

## 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* – Approved on the consent agenda for Higher Density Single Family land use. [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 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.

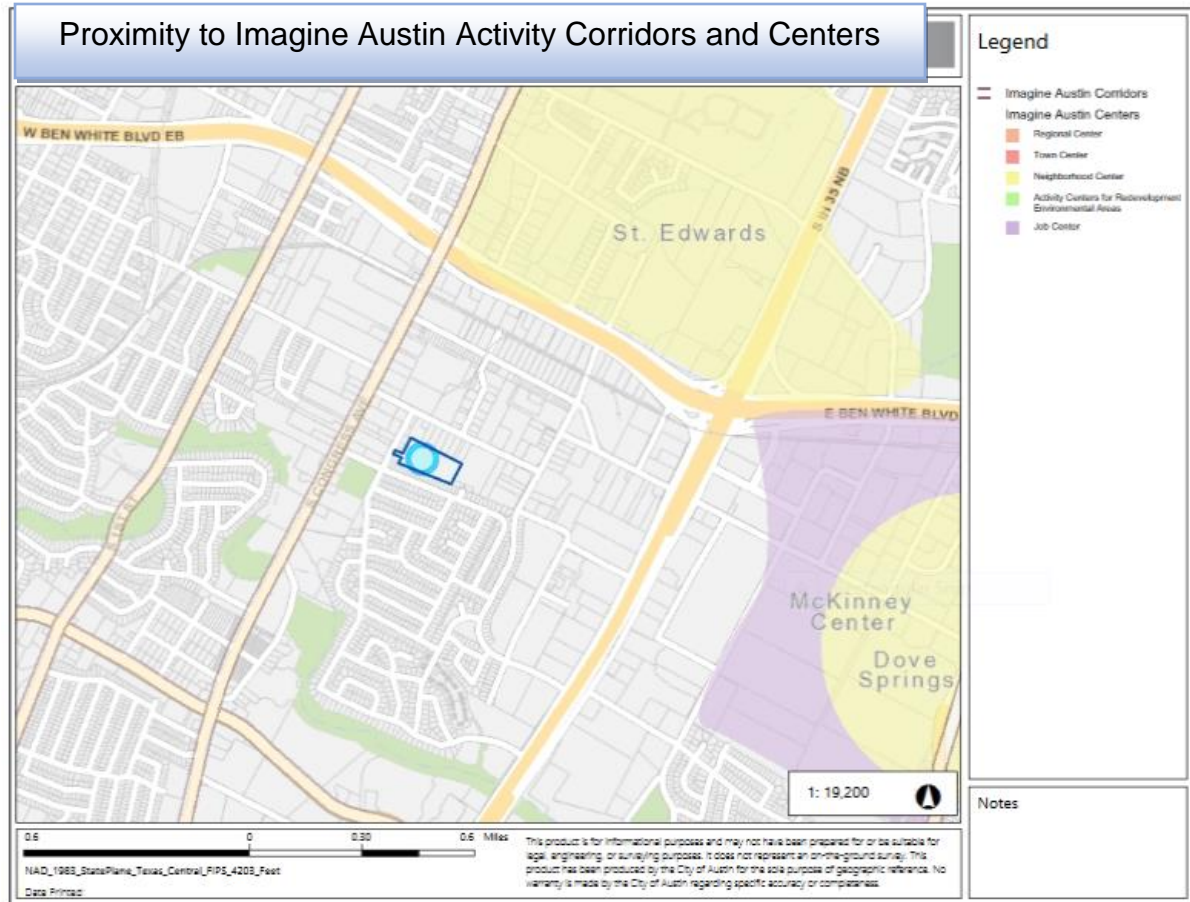
- ***Not applicable.***

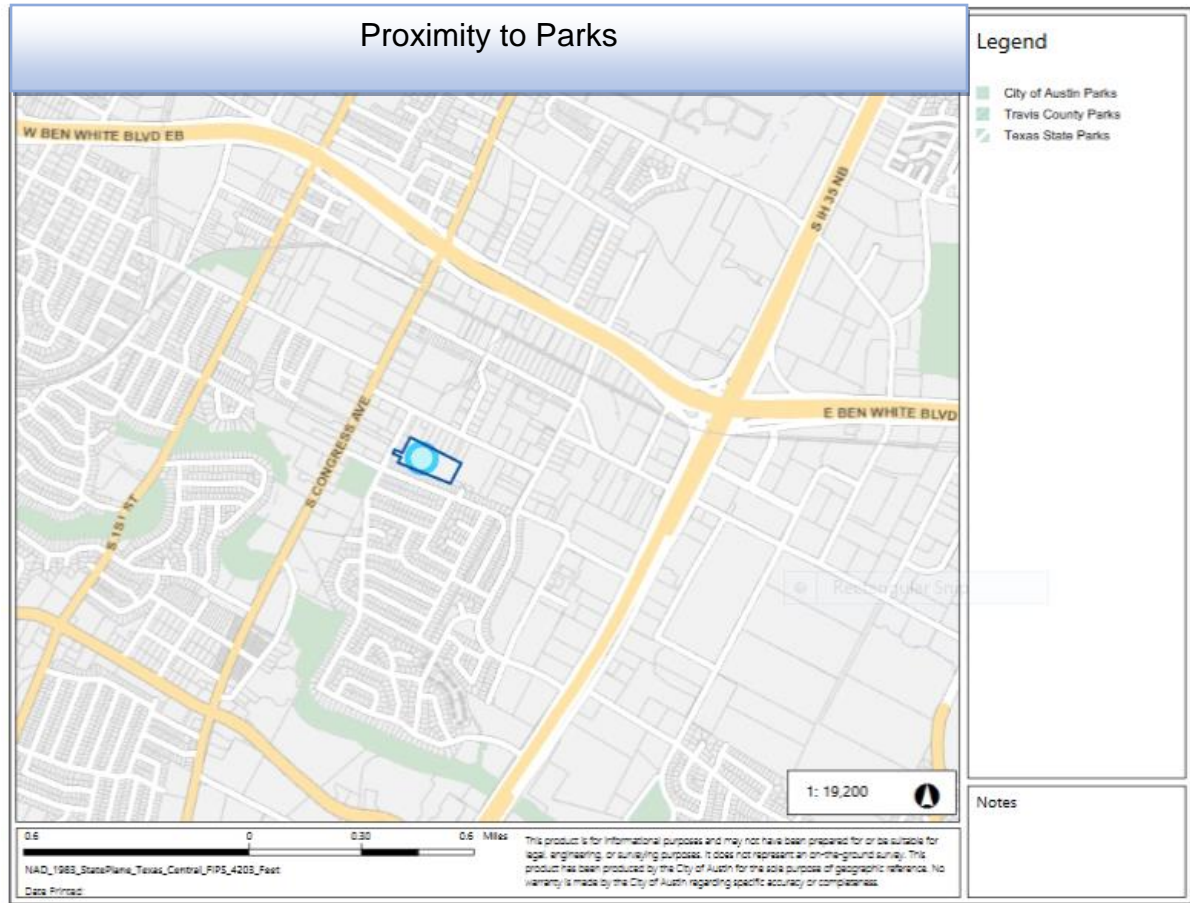
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.

