

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: East Riverside/Oltorf Combined Neighborhood Plan

CASE#: NPA-2010-0021.03.SH

PC DATE: January 25, 2011
January 11, 2011

ADDRESS/ES: 2501 South IH-35

SITE AREA: 3.081 acres

APPLICANT/OWNER: SLD-Austin South L.P. (Joseph H. Harman)

AGENT: Foundation Communities, Inc. (Walter Moreau)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2010-0191.SH

From: GR-NP

To: GR-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 16, 2006

PLANNING COMMISSION RECOMMENDATION: On January 25, 2001, the Planning Commission voted to change in the future land use from Commercial to Mixed Use. Vote 6-0-3, with Commissioners Sullivan, Reddy, and Tovo absent.

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The plan amendment request meets the following East Riverside/Oltorf Combined Neighborhood Plan goals, objectives and recommendations:

Land Use: Goal 1

Preserve and enhance the character of existing residential neighborhoods.

Obj 1.1 Minimize the negative effects between differing intensities of uses by:

R5 Requiring strict adherence to Compatibility Standards (NPZD).

- R6 Encouraging City Council to modify the Land Development Code to require compatibility standards between residential uses (including multifamily) and all office and commercial uses, and require vegetative buffers of 25 feet within the setback (Neighborhood).
- R7 Increasing limits on density and height when necessary (NPZD; Neighborhood).
- R8 Increasing the amount of mature vegetative buffer when necessary to screen lights, noise, and unsightly features such as mechanical equipment, trash disposal, parking lots, loading docks, cluster mailboxes, etc. (NPZD; Neighborhood).
- R9 Studying the feasibility of requiring additional setbacks and landscaped buffers for new commercial uses adjacent to multifamily uses (NPZD).

Goal 3

Improve the appearance, vitality and safety of existing commercial corridors and community amenities and encourage quality urban design and form that ensures adequate transition between commercial properties and adjacent residential neighborhoods.

Obj. 3.1 Promote the redevelopment of underutilized properties.

- R26 Support the development of buildings with both a commercial and residential component along the south side of Riverside Drive west of Pleasant Valley Road and along the west side of Pleasant Valley Road north of Riverside Drive (NPZD; Neighborhood).

Goal 4

Encourage a balanced mix of residential, civic, commercial, office and other land uses without adversely affecting adjacent residential neighborhoods.

Obj. 4.1 Apply land use and zoning tools or options in specified areas to promote a mixture of uses.

- R30 Allow the Mixed Use Building (MUB) and Neighborhood Urban Center (NUC) Special Uses along the south side of Riverside Drive and on the west side of Pleasant Valley Road north of Riverside Drive (NPZD).
- R31 Support a mixed use development concept on the north side of Riverside Drive and Lakeshore Blvd. between I-35 and Town Lake parkland which encourages a true mix of uses, allows replacement only of existing multifamily units, prohibits a net increase in multifamily units and addresses affordability in both single family and multifamily residential options. Ensure that at the zoning stage, city staff and neighborhood stakeholders work together on an appropriate mixed use vision for this stretch of land (Neighborhood; NPZD).

Obj. 4.2 Offer diverse commercial and office types to serve the retail and professional service needs in the community.

R32 Maintain opportunities for office uses on major corridors (NPZD; Neighborhood).

R33 Preserve locations with viable commercial uses such as Oltorf Street and the north side of Riverside Drive between Parker Lane and Pleasant Valley Road (NPZD; Neighborhood).

Staff Analysis: The plan amendment request is consistent with the plan for the following reasons:

- The proposed development will maintain the existing 30 feet vegetative easement but will have additional trees to provide a visual screen to the residential uses to the east.
- The development will add green space on the site.
- The development will change the use from a short-term hotel to a long-term residence for people who need affordable housing in the community and throughout the city. A long-term residential use will reduce the vehicular traffic on the lot than a rent-by-the-night hotel.
- One of the renovations to the property will be to replace portions of the parking lot with gardens and trees to reduce the impervious cover and to green-space.
- The plan supports a mix of land uses which do not negatively affect adjacent residential uses.

