

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0027 – Congress MH / RV Park

DISTRICT: 2

ZONING FROM: GR-MU-CO-NP; MH-NP

TO: MH-NP

ADDRESS: 6111 South Congress Avenue

SITE AREA: 8.06 acres

PROPERTY OWNER: Maynard Angel Denise Trust and Roger Alan Maynard

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 – neighborhood plan (MH-NP) combining district zoning.** *For a summary of the basis of Staff's recommendation, see case manager comments.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

**May 28, 2019: TO FORWARD TO COUNCIL WITH NO RECOMMENDATION**  
**[G. ANDERSON; J. SHIEH – 2<sup>ND</sup>] (8-4) Y. FLORES, C. KENNY, R.**  
**SCHNEIDER, T. SHAW – NAY; K. MCGRAW ABSENT**

CITY COUNCIL ACTION:

**June 20, 2019:**

ORDINANCE NUMBER:

ISSUES:

At the Planning Commission meeting, the property owner's agent presented an alternate rezoning proposal for the 1.76 acre portion that fronts South Congress Avenue to a depth of approximately 225 feet. Under this proposal, the existing GR-MU-CO-NP area would be rezoned to add a vertical mixed use building (-V) component, to allow for potential redevelopment as a commercial/apartment project. Under this proposal, the remainder of rezoning area which has MH-NP zoning would remain unchanged and be withdrawn. Residents within the existing 1.76 acre GR-MU-CO-NP area would like to discuss the rezoning options for the property.

The South Congress Combined Neighborhood Plan Contact Team has provided correspondence in support of the proposed rezoning, and is attached at the back of this packet.

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 tracts are located on South Congress Avenue, developed with a mobile home park and contain both mobile homes and recreational vehicles. The tract with South Congress Avenue frontage is zoned community commercial – mixed use – conditional overlay – neighborhood plan (GR-MU-CO-NP) combining district. The remainder of the property was zoned mobile home residence – neighborhood plan (MH-NP) combining district zoning through the Sweetbriar rezonings that occurred in August 2005. Both rezoning tracts are included in this case because the property includes portions of one platted lot. Aerial photography from 1976 shows manufactured homes on the property. The GR-MU-CO-NP district does not permit the mobile home park land use, and consequently, the mobile home park is not an allowed land use per City Code.

The majority of this portion of South Congress Avenue consists of apartments (including two recently constructed developments) and commercial uses. There are apartments, an automotive repair business and a church to the east, and the Pleasant Hill Elementary School is to the south, across North Bluff Drive. ***Please see Exhibits A and A-1—Zoning Map and Aerial Exhibit.***

#### BASIS OF RECOMMENDATION:

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

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

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

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

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

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

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-MU-CO-NP; MH-NP	Manufactured home / RV park
<i>North</i>	PUD-NP	Apartments
<i>South</i>	SF-3-NP	Pleasant Hill Elementary School
<i>East</i>	PUD-NP; LR-MU-NP; MF-2-CO-NP	Apartments; Auto repair; Church
<i>West</i>	GR-MU-CO-NP; MF-2-CO-NP	Undeveloped; Apartments

NEIGHBORHOOD PLANNING AREA: South Congress Combined (Sweetbriar)

TIA: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Pleasant Hill Elementary School      Bedichek Middle School      Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

9 – Battle Bend Springs Homeowners Association  
 96 – Southeast Corner Alliance of Neighborhoods (SCAN)  
 352 – Greenwood Hills – Colonial Park Neighborhood Association  
 511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Assoc.  
 742 – Austin Independent School District  
 1173 – South Congress Combined Neighborhood Plan Contact Team  
 1228 – Sierra Group, Austin Regional Group      1363 – SEL Texas  
 1424 – Preservation Austin      1429 – Go!Austin/Vamos!Austin (GAVA) – 78745  
 1528 – Bike Austin      1530 – Friends of Austin Neighborhoods  
 1531 – South Austin Neighborhood Alliance      1550 – Homeless Neighborhood Association  
 1578 – South Park Neighbors      1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0049 – South Edge II (Part 3) – 6224 Crow Ln	SF-3-NP to MF- 2-NP	To Grant MF-2-CO-NP w/CO for 2,000 trips per day w/conds of right-of-way dedication for Crow Ln	Apvd as Commission recommended (7-24-2008).
C814-91-0001.04 –	PUD-NP to	To Grant PUD-NP to	Apvd as Commission

Little Texas PUD Revision #4 – 6005 South Congress Ave	PUD-NP, to amend the approved land use and development standards for Block A, Tract 1	add “Mixed Use” to the Commercial designation; allow GR standards for the max floor-to-area ratio (1.0 to 1.0) and max building height (60’); and prohibit pawn shop services, auto sales and washing	recommended (10-18-2007).
C14-2007-0100 – South Edge II	SF-3-NP to MF- 3-NP	To Grant MF-2-NP w/ conds of right-of-way dedication for Crow Ln	Apvd as Commission recommended (10-11-2007).