- ***Not applicable.***

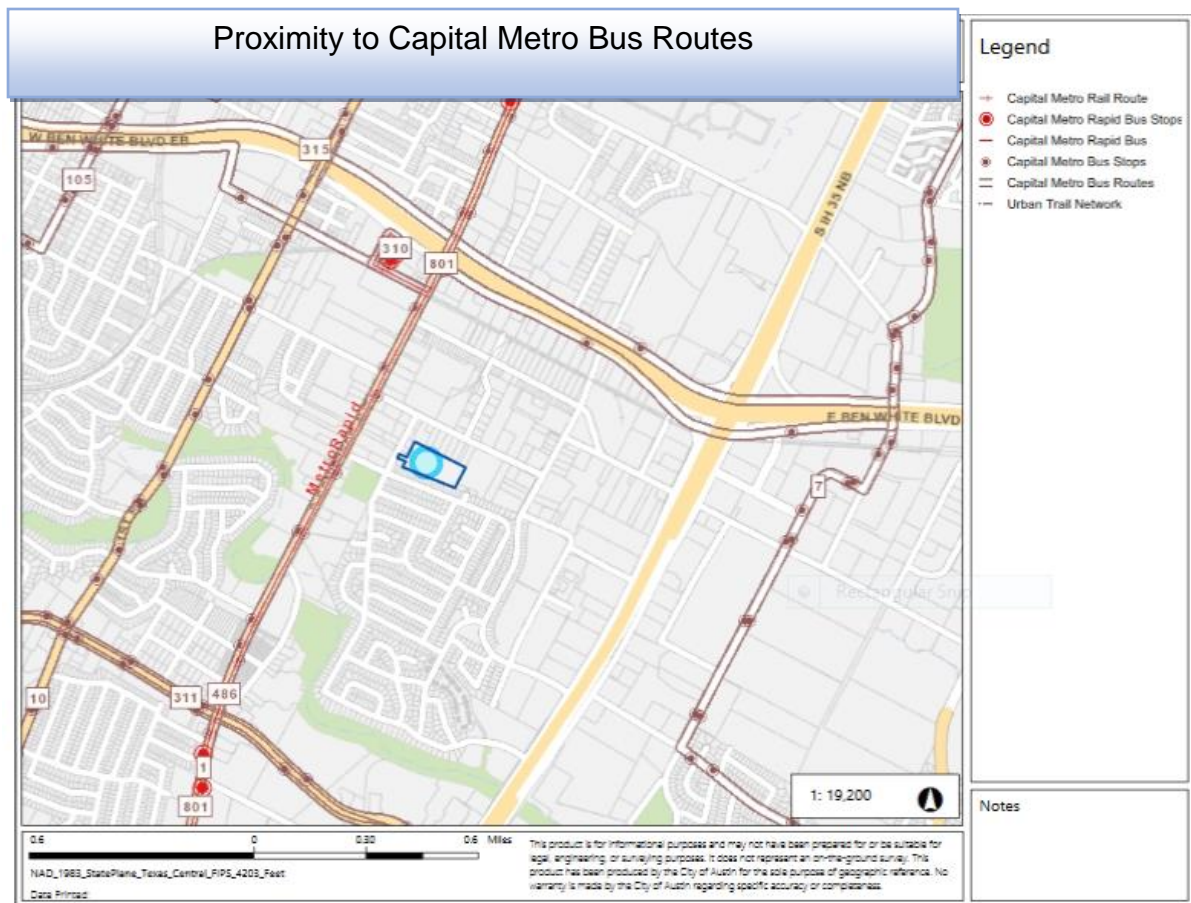
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

- ***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 working 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 were 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: 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 in packet of information.

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 the City can't do anything because it's private property?

A: That is a good question for Watershed Protection Department. Tomorrow when I get to the office I can email you a contact name and number.

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. We 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

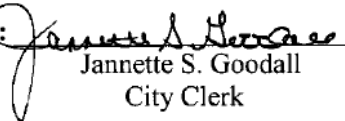
(3) Comfort Mobile Home Park located at 7307, 7401, and 7403 East Riverside Drive, Austin, Texas, from East Riverside Corridor (ERC) district to mobile home residence (MH) district.

**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 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;

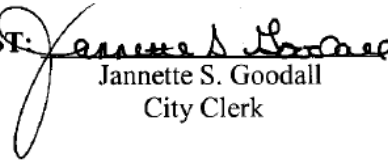
(20) Honeycomb Park located at 6402 McNeil Drive, Austin, Texas, from interim-rural residence (I-RR) district to mobile home residence (MH) district.

**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

Email and Comment form from Owner of Villa Denese  
Mobile Home Park

**From:** Steve File

**Sent:** Tuesday, May 28, 2019 1:19 PM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>

**Subject:** VILLA DENESE MHP LLC File Number: NPA-2019-0020.01

Dear Ms. Meredith,

Thank you for taking the time to inform me about the pending Zoning and Land Use reclassifications. Attached is our objection form. It is our longer term desire to relocate the park to a "better land use" property, assist our existing residents (many of which have been with us for 30 to 40 years and multi-generational family units within the Park) and develop our current site into higher density, low income apartment units. It appears to me the reclassifications do not provide any additional protections for our residents as there are relocation laws already available to them regarding relocations. In my opinion, the rezoning does restrain our trade and restrict our ability to provide a higher rise apartment complex that would allow us to compete with surrounding apartment complexes and would actually hurt future renters by making it more costly per unit by requiring us to provide lower density housing. We request Villa Denese MHP LLC remain as a Mixed Use land classification.

Respectfully submitted for your consideration.

