family Residential) in areas considered appropriate for this type of infill development.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single- family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two- family residential options (Duplex, Secondary Apartment, Single Family Attached, Two- Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Higher Density Single Family - Is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small- lot single family.

Purpose

1. Provide options for the development of higher- density, owner- occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high- density commercial and low- density residential areas.
3. Applied to existing or proposed mobile home parks.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The property is an existing mobile home park that is within one mile of bus routes and an urban trail. It is located less than one mile from East Olorf Drive which has numerous businesses and employment opportunities.***

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is located near a future Activity Corridor that proposes South Pleasant Valley extend south to E. Ben White Blvd. The property is located between the St. Edwards Neighborhood Center and the McKinney Jobs Center as identified on the Imagine Austin Growth Concept map.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property is located near a future Activity Corridor that proposes South Pleasant Valley extend south to E. Ben White Blvd. The property is located between the St. Edwards Neighborhood Center and the McKinney Jobs Center as identified on the Imagine Austin Growth Concept map.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The property is currently an existing mobile home part with some small commercial uses. Mobile homes parks provide a variety of housing choices for people in Austin and the planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The property is located along Burleson Road which is predominantly Single Family land use. Higher Density Single Family land use is appropriate for this area.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - ***The property is located in the Desired Development Zone.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - ***The property is near Country Club Creek Greenbelt and the Mabel Davis District Park.***
8. Protect, preserve and promote historically and culturally significant areas.
 - ***At this time it is not known if there are historic or cultural significance to this property.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***Not directly applicable.***

