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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2010-0191.SH – Suburban Lodge

**P.C. DATE:** January 11, 2011

**ADDRESS:** 2501 South IH 35 SVRD NB

**OWNER/APPLICANT:** Foundation Communities, Inc. (Walter Moreau)

**AGENT:** SLD-Austin South, LP (Joseph H. Harman)

**ZONING FROM:** GR-NP                      **TO:** GR-MU-NP

**AREA:** 3.081 acres (134,208 ft<sup>2</sup>)

**SUMMARY STAFF RECOMMENDATION:** Staff recommends approval of GR-MU-NP (Community Commercial-Mixed Use-Neighborhood Plan) district zoning.

**DEPARTMENT COMMENTS:** This 3.081 acre property is currently developed with a hotel. Foundation Communities intends to redevelop the property for a smart housing project that will convert the current building into Single-Room-Occupancy residences. Staff supports the rezoning request with conditions covered by a restrictive covenant that will address concerns from surrounding single family residences, including screening and flooding.

**NEIGHBORHOOD PLANNING STAFF RECOMMENDATION:** The Neighborhood Planning Staff have recommended a neighborhood plan amendment to change the future land use designation for this property from commercial to mixed use.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-NP	Hotel
<i>North</i>	GR-NP	Office/Hotel
<i>South</i>	GR-NP	Hotel
<i>East</i>	SF-3-NP	Single Family
<i>West</i>	GR-NP	Retail/Restaurant

**NEIGHBORHOOD PLAN:** East Riverside/Oltorf Combined Neighborhood Plan

**TIA:** Waived

**WATERSHED:** Country Club West

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

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**NEIGHBORHOOD ORGANIZATIONS:**

- South Central Coalition
- South River City citizens Association
- East Riverside/Oltorf Combined Neighborhood Association
- Crossing Gardens Homeowners Association
- Austin Neighborhoods Council

**BASIS FOR RECOMMENDATION**

1. *Zoning should allow for reasonable use of the property.*

The recommended zoning will allow Foundation Communities to repurpose and utilize existing property for expansion of providing smart housing residential units.

2. *Zoning Changers should promote compatibility with adjacent and nearby uses. .*

The recommended zoning is compatible with similarly located and zoned properties within the district.

**EXISTING CONDITIONS**

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Country Club West Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact

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the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

**Water and Wastewater**

If the landowner intends to serve the site with City of Austin water and wastewater utilities, the landowner, at own expense will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

**Transportation:**

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
IH 35	350'	Varies	Arterial (FWY6)	177,000 (TXDOT, 2009)

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

There are existing sidewalks along the site's frontage on IH 35. However, there is a gap in the sidewalk network on IH 35 between the site and Oltorf Street.

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According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or proposed along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Proposed Bicycle Facilities
IH 35	Shared Lane	Wide Curb

Capital Metro bus service (route no. 331 and 483) is available along Oltorf Street (at IH 35).

**Site Plan:**

Site plans will be required for any new development other than single-family or duplex residential- since the project is redevelopment, whether or not a new site plan, a revision, or a correction will be required will depend on the extent of the work to be done to the exterior of the building and parking area. Consult with the Development Assistance Center on the first floor of the building (9 am to 12 noon) for help in determining the process, if needed.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. (This may be affected by a pre-existing situation, since the building and adjacent single-family / duplex are already built, possibly prior to compatibility standards introduction to the code.)

**Compatibility Standards**

The site is subject to compatibility standards (For new development and some redevelopment). Along the East property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

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**CITY COUNCIL DATE:** February 10, 2011

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Stephen Rye

**PHONE:** 974-7604

[stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us)









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## 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)*



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**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

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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: C14-2010-0191.SH  
Contact: Stephen Rye, 512-974-7604  
Public Hearing: Jan. 11, 2011, Planning Commission  
Feb. 10, 2011, City Council

Miguel R Garcia  
our name (please print)