BACKGROUND: The plan amendment case was filed out-of-cycle on November 5, 2010, due to the case being an S.M.A.R.T. Housing project certified by the Neighborhood Housing and Community Development Department.

The plan amendment request is to amend the future land use map from Commercial to Mixed Use. The proposed zoning change request is from GR-NP to GR-MU-CO-NP to operate a 120-unit single room occupancy residence for low-income people. The site is currently a Suburban Lodge hotel. Information provided by the applicant (see back of report) states that the residents will sign a one-year lease; will have criminal background checks and will be staff 24 hours a day. Part of the \$2M renovation will be to add green space on the site where currently is parking spaces.

The East Riverside/Oltorf Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on November 16, 2006. The East Riverside/Oltorf Combined Neighborhood Planning Area is located in the southeast part of Austin's urban core and is comprised of the Parker Lane, Pleasant Valley, and Riverside planning areas. The boundaries for the combined area are: IH-35 to the west, the Colorado River to the north, Grove Boulevard and Montopolis Drive to the east, and Ben White Boulevard/Hwy. 71 to the south.

PUBLIC MEETINGS: On Thursday, December 2, 2010 the neighborhood plan amendment meeting was held. Approximately 151 notices were mailed to property owners and utility

account holders within 500 feet of the property, in addition to members of the East Riverside/Oltorf Planning Contact Team and neighborhood organizations registered on the Community Registry. Approximately 18 people attended the meeting.

Walter Moreau, Executive Director, Foundation Communities, discussed the proposed development (as described above) and distributed the two-page flyer provided in the back of this report.

The main concerns expressed by the attendees after his presentation were:

- That the development will increase criminal activity in the area.
- That the use is not compatible located next to single-family residential uses to the east.
- That the use will exacerbate the drainage problem within the 30 foot easement east of the site between the Suburban Lodge parking lot and the single family homes.

The attendees discussed the following possible improvements to the site and to the neighborhood:

- Replace the existing 6-foot fence with an 8-foot or 10-foot solid screen fence to improve the privacy of the single-family homes to the east.
- Clean out the vegetation in the easement and improve the drainage so the single-family home to the south of the site don't flood from water upstream.
- Plant tall trees in the easement to help block the view of the hotel from the single-family homes.
- Have the city add a street light on Audubon Place.

Since this meeting, Mr. Moreau has been working with the neighborhood to address concerns. Issues that could be regulated by the City have been put in a Conditional Overlay (See Stephen Rye's zoning case report). Those concerns not address in a Conditional Overlay are in a private restrictive covenant.

CITY COUNCIL DATE: February 10, 2011

ACTION: Pending

CASE MANAGER: Maureen Meredith

PHONE: 974-2695

EMAIL: Maureen.meredith@ci.austin.tx.us

Subject: Agenda Item: Suburban Lodge

Date: Tue, 25 Jan 2011 17:13:08 -0600

From: Gayle Goff

Reply-To: Gayle Goff

To: PC-Dave Sullivan <sully.jumpnet@sbcglobal.net>, PC-Clint Small <clint_small@hotmail.com>, PC-Mandy Dealey <amdealey@aol.com>, PC-Jay Reddy <jay_reddy@dell.com>, PC--Saundra Kirk <vs Kirk@att.net>, PC-Dave Anderson <dave.anderson.07@gmail.com>, PC-Danette Chimenti <dchimenti@austin.rr.com>, PC-Kathie Tovo <kbtovo@earthlink.net>

CC: Carl Braun, Dawn Cizmar, Barb Fox, Toni House, Toni House, "Krebs, Fred", John Harms , Jean Mather, Linda Land, Jan Long , "Linda J. Watkins" , Malcolm Yeatts , Judy Price , "May, Mike"

Commissioners--

The EROC Contact Team has agreed to delay their vote on this project.

At this time, although no agreement between Foundation Communities and the neighbors has been finalized, the Contact Team is hopeful that an agreement can be reached along with the appropriate supporting documentation.