Sincerely,

Steve File, member  
Villa Denese MHP LLC  
4511 Lucksinger Ln. #33  
Austin, TX 78745

PUBLIC HEARING COMMENT FORM	
<p>If you use this form to comment, it may be submitted to: City of Austin Planning and Zoning Department Maureen Meredith P. O. Box 10888 Austin, TX 78767-8810</p>	
<p>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.</p>	
<p>Case Number: NPA-2019-0020.01 Contact: Maureen Meredith, Ph: 512-974-2695 Public Hearings: May 28, 2019, Planning Commission Jun 20, 2019, City Council</p>	
<p><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</p>	
<p>STEVEN FILE, OWNER Your Name (please print)</p>	
<p>4511 LUCKSINGER LN. AUSTIN TX. Your address(es) affected by this application</p>	
<p>Signature: <i>[Signature]</i> Date: 5/28/2019</p>	
<p>Comments: WE HAVE NO SHORT TERM PLANS TO CHANGE VILLA DENESE MHP WE WANT A MOBILE HOME PARK ALTHOUGH WE HAVE RECEIVED SEVERAL JOINT VENTURES OFFERS. EVENTUALLY WE WOULD LIKE TO MOVE THE MOBILE HOME PARK TO A NEW LOCATION AND PROVIDE LOW INCOME APT. HOUSING. CHANGING THE LAND USE FROM MIXED USE TO "HIGHER DENSITY" DOES NOT PROVIDE ANY ADDITIONAL PROTECTION FOR OUR RESIDENTS. <i>[Signature]</i></p>	

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](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

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

**From:** Nancy M Morgan  
**Sent:** Tuesday, May 28, 2019 10:13 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** giddyupstexas@  
**Subject:** Villa Denese Mobile Home Park

This message is from Nancy M Morgan.

Hello Maureen,

4 of us from Villa Denese Mobile Home Park went to meeting today on Public Hearings for zoning changes. What I understand which I think I understood is zoning was passed to MH/MP and is going to vote on June 20, 2019 at 2:00pm.

None of us spoke at this preliminary hearing, and none of us have been to a meeting with City Council before. It was very nice to meet you, and I am attaching my notes and thoughts on being a resident of Villa Denese. Thank you for taking time to talk with Douglas who is also a resident neighbor of this great little community.

Sincerely,  
Nancy M Morgan

notes  
Public Hearing on re-zoning for Villa Denese Mobile Home Park  
May 28, 2019

To Austin City Council members,

Villa Denese Mobile Home Park is a family owned residential mobile home park and was established in 1980. Small, quiet, well managed, and it is in a secluded area of the growing area South of Ben White and East of Congress Ave. in the Battle Bend Park neighborhood. Good access to shopping, parks, and bus lines.

I read somewhere Villa Denese was listed in top 10 mobile home parks in Austin - excellent location for senior citizens 55+ close to medical facilities, shopping and public transportation. All mobile homes are owned by residents-no rentals. Very little turnover in sales as we all have lived here for many years and want to continue to live here as we feel safe and we are able to afford to live here. This provides pride of ownership and safety as everyone looks out for each other too. Fast response to emergency services is also important when needed.

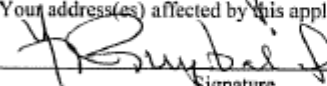
Villa Denese Mobile Home Park Residents have access to many public services for seniors who live in Austin-many other parks do not have access to public services as they are outside