10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

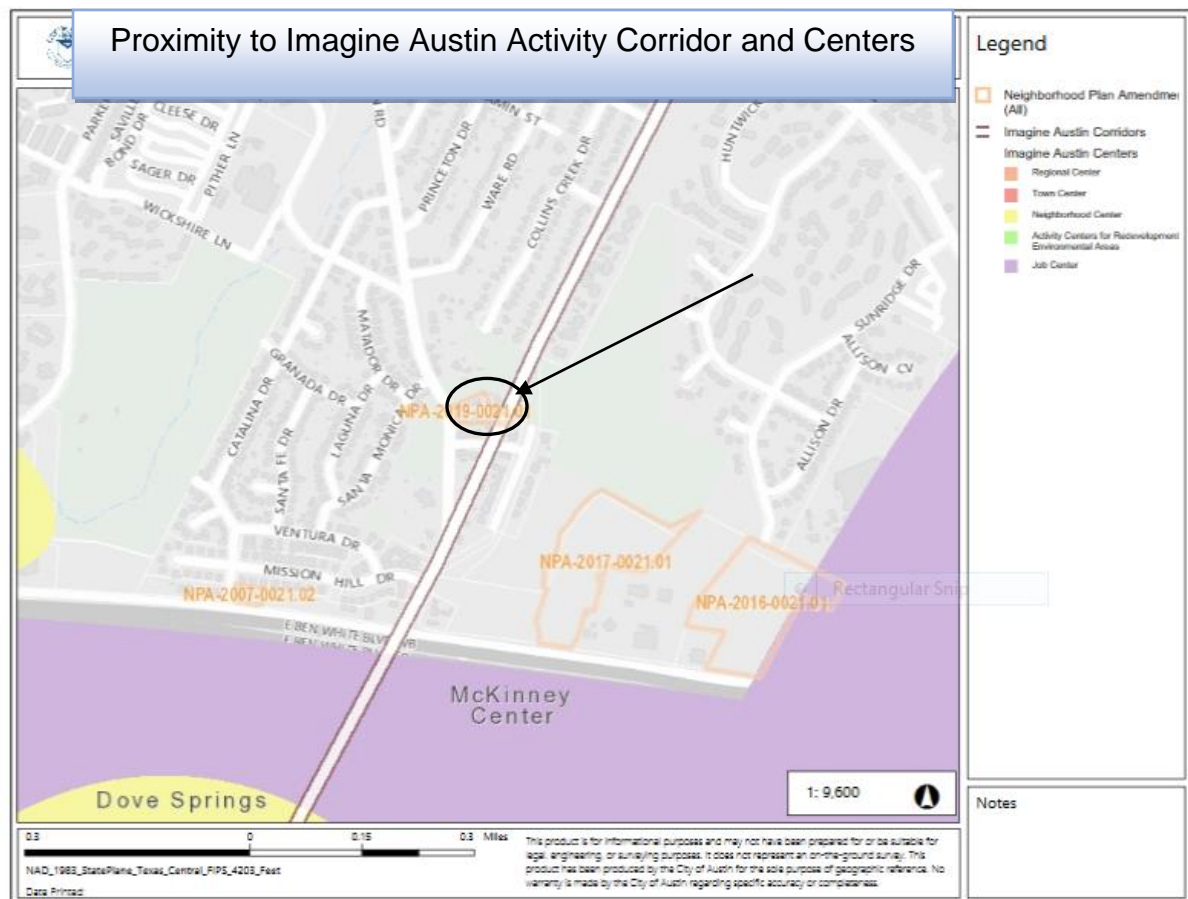
- *Not applicable.*

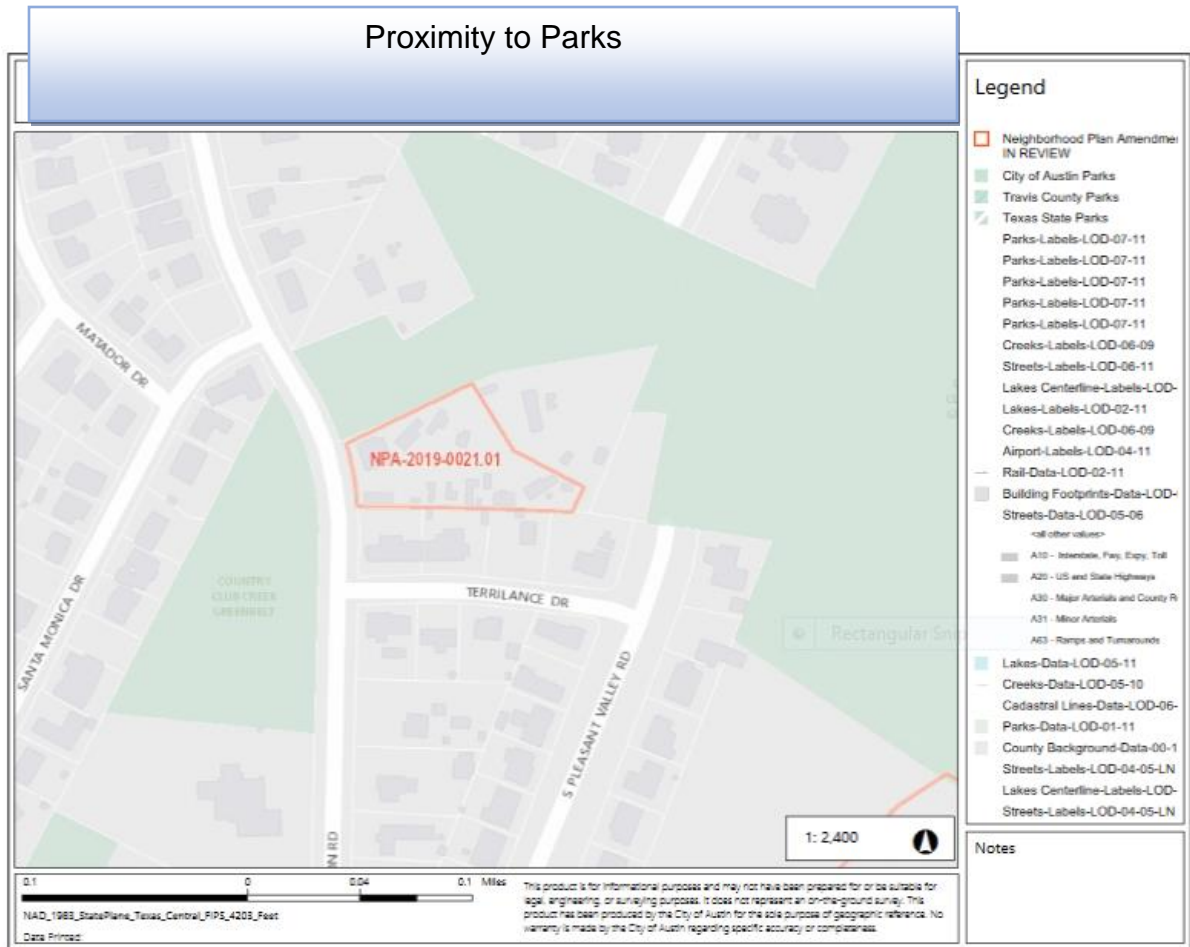
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.

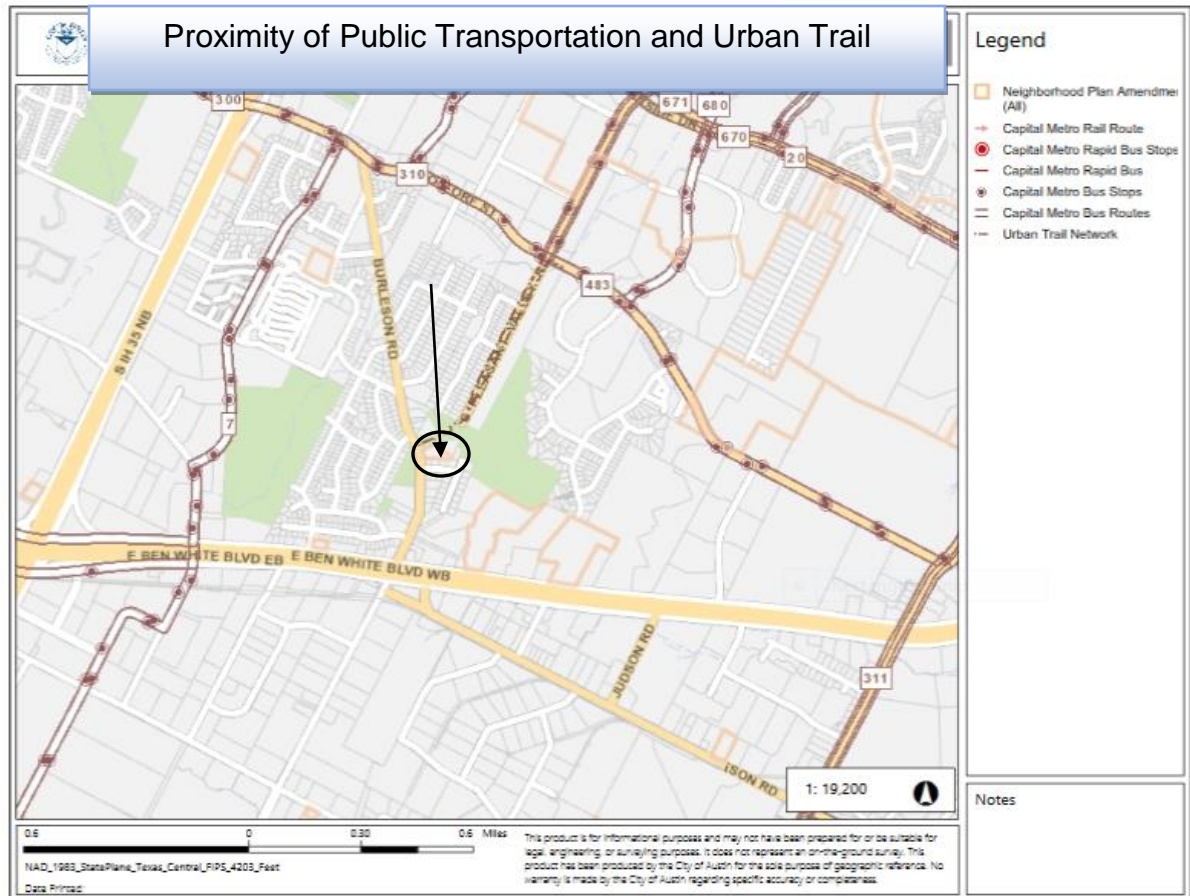
- *Not applicable.*

12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

- *Not applicable.*







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: On August 23, 2018 and September 20, 2018 City Council signed Resolutions Nos. 20180823-078 and 20190920-096 directing staff to initiate zoning change applications and applicable plan amendment applications on existing mobile home parks in Austin that currently do not have MH-Mobile Home Residence zoning. The Resolutions state that mobile homes parks provide a diversity of housing types; can provide affordable housing and market-rate housing options for work class families; mobile homes parks are seen by some communities as an undesirable use which has led to discriminatory and exclusionary

zoning; and mobile homes parks have been closed or slated for redevelopment leading tenants to be displaced. Copies of the Resolutions are provided in this report.