#### RELATED CASES:

The Sweetbriar Neighborhood Plan Rezoning was adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005 under the City of Austin's Neighborhood Planning Program (NP-05-0020; C14-05-0105 – Ordinance No. 20050818-Z002). The property consists of Tract 255 and a portion of Tract 260 and was rezoned to GR-MU-CO-NP with the CO prohibiting pawn shop services, automotive washing (of any type) and automotive sales. As part of the Sweetbriar Neighborhood Plan Rezoning, the neighborhood mixed use building was adopted for Tracts 255 and 260.

#### EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
South Congress Avenue	125 feet	55 feet	Major Arterial	Yes	Shared Lane	Route 1; Route 801

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a wide shoulder is recommended for Congress Avenue.

#### OTHER STAFF COMMENTS:

##### Environmental

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

#### Fire Department Comments

No AFD permitted locations for Aboveground Hazardous Materials Storage and Handling within 30 feet of the parcel property line.

#### Site Plan and Compatibility Standards

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

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

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

The site is subject to compatibility standards. Along all southern property lines, the following standards apply:

- For a structure that is more than 50 feet and not more than 100 feet from property zoned SF-5 or more restrictive, the height limitation is 3 stories and 40 ft.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

### **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 140 feet of right-of-way for Congress Avenue. It is recommended that 70 feet of right-of-way from the existing centerline should be dedicated and/or reserved for Congress Avenue according to the Transportation Plan [LDC 25-6-51 and 25-6-55]. Additional right-of-way may be required at the time of subdivision and/or site plan.

#### Austin Water Utility

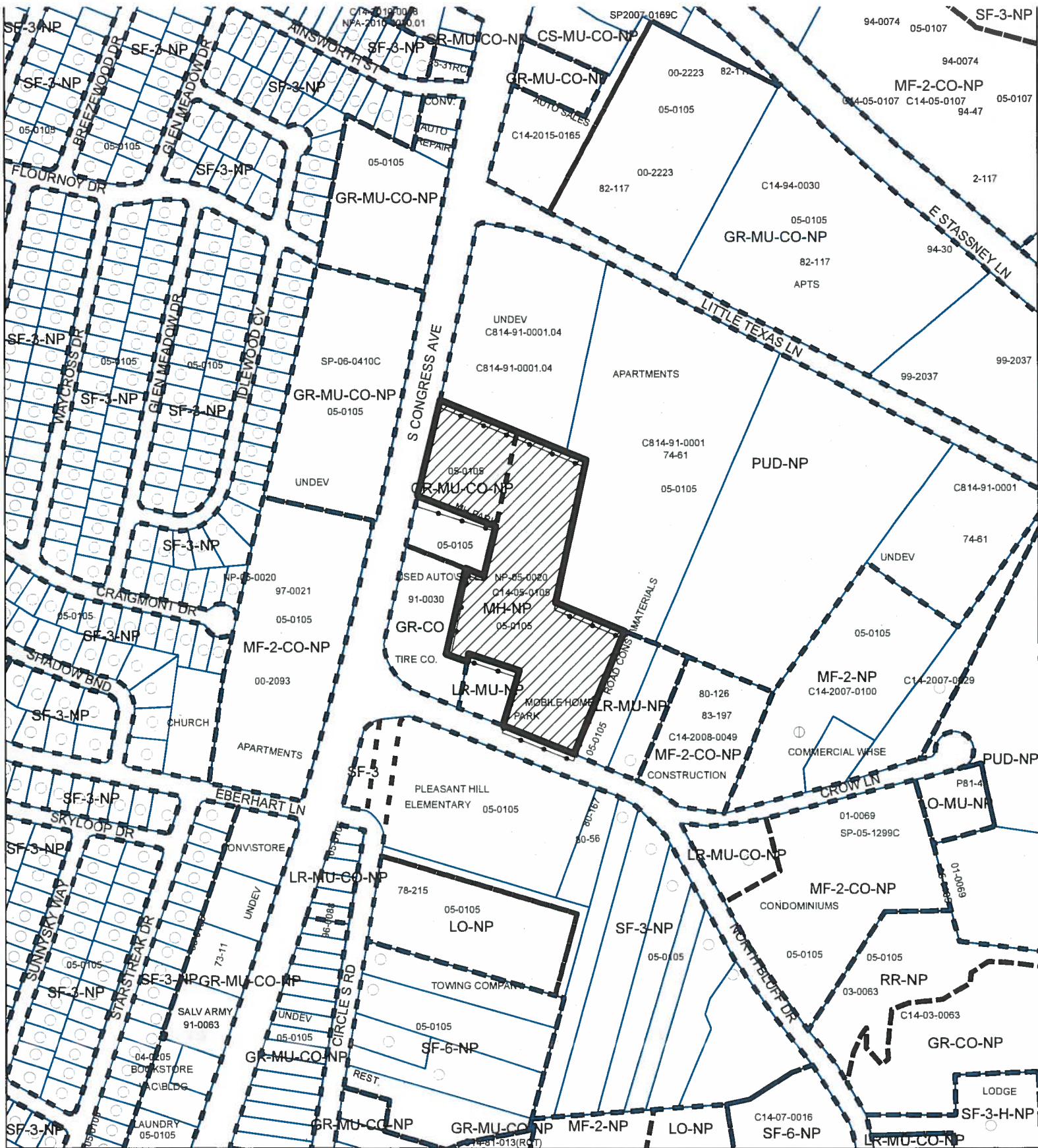
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required 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



