



Recommendation for Action

File #: 23-2115, Agenda Item #: 154.

7/20/2023

Posting Language

Conduct a public hearing and consider an ordinance granting additional floor-to-area ratio entitlements to the project at 415 Lavaca Street, 209 West Fifth Street, and 213 West Fifth Street in accordance with the Downtown Density Bonus Program under City Code Section 25-2-586(B)(6).

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

For More Information:

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Council Committee, Boards and Commission Action:

Design Commission: April 24, 2023 - The item was discussed and disposed without action.

Planning Commission: June 13, 2023 - Approved on the consent agenda on a vote of 11-0.

Additional Backup Information:

On February 27, 2014, City Council approved modifications to the Downtown Density Bonus Program (DDBP) via Ordinance No. 20140227-054 allowing an eligible project to request additional floor-to-area (FAR) after participating in the program as described in 25-2-586. Prior to this Council action, the Central Urban Redevelopment Overlay (CURE) was used to achieve additional height and density for certain properties downtown.

The applicant is seeking additional FAR under the provisions of 25-2-586(B)(6) for the construction of a 30-story hotel building with a restaurant and streetscape improvements. The subject property, zoned CBD, is located within the DDBP boundaries and is currently occupied by a commercial use.

Staff has reviewed the DDBP request and found it to be in compliance with the provisions of the program and recommends approval of the request for 26:1 FAR as requested in site plan SP-2022-0518C.