

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0007 – Comfort M/H Park

DISTRICT: 3

ZONING FROM: ERC

TO: MH

ADDRESSES: 7307, 7311, 7401, and 7403 E Riverside Drive

SITE AREA: 10.20 acres

PROPERTY OWNER: 7307-7403 E Riverside LLC

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends mobile home residence (MH) district zoning. *For a summary of the basis of staff's recommendation, see page 3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 11, 2019:

May 28, 2019: To grant a postponement to June 11, 2019 as requested by Staff, on Consent (12-0). [J. Shieh- 1st, P. Howard- 2nd; K. McGraw- Absent]

CITY COUNCIL ACTION:

June 20, 2019:

ORDINANCE NUMBER:

ISSUES:

On August 23, 2018 and September 20, 2018, City Council adopted two resolutions with the intention of reducing the risk of the displacement of mobile homes in the city. In the two resolutions, a total of 23 existing, licensed mobile home parks were identified, that did not have the mobile home residence (MH) zoning district. With these two resolutions, City Council instructed the Planning and Zoning Department to initiate and process these rezoning cases. (See Exhibit C, Approved Council Resolutions).

CASE MANAGER COMMENTS:

The subject property is located on East Riverside Drive, just northwest of the intersection with Ben White Blvd, and is currently zoned as East Riverside Corridor (ERC) and has the Corridor Mixed Use subdistrict. The property is the current site of a mobile home park with approximately 70 mobile homes, situated along two driveways. There are also two single family structures adjacent to Riverside Road and a building that appears to be a club house.

The property and others around it were annexed into the City of Austin in 1969, and given “Interim A” zoning, which permitted mobile homes and other residential uses. Based on records from the Travis County Appraisal District (TCAD), the mobile home area was established in 1970. Over the following decades, the property had a mix of residential, and commercial zonings. In 2013, the East Riverside Corridor regulating plan was adopted, which rezoned the property and others around it to East Riverside Corridor (ERC) district, and the subject property to Corridor Mixed Use (CMU) subdistrict. Mobile homes are not a permitted use in the ERC. Therefore, the mobile home park is considered an existing nonconforming land use per the Land Development Code.

Northwest of the subject property across Riverside Drive, is a tract zoned ERC-CMU with a service station. East of that is an office building also zoned ERC-CMU. Immediately east of the subject property, also zoned ERC-CMU are vacant properties, then the intersection with Ben White Boulevard. Southwest of the property and fronting on Ben White, also zoned ERC-CMU, is a self-storage facility. (See Exhibits A and B, Zoning Map and Aerial).

Approved in 2015, ordinance 20151015-086 requires a public meeting to be held to inform neighbors in the East Riverside Corridor of all zoning applications. For this case, the public meeting was held on April 29, 2019 at the Austin Community College, Riverside campus. Notification procedures were followed, and property owners, residents, and registered organizations within 500 feet of the property were notified of the meeting.

The meeting was conducted in English and Spanish, with a strong effort to translate all communication into both languages. Staff made a presentation on the origin and purpose of the proposed rezoning and read the text of the Council resolutions. Staff described the process of rezoning and opportunities for input. After this, there was a question and comment period. There were questions on a range of topics from the existing non-complying status, to possible scenarios with the zoning case, to opportunities for participation. At one point, an attendee called for those in support of the case to stand up and the great majority of those in attendance stood. One person commented in clear opposition to the zoning case, and highlighted the city’s density bonus program as one alternative. However, most of the comments leaned towards support of the proposed rezoning.

BASIS OF RECOMMENDATION:

Staff recommends mobile home residence (MH) district zoning based on the following planning principles:

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

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

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

The City Council approved Resolutions No. 20180823-078 and 20180920-096 in order to identify and direct the Staff to initiate the zoning process for properties that contain a mobile home residence park or a mobile home subdivision use to the appropriate MH, Mobile Home Residence zoning district. In the resolutions, there is a clear rationale given for preserving mobile home parks as locations of existing affordable housing within the city.

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

The proposed MH zoning will bring the existing manufactured home park use on the property into conformance with Land Development Code use regulations. The current ERC zoning does not permit mobile homes or mobile home parks.

