

ORDINANCE NO. _____

**AN ORDINANCE GRANTING ADDITIONAL FLOOR-TO-AREA RATIO UNDER
THE DOWNTOWN DENSITY BONUS PROGRAM FOR A PROJECT LOCATED
AT 415 LAVACA STREET, 209 WEST FIFTH STREET, AND 213 WEST FIFTH
STREET**

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

PART 1. Findings.

- (1) PSOF Austin Hotel Owner, a Delaware Limited Liability Company (the “Applicant”), has applied to the City Council for additional floor-to-area ratio, above the program’s administrative allowance of 25:1 for this site, under Section 25-2-586(B)(6) of the Downtown Density Bonus Program for the development of Site Plan No. SP-2022-0518C (the “Project”), located at 415 Lavaca Street, 209 West Fifth Street, and 213 West Fifth Street, further described as:

LOTS 11 and 12, BLOCK 44, ORIGINAL CITY OF AUSTIN, a
subdivision in Travis County, Texas, according to the map or plat of
record in the General Land Office of the State of Texas.
- (2) The Applicant has offered affordable housing community benefits under Section 25-2-586(E)(1) of the Downtown Density Bonus Program in order to earn the additional floor-to-area ratio, and the City Council approves the use of the affordable housing community benefits for the additional floor-to-area ratio.
- (3) The Applicant has complied with all requirements of Section 25-2-586(B)(6) of the Downtown Density Bonus Program and the additional floor-to-area ratio should be granted because doing so will substantially further the goals of the Downtown Austin Plan and the Imagine Austin Comprehensive Plan.

PART 2. Under the authority of Section 25-2-586(B)(6) of the Downtown Density Program, the City Council grants an additional floor-to-area ratio of 1:1 to the Project.

PART 3. The granting of the additional floor-to-area ratio allows the Project to increase its floor-to-area ratio from 25:1 to a maximum of 26:1.

PART 4. The City Council grants this additional floor-to-area ratio on the express condition that the Project be constructed in accordance with Site Plan No. SP-2022-0518C that is on file at the office of the director of the Development Services Department.

PART 5. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 § _____
 § _____
 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk