

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: South Congress Combined (East Congress)

CASE#: NPA-2019-0020.01 **DATE FILED:** January 16, 2019 (Out-of-Cycle)

PROJECT NAME: Villa Denese Mobile Home Park– City Initiated NPA

PC DATE: May 28, 2019

ADDRESS: 4511 Lucksinger Lane

DISTRICT AREA: 3

SITE AREA: 7.36 acs (approx.)

OWNER: Villa Denese MHP, LLC

APPLICANT: City of Austin, Planning & Zoning Dept.

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

STAFF EMAIL: Maureen.meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Use **To:** Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2019-0018
From: CS-MU-CO-NP **To:** MH-NP

NEIGHBORHOOD PLAN ADOPTION DATE: August 18, 2005

PLANNING COMMISSION RECOMMENDATION:

May 28, 2019 – (pending)

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF’S RECOMMENDATION: Staff recommends the land use change to Higher Density Single Family land use with the associated proposed zoning change request to MH-NP Mobile Home Residence District because the intent is to help preserve the existing mobile home park because mobile home parks can provide affordable housing opportunities for people who live in Austin and the South Congress Combined Neighborhood Planning Area.

Vision and Goals

Vision

The neighborhoods of the South Congress Combined Neighborhood Planning Area should be quiet and safe communities. Tree-lined neighborhood streets should allow residents to safely travel by foot, bicycle, or car. Commercial streets, especially South Congress Avenue, should become more pedestrian-friendly and safely accessible from nearby neighborhoods. South Congress Avenue should become a mixed-use corridor serving local and regional needs. Parks should be places where people can play, relax, or simply enjoy the outdoors. Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city.

Goals

GOAL ONE: Preserve and enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.

GOAL TWO: South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

GOAL THREE: Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

GOAL FOUR: Improve the accessibility, convenience, and safety for all forms of transportation.

GOAL FIVE: The public open spaces should be preserved and enhanced.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non- residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live- work/flex space on existing commercially zoned land in the neighborhood;

3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non- residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on- street activity in commercial areas after 5 p.m. and built- in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed- use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non- conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

PROPOSED LAND USE ON THE PROPERTY

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

Purpose

1. Provide options for the development of higher- density, owner- occupied housing in urban areas; and

2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

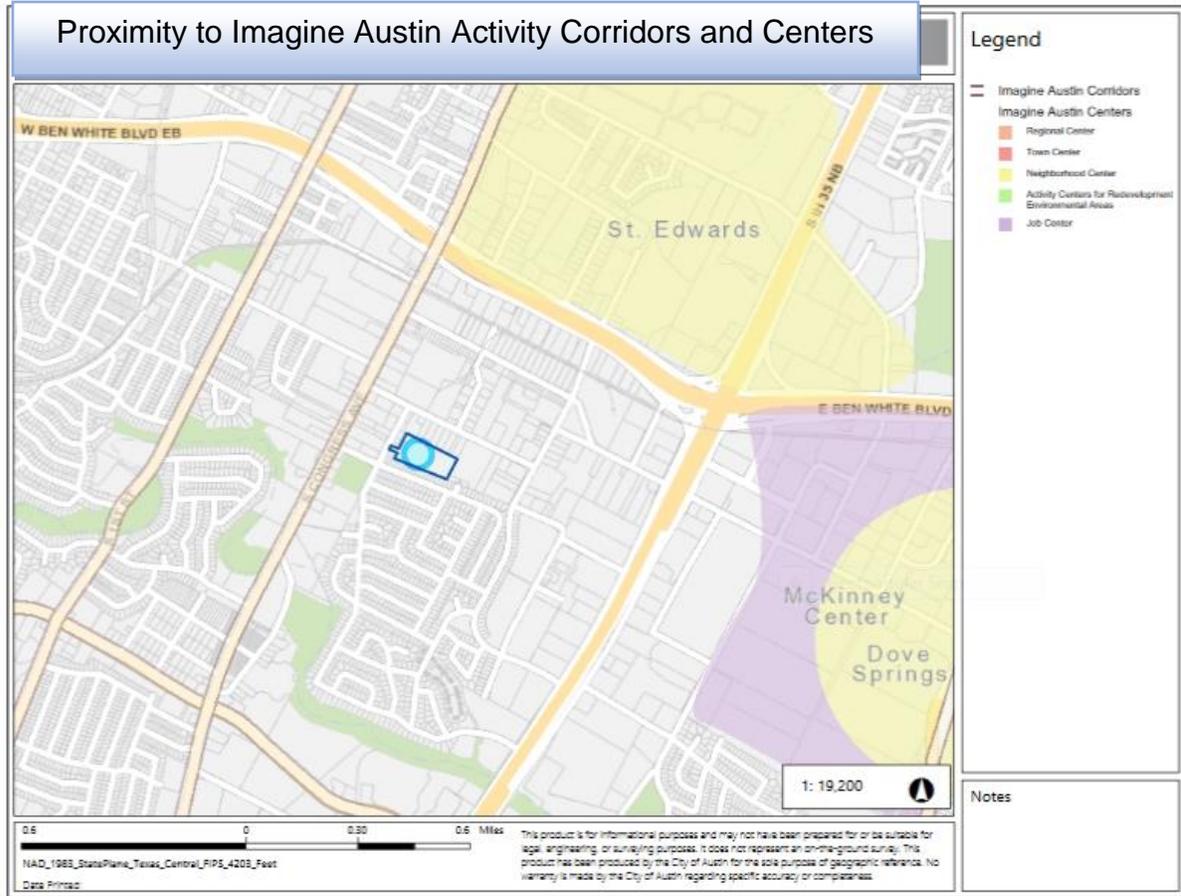
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high- density commercial and low- density residential areas.
3. Applied to existing or proposed mobile home parks.