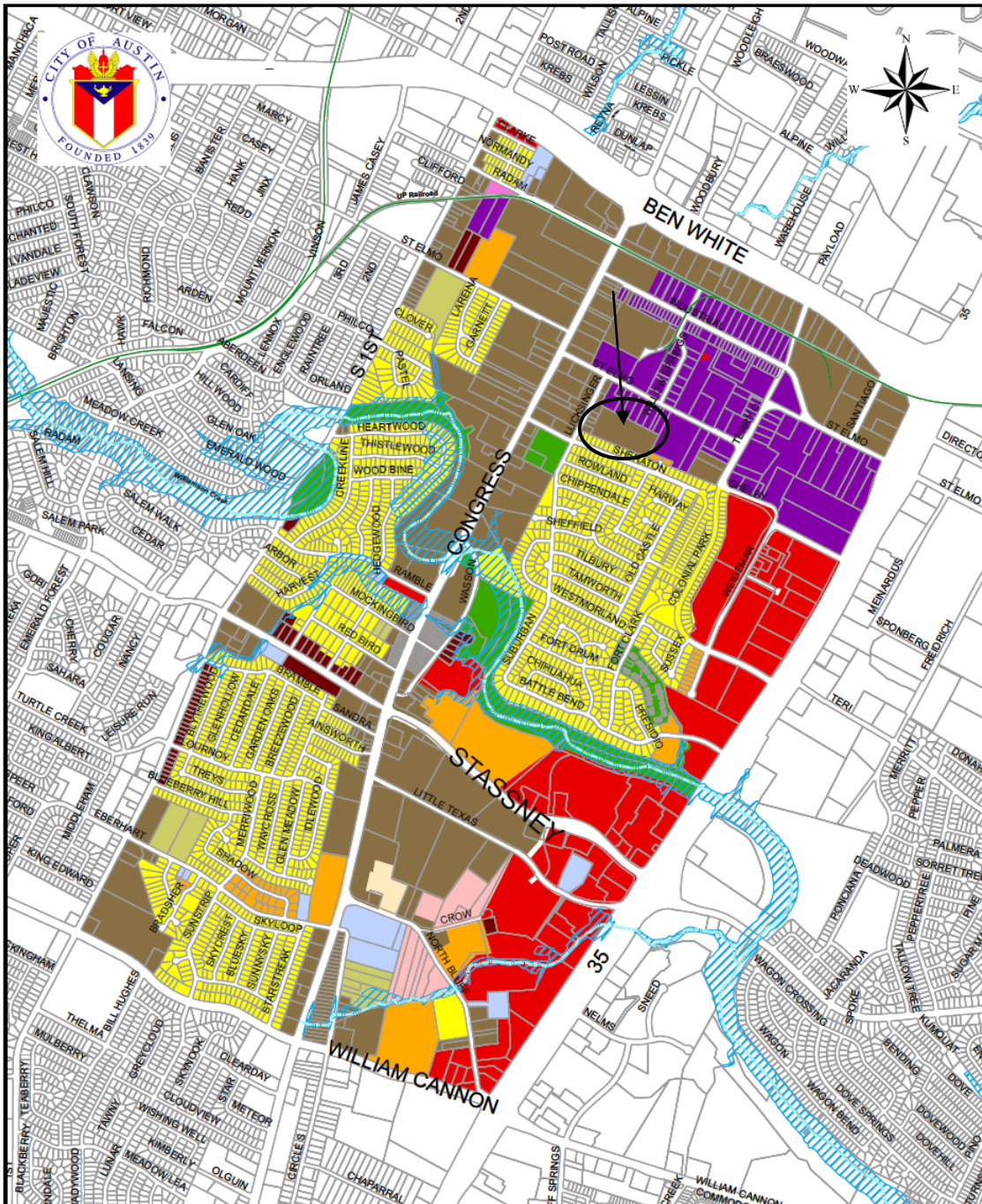
of access to city services. Some of these services I'm thinking about is public transportation for elderly -many people here use senior transportation to go to doctors, shopping, handicap accessible public transportation etc and I know of one person that lives in Villa Denese Mobile Home Park who is blind and has amputated legs and having access to public transportation services is very important to him to have an independent life with self sufficiency in spite of the handicaps he survived from an accident years ago.

I moved here in 2007. I am now on medicare for over a year now and this year, 2019, will file for Social Security. I love my mobile home and I own it as all residents do here. That provides me with peace of mind as I age. It also is a perfect size for me and when I was recovering from knee surgery a few years back and recently from a hospitalization, I did not require outside help or live-in assistance for my recovery as the size and inside structure of my mobile home allowed me to get around just fine on my own. My big concern is as I age where and how could I afford to move my mobile home or if it is even movable due to age, to a location away from Austin and live safely and affordably on a fixed income. Villa Denese Mobile Home Park provides affordability for all of residents, safety, security, and access to public services like transportation, handicap transportation, close to medical and emergency services, well maintained and family owned and we are a community that looks after each and cares for our neighbors when help is needed.