PUBLIC MEETINGS: The ordinance-required community meeting was held on March 21, 2019. Approximately 468 community meeting notices in English and Spanish were sent to people who live or own property within 500 feet of the property, in addition to neighborhood groups and environmental organizations who requested notification for the area. Thirteen people attended the meeting, in addition to the plan amendment planner, the zoning planner, and a planner who provided Spanish translation.

The East Riverside/ Oltorf Neighborhood Plan Contact Team requested that City of Austin Transportation, Corridor Planning staff members attend the meeting to answer questions about the proposed new road extensions in the area. Corridor Mobility Program Office gave brief overview of S. Pleasant Valley connection study. S. Pleasant Valley is a designated mobility corridor with no attached funding at this time.

After this presentation, the following questions were asked:

Q: Is it possible for homeless with mobile homes to stay in the mobile home park? Give them a place to park?

A: We don't know, I suspect that it would depend on the owners.

Q: With this rezoning, nothing else could be built there? How easy would it be to build something bigger and better?

A: MH zoning would allow for mobile homes. The property owner would have to request a zoning change to build something else.

Q: Would it be easier to build an apartment complex with the new zoning or with the Single-Family zoning that is there now?

A: Same as previous question, property owner can always request a zoning change. Currently, the owner could build or subdivide land.

Q: How does affordable housing relate to this particular mobile home park?

A: From what we know, the rents in these parks are affordable at present time. Not sure how much people pay in rent, but people have commented that it's affordable. We know that residents have lived in these parks for a long time and that the parks can be very tight knit communities.

Q: Is it up to the property owner to ask renters for upkeep?

A: We are not sure how the properties are managed.

Q: If the property is currently not zoned Mobile Home Residence, how did it end up that way?

A: Sometimes zoning is assigned after a property is already in use. There are places in the city that have different zoning than what is on the land. The zoning does not always match the use. This is considered a non-conforming use. Example: Camp Mabry is zoned SF-1,

schools are un-zoned. Zoning does not say that you must do something specific with the land. If you want to change what's on the land, then the zoning will say what can be built. There could be a home on a commercially zoned lot. They could build a business, should they want to.

Staff comment: There are 19 properties. Staff does not have a recommendation. This current property is zoned SF-3. This will allow 1 duplex, max. Cactus Rose and Thrasher Lane are sore spots because people were moved out so quickly.

Public comment: The property owner owns the trailers. He then rents them out to tenants. If the owner is not requesting this change, who is?

A: The City Council directed staff to initiate these rezonings and plan amendments. Staff is bringing forward these changes.

Public comment: It seems like the City is forcing the owner to keep the property Mobile Homes.

A: The City can change zoning to uphold public safety, public welfare, and public health.

Public Comment: They have more land. The trailers are old. The property owner owns them and rents them out. There is a home back there.

A: Only the area with trailers is proposed to be rezoned Mobile Home Residence. The parcel the house is on will remain SF-3.

Public Comment: My house has a white picket fence on Burleson. To me the trailer park is non-compatible with the neighborhood. My house is pleasant. But there is an element from the trailer park that use the bus stop. My daughter and granddaughter were uncomfortable going to the bus stop due to residents from mobile home park.

Public Comment: There are people living in the trailer park who are known as child predators. I didn't feel safe so I moved. Part of the hesitation of living there was the people living in the trailer park.

Public Comment: If zoning changes, we don't want 2-3 story multifamily in the neighborhood. If you drive down Santa Monica they have 2-3 story buildings now. Our city council person supports density.

Staff comment: The building maximum height is 35 feet, the same as Single-Family. The uses are limited. Only mobile home will be permitted under Mobile Home Residence.

Q: If the city rezones to MH and the owner asks for a zoning change then the owner could build a 3-story building, etc?

A: The zoning change request would need to go through the zoning change process. Which means the owner would need to pay the high fees, go through public notification, go to Planning Commission, and City Council.

Q: Does the owner know about zoning change?

A: This property owner knows that this is happening. A staff member spoke to the property owner's wife. She asked why the city was doing this. It does not sound like they are in support of the change.

Q: The goal of City is to preserve the mobile home park as Mobile Home Residence for the sake of affordable housing?

A: Yes, the intent is to preserve for as long as possible. Since the City doesn't own the property, there are limits to what the city can do. There is also a tenant relocation ordinance. It began for apartment renters and now covers mobile home park tenants. This rezoning will add a layer to assist should the tenants be asked to relocate. Tenants get more notice and possible relocation funds.

Q: If it is zoned MH, does that means if someone gets kicked out they will get money to move? What if they are made to leave now? Will they receive any assistance?

A: We don't know the details of the Relocation Ordinance. We would have to talk to other staff members to find out. The relocation ordinance is an attempt to deal with Austin's growth.

Q: The goal of the City is to preserve this one mobile home park?

A: The city wants to preserve all of them. The City can't make the property owner not ask for a zoning change. The owner would need to request a zoning change which would require they pay the fee, notification, and appearance before PC and CC. This modification adds a few more steps to the rezoning process.

Staff comment Scott: Something to remember is that the zoning is attached to the land. The land can change owners, but the zoning will stay with the property.

Q: It feels like the owner is being penalized. Will the City be giving tax breaks to the owner?

A: Some owners are supportive and want to keep the RVs and intend to keep the property for mobile homes. We don't know the tax status of the property.

Public comment: If the property owner has an idea to change zoning or redevelop, then this feels like a penalty.