Gayle Goff
on behalf of the EROC Contact Team

From: Walter Moreau [mailto:Walter.Moreau@Foundcom.org]
Sent: Monday, January 10, 2011 3:34 PM
To: 57 Ford; Bobby Morales; Carl Braun; cyndi sun209; Effie Jarrett; garyrecord@gmail.com; Gayle Goff; Gilbert Spring; Jacobe Morton; Jacqueline White; James Allen; Jessica & Todd Duplechan; Meredith, Maureen; Patricia O. Henry; Robin graybill; Saadat & Sharif Moaddeb; Shirley Lafuente; stjepan & robin Boban; thewatch@oocolegroups.com; Walter Moreau; walter.moreau@foundcomm.org;
 L... ..m; Audubon place Residents Association
Cc: Sandra Lumley; Gilbert Hueyopa; Timothy Miles
Subject: follow up items re suburban lodge

Dear Greenbrier Heights Neighborhood Association

Thank you very much for allowing us to attend the meeting last Thursday. I appreciate the chance to discuss our proposed conversion of the Suburban Lodge into a supportive housing community.

Some follow up items:

1 IMPROVEMENTS IN THE AREA BEHIND THE HOTEL

We really like the idea of adding a row of trees along the back parking lot, and can commit to this. We can remove many or even all of these parking spots and we would still have a wide enough paved fire lane behind the building. We will need a variance from the City to remove parking spaces – but this should be something the City will easily support. We need to work with our landscape architect to figure out the best species of trees, and other greenscape improvements. We believe that the trees will provide a green 'screen' in addition to just fencing. It may also help reduce drainage issues off the parking lot because we will be increasing the impervious cover along this area.

We are still researching the best fence options, but our intent is to install:

- 1) A new, tall fence along the property line North, South and East. We have an engineer doing a watershed calculation to confirm that we can add the fence in the easement area. Where the property line crosses the easement on the North and South, we would have a break in the fence. We can't run the fence perpendicular across the easement without violating City rules (it would be an obstruction to the flow of water – not something we can get a variance on). In other words, we can't fence the easement area off completely on all four sides, but we can prevent pedestrian access to the area from our property.
- 2) Replace the wood fence that sits currently on top of the retaining wall. Checking still on the height. The retaining wall fence would cross our parking lot (in front of the easement) and connect to fencing on the North property line. This prevents our residents from entering the easement.

Below is a very rough sketch of the greenbelt/tree area and the fencing proposed.

2 LEASING CRITERIA

2/1/2011

I've attached our leasing criteria and criminal criteria that we currently use at our other Terrace communities – and will also follow at the Suburban Lodge. Please let me know if you have any questions.

3 TOUR

I'd like to propose a tour this Thursday at 1pm beginning at Garden Terrace (1015 William Cannon). We can meet there, and then visit Skyline and Spring Terrace as folks are interested. Please RSVP by 'replying' to this email...or if this day/time doesn't work, we can pick another time.

Thank you.

Walter Moreau,
Executive Director
Foundation Communities
3036 South First Street
Austin, Texas 78704
512-610-4016



Pictures shows located of trees between the site and the single family homes

From: cyndi sun209

Sent: Friday, December 31, 2010 4:53 AM

To: Meredith, Maureen; Gayle Goff; garyrecord@gmail.com; Patricia O. Henry; audubonplace@groups.live.com; Gilbert Spring; Jacobe Morton; Jacqueline White; Saadat & Sharif Moaddeb; Shirley Lafuente

Subject: Rezoning of 2501 South IH-35

Maureen Meredith,

I would like you to include this statement from myself on behalf of my neighbors and neighborhood on the proposed rezoning of the property at 2501 S Ih-35, aka Suburban Lodge.

We do not support the rezoning of 2501 S IH-35. But, would like to ask Planning and Zoning that if they vote to approve the rezoning that they include the following onto the zoning by the way of a Conditional Overlay. Please see attached letter from Walter Moreau promising most of these demands.

1. no more than 120 dwelling units
2. that future building may not be higher that building is now or building code height limits, whichever is lower.
3. Most important- That a buffering requirement is established. Such as a high fencing and trees around north, east and south property perimeters. Also, high fencing around entire parking area to the north, south and east upper perimeters of the property.
4. that they also have to fix Drainage issues, such as the two clogged retention ponds and drainage (mostly from LaQuinta & office building) that is dropped onto the easement for Suburban Lodge that is flooding homes on Audubon Place is stopped.
5. prohibit other uses that would other wise be allowed in proposed rezoning, such as Outdoor Entertainment, Outdoor Sports & Recreation and General retail sales-Convenience. And prohibit any adult businesses or alcohol sales.
6. Walter says they plan to leave undeveloped land in its natural state. Write into the Conditional Overlay to decrease maximum Imperious Cover and Building coverage to not be greater than it is currently.