EXISTING ZONING AND LAND USES:

	ZONING	ERC Subdistrict	LAND USES
Site	ERC	CMU	mobile home park
North	Riverside, then ERC	CMU	Riverside, then hotel, single family subdivision
South	ERC	CMU	Self storage, automotive sales
East	ERC, then Hwy 71	CMU	Undeveloped, then Hwy 71
West	ERC, SF-3-NP	CMU	Office, row of single family homes

NEIGHBORHOOD PLANNING AREA: Montopolis

TIA: Not required

WATERSHED: Carson Creek – Suburban

OVERLAYS: Core Transit Corridor (Riverside), Airport Controlled Compatible Land Use Area, East Riverside Corridor, Scenic Roadways (Riverside)

SCHOOLS: Hillcrest Elementary School, Ojeda Middle School, Del Valle High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council	Montopolis Neighborhood Plan Contact Team
Bike Austin	Montopolis Tributary Trail Association
Carson Ridge Neighborhood Association	Neighborhood Empowerment Foundation
Crossing Gardenhome Owners Assn (The)	Onion Creek Homeowners Assoc
Del Valle Independent School District	Pleasant Valley
Dove Springs Neighborhood Association	Preservation Austin
Dove Springs Proud	Riverside Meadows Homeowner's Association
East Austin Conservancy	Seltexas
East Riverside Corridor Staff Liaison	Sierra Club, Austin Regional Group
El Concilio Mexican-American Neighborhoods	South Park Neighbors
Friends Of Austin Neighborhoods	Southeast Combined Neighborhood Plan
Go Austin/Vamos Austin (GAVA) - Dove Springs	Southeast Corner Alliance Of Neigh (SCAN)
Homeless Neighborhood Association	Tejana Bilingual Community
Montopolis Community Alliance	

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0112 East Riverside Corridor (ERC) Regulating Plan	ERC Zoning, land use recs of ERC Master Plan	10-23-12 – Apvd ERC zoning, with conditions	05-09-13 – Apvd ERC with conditions on 3rd reading
NPA-2012-0005.04 East Riverside Corridor Regulating Plan (EROE NPA)	Neighborhood Plan Amendment (NPA) to change the use to Specific Regulating District	10-23-12 – Apvd NPA for ERC zoning districts	05-09-13 – Apvd with conditions on 3rd reading

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)

Riverside Drive	114 ft.	80 ft.	Major Arterial	Yes	Shared Lane	Route 271
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OTHER STAFF COMMENTS:

Comprehensive Planning

Connectivity. The Walkscore for this site is 36/100, meaning most errands require a car and that there are some public transportation options nearby.

East Riverside Corridor Master Plan and Regulating Plan

The ERC Master Plan and Regulating Plan were developed in 2009-2010 and set forth a vision for development along East Riverside Drive that will support mass transit and walkable development (p. 6). Additionally, the plan supports the development of dense development and affordable housing through density bonuses which are available in the Corridor Mixed Use (CMU) areas at ‘activity hubs’.

The East Riverside Corridor Master Plan identifies this part of the planning area as CMU and on the future land use district map. It is adjacent to areas of Corridor Mixed Use and within a designated activity hub area. The intention with this type of land use was to support the development of high-capacity transit and encourage compact and connected development.

Key Themes/Recommendations:

- Enable transit-supportive redevelopment that supports higher levels of development around primary transit stops. (p viii)
- Encourage private sector funding and/or construction of affordable housing through the provision of density bonuses. (p xix)

The ERC Master Plan identifies a significant need for more housing along the corridor, in particular more affordable housing. CMU areas are afforded additional entitlements provided that the developer builds or pays for affordable housing in the corridor area. The intentions of the ERC Regulating Plan that are applicable to this case are listed below.

1.1.3. To improve the area’s access to transit services and create an environment that promotes walking and cycling. (p. 1)

2.1.2. Provide for and encourage development and redevelopment that achieves a balance of jobs, housing, retail, open space and community facilities within close proximity to each other and to both current and future transit. The essence of a mixed-use area is that it creates opportunities to live, work and play within the same area. (p. 29)

3.1.1. Increase mobility both within the East Riverside Corridor area and to surrounding areas by improving connectivity and accommodations for pedestrians, cyclists and transit. (p. 39)

6.1.3. Encourage additional density while allowing new development to support “public benefits” that are important to achieve as the East Riverside Corridor area transforms in to a pedestrian-friendly urban neighborhood. These public benefits include affordable housing, open space, improved bicycling facilities, commercial or office uses, and improved flood and water quality controls. (p. 99)

The ERC Master Plan and Regulating Plan are intended to guide future redevelopment in the area. This proposed rezoning is for an existing land use and there is no redevelopment

proposed on the site. The ERC Master Plan does not address ‘corrective’ rezonings for sites that are currently out of compliance and are not being redeveloped.