A: With the MH zoning these parcels will be conforming uses and making improvements to these parks will be made easier. With a non-conforming use, the owner could not make improvements. One owner has told me "I'm sympathetic, but I didn't cause the affordable housing crisis." I encourage property owners to contact their council members. This meeting is for input, anyone can add comments to the notice, the third opportunity for input is at Planning Commission, and then fourth at City Council.

Q: I'm under the impression that the City wants to do this to get properties right-zoned to MH. It seems to me the City is setting a precedent that it can add affordable housing and MH anywhere. Like in a church parking lot, for instance.

A: I can't speak to what the City could or could not rezone. I can't predict that. But it would have to go through this same public input process.

Q: I have a question about living standards. Does the City enforce standards? If the City wants to keep this parcel Mobile Home for perpetuity the City has the responsibility to make it livable.

A: Mobile homes parks have to register with Code Enforcement, so they have mobile home addresses. We don't know how Code Enforcement Department oversees the mobile home parks, for example, are there annual inspections or is it complaint-driven. We just don't know.

Public Comment: Please forward comment on to Code Enforcement. Just because you're poor doesn't mean you have to live in bad conditions.

Q: The property owner does not maintain or upkeep the property.

Public comment: Most people have dogs.

Public comment: The house itself on Burleson has a lot of junk. I know they don't get help from the landlord.

Public comment: I have a neighbor with junk and cars. I put up a fence and Code came to me eight times about it.

Public comment: Will the code restrictions be grandfathered or will new standards be introduced with the new MH zoning?

A: Most likely older mobile homes parks will be grandfathered.

Q: Legal non-conforming status is a grandfathered status?

A: Yes

Q: If an owner wants to make improvements, does he need to change to MH? If he is grandfathered, how would he make changes?

A: There can be improvements to the property that don't rise to the site review level, a property owner could do these without a rezoning.

Q: The home in the back of the property is separate, correct? I thought it was all one property.

A: TCAD shows it as two tracts.

Public comment: If the City can take these drastic measures, how can the City say we're going to do this, but can't enforce what is there now? (The house is legally non-compliant).

Q: Why not keep the property SF?

A: If the property owners were to sell, the new owners could subdivide or request multifamily.

Q: Could the owner subdivide the property?

A: With current zoning, they can build on duplex or could subdivide into several lots and get maybe four duplexes.

Q: Why didn't the City do this for bigger mobile home parks that are now high-rises?

A: I guess hindsight is 2020.

Q: When will the PC and CC hearings take place?

A: They haven't been scheduled at this time. The earliest it would be May for PC and late June for CC.

Q: What could stop the zoning change from going through?

A: I guess if there were many emails and letters to City Council and to the Case manager. The property owner could also make the case to not have the property rezoned to MH. We will attach emails received to staff report. Also, we encourage people to attend the public hearings.

Q: How does the owner benefit?

A: The rezoning would make the existing mobile home park a conforming use.

Public comment: I would hate for my neighbor to lose her privacy if a three-story apartment goes up there.

Public comment: I've met with the owner and he wants to rezone. Can't the owner just ask for a rezoning now?

A: If the owner is supportive of the MH – Mobile Home zoning, he could attend the public hearings and speak in favor. If he asks for a different zoning, but this would probably require new public hearing notifications.

CITY COUNCIL DATE: June 20, 2019

ACTION:

City Council Resolutions

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

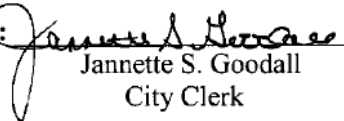
(3) Comfort Mobile Home Park located at 7307, 7401, and 7403 East Riverside Drive, Austin, Texas, from East Riverside Corridor (ERC) district to mobile home residence (MH) district.

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;

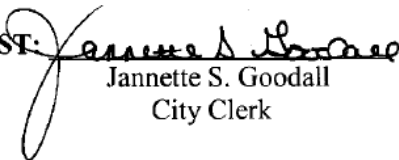
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

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

East Riverside/Oltorf Combined NPCT Letter of
Recommendation

From: Malcolm Yeatts

Sent: Monday, May 13, 2019 5:47 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: Grantham, Scott <Scott.Grantham@austintexas.gov>

Subject: RE: PC/CC Hrngs: Mobile Homes NPA and Zng Cases

The EROC Contact Team has voted on the zoning case C14-2019-0021.01.

The final vote was:

Support: 8

Oppose: 9

Abstain: 3

No response: 2

Malcolm Yeatts Chair, EROC Contact Team

Email Disputing EROC NPCT Vote

From: Tim Thomas
Sent: Tuesday, May 28, 2019 10:53 AM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: Re: NPA-2019-0021.01 - Jensen's M/H Park; District 3

I would just add:

The executive team of the East Riverside Oltorf Combined neighborhood planning organization currently has a complaint filed against it due to continued voting issues. Per their bylaws - "Voting contact team members MUST REPLY ALL TO SUCH EMAIL in order for their votes to be counted." The totals do not match the number of eligible voting members most recently posted to the list, nor do the votes match what is publicly verifiable.

The outcome for NPA-2019-0021.01 based upon properly cast verifiable votes is:

Yes - 6 No - 6 Abstain - 3

Thanks,
Tim Thomas

From: Tim Thomas <apache@austintexas.gov>
Sent: Tuesday, May 28, 2019 10:37 AM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: NPA-2019-0021.01 - Jensen's M/H Park; District 3

This message is from Tim Thomas.

Hi,

I just noticed that Malcolm Yeatt's vote records from the East Riverside/Oltorf Combined contact team is included with this document, but no notice that he's currently has a complaint filed against this vote for vote rigging, and that voting outcome is definitely not valid. Is it possible to get that notation added to the documents?

Thanks,
Tim Thomas

No district found for the address provided.



MEMORANDUM

TO: Tim Thomas

FROM: Gregory I. Guernsey, AICP *GG*

DATE: May 28, 2019

SUBJECT: Dispute Resolution Submission Re: East Riverside Oltorf Combined (EROC) Neighborhood Plan Contact Team (NPCT) Voting

The Planning and Zoning Department received your Dispute Resolution submission on May 13, 2019, regarding EROC NPCT voting. The complaint form states that the EROC NPCT engaged in electronic voting practices which were not consistent with the EROC NPCT Bylaws. In particular, the complaint indicates that the EROC Executive team started a vote on Thursday May 2nd and posted results on May 12 which appear to include electronic votes that were not made using "reply all" as required by the EROC NPCT Bylaws.

