



## Recommendation for Action

**File #: 22-3124, Agenda Item #: 47.**

10/13/2022

### **Posting Language**

Conduct a public hearing and consider an ordinance that grants a request to provide a historic preservation community benefit to increase the maximum floor-to-area ratio (FAR) under the Downtown Density Bonus Program for the project at 307 and 319 E. Second Street, Austin, Texas 78701.

### **Lead Department**

Housing and Planning Department.

### **Fiscal Note**

This item has no fiscal impact.

### **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:**

Downtown Density Bonus Program (DDBP) allows an eligible project to request additional floor-to-area ratio (FAR) in exchange for community benefits.

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 for a site development permit via City of Austin case number SP-2021-0172C and an administrative review through the Downtown Density Bonus Program

[25-2-58](#)

[https://library.municode.com/tx/austin/codes/code\\_of\\_ordinances?](https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART3ADRECEDI_SPAGERE_S25-2-586DODEBOPR>6)

[nodeId=TIT25LADE\\_CH25-](#)

[2ZO SUBCHAPTER\\_CUSDERE\\_ART3ADRECEDI\\_SPAGERE\\_S25-2-586DODEBOPR>6.](#)

The applicant requests Council consider the planned relocation of the Leonard and Vida East House from 307 East Second Street to 1200 Paul Teresa Saldana Street and its restoration as a community benefit. 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 reviewed the DDBP request and finds that it complies with the administrative provisions of the DDBP. Staff recommends **APPROVAL** of the request to use the other community benefits in accordance with City Code Section 25-2-586(E)(12)(f).

**Strategic Outcome(s):**

Government that Works for All. Economic Opportunity and Affordability.