# ZONING

ZONING CASE#: C14-2019-0027

EXHIBIT A



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

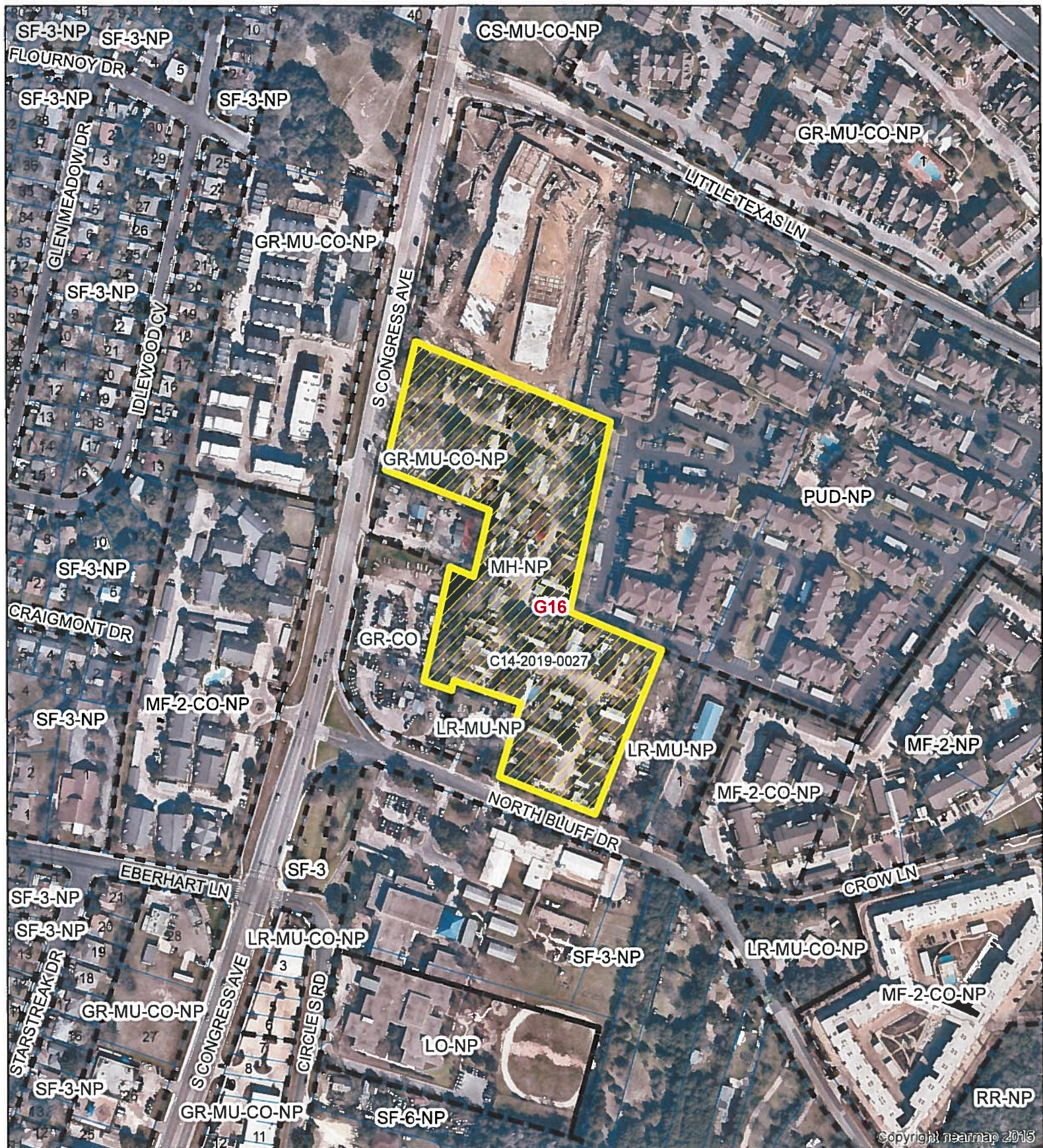
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

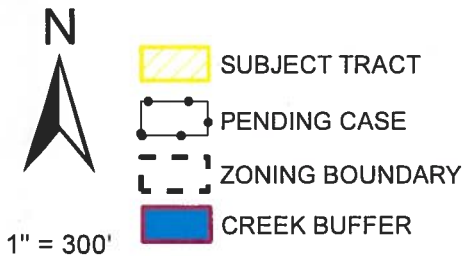


Created: 2/21/2019





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- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- CREEK BUFFER

**CONGRESS MH/RV PARK**  
 ZONING CASE#: C14-2019-0027  
 LOCATION: 6111 S. CONGRESS AVE.  
 SUBJECT AREA: 8.06 ACRES  
 GRID: G16  
 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;