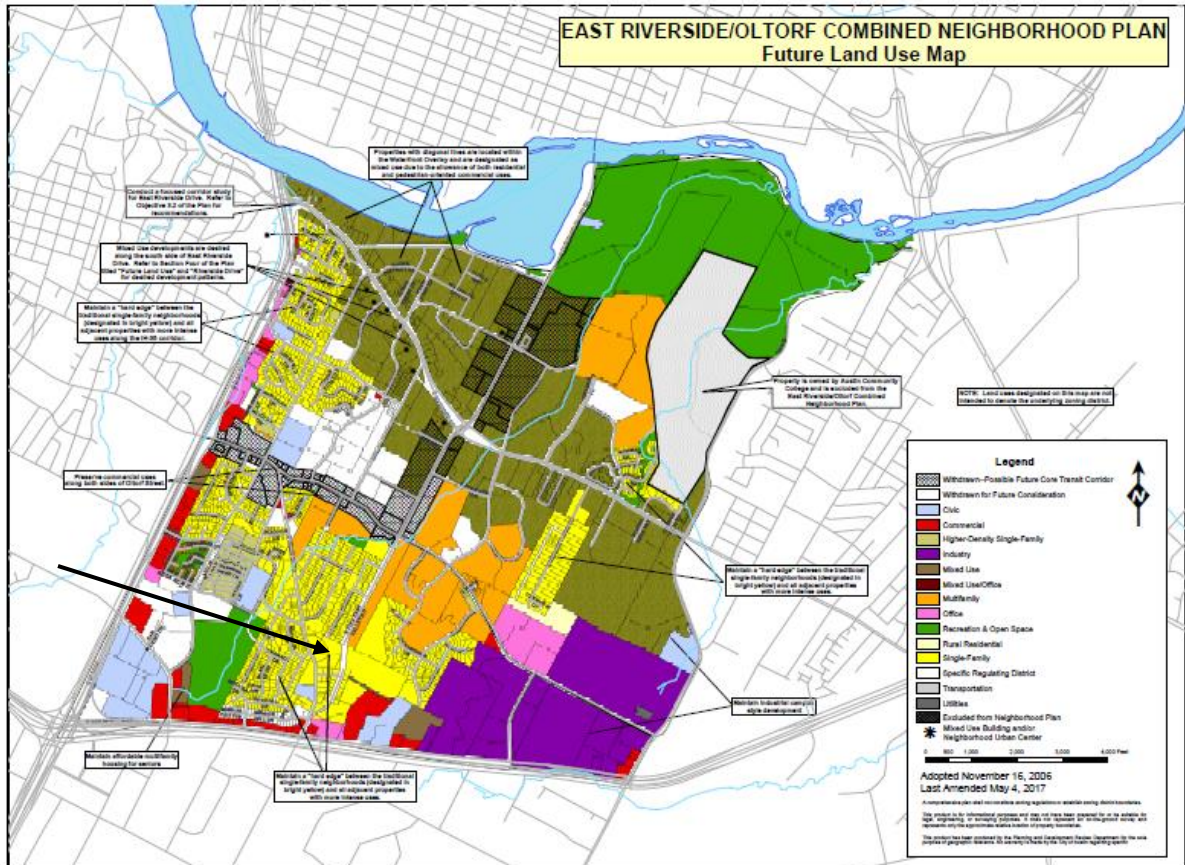
Subsection 7.J. of the EROC NPCT Bylaws which are on-file with our office indicate that:

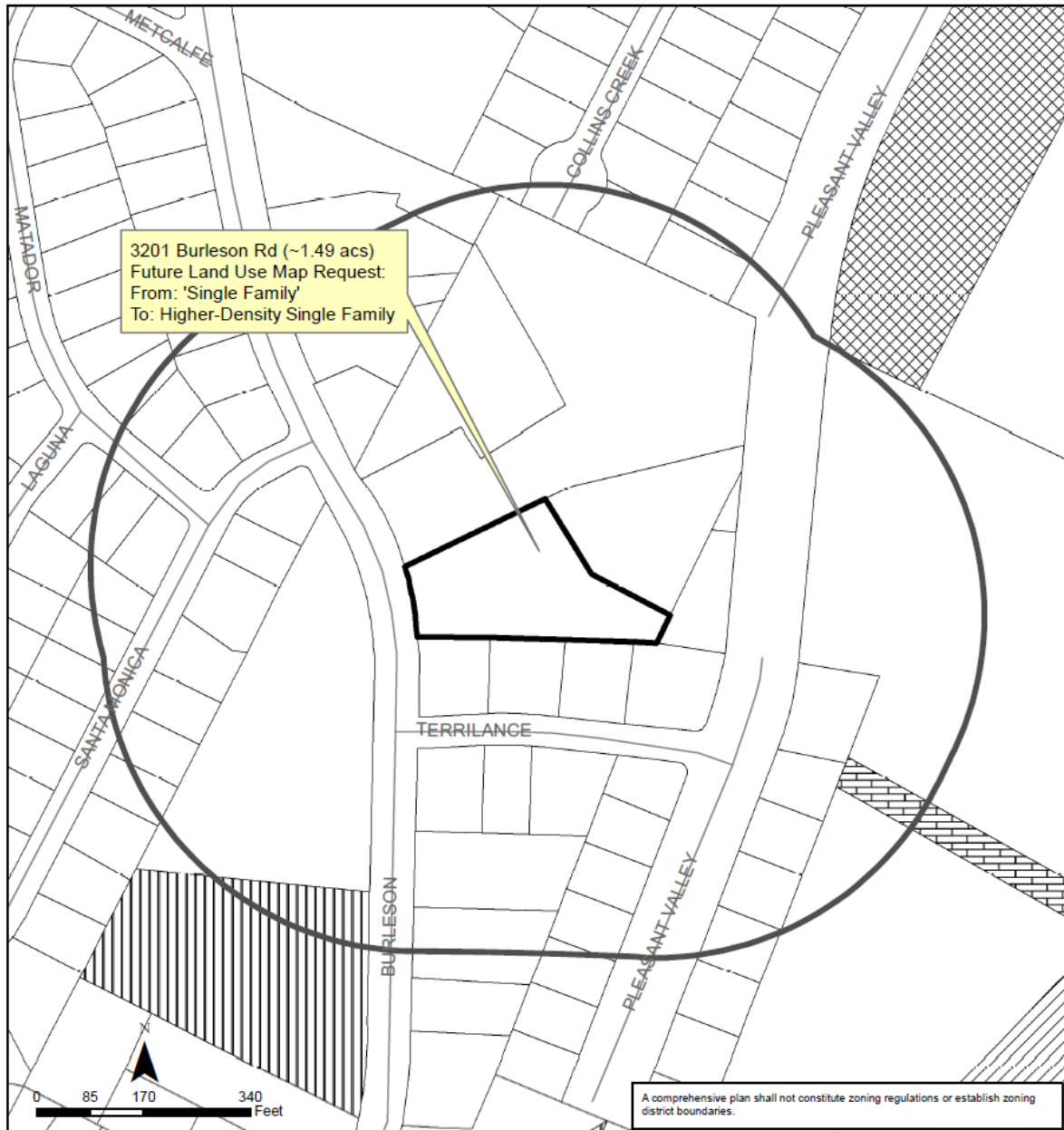
"J. Electronic calls for votes must be distributed by the Secretary via email to the voting contact team members only. Voting contact team members must REPLY ALL TO SUCH EMAIL in order for their votes to be counted. Votes must be clear. Posting comments only will count as a missed meeting/vote call... Voting results will be posted to a public website."