Imagine Austin

The *Imagine Austin Growth Concept Map* identifies the subject property as being located along a **High Capacity Transit Corridor (East Riverside)**. These corridors identify locations for rail or bus rapid transit and will provide greater transportation options and impact where businesses and people choose to locate. The map also identifies the East Riverside District as being within a **Town Center**. Town Centers are envisioned by the plan to be areas where many people live and work as well as being important hubs in the transit network.

The following Imagine Austin Comprehensive Plan policies are applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **LUT P32.** Assure that new development is walkable and bikable and preserves the positive characteristics of existing pedestrian friendly environments.
- **HN P4.** Connect housing to jobs, child care, schools, retail, and other amenities and services needed on a daily basis.

The Imagine Austin Plan is intended to guide redevelopment with a large-scale view of the entire city. Imagine Austin is not prescriptive regarding specific small-scale properties. This proposed rezoning is for an existing land use and there is no redevelopment proposed on the site. Imagine Austin does not address ‘corrective’ rezonings for sites that are currently out of compliance and are not being redeveloped.

Environmental

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

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.

Changing the zoning from ERC to MH will subject any new development 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.

The site is subject to compatibility standards. Along the west property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

FYI – This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Viktor Auzenne at 512-974-2941 for more information.

Transportation

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

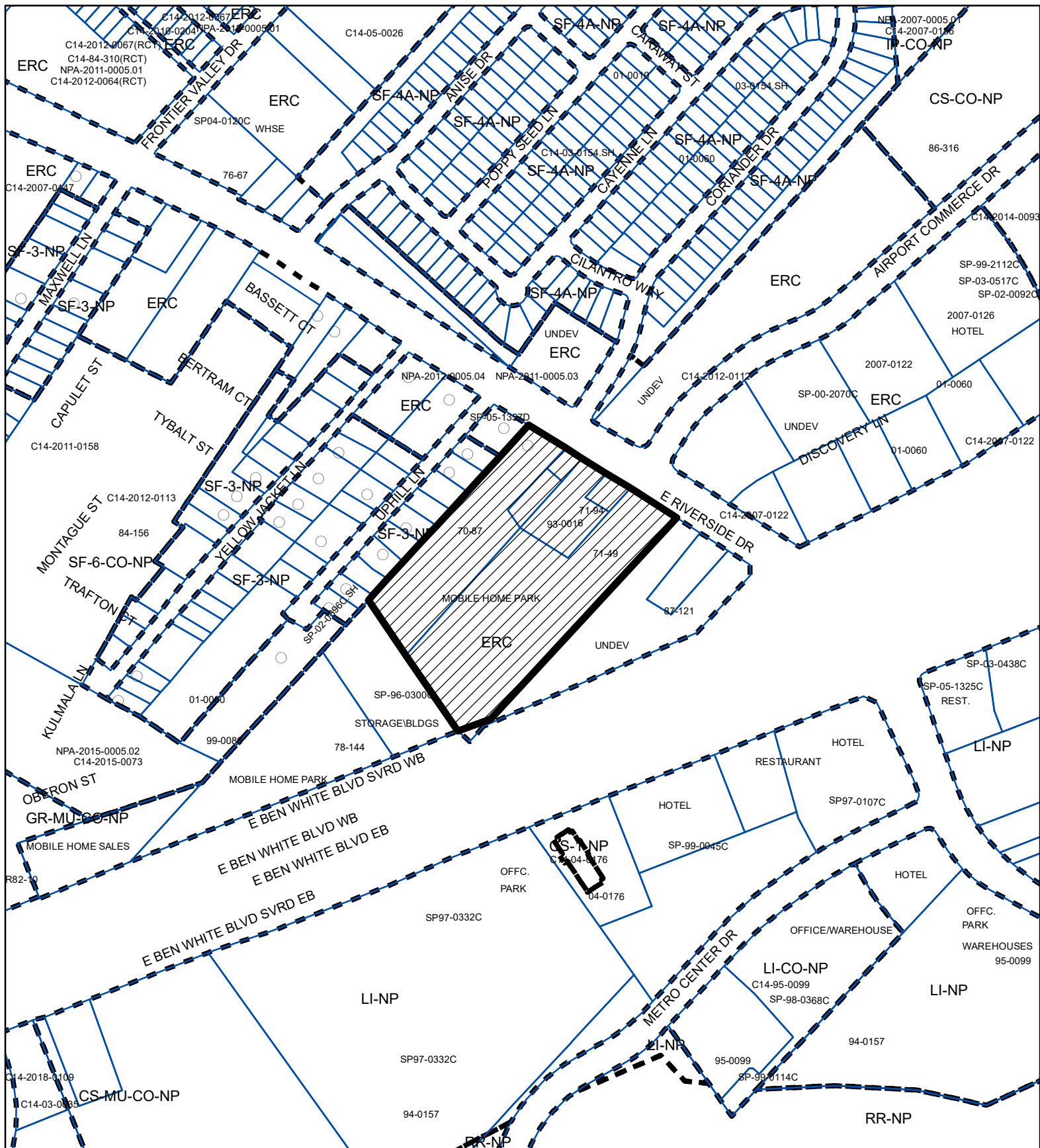
The Urban Trails Master Plan recommends a concrete trail along Riverside Drive. Please review the Urban Trails Master Plan for more information. Janae Spence, Urban Trails, Public Works Department may provide additional comments and requirements for right-of-way dedication and trail construction in accordance with LDC 25-6-55 and LDC 25-6-101. This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program Riverside Drive. The sidewalk and bicycle facilities shall comply with the required cross-section for Riverside Drive at the time of the site plan application.




