

- 13. Rezoning:** [C14H-2019-0148 - Edward and Connie Rendon House; District 3](#)
- Location: 1705 Haskell Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
- Owner/Applicant: Historic Landmark Commission - Applicant
- Request: SF-3-NP to SF-3-H-NP
- Staff Rec.: **Recommended**
- Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Planning and Zoning Department

Question: Commissioner Seeger

Would you describe condition of house? Backup material from staff indicates the house is in Good condition while the court appointed receiver states the house has little value due to its condition.

When was this house last occupied?

Answer: Staff

The house has been vacant all of this year. It is in good condition, but not excellent condition. The value of the house is certainly secondary to the value of the land, which may have influenced the receiver's statement.

- 15. Code** [Central Health](#)
- Amendment:**
- Owner/Applicant: City of Austin
- Request: Discuss and consider an amendment to Title 25 of the City Code related to allowable uses, building heights, floor area ratio, and general site development standards for the area relatively located within the Central Health downtown campus.
- Staff Rec.: **Recommended**
- Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov
Planning and Zoning Department

Question: Commissioner Seeger

1. When will the current proposal be in Ordinance/Overlay format?
2. Will Central Health agree to prohibit Short Term Rental as a use?
3. In meeting with staff and applicant, income-restricted housing was discussed as available after the site reaches 25:1 FAR. I do not see that in the proposal. Will low-income housing be added to the overlay prior to acceptance by council?

4. Is there other publicly-owned land the CHO could be applied? If yes, where?

Answer: Staff / Applicant

1. Staff: The draft ordinance will be provided to Council.
2. Applicant: Applicant is not amenable to prohibiting Short Term Rental use.
3. Applicant: The site will participate in the regular Downtown Density Bonus Program above 25:1. This is stated in the back-up, but there is a typo. See Page 3 of the back-up in the section titled FLOOR AREA RATIO ("FAR"). This section states:

"Proposed maximum FAR is 25:1. Central Health is requesting that structures in the district be eligible for the Downtown Density Bonus Program ("DDBP") to achieve FAR exceeding ~~30:1~~."

The 30:1 is a typo. 30:1 should read 25:1. So, any density above 25:1 would necessitate participation in Density Bonus Program.

This was left over from Central Health's original request that the max FAR before Density Bonus would be 30:1. Staff did not agree to recommend 30:1.

4. Applicant: No. The overlay is targeted to the Brackenridge Hospital site because of its location as the anchor of the Innovation District. As such, the overlay applies to only this Central Health property.