



Recommendation for Action

File #: 22-2986, **Agenda Item #:** 65.

9/29/2022

Posting Language:

Set a public hearing to consider an ordinance that grants a request to provide a historic preservation community benefit in accordance with the Downtown Density Bonus Program (City Code Section 25-2-586) related to the project at 307 and 319 E. Second Street, Austin, Texas 78701. (Suggested date: Thursday, October 13, 2022, Austin City Hall, 301 W. Second Street, Austin, Texas 78701).

Lead Department:

Housing and Planning Department.

For More Information:

Rosie Truelove, Director, Housing and Planning Department, (512) 974-3064; Jorge E. Rousselin, Division Manager, Housing and Planning Department, (512) 974-2975.

Council Committee, Boards and Commission Action:

Planning Commission: September 13, 2022

Vice-Chair Hempel motioned to close the public hearing and approve on consent, seconded by Commissioner Thompson on a vote of 8-0. Commissioners Flores, Shieh and Anderson absent. Commissioner Mushtaler off the dais. One vacancy on the dais.

Design Commission: February 28, 2022

The motion to find the project substantially compliant with the Urban Design Guidelines failed [4 ayes, 2 nays, 1 Recusal, A. Coleman, B. Lukens, J. Rollason, B. Whatley absent].

Additional Backup Information:

On February 27, 2014, City Council approved [Ordinance No. 20140227-054](https://www.austintexas.gov/edims/document.cfm?id=206958)

[<https://www.austintexas.gov/edims/document.cfm?id=206958>](https://www.austintexas.gov/edims/document.cfm?id=206958)

[<https://www.austintexas.gov/edims/document.cfm?id=206958>](https://www.austintexas.gov/edims/document.cfm?id=206958) that allows an eligible project to request additional floor to area ratio (FAR) if the project participates in the Downtown Density Bonus Program (DDBP).

The applicant seeks to develop a mixed-use building with 125 multifamily for-sale units, 330 hotel rooms with 9,621 square feet of ground-floor pedestrian-oriented use(s) and associated residential parking, utility, and drainage infrastructure. The project is currently in review under site plan number SP-2021-0172C.

The applicant requests Council consider granting additional FAR because the applicant plans to relocate the Leonard and Vida East House from 307 E. Second St. to 1200 Paul Teresa Saldana St. This house is eligible for historic landmark designation per the criteria outlined in City Code Section 25-2-352. It is a particularly good example of a Folk Victorian house that was historically home to Leonard East, proprietor of the city's largest produce and poultry market and other prominent businesses. On May 24, 2021, the Historic Landmark Commission unanimously voted to approve relocation and restoration of the house, while recognizing the potential to consider historic zoning for the house following its relocation.

Staff has reviewed the DDBP request and found it to be in compliance with the administrative provisions of

the DDBP. Staff recommends **APPROVAL** of the request to use of the other community benefits in accordance with Land Development Code Section 25-2-586(E)(12)(f).

Staff has reviewed the DDBP request and found it to be in compliance with the administrative provisions of the DDBP. Staff recommends **APPROVAL** of the request to use of the other community benefits in accordance with LDC Section 25-2-586(E)(12)(f).

Strategic Outcome(s):

Economic Opportunity and Affordability. Government that Works for All.