Based on your complaint and a preliminary review of the information that you provided, the Planning and Zoning Department finds that **dispute resolution is warranted** for this issue.

I will investigate the matter further and will provide a full written report no later than June 11, 2019. The written report will identify issues to be addressed through dispute resolution.

If you have any questions regarding this determination, please contact Stevie Greathouse at stevie.greathouse@austintexas.gov or (512) 974-7226 or myself at Greg.Guernsey@austintexas.gov or (512) 974-2387.





East Riverside/Oltorf (Parker Lane) Combined Neighborhood Planning Area NPA-2019-0021.01

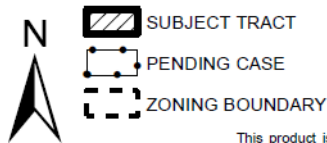
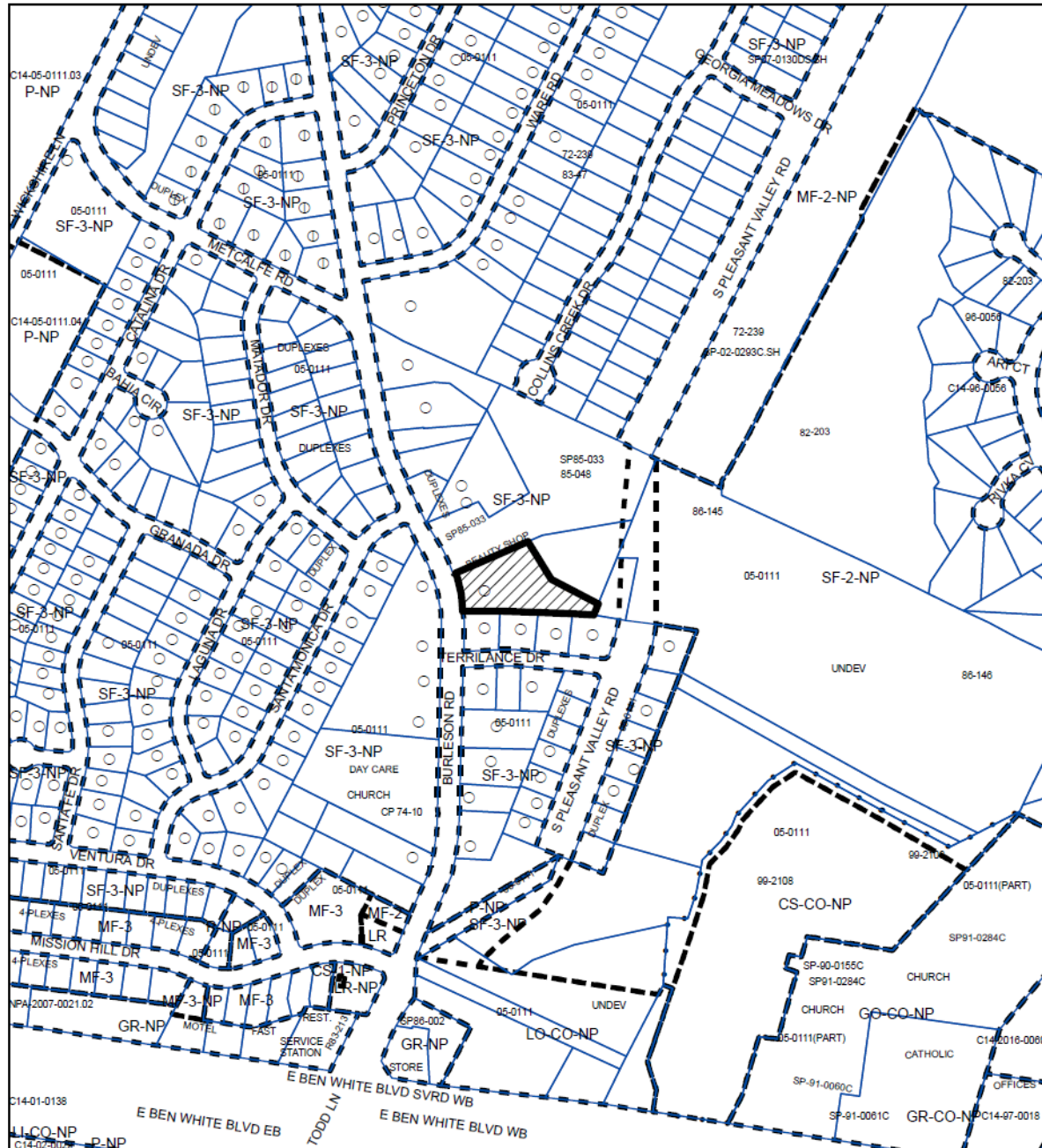
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin
Planning and Zoning Department
Created on 2/7/2019, by: meredithm