We also have Aesthetic issues with the property and Walter said he would maintain aesthetics as well. I know if that can be included in Conditional Overlay, but would like something that would make them legally responsible. The Suburban Lodge completely overlooks the entire neighborhood and already has a canyoning effect on our homes.

Please include my letter in your recommendations. Thank you.

Greenbrier Heights Neighborhood Association
(formally Audubon Place Residents Assoc.)
Cynthia Marceca-Gilbert, primary contact.
2508 Audubon Place
Austin, Texas 78741
512-444-0515



East Riverside-Oltorf Combined Neighborhood Plan Amendment

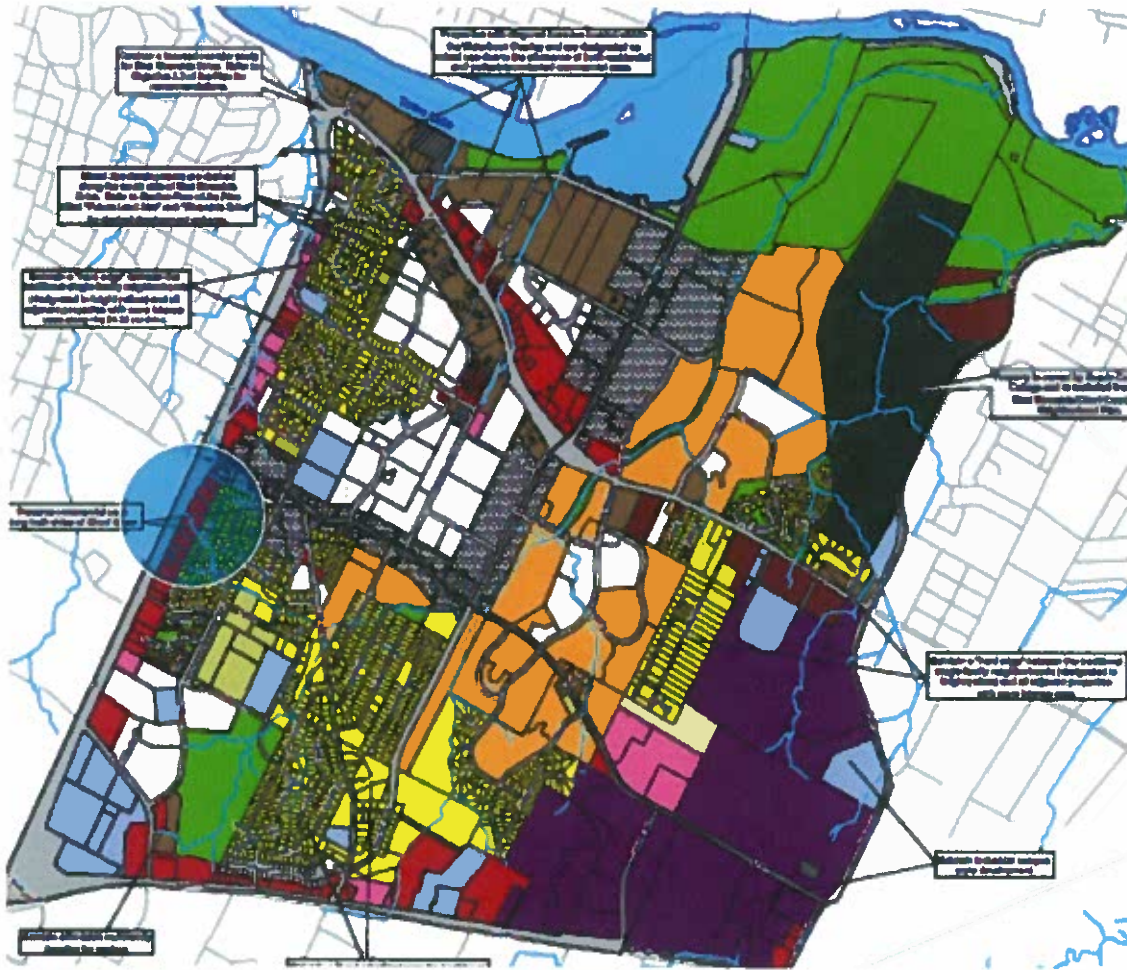
NPA-2010-0021.03

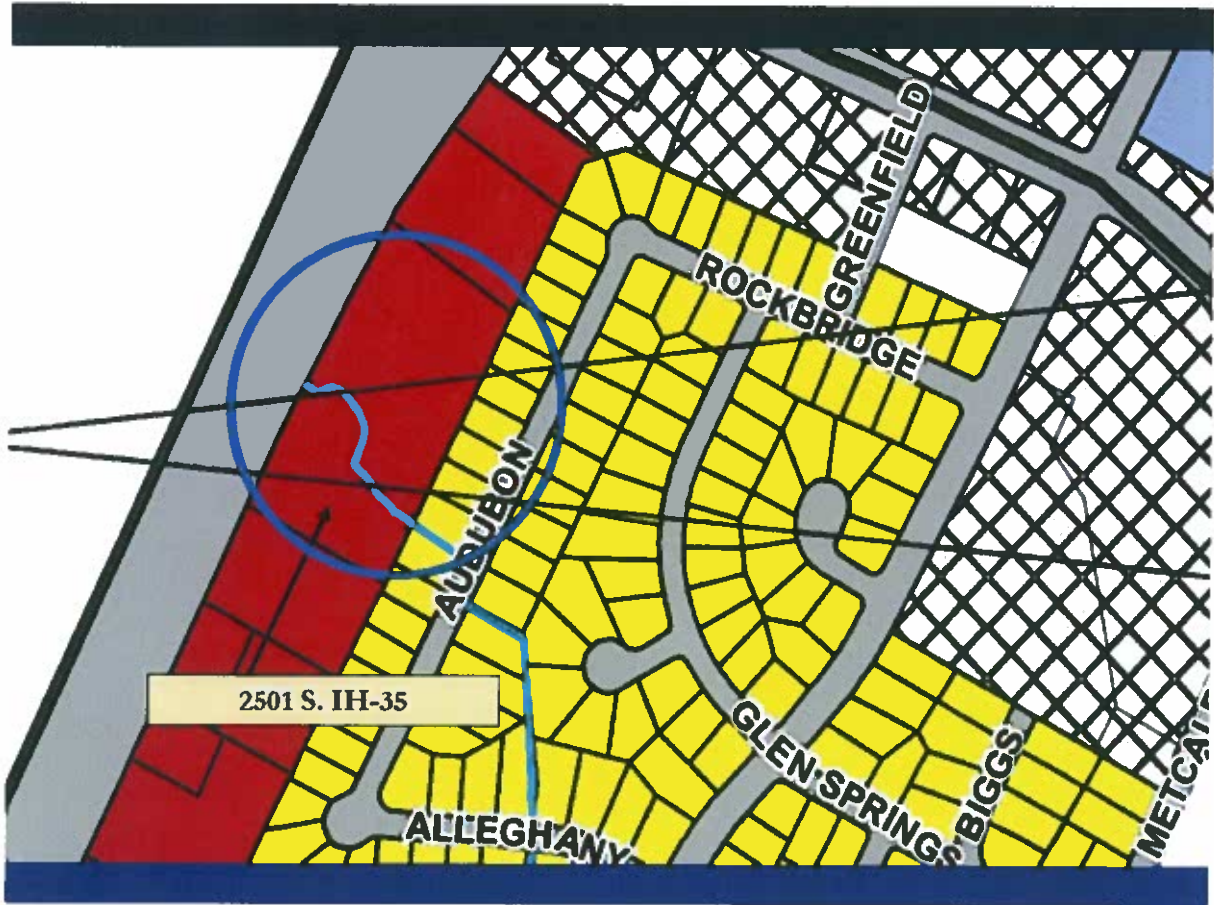


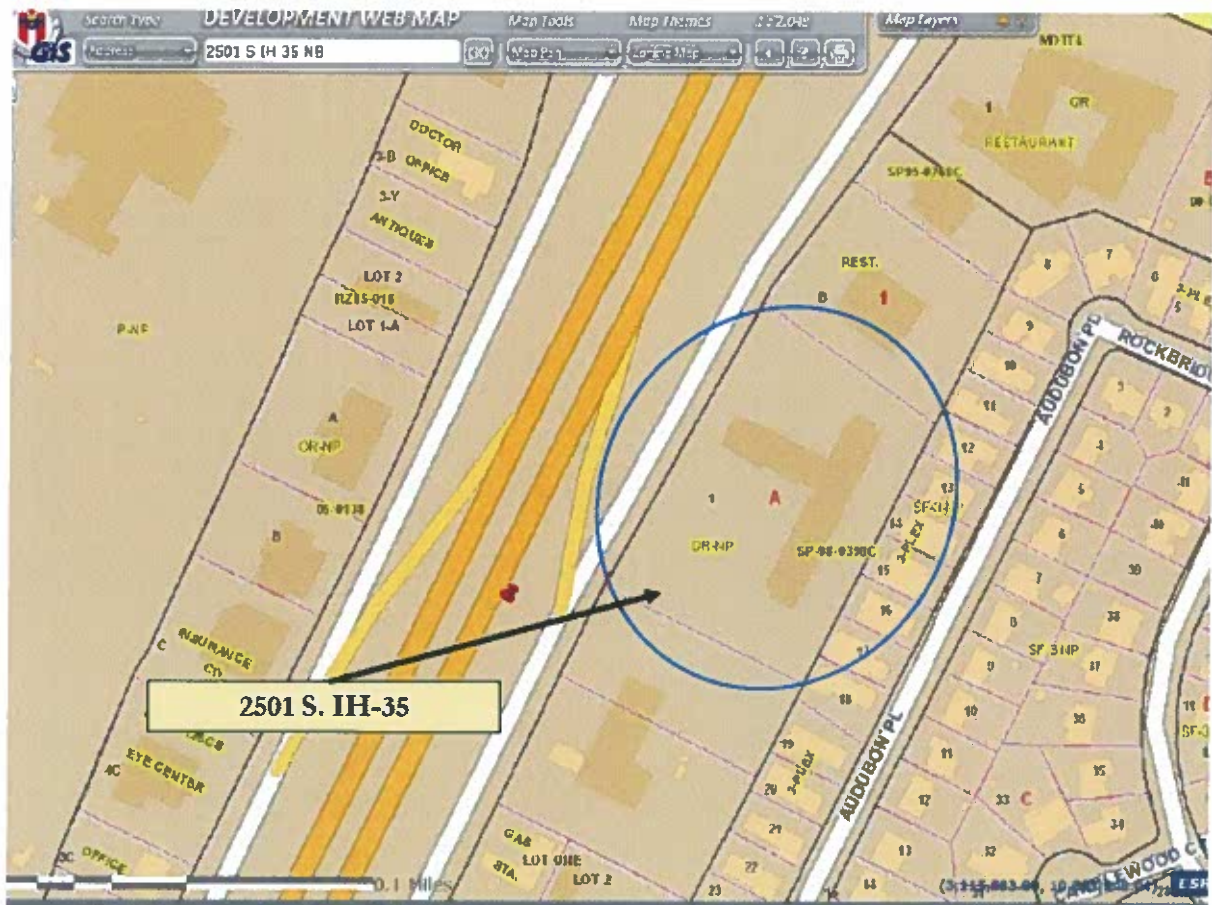
City of Austin
Planning & Development Review Dept.

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Created on 11/15/10_M. Meredith

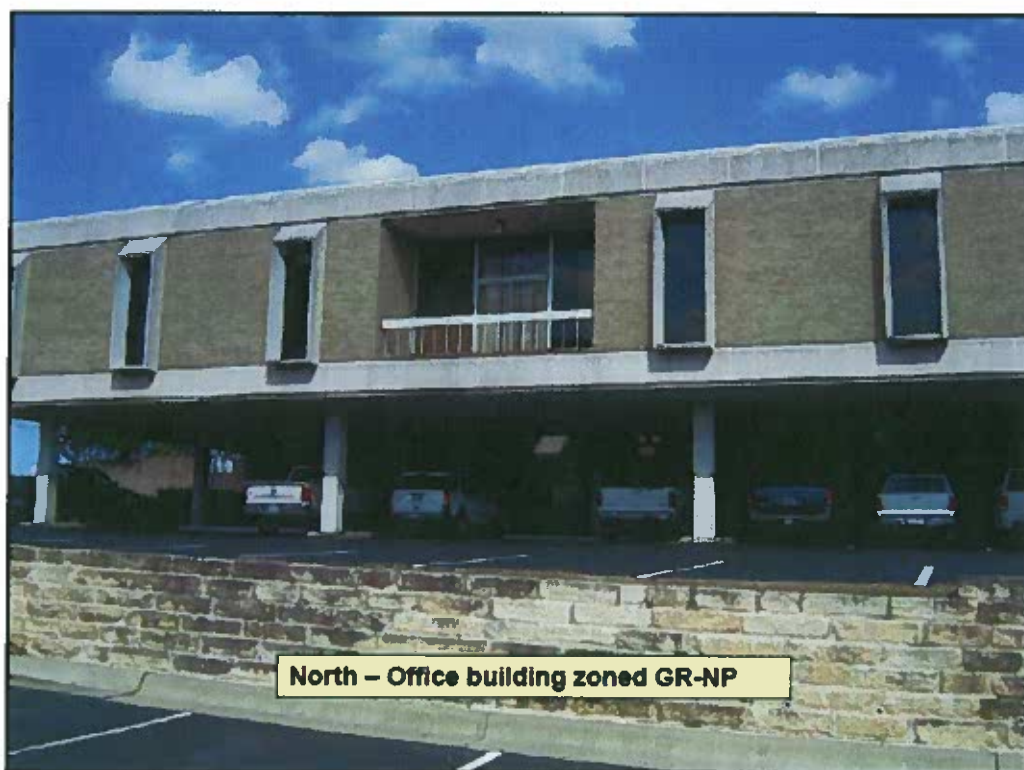




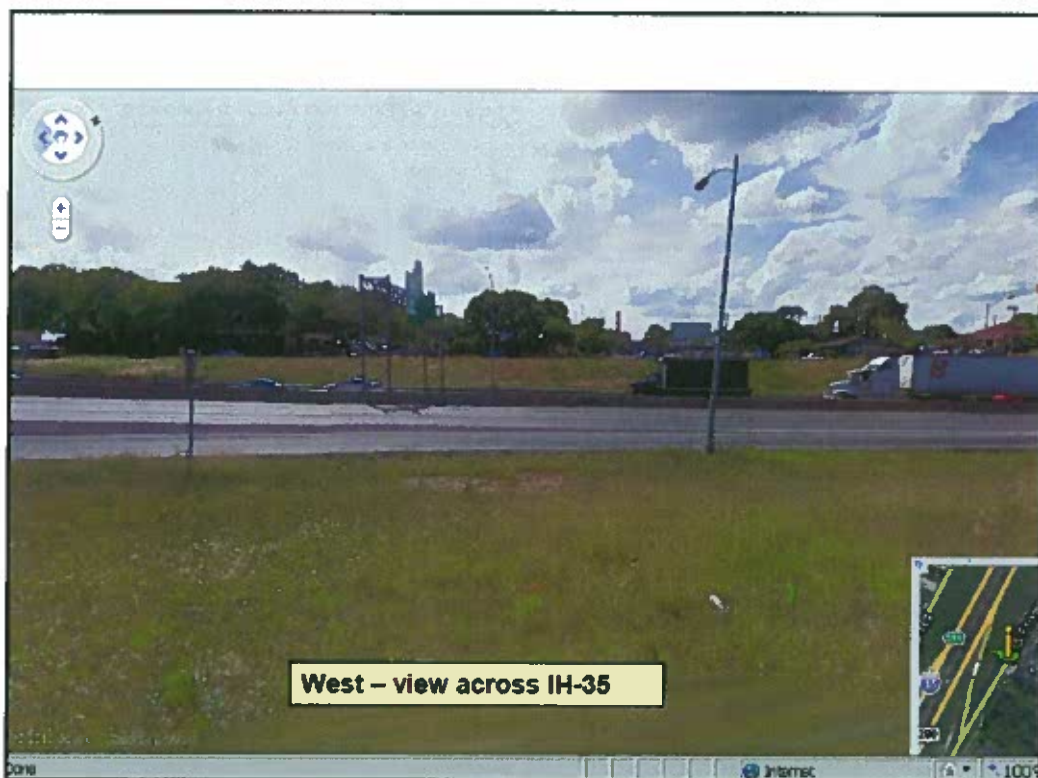












**Zoning Application for Suburban Lodge Hotel
2501 S. IH-35, Austin, TX 78741**

Foundation Communities is seeking to add a Mixed Use (MU) Overlay to the existing Community Commercial (GR) zoning for the Suburban Lodge Hotel in order to convert the hotel into 120 efficiency apartments.



Who is Foundation Communities?

- The proposed developer of the Suburban Lodge Hotel into 120 efficiency apartments for people with annual incomes of \$25,850 or less
- A nonprofit United Way agency founded in 1990 to create housing where people succeed
- Owner & manager of 12 award-winning apartment communities located all around Austin
- An innovative provider of services that help people improve their educational and economic standing
- Developer of Garden Terrace (opened summer 2004), Spring Terrace (opened summer 2006), and Skyline Terrace (opened winter 2008) Austin's first efficiency apartment communities for individuals with extremely low incomes, including seniors and people with disabilities

How will the New Terrace Community compare with the Suburban Lodge Hotel?

Suburban Lodge

- Different guests each night
- No criminal check
- Multiple entrances
- Deferred maintenance issues

New Terrace Community

- Residents have 1-year lease
- Strict leasing criteria
- Single central entrance
- A \$2M renovation and a long-term owner dedicated to property improvements

Who will live at the New Terrace Community?

Individuals who have incomes of \$25,850 or less per year, including:

- People working low-wage jobs – retail, restaurants, grocery stores, custodians, childcare workers
- People with disabilities and chronic health problems who need an affordable place to live
- People over the age of 65 who are no longer working or work part-time

What should I expect if Foundation Communities develops the Suburban Lodge into the New Terrace Community?