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
- B. Aerial Map
- C. Council Resolutions
- D. Letter from Neighborhood Plan Contact Team
- E. Correspondence with Interested Parties



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0007

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.

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Created: 5/21/2019

RESOLUTION NO. 20180823-078

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

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

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

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

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

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

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

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

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

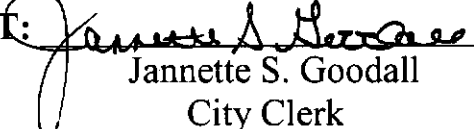
(2) Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive, Austin, Texas, from single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district; and

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

BE IT FURTHER RESOLVED:

The City Council directs the City Manager to identify all remaining properties currently being used as a mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases on September 20, 2018.

ADOPTED: August 23, 2018

ATTEST: 
Jannette S. Goodall
City Clerk

RESOLUTION NO. 20180920-096

WHEREAS, On August 23, 2018, Council adopted Resolution No. 20180823-078, which in part, directed the City Manager to identify all remaining properties currently being used as mobile home residence park or mobile home subdivision, but not zoned mobile home residence (MH) district and submit the properties to Council for initiation of the appropriate zoning cases; and

WHEREAS, staff identified 20 remaining properties meeting the description in Resolution No. 20180823-078;

NOW, THEREFORE,

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

The City Council initiates the zoning, rezoning, and where appropriate, future land use map (FLUM) amendments for the following properties:

(1) Royal Palms MH Community located at 7901 East Ben White Boulevard, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(2) Palm Harbor Homes MH Park located at 810 Bastrop Highway Southbound, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(3) Go-Go MH Park located at 4811 South Congress Avenue, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood

plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(4) Phan MH Park located at 711 West Powell Lane, Austin, Texas, from general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(5) Aero Mobile Home Park located at 101 Hergotz Lane, Austin, Texas, from family residence (SF-3) district to mobile home residence (MH) district;

(6) Tejas Mobile Plaza located at 1709 East State Highway 71 Westbound, Austin, Texas, from community commercial (GR) district and neighborhood commercial (LR) district to mobile home residence (MH) district;

(7) Templeton MH Park located at 401 Chaparral Road, Austin, Texas, from single-family residence standard lot (SF-2) district to mobile home residence (MH) district;

(8) Villa Denese located at 4511 Lucksinger Lane, Austin, Texas, from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(9) Mobile Home Haven located at 11606 North Lamar Boulevard, Austin, Texas from public (P) district to mobile home residence (MH) district;

(10) Congress MH/RV Park located at 6111 South Congress Avenue, Austin, Texas from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(11) Jensen's MH Park located at 3201 Burleson Road, Austin, Texas from family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(12) Little Texas MHC located at 7501 Bluff Springs Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(13) Woodview MHC, LLC located at 1301 West Oltorf Street, Austin, Texas, from general commercial services (CS) district to mobile home residence (MH) district;

(14) Cameron Loop Mobile HP located at 2807 Cameron Loop, Austin, Texas, from rural residence (RR) district to mobile home residence (MH) district;

(15) Capitol Manor Mobile Home Park, LLC located at 1308 Thornberry Road, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district;

(16) Patton Courts Mobile Home Park located at 7100 East US Highway 290, Austin, Texas, from general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, and townhouse and condominium residence (SF-6) district to mobile home residence-neighborhood plan (MH-NP) combining district;

(17) Lee Hill Park located at 8001 Lee Hill Drive, Austin, Texas from warehouse limited office-neighborhood plan (W/LO-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district;

(18) Wallace Trailer Park located at 423 Thompson Lane, Austin, Texas, from general commercial services-conditional overlay (CS-CO) combining district to mobile home residence (MH) district;

(19) Austin Pecan Park located at 2815 East State Highway 71 Westbound Service Road, Austin, Texas, from rural residence (RR) district, interim single-family residence standard lot (I-SF-2) district, and development reserve (DR) district to mobile home residence (MH) district;

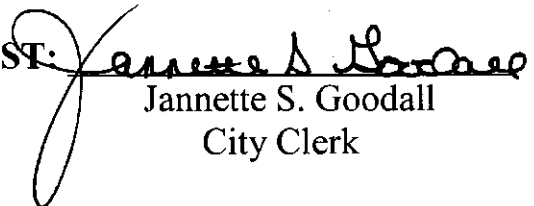
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

BE IT FURTHER RESOLVED:

The City Council initiates City Code Title 25 amendments, as necessary, to implement the zoning changes.

ADOPTED: September 20, 2018

ATTEST:


Jannette S. Goodall
City Clerk

Montopolis Neighborhood Plan Contact Team

To: City of Austin Planning Commissioners

From: Susana Almanza, President Montopolis Neighborhood Plan Contact Team (MNPCT)

Date: May 21st, 2019

Subject: 7307 – 7403 E. Riverside Drive Case#C14-2019-0007

The Montopolis Neighborhood Plan Contact Team (MNPCT) met on April 29th at the Montopolis Recreation Center to discuss numerous zoning cases in the Montopolis community. **The MNPCT voted to support the zoning of 7307 – 7403 E. Riverside Drive property from ERC (East Riverside Corridor) to MH (Mobile Home Residence) zoning.** We are very concerned about safeguarding the residents who live at Comfort Mobile Home Park from being displaced. The MNPCT also wants to safeguard some of the most affordable housing in East Austin and in the City of Austin, which are mobile home parks. **One tool to mitigate gentrification**, is to protect residents living in mobile home parks by matching their present zoning use to mobile home. Most residents at Comfort Park are homeowners. After a lengthy discussion regarding the zoning change of ERC (East Riverside Corridor) to MH-NP at 7307-7403 East Riverside Drive, the MNPCT **voted to support the zoning change from ERC to MH-NP (Mobile Home Park).**

We would also like for the City of Austin to use Affordable Housing Bond Funds to purchase the Comfort Mobile Home Park and other mobile home parks in our community to safeguard the residents and the most affordable housing in the Montopolis community and in the City of Austin. If we are 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.

Thousands of residents, mostly low-income and people of color have been displaced due to the adoption of the East Riverside Drive Corridor Master Plan. Rezoning the Comfort Mobile Home Park from ERC to MH, is needed to mitigate the displacement caused by the adoption of the East Riverside Corridor Master Plan.

We respectfully request that you approve the MNPCT recommendations.

From: Delwin Goss []
Sent: Sunday, May 19, 2019 7:13 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: PC/CC Hrngs: Mobile Homes NPA and Zng Cases

Very opposed to 7403 East Riverside unless there are conditions to make the owner/investors that are getting very wealthy on the backs of the low income families that live there; clean the place up. Letting slum lords operate a property under the guise of affordable housing is a disgusting practice. In this case? I lived there for 13 years. I know exactly what I'm talking about.

Delwin Goss
6410 Ponca Street
Austin, Texas 78741
512-507-7615