Sincerely,  
Nancy M Morgan, resident  
Villa Denese Mobile Home Park



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	
<div>RECEIVED 5/29/19</div>	
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.	
<div>Case Number: NPA-2019-0020.01 Contact: Maureen Meredith, Ph: 512-974-2695 Public Hearings: May 28, 2019, Planning Commission Jun 20, 2019, City Council</div>	
<div>Loreta Ruybalid</div> <div>Your Name (please print)</div>	<div><input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object</div>
<div>4511 Luckinsinger Ln #19</div> <div>Your address(es) affected by this application</div>	
<div></div> <div>Signature</div>	<div>5-23-19</div> <div>Date</div>
<div>Comments: This MH park, Villa Denise is our affordable housing. Your decision should be to support that. There has been a lot of talk about affordable housing - please recommend this amendment to our City Council. Thank you.</div>	



## 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

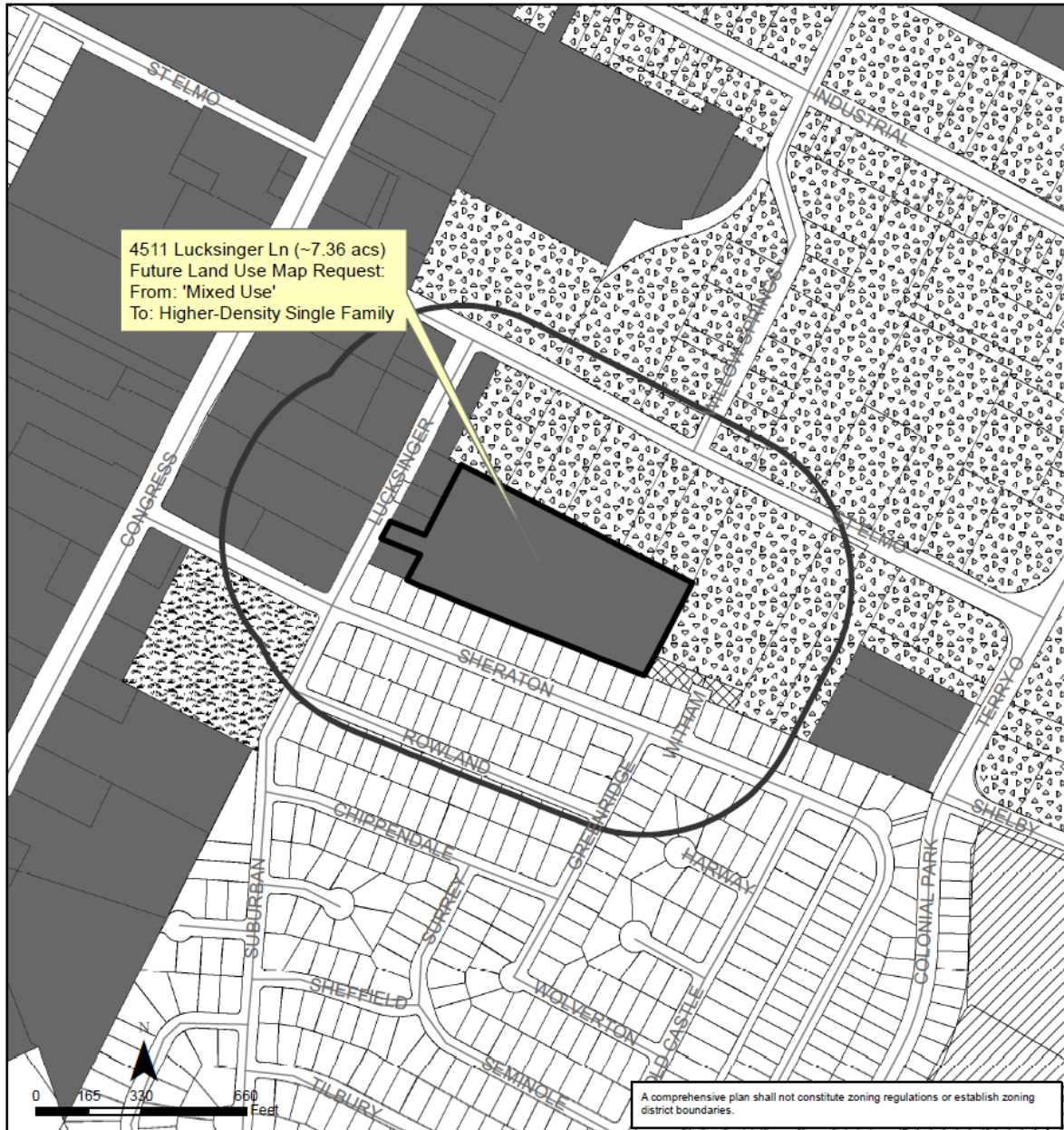
This map has been produced by the City of Austin Planning and Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