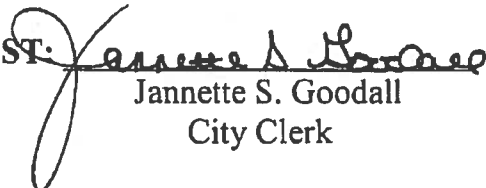
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

**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:** Jesus Pantel <jesus.pantel@yahoo.com>  
**Sent:** Sunday, February 10, 2019 4:27 PM  
**To:** Rhoades, Wendy  
**Subject:** C14-2019-0027

Hi Wendy,

As a resident within 500 feet, I am in favor of the rezoning of 6111 S. Congress Ave from GR-MU-CO-NP to MH-NP. I am glad that we have a place where people in mobile homes can live.

When I first got this notice, I was afraid the mobile home residents were going to be kicked out. I am glad that is not the plan.

Sincerely,

Jesús Pantel

~~jesus.pantel@hotmail.com~~  
(512)-775-4830  
401 Little Texas Lane, #1625  
Austin, TX 78745

Sent from my iPhone

DATE: May 21, 2019  
TO: City of Austin Zoning Case Files  
C/O: Maureen Meredith [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov)  
CC: Wendy Rhoades [Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)

FROM: South Congress Neighborhood Plan Contact Team – SCCNPCT

RE: NPA-2019-0020.01\_4511 Lucksinger Ln  
C14-2019-0018\_Associated zoning case  
NPA-2019-0020.02\_4811 S. Congress Ave.  
C14-2019-0025\_Associated zoning case  
NPA-2019-0020.03\_6111 S. Congress Ave.  
C14-2019-0027\_Associated zoning case

Please ensure this letter is added to the above case files to serve as the South Congress Combined Neighborhood Plan Contact Team's (SCCCPCT) support for the residents and families of these MH communities, and officially state the SCCNPCT's support for the city's mobile home NPA zoning, specifically these cases above which lie within the SCCNPCT area.

The SCCNPCT is always looking for true affordable housing for families and children living within contact team area and in all of Austin, Texas.

Mobile homes within the SCCNPCT area provide affordable housing (MFI 40%-50%) not seen with any developments previously planned or currently underway in all of the SCCNPCT area.

This of important concern to the SCCNPCT and therefore we agree with the city's move to preserve these mobile home communities so that families and residents of all socio-economic means have nearby access within their neighborhoods and core communities to live, work, play and flourish.

Please contact us if we can provide anything more.

Thank you,

Mario Cantu [mariocantu@myverizon.net](mailto:mariocantu@myverizon.net)  
Keena Miller [keena.miller@gmail.com](mailto:keena.miller@gmail.com)  
Michael Fossum [mfossum@austinmaven.com](mailto:mfossum@austinmaven.com)

## Rhoades, Wendy

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**From:** Susana Almanza <~~poderaustin@gmail.com~~>  
**Sent:** Tuesday, May 28, 2019 1:23 PM  
**To:** Burkhardt, William - BC; bc--Yvette.Flores@austintexas.gov; Kenny, Conor - BC; Shieh, James - BC; Kazi, Fayez - BC; Thompson, Jeffrey - BC; Seeger, Patricia - BC; Shaw, Todd - BC; Howard, Patrick - BC; Schneider, Robert - BC; Anderson, Greg - BC; McGraw, Karen - BC; Teich, Ann - BC  
**Cc:** Meredith, Maureen; Clark, Kate; Rhoades, Wendy; Sirwaitis, Sherri; Chaffin, Heather; Amaro, Gabriel; Edwin U Sanchez  
**Subject:** Mobile Home Park Zoning for May 28th 2019  
**Attachments:** Mobile Home Parks Report Latino Research Initiative.pdf

Hello Planning Commissioners- PODER, Montopolis Neighborhood Association, Raza Roundtable and Eastern Crescent Right to Stay Coalition have worked for over to years to preserve our mobile home parks. Mobile Home Parks are the most affordable housing available in the City of Austin. Our recommendation has been to rezone the mobile home parks to their current use, MH (Mobile Home). We also recommend the City purchasing the mobile home parks.

The Montopolis community is currently home to four mobile home parks. Two mobile home parks have been demolished in Montopolis, Cactus Rose and Thrasher Lane.

I am attaching a report by The University of Texas at Austin Latino Research Initiative entitled, "Housing Affordability in Austin Brings New Attention to Mobile Home Parks". Their recommended strategies for preserving affordability included the restriction of mobile home parks to the current land use (MH) and utilizing the City's Community Land Trust (CLT). The City's CLT would purchase the land and lease the property to low-income households.

**We request your approval of of rezoning these mobile home parks to their current zoning use, which is MH (Mobile Home).** If the city is serious about addressing gentrification, we must be proactive in safeguarding our mobile home parks. If we are serious about affordable housing we must protect our mobile home parks. If we are serious about addressing displacement, we must protect our mobile home parks.

