

ZONING CHANGE REVIEW SHEET

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

DISTRICT: 3

ZONING FROM: CS

TO: MH

ADDRESS: 1301 West Oltorf Street

SITE AREA: 11.265 acres

PROPERTY OWNER: Woodview MHC LLP, Ascentia Real Estate

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

STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION / RECOMMENDATION:

**May 28, 2019: APPROVED MH-NP DISTRICT ZONING AS STAFF
RECOMMENDED, BY CONSENT**

[J. SHIEH; P. HOWARD -2ND] (12-0) K. MCGRAW – ABSENT

CITY COUNCIL ACTION:

June 20, 2019:

ORDINANCE NUMBER:

ISSUES:

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

CASE MANAGER COMMENTS:

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

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

BASIS OF RECOMMENDATION:

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

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

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

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

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

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

EXISTING ZONING AND LAND USES:

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

NEIGHBORHOOD PLANNING AREA: South Lamar Combined (Galindo)

TIA: Is not required

WATERSHED: West Bouldin Creek – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

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

NEIGHBORHOOD ORGANIZATIONS:

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

AREA CASE HISTORIES:

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

RELATED CASES:

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

EXISTING STREET CHARACTERISTICS:

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

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

OTHER STAFF COMMENTS:

Comprehensive Planning

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

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

Connectivity

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

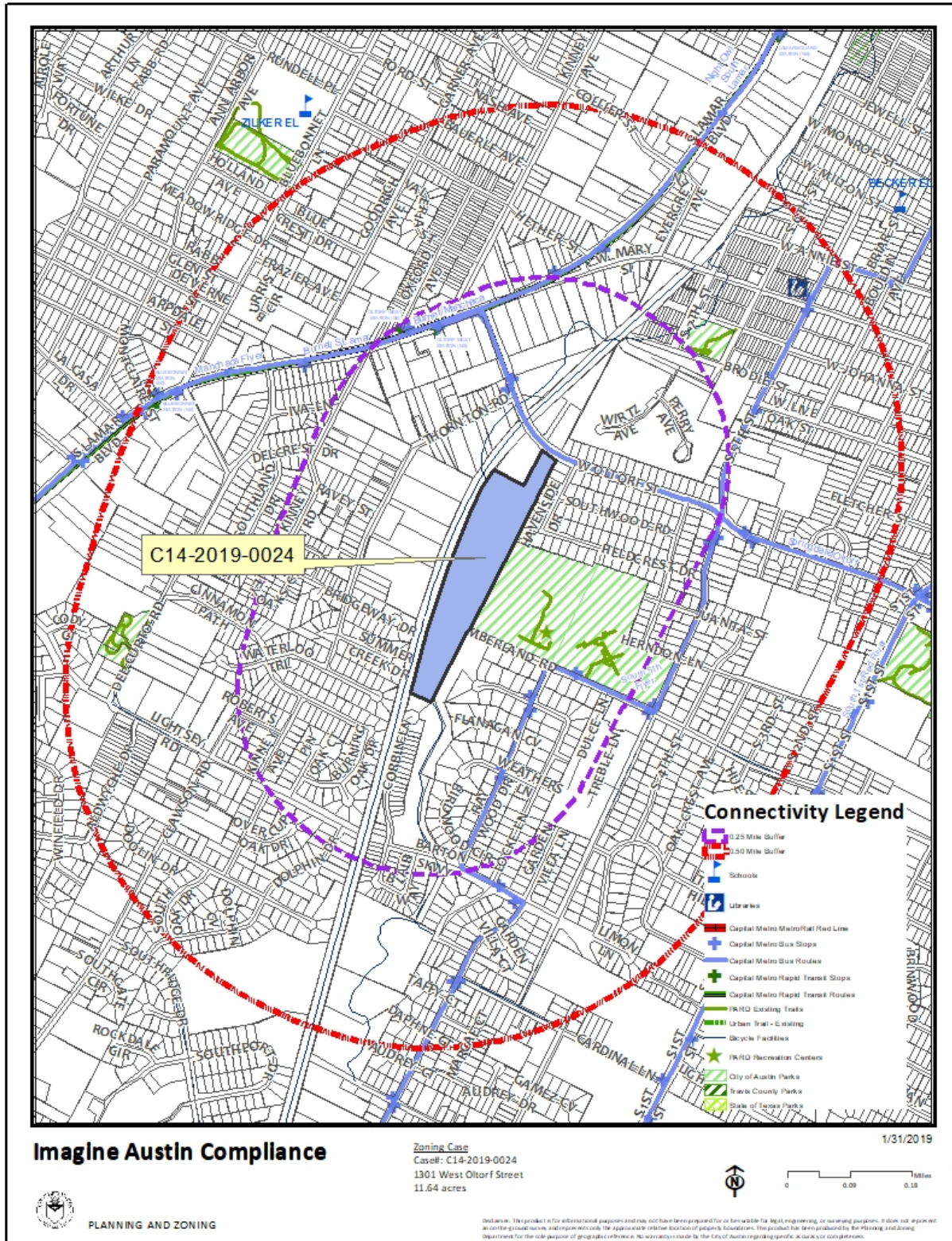
Imagine Austin

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

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

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

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



Environmental

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

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

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

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

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

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

Site Plan and Compatibility Standards

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

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

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

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

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

COMPATIBILITY STANDARDS

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

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

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

RESIDENTIAL DENTIAL DESIGN STANDARDS OVERLAY

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

MH Zoning:

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

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

- The maximum height of a structure is 35 feet.

Transportation

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

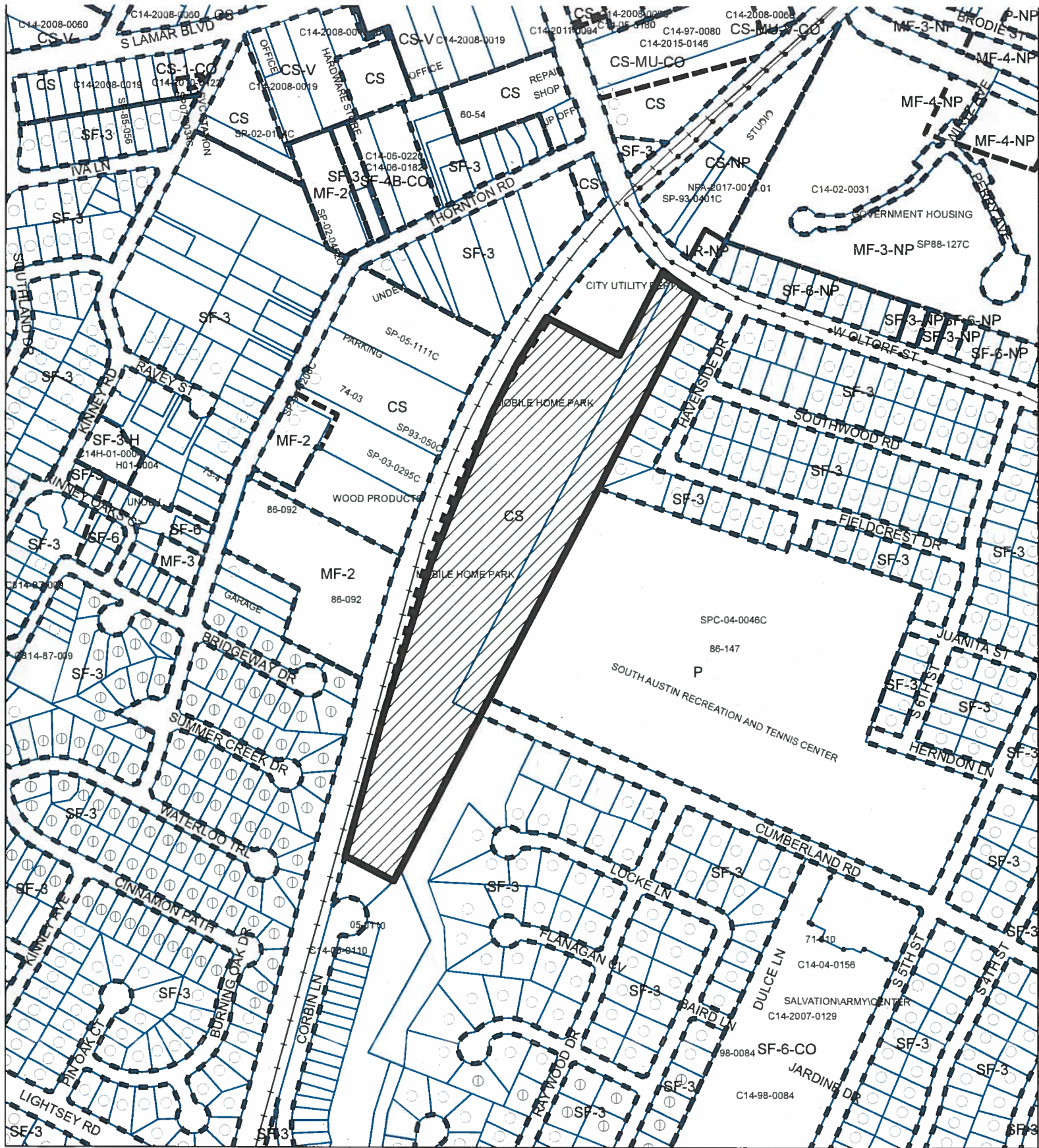
Additional right-of-way may be required at the time of subdivision and/or site plan.

Austin Water Utility

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

INDEX OF EXHIBITS TO FOLLOW

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






ZONING

ZONING CASE#: C14-2019-0024

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: 1/28/2019



 SUBJECT TRACT

Woodview MHC, LLC

EXHIBIT A-1

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



1" = 300'

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

THE STATE OF TEXAS
COUNTY OF TRAVIS
Know all men by these presents That I Raymond Brown, owner of that certain 11.37 acre tract of land out of and a portion of the Isaac Decker Leary Survey No. 20, lying within the corporate limits of the City of Austin in Travis County Texas, and a portion of that certain 22.00 acre tract of land, more or less conveyed to me by a warranty deed of record in book 1431 page 1554, Travis County Clerk Records and go hereby subdividing said 11.37 acres of land and do hereby deposit this map or plat as my subdivision thereof and do dedicate to the public all streets and easements shown herein
WITNESS MY HAND this 14th day of September 1959 A D
Raymond Brown

BEFORE ME, the undersigned authority, Notary Public in and for Travis County Texas on this day, personally appeared _____ known to me to be the person whose name is subscribed in the foregoing instrument of writing and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16 day of September, 1959 A D

[illegible]

BY Edwin Pruett to purchase 2000 lbs of
Latex from Lion County Calif. Travis County, Texas 2-11-59

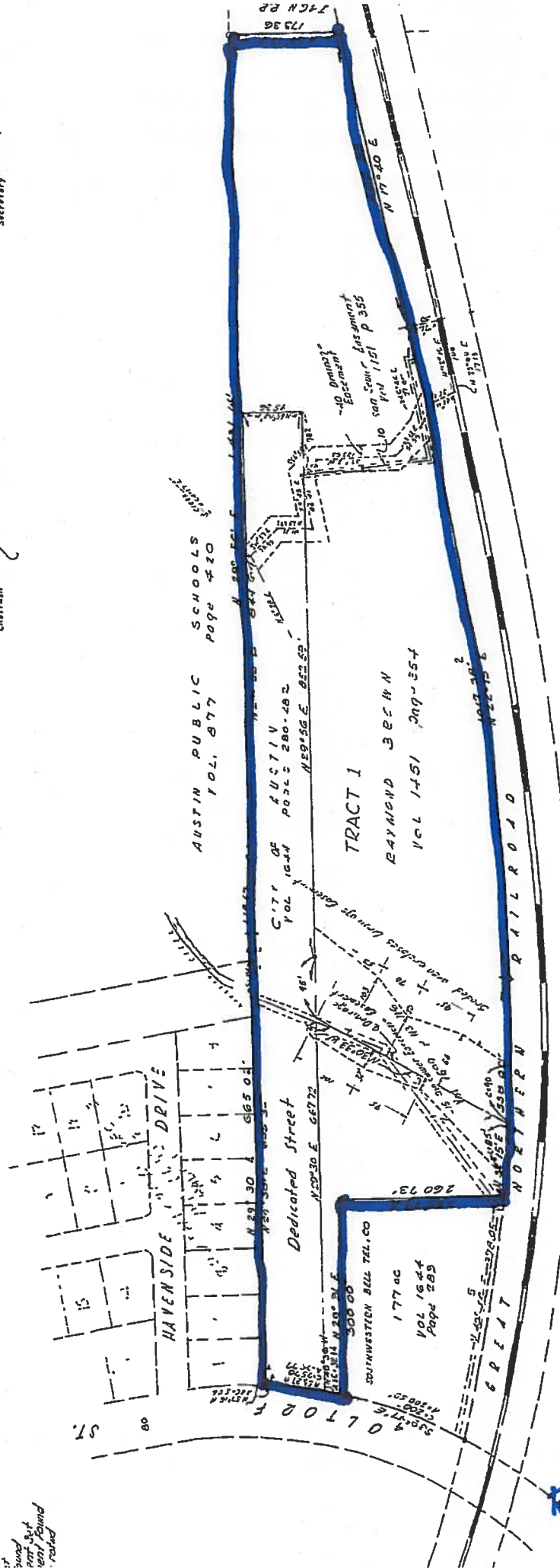
APPROVED FOR ACCEPTANCE Walter M. Osborne, Director of Planning

Date 2-1-1959

Accepted and authorized for record by the Planning Commission City of Austin Texas, this 1st day of October 1959 A D

[Signature]
Chairman

[Signature]
Secretary



The
 MARVIN TURNER
 Engineer's
 Date 9-15-59

 J. O. Hart
 J. O. Hart, Engineer
 Reg. Prof. Engineer

OLTORF ADDITION

EXHIBIT B
RECORDED PLAT

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 Bureson 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;

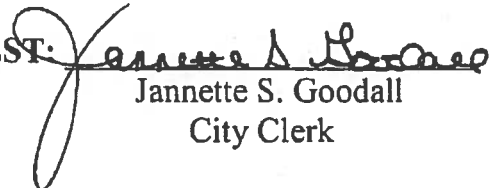
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0024
Contact: Wendy Rhoades, 512-974-7719
Public Hearings: May 28, 2019, Planning Commission;
 June 20, 2019, City Council

Your Name (please print)

MARY ARNOLD

Your address(es) affected by this application

1206 So Whewood Rd

Signature

Mary Arnold

Date

May 28, 2019

Daytime Telephone:

512-431-6463

Comments:

☐ I am in favor
☒ I object

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

City of Austin
 Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Numero de caso: C14-2019-0024

Persona designada: Wendy Rhoades, 512-974-7719

Audiencia Publica: May 28, 2019, Planning Commission;
June 20, 2019, City Council

Robert McIntire

Su nombre (en letra de molde)

☐ A Favor
☒ En Contra

1204 Fieldcrest

Su domicilio(s) afectado(s) por esta solicitud

[Signature]

Firma

5-21-19

Fecha

Número de teléfono diurno: 512-226-3876

Comentarios: The current zoning has
proven satisfactory. No reasoning for the
zoning change was provided. Austin does
not need more substandard housing
in FEMA Flood Zones as much of
the tract is and Olton does not
need more traffic than the Highway
it has become with no City traffic
enforcement

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2019-0024

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: May 28, 2019, Planning Commission;
June 20, 2019, City Council

M&L Bridges Intests

Your Name (please print)

Mike Bridges

2815 Corbin Ln Austin TX

☐ I am in favor
☒ Object

Your address(es) affected by this application

M&L Bridges

5/28

Signature

Date

Daytime Telephone:

432-557-7871

Comments:

Dont want Trailer
Park close to
over priced property

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

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.

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Housing Affordability in Austin Brings New Attention to Mobile Home Parks

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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 growth¹) 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 Realtors², the city has 2.1 months of inventory for all homes. This number represents an increase from last year, but is still relatively low³. 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 inventory³.

According to Austin's Strategic Housing Blueprint⁴, the

¹ 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 Analysis⁵, 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 construction⁵.

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 year⁶. 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 year⁵. 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 Impediments⁷, 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^b 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.

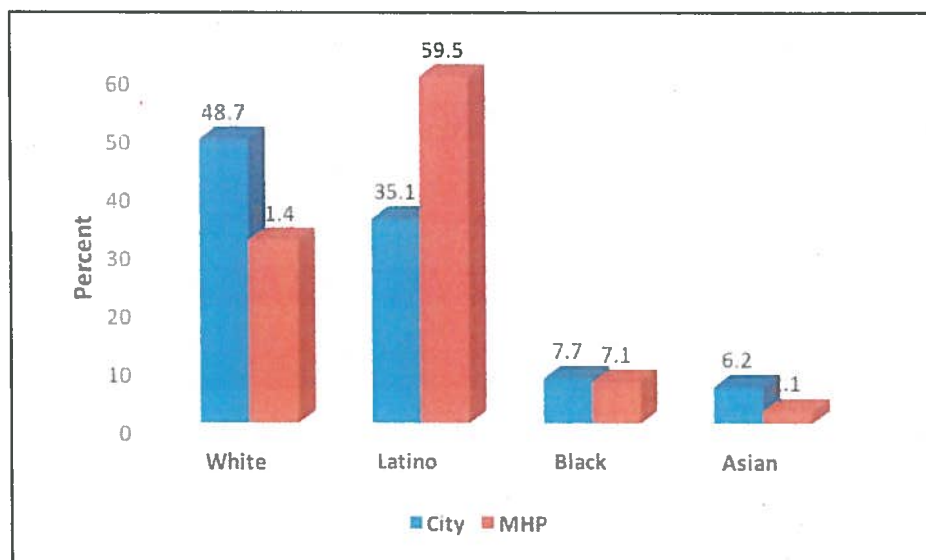


Figure 1. Mobile Home Park Population Demographics, Austin, 2010

^b The data used in this study came from the U.S. Census which identifies the population as Hispanic or Latino. For consistency, we use Latino to refer to the Hispanic or Latino population.