Future Land Use		
500 ft. notif. boundary	Industry	Subject Property
Single-Family	Civic	
Multi-Family	Recreation & Open Space	
Commercial	Transportation	
Mixed Use	Utilities	
Office	Excluded from FLUM	



ZONING
ZONING CASE#: C14-2019-0026

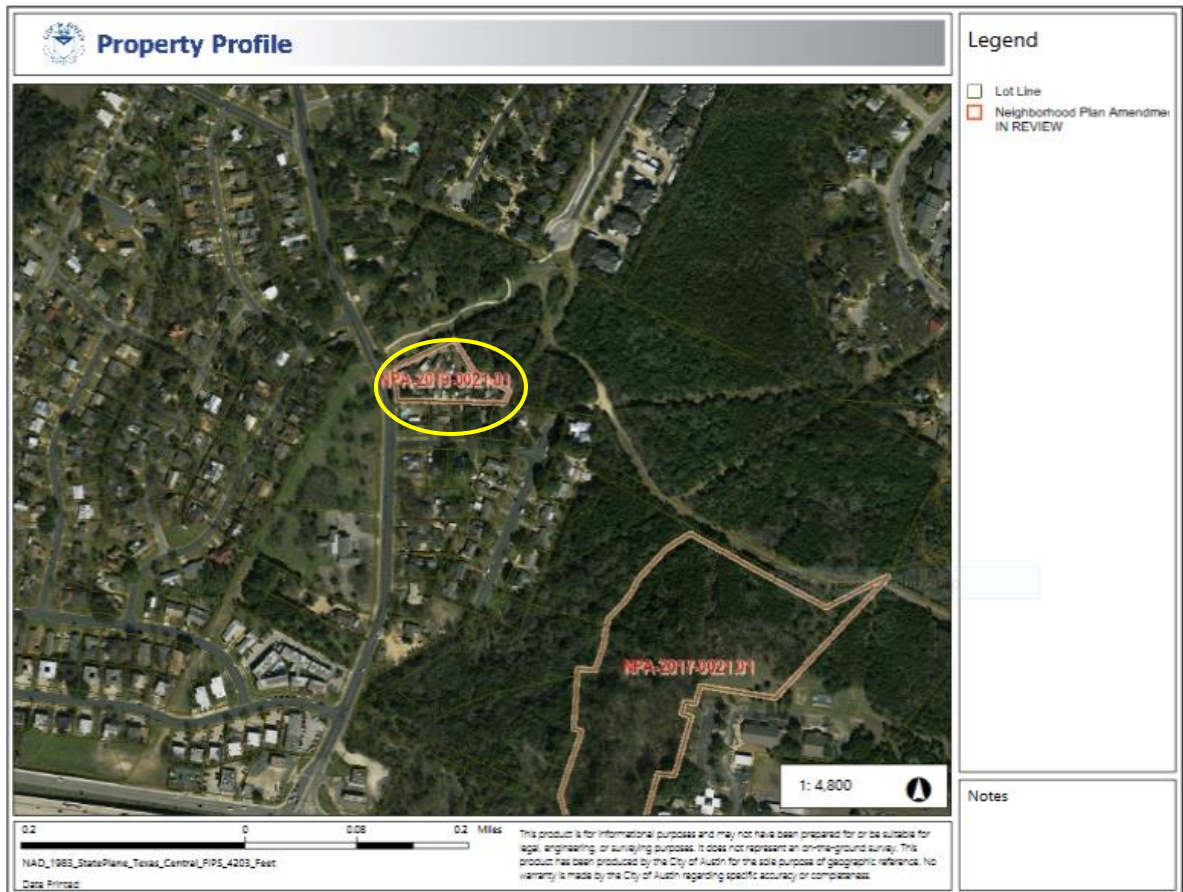
1" = 400'

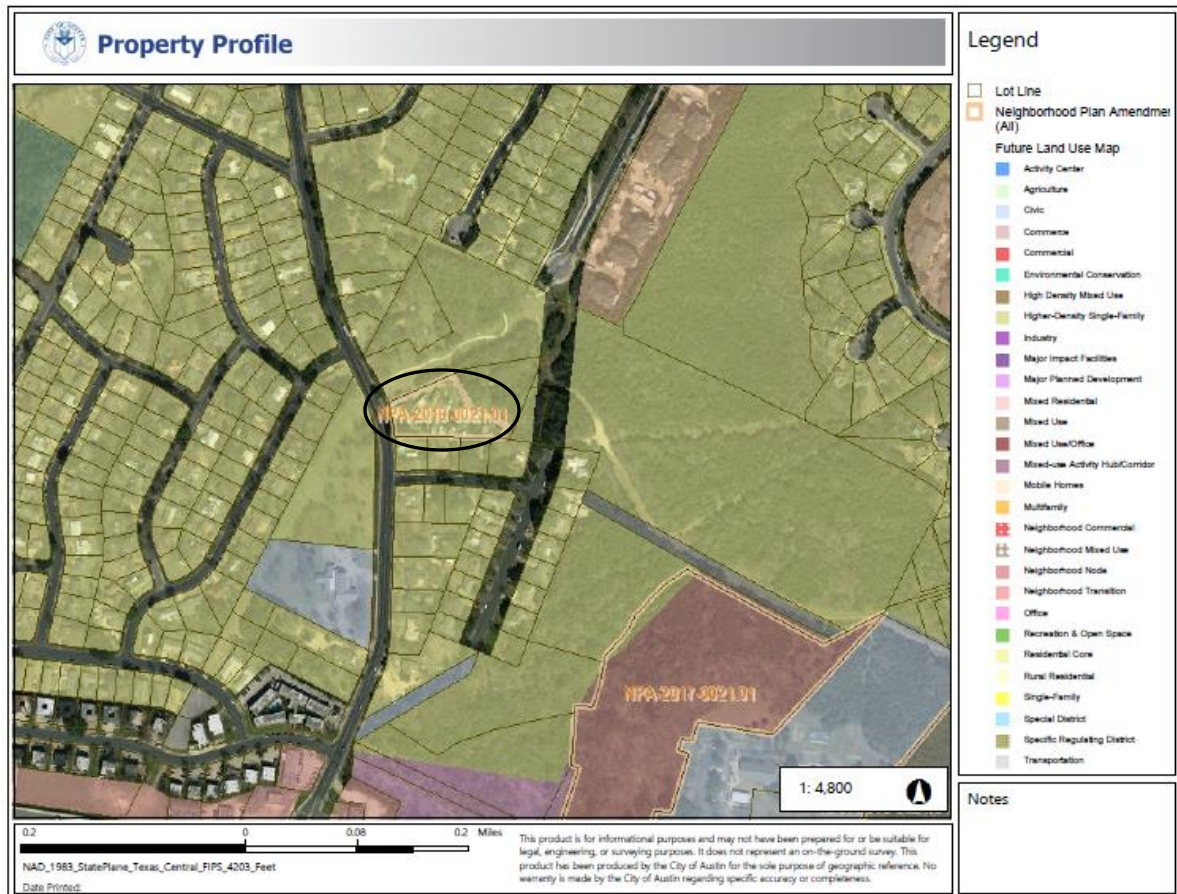
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