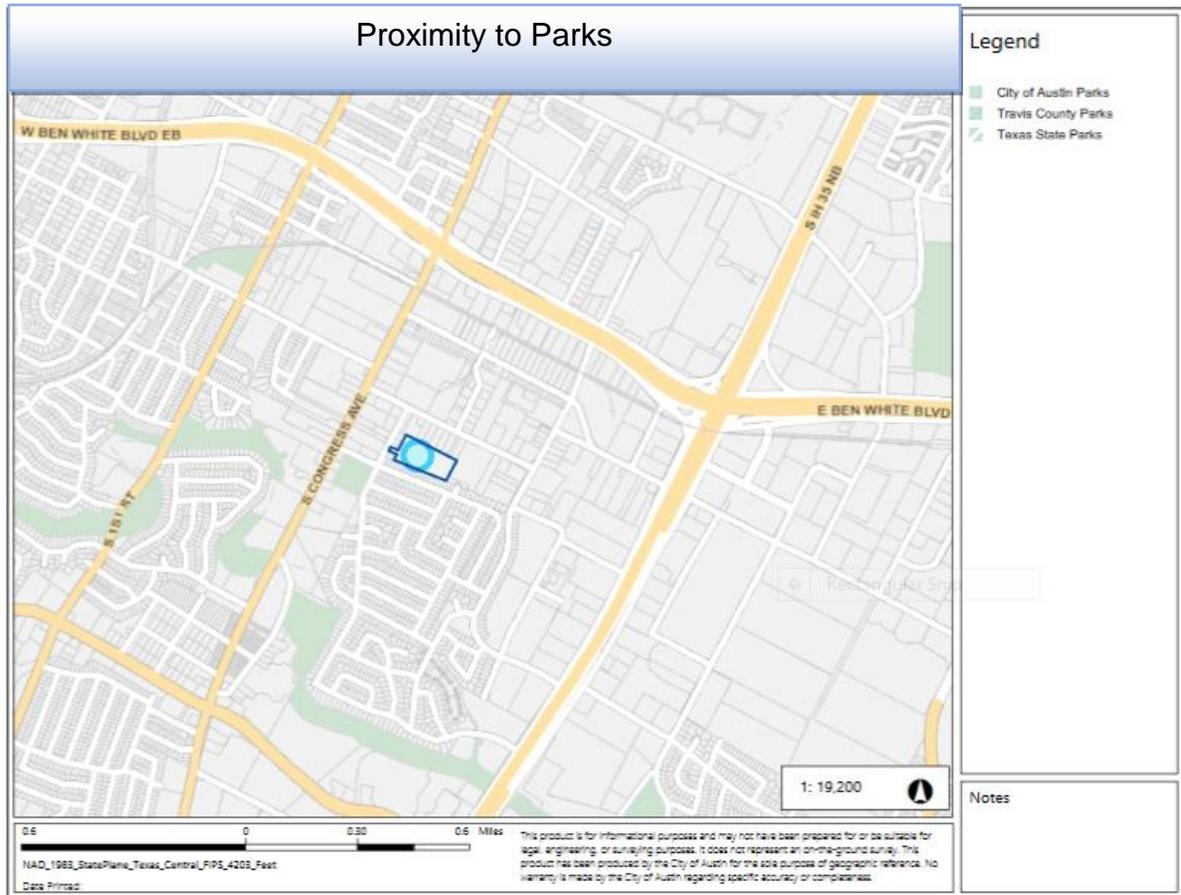
IMAGINE AUSTIN PLANNING PRINCIPLES

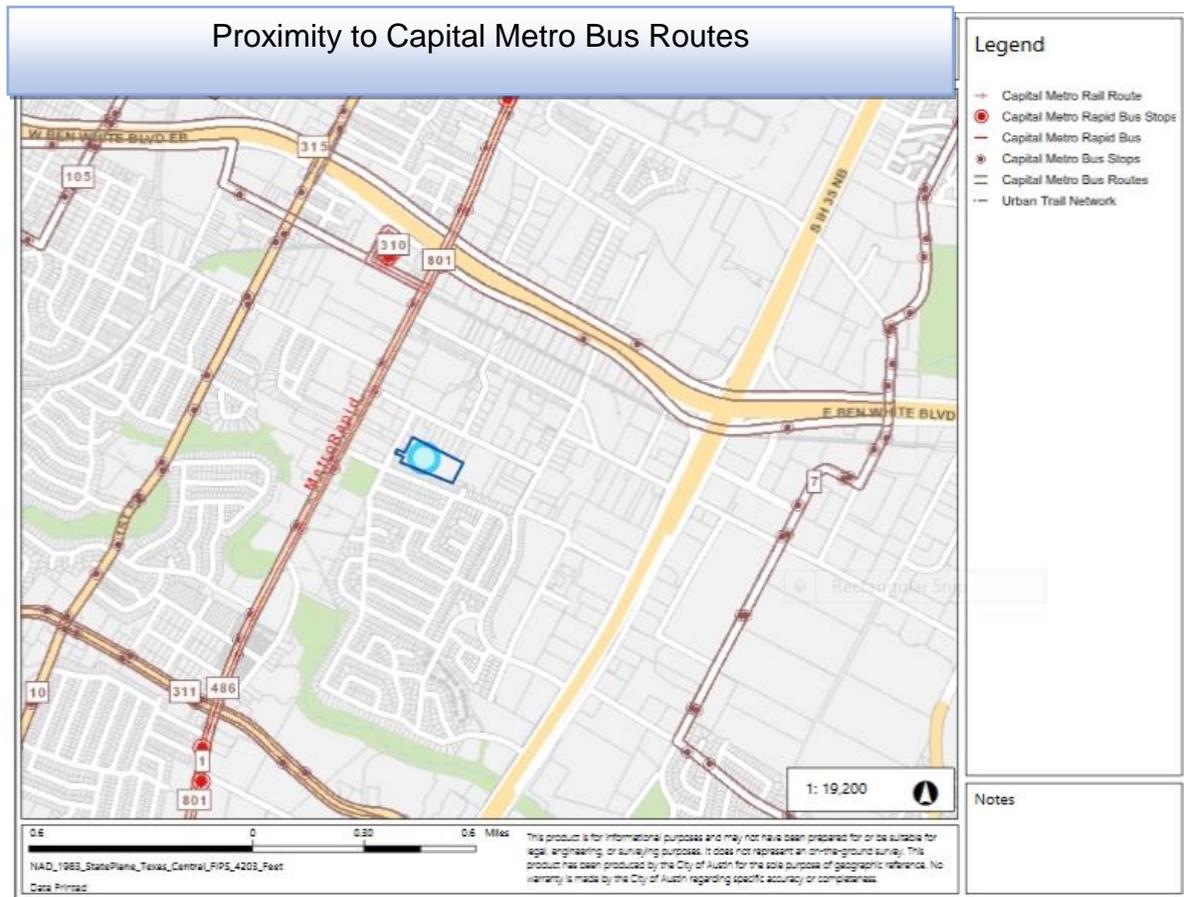
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
 - ***The property is located less a ¼ mile east of South Congress Avenue which is designated an Activity Corridor. South Congress Avenue has bus routes and numerous businesses.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
 - ***The property is located near South Congress Avenue, which is an Activity corridor with public transportation and access to numerous businesses.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property is located off South Congress Avenue, which is designated as an Activity Corridor.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The intent of the proposed zoning to MH-Mobile Home Residence District is to help preserve the existing mobile home park. Mobile Home Parks provide additional housing choices for Austin and planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***The proposed Higher Density Single Family land use is appropriate for the property's location near South Congress Avenue. Land use to the north is Industry and to the south is Single Family. Higher Density Single Family land***

use could serve as a buffer between the Industrial and the Single Family land use.

6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
 - *The property is located in the Desired Development Zone.*
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
 - *The property is near Battle Bend Park.*
8. Protect, preserve and promote historically and culturally significant areas.
 - *To staff's knowledge, the property has no historic or cultural significance.*
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - *Not directly applicable.*
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - *Not applicable.*
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
 - *Not applicable.*
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
 - *Not applicable.*







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

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

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although

fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

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

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

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

On the property is the Villa Denese Mobile Home Park which is located on Lucksinger Lane. Lucksinger Lane is about ¼ mile east from South Congress Avenue and runs parallel to it. Congress Avenue which is designated as an Activity Corridor on the Imagine Austin Comprehensive Plan's Growth Concept Map.

The proposed plan amendment is to change the future land use map (FLUM) from Mixed Use to Higher Density Single Family land use.

The proposed zoning on the property is from CS-MU-CO-NP (Commercial Service District – Mixed Use- Conditional Overlay – Neighborhood Plan) to MH-NP (Mobile Home Residence District – Neighborhood Plan) with the intent to help preserve the existing mobile home park. For more information on the zoning case, please see case number C14-2019-0018.

PUBLIC MEETINGS: The ordinance-required community meeting was held on March 18, 2019. Approximately 432 community meeting notices in English and Spanish was sent to people who live or own property within 500 feet of the property, in addition to neighborhood groups and environmental organizations who requested notification for the area. Nine people attended the meeting, in addition to the plan amendment planner and a planner who provided Spanish translation.

After city staff gave a brief presentation regarding the plan amendment and rezoning process and the background behind the City Council Resolutions, the following questions were asked:

Q: From mobile home resident - What is the City's intent with the rezoning? How much time does this give us (mobile home residents)?

A: This will add an extra step if the property owner wanted to rezone the property in the future to redevelop it. If the property is sold and requests a rezoning, the developer will need to go to NPA meeting, PC, and CC hearings.

Q: What is the process like? What if the owners request for a rezoning gets rejected?

A: The developer can return in 18 months with a new request for a lower less intense zoning category.

Q: By rezoning the property MH (Mobile Home), would that make it less desirable to a new buyer/developer?

A: Unknown

Q: What is allowed in SF-6?

A: Refer to Site Development Standards in informational packet, page 31.

Q: How does the City view this parcel of land? It's not subdivided. It's one tract of land but has 51 families living on it. If one person is evicted, does that change for everyone else?

A: It is one piece of land. The City would like to rezone the entire property MH. This action has nothing to do with tenant/owner relationship.

Q: What happens if the tract is sold and people can't afford to move their mobile home?

A: There is a city ordinance # 20160901-050, which establishes requirements for tenant notification and tenant relocation assistance. There have been cases where tenants were assisted, but there have also been cases where the owner and developers found a loop hole and did not provide displaced tenants with assistance.

Q: I was told the property is less desirable because it's landlocked. We only have our entrance because of an easement.

A: It would be hard for city staff to address this, but I guess one response might be that someone could buy this property who also owns property along St. Elmo to the north and could access the property from St. Elmo.

Q: Why do we have to pay the City of Austin \$9 a month for drainage fees, yet when we call they can't do anything because it's private property?

A: That is a good question for Watershed Protection Department.

Q: When has the City done this type of cohesive zoning change to multiple properties?

A: Not as long as I have been with the city, which is about 14 years.

Q: How will the MH rezoning affect neighboring properties? I own a business that is zoned light industrial. Will this affect me?

A: This rezoning might affect your property by triggering compatibility standards. UPDATE: It might only affect property if land use is a single-family house and property is zoned MH.

Q: What does Single-Family and Multi-Family mean?

A: Single-Family is one home per lot, multi-family has many residences such as apartment buildings.

Q: What if people would like to give their input on record?

A: All emails and/or letters will be added to our case report. Recommend showing up en masse and speaking from the heart. Big groups normally pick a spokesperson and give their speaking time to them for public comment during Planning Commission and City Council hearings.

Q: What is happening with the self-storage that is turning into condos (Life Storage?)?

A: Staff will have to take a look.

CITY COUNCIL DATE: June 20, 2019

ACTION: (pending)

City Council Resolutions

RESOLUTION NO. 20180823-078

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

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

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

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

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

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

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

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

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

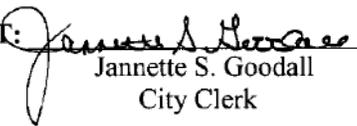
(2) Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive, Austin, Texas, from single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district; and

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

BE IT FURTHER RESOLVED:

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

ADOPTED: August 23, 2018

ATTEST: 
Jannette S. Goodall
City Clerk

RESOLUTION NO. 20180920-096

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

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

NOW, THEREFORE,

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

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

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

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

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

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

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

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

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

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

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

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

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

(11) Jensen's MH Park located at 3201 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;

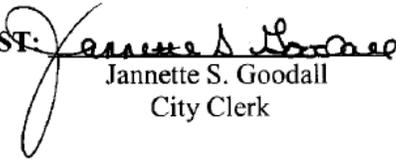
(19) Austin Pecan Park located at 2815 East State Highway 71 Westbound Service Road, Austin, Texas, from rural residence (RR) district, interim single-family residence standard lot (I-SF-2) district, and development reserve (DR) district to mobile home residence (MH) district;

(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

Letter of Recommendation from the South Congress
Combined Neighborhood Plan Contact Team (NPCT)

DATE: May 21, 2019

TO: City of Austin Zoning Case Files

C/O: Maureen Meredith Maureen.meredith@austintexas.gov

CC: Wendy Rhoades 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
Keena Miller
Michael Fossum

Comments Received

From: Jing Wang
Sent: Friday, April 05, 2019 1:55 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: questions regarding case NPA-2019-0020.01

Hi Maureen,
Thanks for update!
I put my comments regarding the mobile park below:

I think mobile park is a bad idea particularly for people with low income. Let me tell you what happened in reality on low income people who own mobile homes.

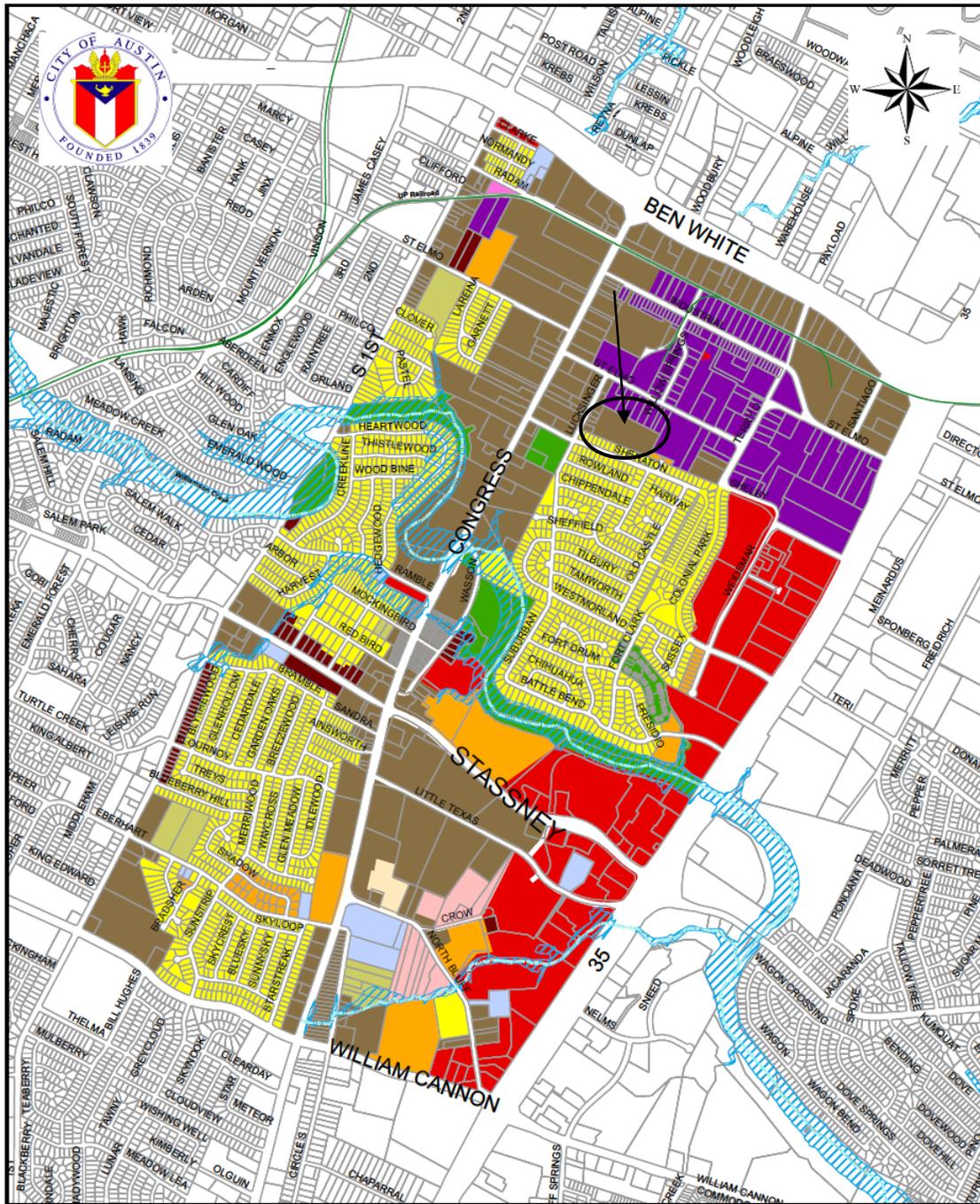
I have a friend who bought a mobile home in Austin 5 years ago. She is low income, but both her and her spouse are very hard working people. When they made the decision of purchase, they had 3 choices, 1) rent; 2) buy a mobile home; 3) buy a house. Renting a house was the cheapest, but they really want a house of their own. Mobile home has a better location than the house, with same monthly payment, so they chose the mobile home without understanding the financial differences.

Now, looking back, the mobile home purchase was the worst decision they made. Why? If they had been renting, they would already saved quite a bit in the past 5 years, which can be used towards down payment now. If they bought a house, it would have appreciated quite a bit in the past 5 years. In their case now, they are paying a high land rent every month, higher than their mortgage payment, and they end up with a mobile home that only depreciates. They were confused why their house doesn't appreciate as other people's house, because they didn't know that the appreciation was driven by the value of the land. In their case, unfortunately, their hard earned money were not spent on the right investment.

Maybe you would say that they should do their homework before making the purchase. They should fully understand what they were buying. Unfortunately people with low income are also the same group that have limited access for financial planning or consultation. When you provide them with a lot in prime location and a mobile home, which costs the same monthly payment as the house in a suburb location, many of them would choose mobile home, because they don't understand that they are losing their chance, which they may have only once in their life time, to make the right and the most important investment in their life. This is a perfect case that the rich gets richer, and the poor gets poorer.

I strongly against rezoning this lot to mobile park. I strongly believe affordable housing project should be designed in a way that it can pave a path for the poor to build a healthier financial portfolio, instead of putting them in a trap to stay poor forever.

Thank you,
Jing



South Congress Combined Neighborhood Planning Area: Future Land Use Map

Produced by the City of Austin
 Planning and Zoning Department
 Adopted August 18, 2005
 Updated August 18, 2016

This map has been produced by the City of Austin Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Legend			
	Civic		Mobile Homes
	Commercial		Multifamily
	Higher-Density Single-Family		Office
	Industry		Recreation & Open Space
	Mixed Residential		Residential Core
	Mixed Use		Rural Residential
	Mixed Use/Office		Single-Family
			100-year Flood Plain
			Creeks

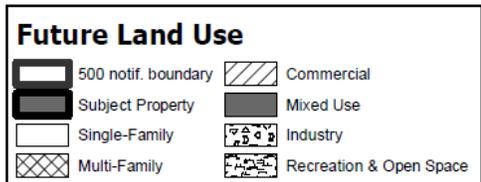
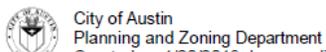
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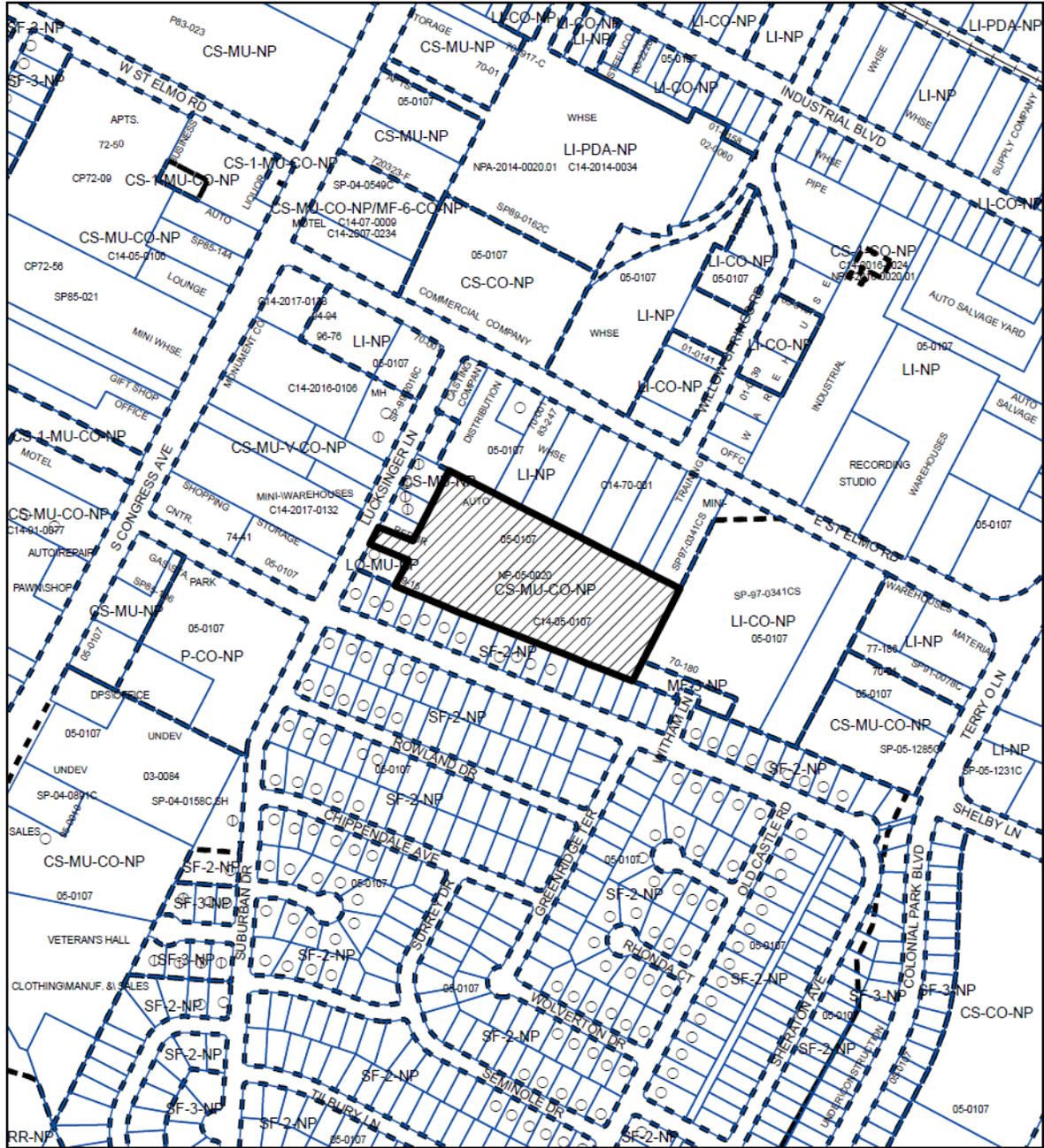


**South Congress Combined (East Congress) Neighborhood Planning Area
NPA-2019-0020.01**

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

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







 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING
 ZONING CASE#: C14-2019-0018

1" = 400'

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Created: 1/23/2019