Thank you, Susana Almanza, PODER & President Montopolis Neighborhood Association

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PODER  
P.O. Box 6237  
Austin, TX 78762-6237

~~www.poder-texas.org~~





The University of Texas at Austin  
**Latino Research Initiative**  
College of Liberal Arts

ISSUE BRIEF

PUBLICATION #2017-01

NOVEMBER 2017

## ABOUT THE LATINO RESEARCH INITIATIVE

The Latino Research Initiative is an interdisciplinary, research-focused entity within the College of Liberal Arts at The University of Texas at Austin. The mission of the Latino Research Initiative is to provide the infrastructure for the creation and dissemination of quality information about issues affecting Mexican-origin and Latino populations in the region, state, and nation.

The Latino Research Initiative supports the production of research and community-based projects that focus on key areas in Mexican American and Latina/o Studies: policy studies, language and cognition, cultural studies, health and social equity, and an archive of materials and data relating to these areas.

By creating and supporting community of scholars in Latino studies and building a comprehensive archive, the Latino Research Initiative serves as an invaluable resource for community volunteers, activists, policy makers, and other groups working to create programs and policies which directly affect the lives of Latinos in the United States.

210 W. 24th Street  
Mailcode F9200  
Austin, Texas 78712  
512-232-2264  
[liberalarts.utexas.edu/lri](http://liberalarts.utexas.edu/lri)

# *Housing Affordability in Austin Brings New Attention to Mobile Home Parks*

GABRIEL AMARO, PH.D.

## BACKGROUND

In this brief, the Latino Research Initiative examines the role of mobile home parks in housing affordability in the city of Austin, Texas.

Austin, along with its metropolitan area, is consistently ranked one of the fastest growing metropolitan areas in the nation. Steady job growth in the technology, transportation, and warehousing sectors (Austin is ranked 10 out of all U.S. metropolitan areas for job growth<sup>1</sup>) contributed to the city's population growth from 656,562 in 2000 to 949,587 in 2017, an increase of 45%.

The topic of housing affordability in Austin continues to dominate discussions among city leaders, real estate professionals, community leaders, and local residents.

While steady job growth has made Austin a desirable migration destination, the resulting population growth has put a strain on housing availability and affordability. According to a report from the Austin Board of Realtors<sup>2</sup>, the city has 2.1 months of inventory for all homes. This number represents an increase from last year, but is still relatively low<sup>3</sup>. However, homes priced at \$250,000 and under have an even lower inventory at less than 1 month. In comparison, both Dallas and San Antonio have 2.8 months of housing inventory<sup>3</sup>.

According to Austin's Strategic Housing Blueprint<sup>4</sup>, the

<sup>4</sup> Housing inventory indicates the amount of time current for sale inventory would last if no additional new houses were built.

city needs to construct 135,000 new housing units to keep pace with population growth over the next 10 years. Finally, according to the Department of Housing and Urban Development (HUD) Comprehensive Housing Market Analysis<sup>5</sup>, current yearly employment and population gains in Austin are expected to support demand for 36,950 new homes, while only 27,700 new and existing homes are entering the market.

Homeowners are not the only ones feeling the pinch. Renters in Austin are also affected by the housing shortage. There is a demand for 26,850 new market-rate rental units with only 14,000 units currently under construction<sup>5</sup>.

As a result of the limited housing supply, the median home sales price has increased to \$322,000 in 2017 from \$300,000 the previous year<sup>6</sup>. Apartment rents average \$995, \$1,249, and \$1,587 for a one, two, and three bedroom unit, respectively. This represents an approximately 7% increase over the previous year<sup>5</sup>. Income restricted units average \$727, \$870, and \$978 for a one, two, and three bedroom unit, respectively, but only account for about 9% of the apartment inventory. According to the City's Analysis of Impediments<sup>7</sup>, there are as many as 60,000 renter households earning less than \$25,000 per year, and just 19,000 affordable units to serve them. More than 40,000 renter households are paying more than 30% of their monthly income towards rent and utilities.

With housing becoming more unaffordable, community organizations and city leaders have turned their attention to mobile home parks as a way to provide low-income house-

holds with an affordable living opportunity within the city limits. Mobile home parks are the last bastion for affordability in Austin. As of 2015, the median rent for a mobile home was \$550 and the average rent was \$673 — both rents lower than that for income-restricted apartments (American Housing Survey). According to the U.S. Census, there were 5,491 mobile homes in Austin in 2015. However, within the past year alone, several mobile home parks have been rezoned and redeveloped and their residents displaced in the process.

## THE STUDY

Using census block data from 2010, we find that Latinos<sup>b</sup> may be disproportionately housed in mobile home parks. Latinos comprised about 60% of the mobile home park population but only 35% of the Austin population during the same time (Figure 1). Latino households may seek these more affordable living options because their median incomes are lower than

the general population (\$41,276 and \$57,689, respectively, according to the 2015 American Community Survey).

In an effort to help with the affordability issue, the Latino Research Initiative has conducted an analysis that identifies mobile home parks within the City of Austin and identifies whether the properties are at risk of redevelopment.

