ZONING EXHIBIT "A"

ZONING CASE#: C14-2019-0026

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: 1/30/2019
ZONING & VICINITY

Zoning Cases: C14-2019-0037
Address: 3201 Burleson Rd
Area: 1.978 Acres

This map has been produced for 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.

EXHIBIT B
Andrew,

Here is a letter regarding Jensen's M/H Park. Is it too late to send as late backup?

Thanks!

-----Original Message-----
From: m koellner [mailto:]
Sent: Sunday, May 26, 2019 9:46 PM
To: Grantham, Scott <Scott.Grantham@austintexas.gov>
Subject: case# c1412019-0026

Scott,

I want to comment on the upcoming change of zoning at 3201 Burleson Rd. and voice my opinions. I have a property that abuts the property in question and there is a trailer less than 20 ft from the property line. I also own another property across the street from 4404 Terrilance so my interest in the neighborhood (since 2005) is long term. I have always suspected that this park was illegal as it seemed that the tenants were living under less than ideal living conditions. I assumed that the tenants were also undocumented immigrants and were likely powerless to request better conditions. The reality is that this property has been illegally using this property for an unlawful use that has not helped the neighborhood in terms of property values nor is likely the best use of this property. I have no doubt that the city is interested in raising its "affordable housing" stocks but this property should not continue to be a trailer park.

This area as with most of Travis county has become increasingly precious. This area is mostly single family, multi-family and a few apartment buildings on the west side of Burleson. I plan to build my family's future Austin residence at the 4404 address. It is an amazing lot with several ancient oaks. The last thing I want to see when I look northward is a poorly maintained trailer park with rundown trailers and an unkempt facility. After observing the conditions at this site, what makes the city council presume conditions would improve just because it was now legal? I have walked and knocked the houses on Terrilance and this stretch of S Pleasant valley rd and I did not get any positive feedback on neighbor's feelings about the trailer park. Many residents blame much of the transient camps in the area on this trailer park and some of the accompanying petty crime. It doesn't appear that many of the residents are very involved in community activism but I do have some allies on Terrilance who feel similarly. I will likely petition the neighborhood and get signatures before the city council hears this case. Rewarding a longterm zoning violator with a legal status is sending the wrong message to otherwise law abiding citizens. There is an abundance of land plots where this kind of housing is more suitable.

Our neighborhood has permitted this blight for long enough. There is a more suitable use for this property that is more suitable to the rest of the citizenry of this special neighborhood. Trailers are not an efficient use of space and there is a suspicious movement in investment in these mobile home parks where they are raising rents on tenants and eventually forcing them on to the streets as they can no longer afford their rent nor afford to move their trailer, rendering them homeless.
I hope the Council and the Planning Commission realize the misjudgment of validating a law breaking slum lord and legitimizing an illegitimate approach to secure the proper zoning for a property when the avenue to such progress is well known. Please don’t make this mistake!

Sincerely,

Michael Koellner, owner, 4404 Terrilance and 4407 Terrilance
PUBLIC HEARING INFORMATION

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

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

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

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

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

Case Number: C14-2019-0026
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 28, 2019, Planning Commission
June 20, 2019, City Council

JULIE GAMBOA

3307 S. Pleasant Valley Rd

Your Name (please print)

Signature

Date

Your address(es) affected by this application

5.21.19

Daytime Telephone: 512-499-3652

Comments: Consistent new development + high cost housing is driving out long time residents + causing higher property taxes

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810
Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission’s name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number:** C14-2019-0026  
**Contact:** Scott Grantham, 512-974-3574  
**Public Hearing:** May 28, 2019, Planning Commission  
**June 20, 2019, City Council**

![Signature](image)

**Your Name (please print):**  
Vigle L. Sutton

**Your address(es) affected by this application:**  
4403 Torril Lane, Austin, TX 78731

**Signature:** Vigle L. Sutton  
**Date:** May 28, 2019

**Daytime Telephone:** 512-444-6940

**Comments:** I object to the change, because it has been OK for the past 50 years. I would like for it to be left the same for our neighborhood. Thank you.

![Signature](image)

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Zoning Department  
Scott Grantham  
P. O. Box 1088  
Austin, TX 78767-8810
Andrew D. Rivera
Land Use Commissions Liaison
Assistant to Assistant Director Jerry Rusthoven
City of Austin - Planning & Zoning Department
P.O. Box 1088
Austin, Texas 78767
512-974-6508
www.austintexas.gov

I would just add:

The executive team of the East Riverside Oltrof Combined neighborhood planning organization currently has a complaint filed against it due to continued voting issues. Per their bylaws - "Voting contact team members MUST REPLY ALL TO SUCH EMAIL in order for their votes to be counted." The totals do not match the number of eligible voting members most recently posted to the list, nor do the votes match what is publicly verifiable.