- The exterior of the building will remain mostly unchanged, however we will add a landscaped courtyard.
- The interior will be renovated and updated for apartment living.
- Foundation Communities will be a long-term owner that contributes positively to the neighborhood with zero tolerance for crime and drug activity.



Foundation Communities
3036 South First Street Austin, TX 78704
phone 512.447.2026 ext. 4016
email: info@foundcom.org • www.foundcom.org

Why Should I Support the Conversion of the Suburban Lodge into a New Terrace Community?

- ✓ The Suburban Lodge building will receive a \$2M transformation into a well-maintained, quality property.
- ✓ Foundation Communities, one of Austin's largest nonprofits, brings a proven reputation for being a good neighbor dedicated to the long-term success of its apartment residents and the surrounding neighborhood.
- ✓ As a New Terrace Community, the building will be occupied by residents with one-year leases instead of nightly guests.
- ✓ Residents of the New Terrace Community will be required to pass criminal background checks and multiple interviews, unlike hotel guests.
- ✓ At properties similar to the New Terrace Community, more than half of residents live there for two years or more.
- ✓ The New Terrace Community will be a much-needed housing solution for retirees, part-time workers, and other single adults who can't afford one-bedroom apartments.
- ✓ The New Terrace Community will be staffed 24 hours a day.
- ✓ The New Terrace Community will have a single central entrance instead of multiple entrances, controlling access by non-residents.
- ✓ The New Terrace Community is a sensible and reasonable adaptation of the existing building.
- ✓ The New Terrace Community will make the site more pedestrian friendly and improve pedestrian access to nearby bus stops.
- ✓ The New Terrace Community will incorporate green improvements that will reduce its carbon footprint and make the building healthier for residents.



Skyline Terrace

(renovation of a former Ramada Inn)



Spring Terrace

(renovation of Hearthside Extended Stay Hotel)