To accomplish this, we utilized the City of Austin's land use and future land use shapefile data. The City's land use data contains information on a property's current use (single-family use, commercial use, etc.). The future land use data contains information on the City's preferred future direction for a property according to the adopted comprehensive plan. We identified all properties within the Austin city limits that have mobile home land use. This research netted a total of 1,133 mobile home properties which include all properties such as mobile home parks and individually owned lots with a mobile home.

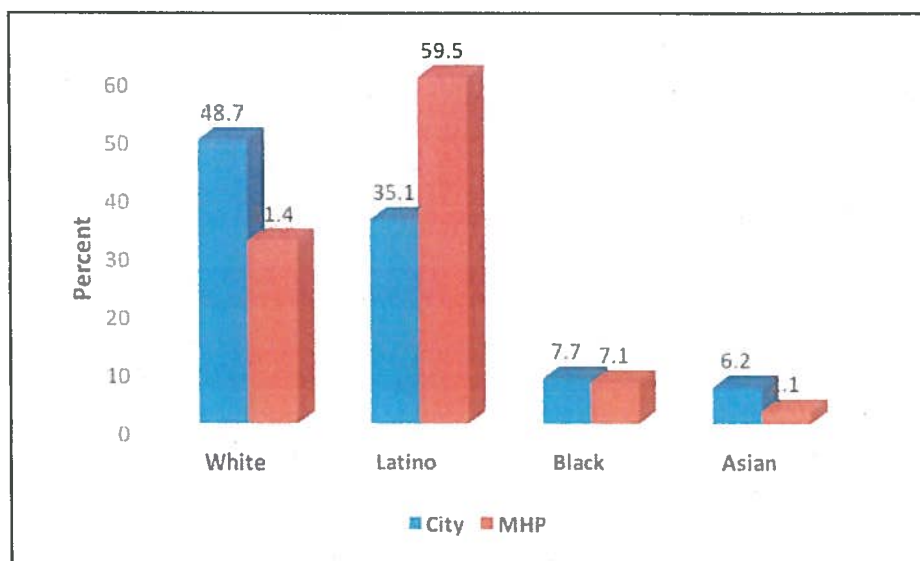


Figure 1. Mobile Home Park Population Demographics, Austin, 2010





Figure 2. Mobile Home Park Locations within the city of Austin

We classify an at-risk property as a mobile home park where occupants rent a space for their mobile homes, rather than owning the lot. In an effort to focus on mobile home parks with the potential to displace a large number of residents, we excluded lots that were less than 5 acres in size in order to exclude individually owned lots. The 5 acre minimum was also selected as a threshold as many smaller lots have a single mobile home on the property. Several of these smaller properties also included commercial businesses with a mobile home or two situated on the property.

## RESULTS

With these exclusions in place, we netted a total of 41 lots greater than 5 acres that are zoned for mobile home use. Figure 2 maps the location of these mobile home parks within the

city limits. Most of the mobile home parks are on the eastern side of Austin both north and south of the Colorado River. Oak Forest RV Park, located

southwest of Walter E. Long Lake, measures about 264 acres in size, but a large portion of the land is leased for industrial and commercial purposes. In all, about 164 acres of Oak Forest is dedicated to mobile home sites with Loma Vista Manufactured Communities and Austin's Original Tiny Home also leasing some of its spaces.

The mobile home parks at risk of re-development are those situated within the City of Austin's Future Land Use plans with designations other than mobile home use (Table 1). The at-risk designation may change when the City adopts CodeNext — the City's update to the existing 30-year-old Land Development Code — but at first glance, many of the areas classified in the City's future land use plan remain the same classification in CodeNext.

Figure 3 maps the spatial location of the at-risk mobile home parks listed in Table 1. There are 16 mobile home

Table 1. At-Risk Mobile Home Parks in Austin w/Minimum 5 acres

Name	Acreage	Future Land Use	# of Spaces
4811 S Congress Ave	5.78	Mixed Use	--
Cactus Rose	6.59	Commercial	--
7801-8099 Lee Hill Drive	7.27	Commercial	--
Comfort Park	7.64	Specific Regulating District	--
Holiday Mobile Home Park	8.18	Neighborhood Mixed Use	--
Empty Lot	8.46	Mixed Use	--
Palm Harbor Homes	8.82	Commercial	--
Empty Lot	8.82	Mixed Use/Office	--
4505 Lucksinger Ln.	9.35	Mixed Use	--
Midtown RV Park	11.21	Mixed Use	150
Pecan Park - Hoeke Ln.	16.57	Warehouse/Limited Office	101
Royal Palms	26.47	Commercial	196
Country Aire	29.01	Mixed Residential	154
Frontier Valley	30.69	Single Family	155
Stonegate Austin	67.01	High Density Single Family	358
Trails of Oak Hill	69.68	Mixed Residential	185

