

ORDINANCE NO. 20221013-047

AN ORDINANCE GRANTING ADDITIONAL FLOOR-TO-AREA RATIO UNDER CITY CODE SECTION 25-2-586 (*DOWNTOWN DENSITY BONUS PROGRAM*) FOR A PROJECT LOCATED AT 307 AND 319 EAST SECOND STREET.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Findings.

- (A) City Code Section 25-2-586 (*Downtown Density Bonus Program*) authorizes an applicant to request the director and city council consider other community benefits to achieve the maximum floor-to-area ratio (FAR) established in Section 25-2-586(B)(3).
- (B) The applicant for Site Plan No. SP-2021-0172C (“Applicant”) submitted a request to use other community benefits under Section 25-2-586 (E)(12) to achieve the maximum FAR for the proposed development at 307 and 319 East Second Street, Austin, Texas 78701 (“Project”).
- (C) Without utilizing the Downtown Density Bonus Program, the FAR for the Project is 8:1.
- (D) In addition to providing community benefits set out in other provisions of the Downtown Density Bonus Program, the Applicant also proposes to relocate the Leonard and Vida East House from 307 East Second Street to 1200 Paul Teresa Saldana Street and to restore the house (“Restoration Work”).
- (E) The director of the Housing and Planning Department determined that the Restoration Work provides a community benefit that serves a public and municipal purpose.

PART 2. Applicability. This ordinance applies to the Project that is located on the following two properties:

- (A) 307 East Second Street, being legally described as:

The West 4.97 feet of Lot 8, all of Lot 9 and East 41.2 feet of Lot 10, Block 8, Original City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in the General Land Office of the State of Texas.

(B) 319 East Second Street, being legally described as:

Lot 7, and the East 41.3 feet of Lot 8, Block 8, Original City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in the General Land Office of the State of Texas.

PART 3. The city council concludes that the Restoration Work will substantially further the goals and objectives of the Downtown Austin Plan and the Imagine Austin Comprehensive Plan. Accordingly, the city council approves the Applicant's request for an additional FAR of 17:1 for the Project.

PART 4. This ordinance authorizes the Project to increase its floor-to-area ratio from 8:1 to a maximum of 25:1.

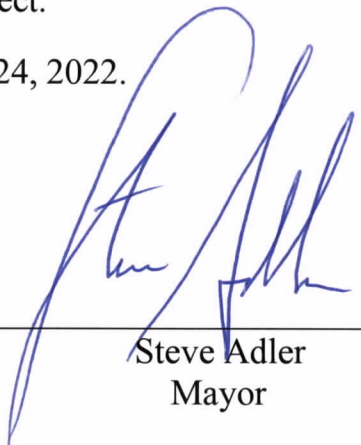
PART 5. If Site Plan No. SP-2021-0129C expires without the Restoration Work being completed or if the Applicant changes the Project in a manner that is inconsistent with the community benefits being provided under the Downtown Density Bonus Program, then this ordinance expires and is of no effect.

PART 6. This ordinance takes effect on October 24, 2022.

PASSED AND APPROVED


_____, 2022

§
§
§



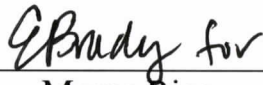
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk