

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHBORHOOD PLAN:** South Congress Combined (East Congress)

**CASE#:** NPA-2019-0020.02      **DATE FILED:** January 16, 2019 (Out-of-Cycle)

**PROJECT NAME:** Go-Go Mobile Home Park (City-Initiated NPA)

**PC DATE:** May 28, 2019

**ADDRESS:** 4811 South Congress Ave.

**DISTRICT AREA:** 3

**SITE AREA:** 4.32 acs (approx.)

**OWNER:** WC 4811 South Congress, 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:** C14-2019-0025

**From:** CS-MU-CO-NP

**To:** MH-NP

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 18, 2005

**PLANNING COMMISSION RECOMMENDATION:**

*May 28, 2019* – Approved for Higher Density Single Family land use on the consent agenda.  
[J. Shieh – 1<sup>st</sup>; P. Howard – 2<sup>nd</sup>] Vote: 12-0 [K. McGraw absent].

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

**BASIS FOR STAFF’S RECOMMENDATION:** Staff recommends the land use change to Higher Density Single Family land use with the associated rezoning to MH-NP Mobile Home Residence District because the intent of the City Council resolutions is to help preserve existing mobile home parks 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**

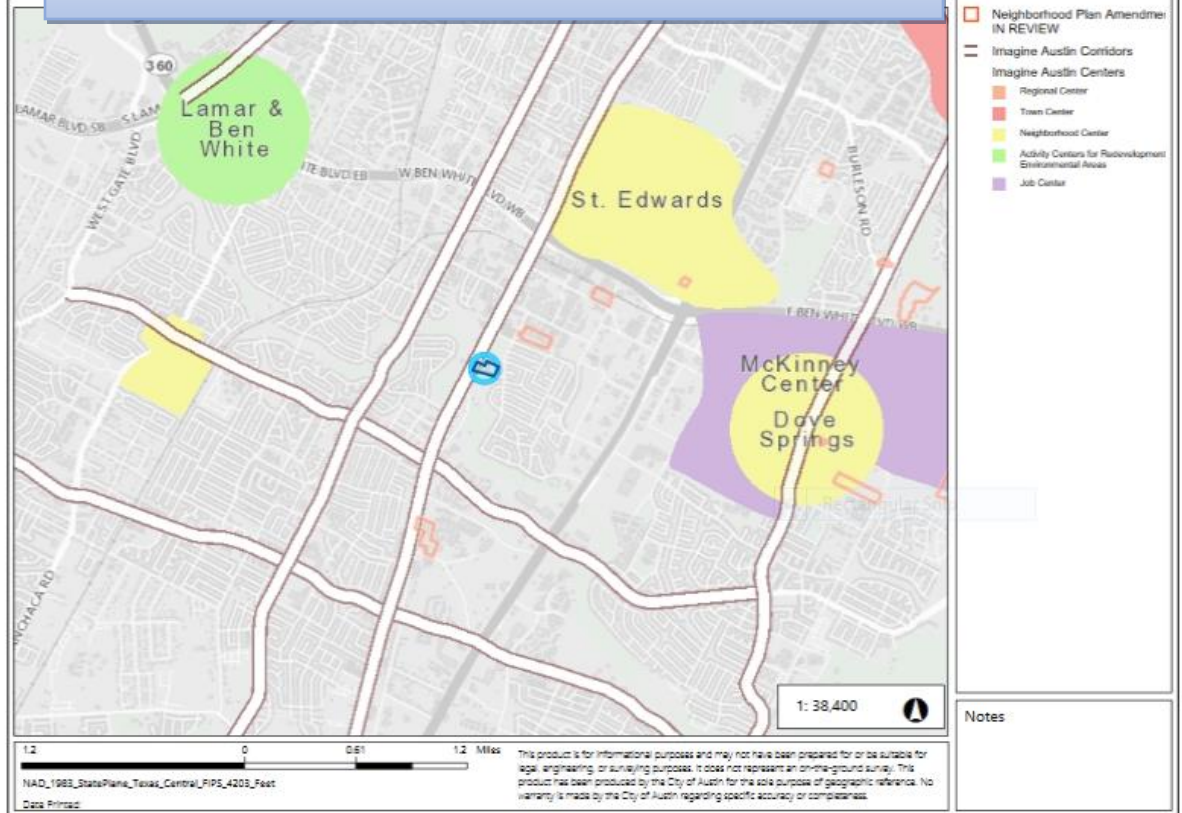
1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high- density commercial and low- density residential areas.
3. Applied to existing or proposed mobile home parks.

### ***IMAGINE AUSTIN PLANNING PRINCIPLES***

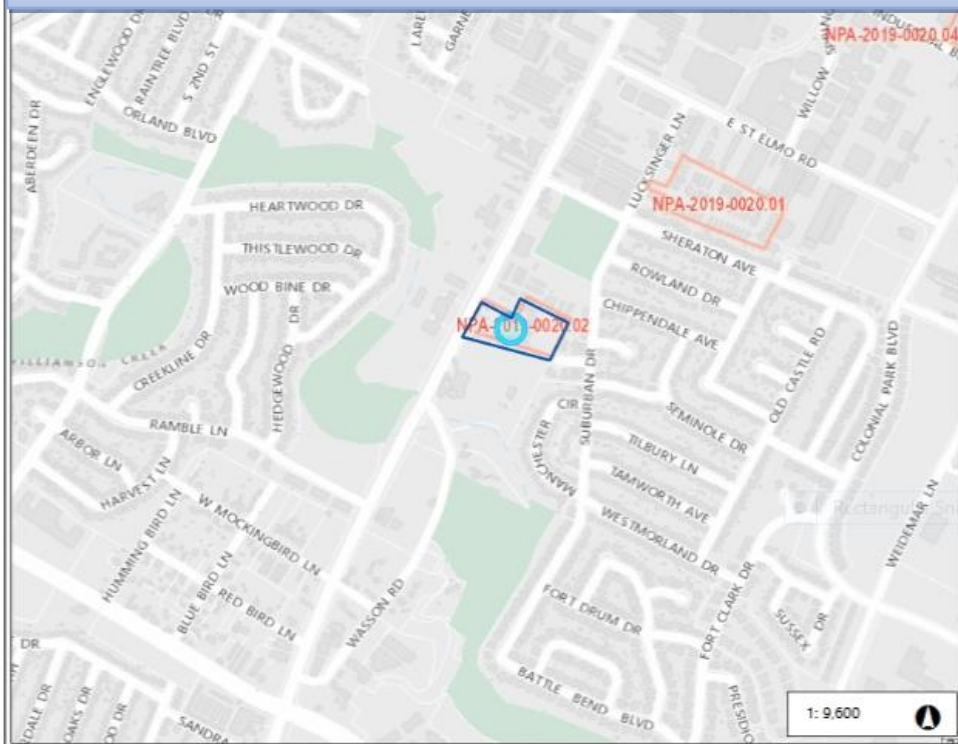
1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
  - ***The mobile home park is located off South Congress Avenue which is designated an Activity Corridor on the Growth Concept Map of the Imagine Austin Comprehensive Plan. South Congress Avenue has numerous businesses and employment opportunities, and transportation options.***
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 mobile home park is located off South Congress Avenue which is designated an Activity Corridor on the Growth Concept Map of the Imagine Austin Comprehensive Plan. South Congress Avenue has numerous businesses and employment opportunities, and transportation options.***
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 a mobile home park that is located off South Congress Avenue, which is 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 proposed zoning on the property is for MH – Mobile Home Residence District, which is indented to help preserve the existing mobile home park. Mobile home parks provide additional housing choices for Austin and the planning area.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.

- ***The proposed land use is Higher Density Single Family, which is appropriate adjacent to South Congress Avenue, which is an Activity Corridor.***
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 Desire 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.
    - ***Not applicable.***
  8. Protect, preserve and promote historically and culturally significant areas.
    - ***To the best of staff’s knowledge, there is no historic or cultural significance to this property.***
  9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
    - ***Not directly applicable.***
  10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
    - ***Not applicable.***
  11. Sustain and grow Austin’s live music, festivals, theater, film, digital media, and new creative art forms.
    - ***Not applicable.***
  12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
    - ***Not applicable.***

## Proximity to Imagine Austin Activity Corridors and Centers



# Proximity to Parks

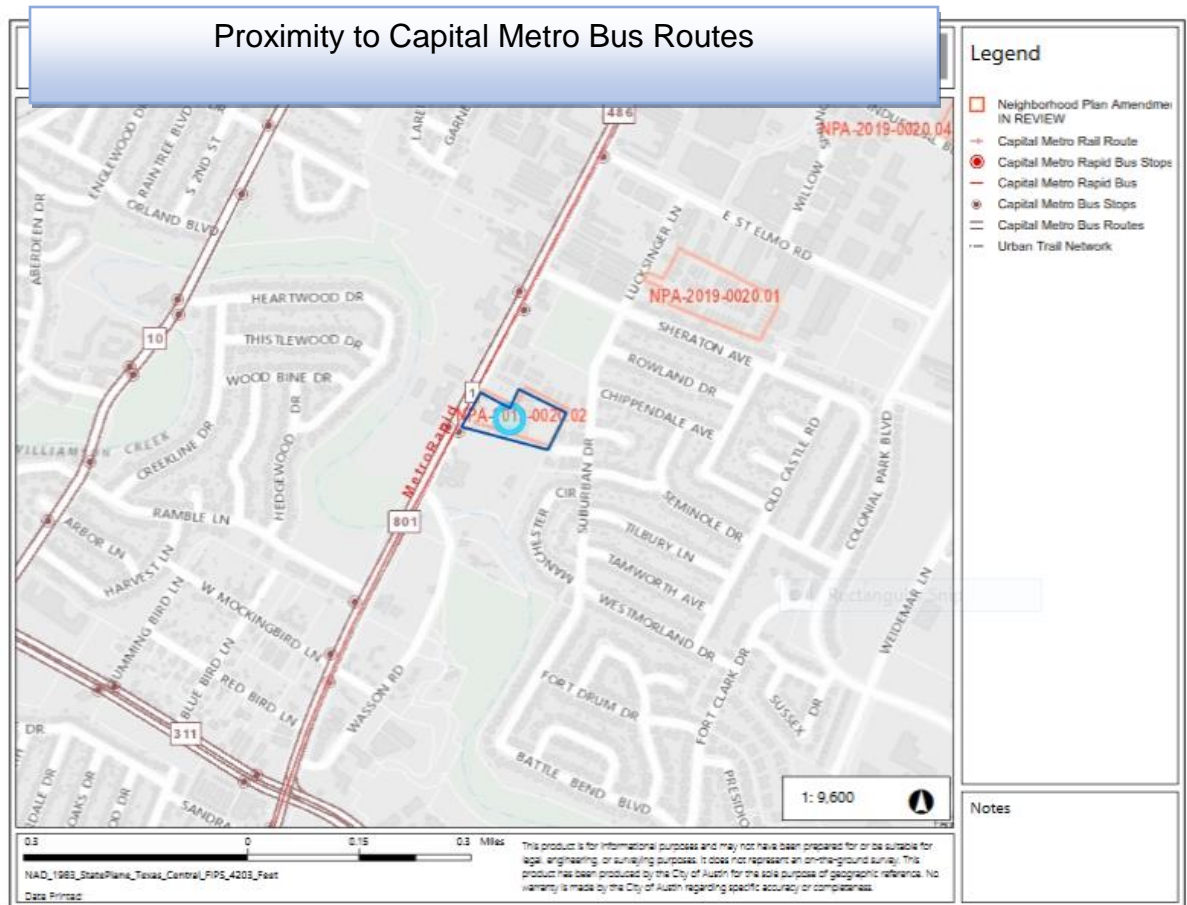


## Legend

- Neighborhood Plan Amendment IN REVIEW
- City of Austin Parks
- Travis County Parks
- Texas State Parks

## Notes

0.3 0 0.15 0.3 Miles  
NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet  
Data Printed: 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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## 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 Go-Go Mobile Home Park which is located along South 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 to 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 C14-2019-0025.

**PUBLIC MEETINGS:** The ordinance-required community meeting was held on March 27, 2019. Approximately 746 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. . Two NPA cases were presented at the meeting, NPA-2019-0020.02 and NPA-2019-0020.03. Thirteen people attended the meeting, in addition to the plan amendment planner and a planner who provided Spanish translation.

After city staff provided an overview of the plan amendment and rezoning process and the background behind the City Council Resolutions that initiated the rezoning and plan amendment cases for Go-Go Mobile Home Park, the following questions were asked:

Q: Will this rezoning impact the people who live in the mobile home park?

A: The intent of the resolution is to preserve the mobile home park for as long as possible. The property owner will need to request a rezoning from MH to something else which would require application fees, public notification, NPA community meeting, go before Planning Commission, and go before City Council.

Q: What will be the actual zoning on the property?

A: Mobile Home Residence District.

Q: Is Higher Density Family also the zoning?

A: If you look at the land Use and Zoning Matrix, under Higher Density Single Family the property owner can go up to SF-6 without having to ask for a plan amendment. They would need a zoning change. Under Multifamily land use the property owner could go up to MF-6 zoning without a plan amendment. The plan amendment triggers a community meeting like this one.

Q: What is the advantage of doing this zoning change?

A: The zoning change does not stop the owner from raising rents or asking people to move. What it does is it requires that extra step of requesting a rezoning, going before Planning commission and City Council for any significant changes. It provides an extra step.

Q: What would trigger another meeting? How many additional houses can built in SF-6?

A: The definition of SF-6 is townhouse and condominium residence district. Duplex = 6.2; Condo = 12.4.

Q: The map shows the property of the mobile home park as two parcels. The back parcel is in a tan color and the front is dark brown. The area is redeveloping fast. There is construction all along South Congress where the brown is on the map. Does that mean that the front part of the property is sold and is going to be redeveloped?

A: No, the back part of the property actually has a Mobile Home land use from when the Neighborhood Plan was adopted. That land use will stay. The front parcel will be rezoned to MH and re-FLUMed to HDSF.

Q: To be clear, this meeting is not about us having to move or look for a new place to live? It's about changing the name on the map?

A: The City is trying to preserve the mobile home park for as long as possible.

Public comment: My issue is with the condition of the trailers. Some have no AC. That is a deplorable way to live. They have to be up to code. These trailers are old. They are not being maintained by those who are leasing them. The property itself is not being maintained. There are tons of mosquitos that come from the property. There is a trailer with a tarp for a roof.

A: This concern about code has come up before. Mobile Home parks have to be registered with Code Enforcement to meet compliance. We are trying to find out what is Code's role in Mobile Home Parks.

Public comment: It's likely complaint driven. But there are always different people living in the homes. Code can't do anything if we can't pinpoint where the problem is.

Q: Is that the owner's responsibility, to work with tenants for maintenance?

A: I would assume so.

Public Comment: I've called Code. They ask for the lot number. You have to describe the issue. Code will look at individual trailers.

Public Comment: It's up to individuals. It's their responsibility to maintain their area and their trailer. We get notices from the owner when there is going to be a city inspection. We are asked to clean up any junk, cut the lawns, etc.

Q: Could the mobile home residents create a neighborhood association? Will that give them some clout with the City?

A: They can create a group and register on the group registry. They will get notices. They can have a collective voice. Ultimately, the decision on any zoning change is up to City Council. Individuals can also sign up on the registry for notices.

Q: The City should have asked the property managers to be at these meetings. We thought we were going to be able to speak to the property manager. (Most mobile home park residents are Spanish speakers according to residents in attendance. Park manager does not

speaking Spanish.) We ask the property manager for help but he doesn't reply. Even his place can be messy at times.

A: The city can't do anything about that. It does not own the land.

Public comment: The City should talk to the slum lords. Having tenants with no AC is deplorable.

A: I encourage tenants to speak up at PC and CC to raise these issues. There are four ways to give comments on these cases. 1) These meetings. We type up notes and add notes to staff case reports. 2) the public hearings. 3) 311 for specific complaints 4) neighborhood association or individual registered with the city can receive notices about changes in the area.

Q: When are the PC and CC dates?

A: At this point it is unknown when these cases will go before PC/CC. Owners of the mobile home park might be against this change. Some are in favor of it.

Q: What is the City planning to do about appraised property taxes?

A: The City doesn't deal with that. That's the Travis County appraisal district.

##Tenants mentioned that many of their neighbors did not receive the meeting notice. One tenant shared her notice and that is how a few attendees were able to make the meeting. Tenants requested a possible follow up meeting if they can get more Spanish speaking neighbors together. Jesse agreed to attend and share case information.

**CITY COUNCIL DATE:** June 20, 2019

**ACTION:** (pending)

**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;

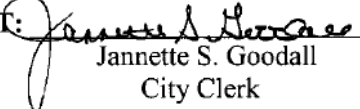
(2) Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive, Austin, Texas, from single family residence-neighborhood plan (SF-3-NP) combining district to mobile home residence-neighborhood plan (MH-NP) combining district; and

(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;

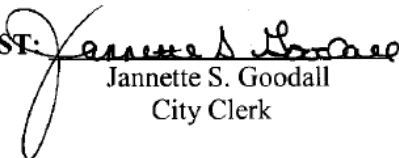
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

**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

**Letter of Recommendation from the Neighborhood Plan  
Contact Team (NPCT)**

DATE: May 21, 2019

TO: City of Austin Zoning Case Files

C/O: Maureen Meredith [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov)

CC: Wendy Rhoades [Wendy.Rhoades@austintexas.gov](mailto:Wendy.Rhoades@austintexas.gov)

FROM: South Congress Neighborhood Plan Contact Team – SCCNPCT

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

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

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

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

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

Please contact us if we can provide anything more.

Thank you,

Mario Cantu  
Keena Miller  
Michael Fossum

**PUBLIC HEARING COMMENT FORM**

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

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

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

Case Number: NPA-2019-0020.02

Contact: Maureen Meredith, Ph: 512-974-2695

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

☐ I am in favor  
☒ I object

Betty Balandra

Your Name (please print)

4900 Manchester cir

Your address(es) affected by this application

Betty Balandra

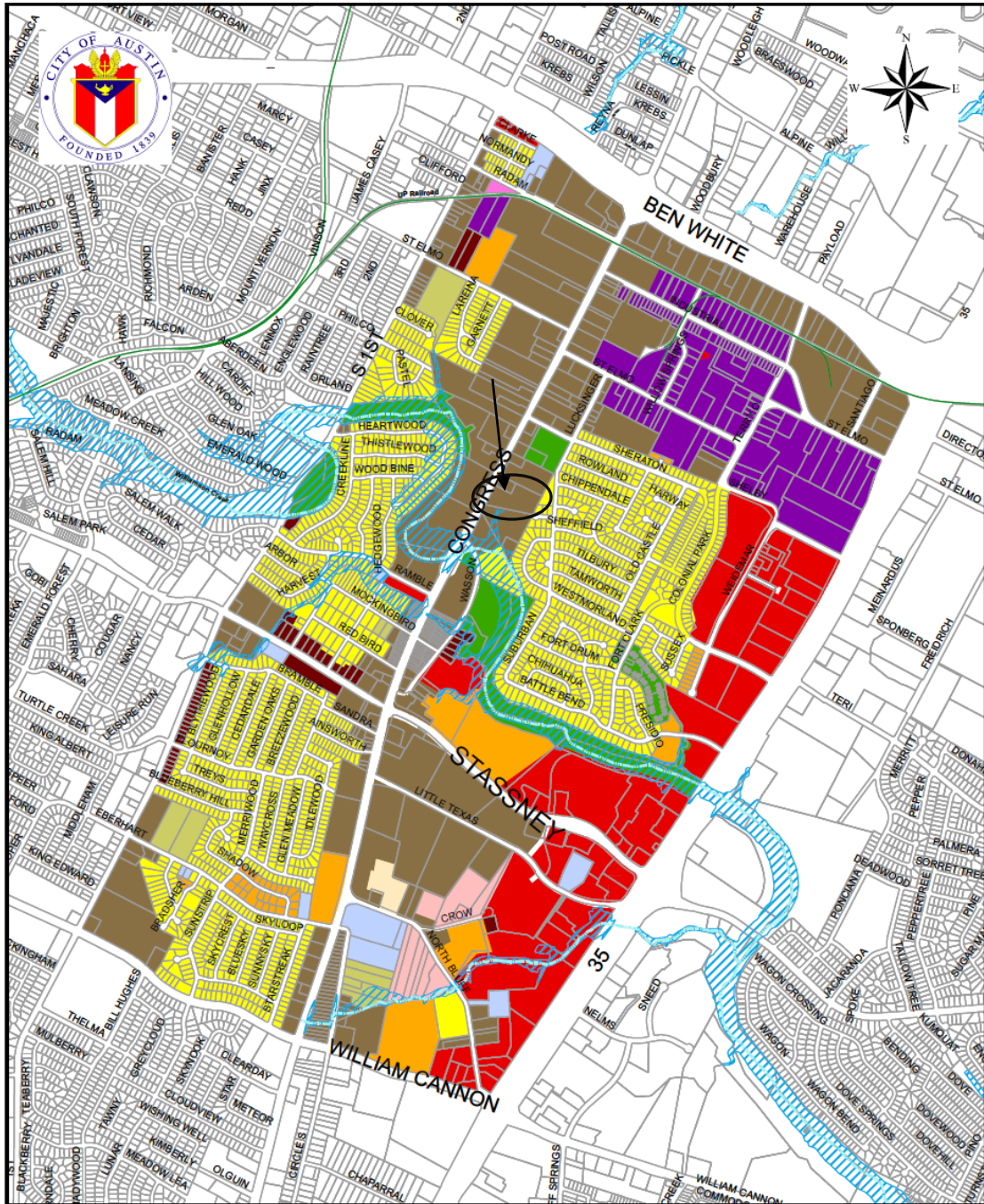
Signature

5/21/19

Date

Comments: South Congress is the golden gate leading to the State Capital. Don't make it look trashy. I object right now it looks like tractor trash has not been kept up. My appraisal will come in lower I work hard to keep my house up. Away mobile home should be out of the city limits. I object I object put them in your neighborhood Not mine





## 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.

2,000 1,000 0 2,000 Feet

### Legend

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Civic                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Mobile Homes   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Commercial                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Multifamily  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Higher-Density Single-Family | <span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> Office  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> Industry                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkgreen; border: 1px solid black;"></span> Recreation & Open Space   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> Mixed Residential             | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Residential Core   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> Mixed Use                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: paleyellow; border: 1px solid black;"></span> Rural Residential  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: darkred; border: 1px solid black;"></span> Mixed Use/Office           | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Single-Family  |
|  | <span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid black;"></span> 100-year Flood Plain |
|  | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Creeks  |



## South Congress (East Congress) Combined Neighborhood Planning Area NPA-2019-0020.02

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.

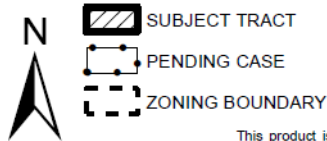
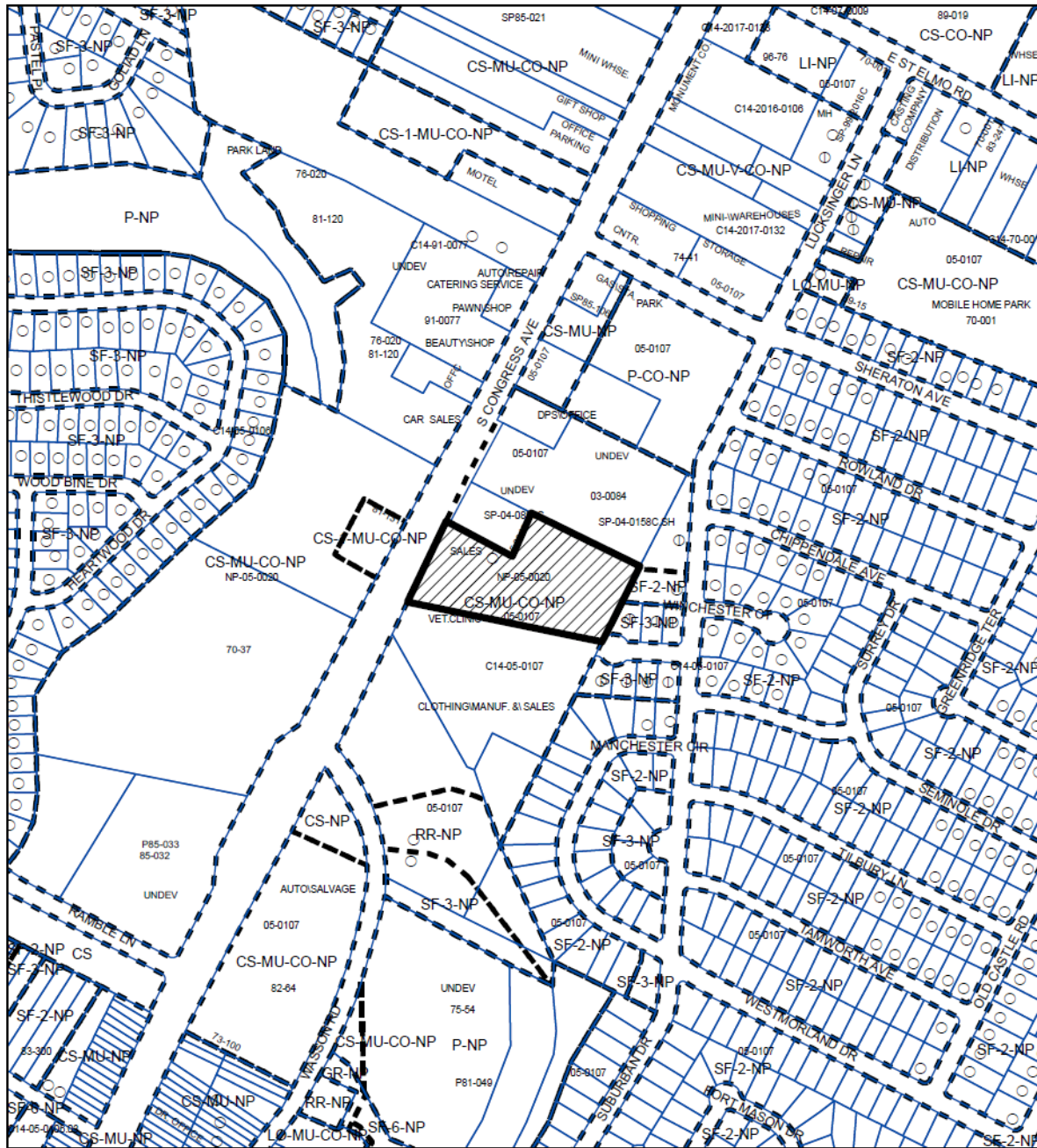
### Future Land Use

	Subject Subject	
	Single-Family	
	Higher-Density Single-Family	
	Multi-Family	
	Commercial	



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





1" = 400'

## ZONING

ZONING CASE#: C14-2019-0025

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