### 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                  |

2,000 1,000 0 2,000 Feet





## 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.

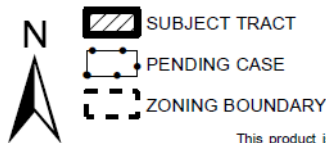
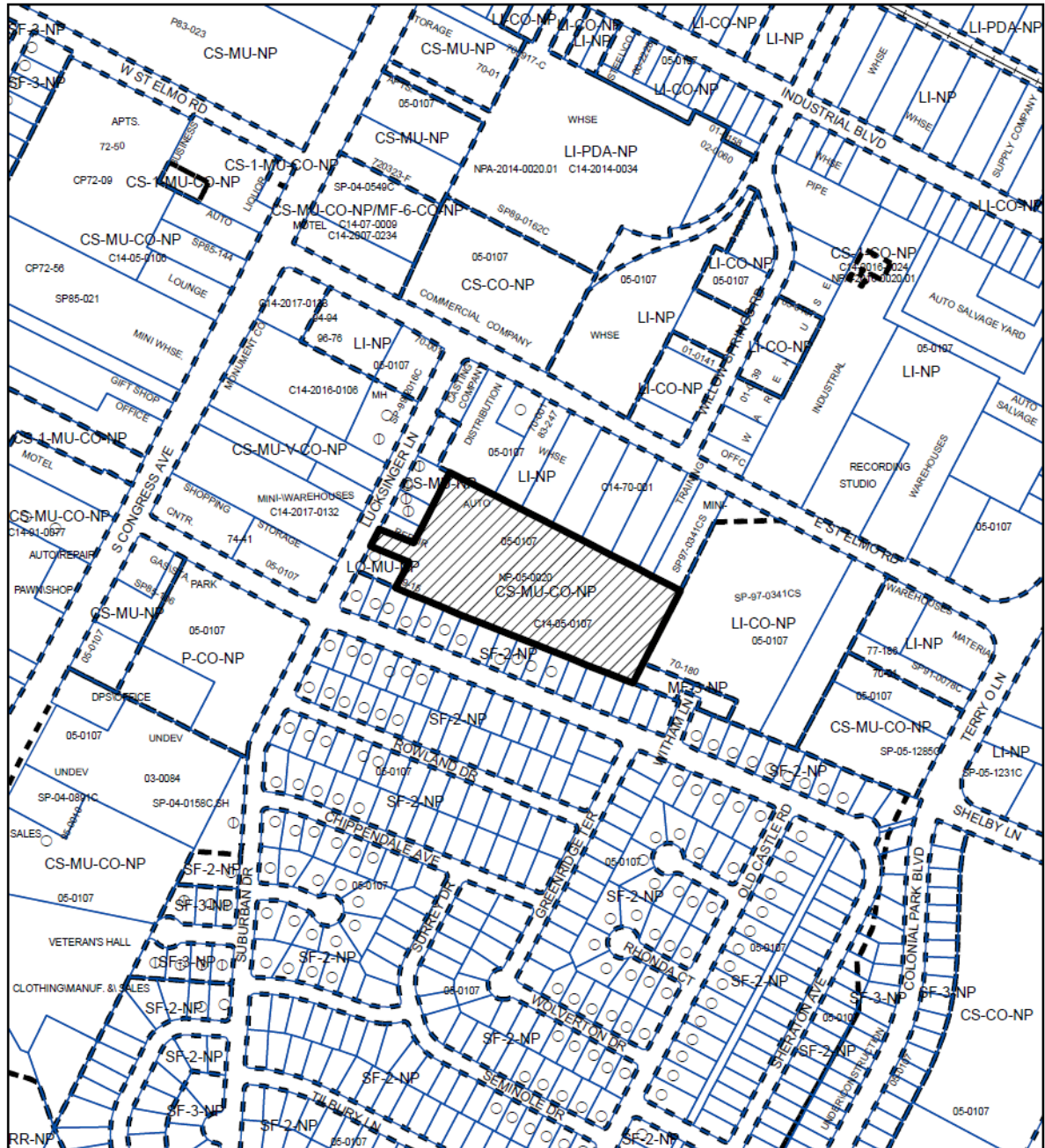
This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin  
Planning and Zoning Department

### Future Land Use

	500 notif. boundary		Commercial
	Subject Property		Mixed Use
	Single-Family		Industry
	Multi-Family		Recreation & Open Space



1" = 400'

### ZONING

ZONING CASE#: C14-2019-0018

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Created: 1/23/2019