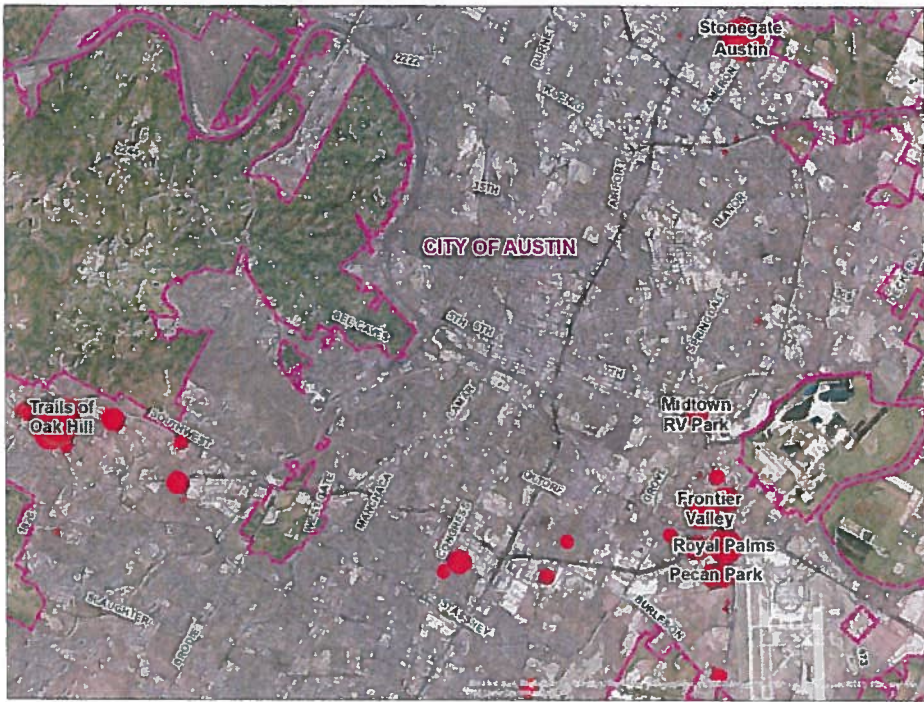


Figure 3. At-Risk Mobile Home Park Locations in the city of Austin

parks of at least five acres within the city limits that are at risk of redevelopment. One of these parks, Cactus Rose, is already redeveloping. Based on the number of spaces that we know of, there are at least 1,299 low-income mobile home households that may be displaced in the coming years due to redevelopment. Two of the lots listed in Table 1 are underutilized and empty.

We compared the potential demographic characteristics of the mobile home parks in Austin with those of the at-risk mobile home parks (Figure 4). The Latino and non-Hispanic black populations have a larger presence in at-risk mobile home parks. There are 3,801 non-Hispanic whites at risk of relocating. This equates to 44.8% of this population in mobile home parks. In contrast, Latinos and non-Hispanic blacks at-risk of

relocating equates to 54% and 64%, respectively, of their population in mobile home parks.

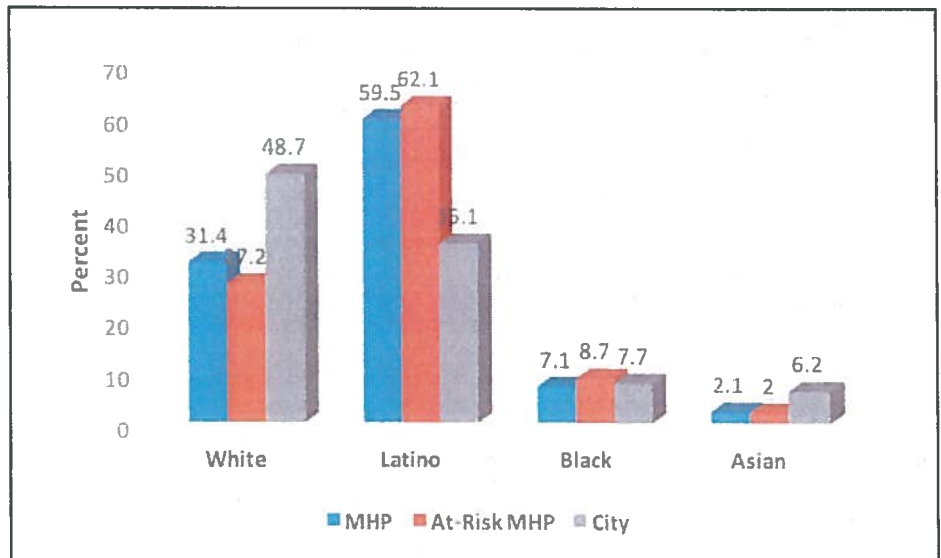


Figure 4. Mobile Home Park Population Characteristics & At-Risk Characteristics, 2010

## IMPLICATIONS

The City has initiated steps to address housing affordability within the city limits, most recently by adopting the Tenant Notification and Relocation Assistance Ordinance. These steps, including the ordinance, do not prevent the redevelopment of the most affordable pieces of property in the City; mobile home parks. As we have found there are a number of mobile home parks that are at risk of redevelopment.