I am in favor  
 I object

704 Alleghany  
our address(es) affected by this application

Miguel R Garcia  
Signature

01/5/2011  
Date

daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
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If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Development Review Department  
Stephen Rye  
P.O. Box 1088  
Austin, TX 78767-8810

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**From:** Meredith, Maureen  
**Sent:** Monday, January 03, 2011 10:42 AM  
**To:** Rye, Stephen  
**Subject:** FW: Rezoning of 2501 South IH-35  
**Follow Up Flag:** Follow up  
**Flag Status:** Red  
**Attachments:** emailfromwaltermoreau.txt

Stephen:  
 FYI.  
 Maureen

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**From:** cyndi sun209 [mailto:cyndi.sun209@cityofmoreau.com]  
**Sent:** Friday, December 31, 2010 4:53 AM  
**To:** Meredith, Maureen; Gayle Goff; garyrecord@cityofmoreau.com; Patricia O. Henry; audubonplace@cityofmoreau.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 than 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 otherwise 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.

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Please include my letter in your recommendations. Thank you.

Greenbrier Heights Neighborhood Association  
(formally Audubon Place Residents Assoc.)  
Cynthia Marceca-Gilbert, primary contact.

[REDACTED]

Austin, Texas 78741

[REDACTED]



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**Rye, Stephen**

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**From:** cyndi sun209 [REDACTED]  
**Sent:** Thursday, January 06, 2011 10:45 AM  
**To:** Rye, Stephen; Meredith, Maureen  
**Subject:** case# C14-2010-0191.SH

Dear Stephen Rye and Planning Commission,

Would you please postpone The Planning Commission hearing set for January 11th to a later date. We are meeting with Walter Moreau Jan. 6th. We need more time discuss this with the neighborhood because with the holidays many property owners and residents have been unavailable. Also, We did not previously have a neighborhood association. Thirdly, it has only been a month since we the neighbors of 2501 s. IH-35 have known of the requested rezoning. We would be greatly appreciative for the extra time.

Thank you,  
Cyndi Marceca-Gilbert  
Primary contact, Greenbriar Neighborhood Assoc.  
(previously Audubon Place Residents Assoc)  
512-444-0515



**Jose I. Guerra, Inc.**  
Consulting Engineers  
Civil • Structural • Mechanical • Electrical

*Engineering Excellence Since 1973*

*CS*  
*14*

January 5, 2011

Mr. Dave Sullivan, Chairman  
City of Austin Planning Commission  
PO Box 1088  
Austin, Texas 78767

RE: Proposed Zoning Change  
Case Number: C14-2010-0191.SH  
Public Hearing: January 11, 2011, Planning Commission  
February 10, 2011, City Council

Dear Mr. Sullivan:

I am writing to express my support for the Suburban Lodge Zoning Change Proposal going before the Planning Commission on January 11, 2011. I believe the proposed new community of efficiency apartments with supporting services will be a positive presence in the neighborhood, and an asset to the City of Austin.

I recently met with Mr. Walter Moreau, Executive Director of Foundation Communities, Inc., applicant and discussed the proposed project. He answered all of my concerns and I look forward to calling them my new neighbors. I am in favor of approval of Foundation Communities' request for a zoning change from Commercial to Mixed Use to create efficiency apartments with supportive services at the Suburban Lodge property.

Sincerely,

Jose I. Guerra, P.E., Chairman of the Board  
Jose I. Guerra, Inc., Consulting Engineers

cc: Stephen Rye  
Walter Moreau

## 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.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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: C14-2010-0191.SH

Contact: Stephen Rye, 512-974-7604

Public Hearing: Jan. 11, 2011, Planning Commission

Feb. 10, 2011, City Council

Saadat Moaddel

Your Name (please print)

2408 Audubon Pl. Austin, TX 78741-5505

Your address(es) affected by this application

S. Moaddel (S)

Signature

1/4/2011

Date

Daytime Telephone: (512) 301-8386

Comments: The proposed change will lower the value of my property, because it will increase density and reduce safety in my neighborhood. I am concerned with the flow of residents from this property (possible) into my street, causing more concerns for safety (my property backs up to this property).

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

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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