The outcome for NPA-2019-0021.01 based upon properly cast verifiable votes is:

Yes - 6  No - 6  Abstain - 3

Thanks,
Tim Thomas

This message is from Tim Thomas. [tim.thomas.austin@gmail.com]
I just noticed that Malcolm Yeatt's vote records from the East Riverside/Oltorf Combined contact team is included with this document, but no notice that he's currently has a complaint filed against this vote for vote rigging, and that voting outcome is definitely not valid. Is it possible to get that notation added to the documents?

Thanks,
Tim Thomas

No district found for the address provided.
Hello Planning Commissioners- PODER, Montopolis Neighborhood Association, Raza Roundtable and Eastern Crescent Right to Stay Coalition have worked for over to years to preserve our mobile home parks. Mobile Home Parks are the most affordable housing available in the City of Austin. Our recommendation has been to rezone the mobile home parks to their current use, MH (Mobile Home). We also recommend the City purchasing the mobile home parks.

The Montopolis community is currently home to four mobile home parks. Two mobile home parks have been demolished in Montopolis, Cactus Rose and Thrasher Lane.

I am attaching a report by The University of Texas at Austin Latino Research Initiative entitled, "Housing Affordability in Austin Brings New Attention to Mobile Home Parks". Their recommended strategies for preserving affordability included the restriction of mobile home parks to the current land use (MH) and utilizing the City's Community Land Trust (CLT). The City's CLT would purchase the land and lease the property to low-income households.

We request your approval of of rezoning these mobile home parks to their current zoning use, which is MH (Mobile Home). If the city is serious about addressing gentrification, we must be proactive in safeguarding our mobile home parks. If we are serious about affordable housing we must protect our mobile home parks. If we are serious about addressing displacement, we must protect our mobile home parks.

Thank you, Susana Almanza, PODER & President Montopolis Neighborhood Association

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PODER
P.O. Box 6237
Austin, TX 78762-6237
Michael,

Thank you so much for taking the time to write this letter - I will send it to be included as part of late backup for the commissioners.

Take care!

Best - Scott

-----Original Message-----
From: m koellner [mailto:kcoellner@austintexas.gov]
Sent: Sunday, May 26, 2019 9:46 PM
To: Grantham, Scott <Scott.Grantham@austintexas.gov>
Subject: case# c1412019-0026

Scott,

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Sincerely,

Michael Koellner, owner, 4404 Terrilance and 4407 Terrilance
Mr. Koellner,

Thank you for your email and an opportunity to explain the background of this rezoning case. The proposed rezoning for the Jensen's manufactured home park is one of approximately 20 cases filed with the intent of providing mobile home residence (MH) zoning to existing, licensed manufactured home parks in the City that do not have this zoning classification, and are considered non-conforming uses. City staff filed the rezoning and NPA cases following approval of a Council resolution (see attached, #11 is Jensen's) and Planning Commission recommended both cases at their May 28th meeting.

Rezoning to MH-NP (and related NPA case from Single Family to Higher Density Single Family) would be consistent with the existing use of the Jensen’s manufactured home park. Please note that no additional development is proposed to occur with this rezoning case, and the intent is to align the existing use with the zoning district and Future Land Use Map category that covers manufactured home parks. If the rezoning to the MH-NP district is approved by Council, and the Property Owner then desires to make improvements or redevelop Jensen’s MH Park in the future, they would be required to file a site plan application that meets City requirements.

I am also attaching a sample zoning petition form with explanation of how the results are calculated. Please note that I need original inked signatures delivered to me (not emailed) at the One Texas Center, 5th Floor, prior to Council action which is scheduled for Thursday, June 20th at 2 p.m.

Please let me know if you have additional questions.

Sincerely,
Wendy Rhoades
512-974-7719

Michael,

The new case manager for Jensen’s is Wendy Rhoades, she is copied here and at 512-974-7719.
The transportation staff who knows a lot about the area (and discussed the question of the extension of Pleasant Valley at our neighborhood meeting) is Neil Going, copied here.

Take care!

Best - Scott

Scott Grantham
Principal Planner
City of Austin | Parks and Recreation Department
919 W 28 1/2 Street | Austin TX | 78705
Tel | 512.974.9457
Email | scott.grantham@austintexas.gov

From: Grantham, Scott
Sent: Wednesday, May 29, 2019 5:22 PM
To: michael koellner <koellner.m@ccglobal.net>
Subject: RE: case# c1412019-0026

Resolutions:

http://www.austintexas.gov/edims/document.cfm?id=304797

Best - Scott

Scott Grantham
Principal Planner
City of Austin | Parks and Recreation Department
919 W 28 1/2 Street | Austin TX | 78705
Tel | 512.974.9457
Email | scott.grantham@austintexas.gov

From: Grantham, Scott
Sent: Wednesday, May 29, 2019 4:08 PM
To: michael koellner <koellner.m@ccglobal.net>
Subject: RE: case# c1412019-0026

Michael,

I am at my desk now, and unfortunately, not able to make long distance calls.

I will be here for the next hour or so if you’d like to call me?

Best - Scott
Scott Grantham
Principal Planner
City of Austin | Parks and Recreation Department
919 W 28 1/2 Street | Austin TX | 78705
Tel | 512.974.9457
Email | scott.grantham@austintexas.gov

From: Grantham, Scott
Sent: Wednesday, May 29, 2019 1:52 PM
To: michael koellner <koellneresp@sbcglobal.net>
Subject: RE: case# c1412019-0026

Michael,

Thank you for your message – I will try you this afternoon, about 4pm CST. If I don’t reach you, I’ll keep trying.

Take care!

Best - Scott

Scott Grantham
Principal Planner
City of Austin | Parks and Recreation Department
919 W 28 1/2 Street | Austin TX | 78705
Tel | 512.974.9457
Email | scott.grantham@austintexas.gov

From: michael koellner [mailto:koellneresp@sbcglobal.net]
Sent: Wednesday, May 29, 2019 1:06 AM
To: Grantham, Scott <Scott.Grantham@austintexas.gov>
Subject: Re: case# c1412019-0026

Scott
I think its time for some honesty here. This has all happened rather abruptly and I think the City needs to share with the affected neighborhood their long term goals for this property. Perhaps there may be an alignment between parties if we actually knew what the ultimate development plan was. Its painfully clear that mobile homes are neither a viable short or long term solution for an affordable housing plan. Since the owner did NOT initiate this zoning change, is this entire effort to protect the displacement of the 6-8 families that reside there or am I missing something? Being less than 2 acres there can only be so many development options for this parcel. I have looked at the notes from tonights PC meeting and there also was a meeting at the Diaz Library on March 21, 2019 to have a community outreach. Im not sure what that meeting was called but is the one I was referring to when I asked you the outcome in an earlier email. Also, thanks for including my letter of opposition.
Can you provide me or direct me to the location of the City’s Valid Petition form?
Several of my neighbors went to the hearing this evening and made it seem like approval was a done deal. They said this zoning change was unanimously approved though that isn’t surprising given that this zoning change was by recommendation of the city Council. This is a non-compliant use of this property that should have been thwarted decades ago. Lets be honest, though this could be considered “affordable”, this facility is not up to...
code, the trailers are ancient and the owner owns all the trailers so this is NOT in fact affordable housing. There are no stakeholders here, this is illegal housing. This is an unkempt, unregulated, unregistered example of substandard housing that (poorly) serves so few. I still cannot understand why the city would be trying to preserve such detestable living conditions.

Please help me understand,
Michael Koellner

On May 28, 2019, at 1:32 PM, Grantham, Scott <Scott.Grantham@austintexas.gov> wrote:

Michael,

The Planning Commission hearing is actually this evening, at 6pm at City Hall – there was no hearing prior to tonight’s.

I hope that you received the notice in the mail, and I am telling you last minute.

Take care and hope to talk soon!

Best - Scott

Scott Grantham
Principal Planner
City of Austin | Parks and Recreation Department
919 W 28 ½ Street | Austin TX | 78705
Tel | 512.974.9457
Email | scott.grantham@austintexas.gov

Sent from Yahoo Mail for iPhone

On Tuesday, May 28, 2019, 10:34 AM, Grantham, Scott <Scott.Grantham@austintexas.gov> wrote:
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Case Number: C14-2019-0026
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 28, 2019, Planning Commission
June 20, 2019, City Council

Your Name (please print)

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-442-9593

Comments: I think it will make the traffic very easy. The new center they put on Slaughter does not help, I cannot attend the public hearing.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810
CONTAINS:

- Buyers’ Guide and a complete classified business directory
- Alphabetical directory of business concerns and private citizens,
- Complete street and avenue guide, including a list of householders, and occupants of office buildings and other business places.
- Telephone numbers, new householder symbols and zip codes are included.
- Numerical telephone directory

PLUS

Useful and interesting information about the city

PRICE $85.00

Directory Library for free use of Public at Chamber of Commerce