With buildable spaces near the center of Austin in high demand, many of these redevelopment projects aim to construct apartment complexes which, some argue, are needed to address population growth and are better suited for the land use. Displaced residents find little comfort in the development of these apartments, as the rents in many of these new complexes are out of reach.



## STRATEGIES FOR PRESERVING AFFORDABILITY

The City of Austin has expressed a dedication to providing affordable housing to low-income households, but has yet to address changes in land use which result in the loss of its most

affordable housing option. The City can take the initiative to protect these properties by restricting the land use to mobile home use or by utilizing its Community Land Trust (CLT) option offered by the Department of Neighborhood Housing and Community Development. A CLT is a program

in which the City would purchase the land and lease the property to low-income households. Together, The City of Austin and local communities can work to secure affordable living options for low-income households by addressing the various mechanisms through which affordability is lost.

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8. Austin Co. Planning and Zoning Demographics. City of Austin. 2017. Available at: <http://www.austintexas.gov/demographics>. Accessed July 17, 2017.

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## Rhoades, Wendy

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**From:** Rhoades, Wendy  
**Sent:** Thursday, May 30, 2019 12:01 PM  
**To:** ben.googins@gmail.com  
**Cc:** Meredith, Maureen  
**Subject:** RE: Planning and Zoning questions - NPA-2019-0020.03 - Congress MH/RV Park  
**Attachments:** C14-2019-0027.pdf; C14-2019-0027A.pdf

Mr. Googins,

Please let me know if you have additional questions. I can be reached at 512-974-7719 today and tomorrow.

Sincerely,  
Wendy Rhoades

**From:** Ben Googins [<mailto:ben.googins@gmail.com>]  
**Sent:** Wednesday, May 29, 2019 2:25 PM  
**To:** Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** Planning and Zoning questions - NPA-2019-0020.03 - Congress MH/RV Park

Dear Ms. Meredith,

I attended the Planning and Zoning Commission meeting last night. I have a few questions regarding NPA-2019-0020.03 - Congress MH/RV Park.

I am happy to call you and talk by phone if that is easier. I have some free time to make calls tomorrow and Friday at 9:30 am, 11:30 am and 1:30 pm.

Thank you in advance for any clarification you can provide.

1.) Last night I learned that the City Council has only recommended a change to the part of the property that sits on South Congress. A woman from Drenner Group, Ms. Leah Bojo, had a PowerPoint plan on how they wanted to make that piece less restrictive (add a "V") and develop that area, while leaving the back of the mobile home park as it is.

a.) How can I learn the actual area that is being considered for change? Ms. Bojo said there were only 11 RVs and 1 "half-trailer" on the property, but that doesn't make sense to me. I live in that front part and we have many more than 12 RVs and full-sized mobile homes. On the map we received, there is a dark area, but it is unclear as to which homes that area includes.

b.) Can you please tell me the current zoning of that piece? The current zoning of the approximately 1.76 acre area that fronts S Congress Avenue has community commercial – mixed use – conditional overlay (GR-MU-CO-NP) zoning, as shown in the attached zoning map and aerial view. This is a commercial zoning district that allows for a residential component to occur under the MU overlay, however, the MU does not allow for manufactured homes / mobile home residences. The Conditional Overlay prohibits pawn shop services, automotive washing (of any type) and automotive sales.

c.) Can you tell me what the extra "V" would be in the zoning that Drenner Group and Ms. Bojo want to make happen? The -V stands for vertical mixed use building and specifically requires a commercial or office component on the ground floor and residential on the upper floors. However, the -V does not allow for manufactured homes / mobile home residences. My understanding is that a project that includes commercial and residential (usually apartments) is envisioned for the existing 1.76 acre GR-MU-CO-NP zoned area, although I don't know the specific office and/or commercial square footage or number of dwelling units. In order to propose the addition of -V to the existing zoning string, the 1.76 acre area would have to be amended to add the -V, therefore, GR-MU-V-CO-NP. As the zoning map shows, the remainder of the property (approximately 225 feet from S Congress and down to North Bluff Drive) is already zoned MH-NP and that portion would be withdrawn since the zoning is not proposed to change. If Council provides direction to rezone the 1.76 acre area to GR-MU-V-CO-NP, then this acreage would be renotified and return to Planning Commission and Council for action.

2.) I brought nine (9) petitions "for" the zoning change. As luck would have it, we all live in that small area near the front where the zoning change may take place.

a.) Are those petitions recorded somehow? I didn't see them referenced in last night's meeting. (See answer below)

b.) Do they go to City Council? Staff will add the comment forms to the case reports that will be submitted to City Council for the June 20 hearing.

3.) There was a lot of discussion at the end of the segment on our property. I am unsure of what their final decision was.

a.) What was the Commission's final decision regarding recommending a zoning change to "high-density single family?" The Planning Commission voted last night to make no recommendation on both the FLUM request to Higher Density Single Family and the zoning request to MH-NP. This case will be considered by City Council on Thursday, June 20<sup>th</sup> at 2 p.m.

I look forward to your assistance. Please let me know if you'd like me to call you tomorrow or Friday.

Thank you!

Sincerely,  
Ben Googins  
512-636-854