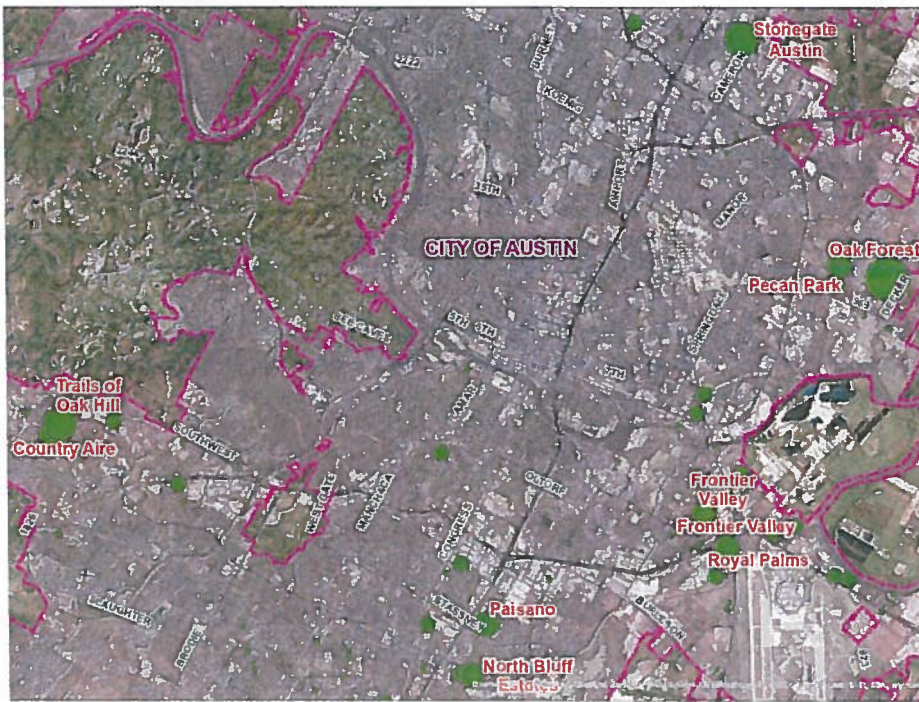


Figure 2. Mobile Home Park Locations within the city of Austin

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

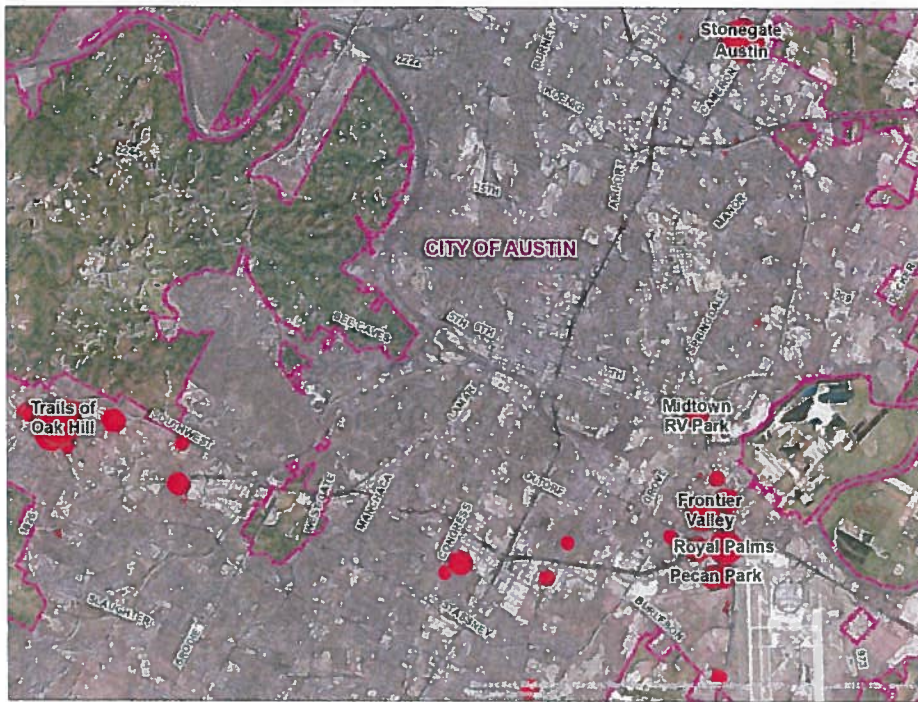


Figure 3. At-Risk Mobile Home Park Locations in the city of Austin

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.

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.

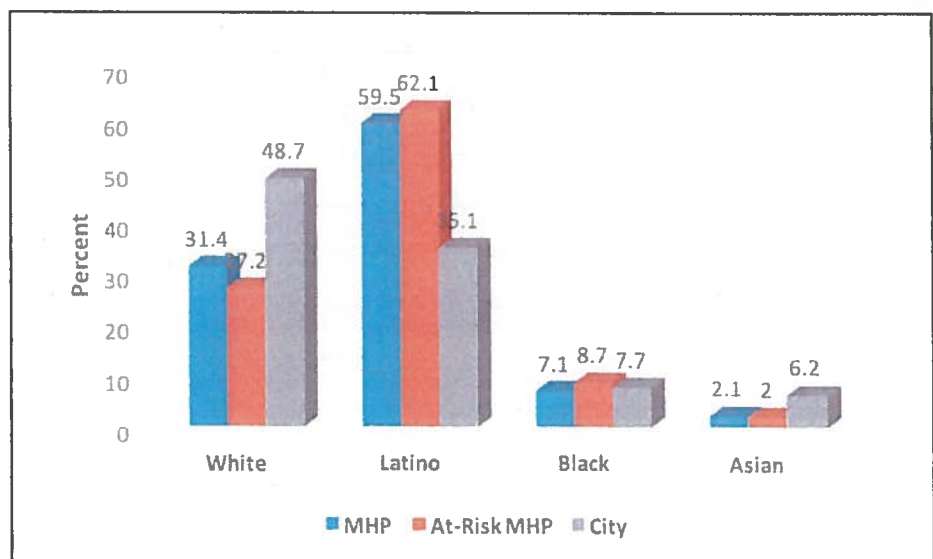


Figure 4. Mobile Home Park Population Characteristics & At-Risk Characteristics, 2010

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.

WORKS CITED

1. Kerr B. Central Texas Economy in Perspective-Job Growth and Unemployment. 2017.
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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0024

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: May 28, 2019, Planning Commission;
June 20, 2019, City Council

Rosa Maria R. Vida
Your Name (please print)

1402 Cinnamon Path
Your address(es) affected by this application

Rosa Maria R. Vida
Signature

Date

Daytime Telephone: 956-206-9276

Comments: I feel it will further depress
the economic status of the area.

☐ I am in favor
☒ I object

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810