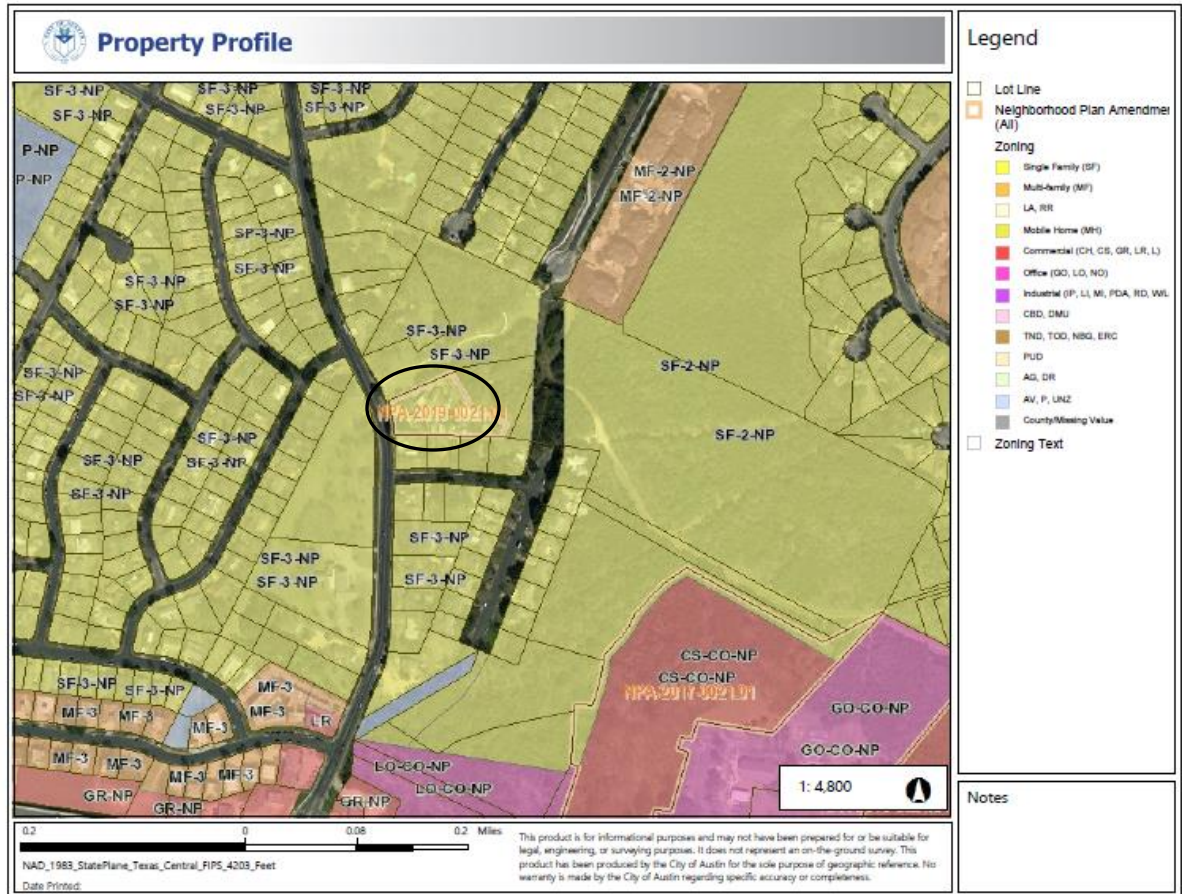
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/30/2019







Communication Received

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
R 5/24/19

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0021.01
Contact: Maureen Meredith 512-974-2695,
Public Hearings: May 28, 2019, Planning Commission
June 20, 2019, City Council

☐ I am in favor
☒ I object

JULIE GAMBOA

Your Name (please print)

3307 S. Pleasant Valley Rd. 78741

Your address(es) affected by this application

[Signature]

Signature

Date

5.21.19

Comments:

*Constant new development + high
cost housing is driving out
long time residents + causing
higher property taxes!*

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

Rec'd 5/28/19
@ PC hearing

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0021.01
Contact: Maureen Meredith 512-974-2695,
Public Hearings: May 28, 2019, Planning Commission
June 20, 2019, City Council

VIRBLE L Sutton

☐ I am in favor
☒ I object

Your Name (please print)

4403 TERRILANCE DR AUSTIN, TX 78741

Your address(es) affected by this application

Virble L Sutton May 28, 2019

Signature

Date

Comments: I am opposed to re-zoning of
this property to Higher Density Single family
because it takes away privacy from
existing + adjoining properties. Please
leave it as it is zoned.

Thank you,

Virble L Sutton