

**PLANNING COMMISSION
DOWNTOWN DENSITY BONUS REQUEST
SITE PLAN REVIEW SHEET**

CASE NUMBER: SP-2022-0550C **PLANNING COMMISSION**
HEARING DATE: December 12, 2023

PROJECT NAME: 14th & Lavaca

ADDRESS: 303 and 301 W. 14th St. and 1304 and 1308 Lavaca St.

APPLICANT: Drenner Group (Leah M. Bojo)
2507 Bee Caves Rd. Ste. 100
Austin, TX 78746

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SITE PLAN
CASE MANAGER: Rosemary Avila Phone: (512) 974-2784
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NEIGHBORHOOD PLAN: Downtown

PROPOSED DEVELOPMENT:

The applicant is requesting administrative approval for the construction of a 35-story hotel building with a restaurant and streetscape improvements.

PROJECT REQUEST:

In accordance with [LDC Section 25-2-586\(B\)\(6\)](#), the applicant is requesting, from City Council, additional floor to area ratio (FAR) from 15:1 to 17:1 for a proposed hotel project. The project is participating in the Downtown Density Bonus Program for bonus area up to 15:1 FAR to be granted administratively.

PRIOR BOARD AND COMMISSION ACTION:

Design Commission – November 14, 2023

The motion that the project 14th and Lavaca, located at 301 West 14th Street, complies with the Urban Design Guidelines for the City of Austin was approved on Vice Chair Meiners' motion, Commissioner McKinney's second on an 8-0-1 vote. Commissioner Carroll abstained. Commissioner Luckens was absent.

SUMMARY STAFF RECOMMENDATION:

Gatekeeper Requirements:

To participate in the Downtown Density Bonus Program, projects must first satisfy the gatekeeper requirements as described in LDC [25-2-586\(C\)\(1\)](#), which are:

1. To substantially comply with the Urban Design Guidelines
2. Execute a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with the Great Streets Standards, and

3. Execute a restrictive covenant committing to achieve a minimum two-star rating under the Austin Energy Green Building program using the ratings in effect at the time the application is submitted.

For this project, the applicant has provided sufficient documentation to meet the gatekeeper requirements, as outlined below:

- The project will implement streetscape improvements consistent with Great Streets standards along West 14th Street and Lavaca Street with a pedestrian-oriented design featuring wide sidewalks, street trees, benches, bike racks, trash receptacles, and streetlights.
- The applicant has committed to achieving a minimum **three-star** rating under the Austin Energy Green Building Program.
- The applicant has provided documentation indicating they will comply with the Urban Design Guidelines.

Bonus Area Analysis:

The applicant seeks a total “Bonus Area” – defined by [Section 25-2-586\(A\)\(1\)](#) as “the gross floor area that exceeds the maximum floor-to-area ratio allowed with the site’s primary entitlement” – as the bonus area approved administratively between 8:1 and 15:1 FAR (as permitted by [Section 25-2-586\(B\)\(3\)](#)), and the bonus area above the administrative allowance of 2:1 FAR (as permitted by [Section 25-2-586\(B\)\(6\)](#)), up to a maximum 17:1 FAR.

The applicant has proposed to achieve the bonus area allowances through the following means:

- Bonus area from 8:1 to 15:1 FAR: Pay **\$1,605,420 of fees-in-lieu** (to satisfy [Section 25-2-586\(E\)](#))
- Bonus area from 15:1 to 17:1 FAR: Pay **\$642,168 of fees-in-lieu** (to satisfy [Section 25-2-586\(B\)\(6\)\(d\)\(1\)](#))

All fees-in-lieu above, totaling **\$2,247,588.00** will be paid into the Affordable Housing Trust Fund.

With this, the applicant has met the Code requirement to go above and beyond what’s required to achieve the administrative FAR allowance for community benefits ([Section 25-2-586\(B\)\(6\)\(d\)\(1\)](#)).

Staff recommends **APPROVAL** of the request for bonus area above what is allowed administratively by ([25-2-586\(B\)\(3\)](#)), up to a maximum 17:1 FAR, due to the additional community benefits that will be realized in exchange for the additional bonus area.

PROJECT INFORMATION

SITE AREA	18,114 square feet	0.42 acres
EXISTING ZONING	CBD	
TRAFFIC IMPACT ANALYSIS	N/A	
CAPITOL VIEW CORRIDOR	Yes	
PROPOSED ACCESS	Lavaca Street and 14 th Street	
	Allowed/Required	Existing Proposed
FLOOR-AREA RATIO	8:1	1:1 17:1
BUILDING COVERAGE	100%	100% 100%

EXISTING ZONING AND LAND USES

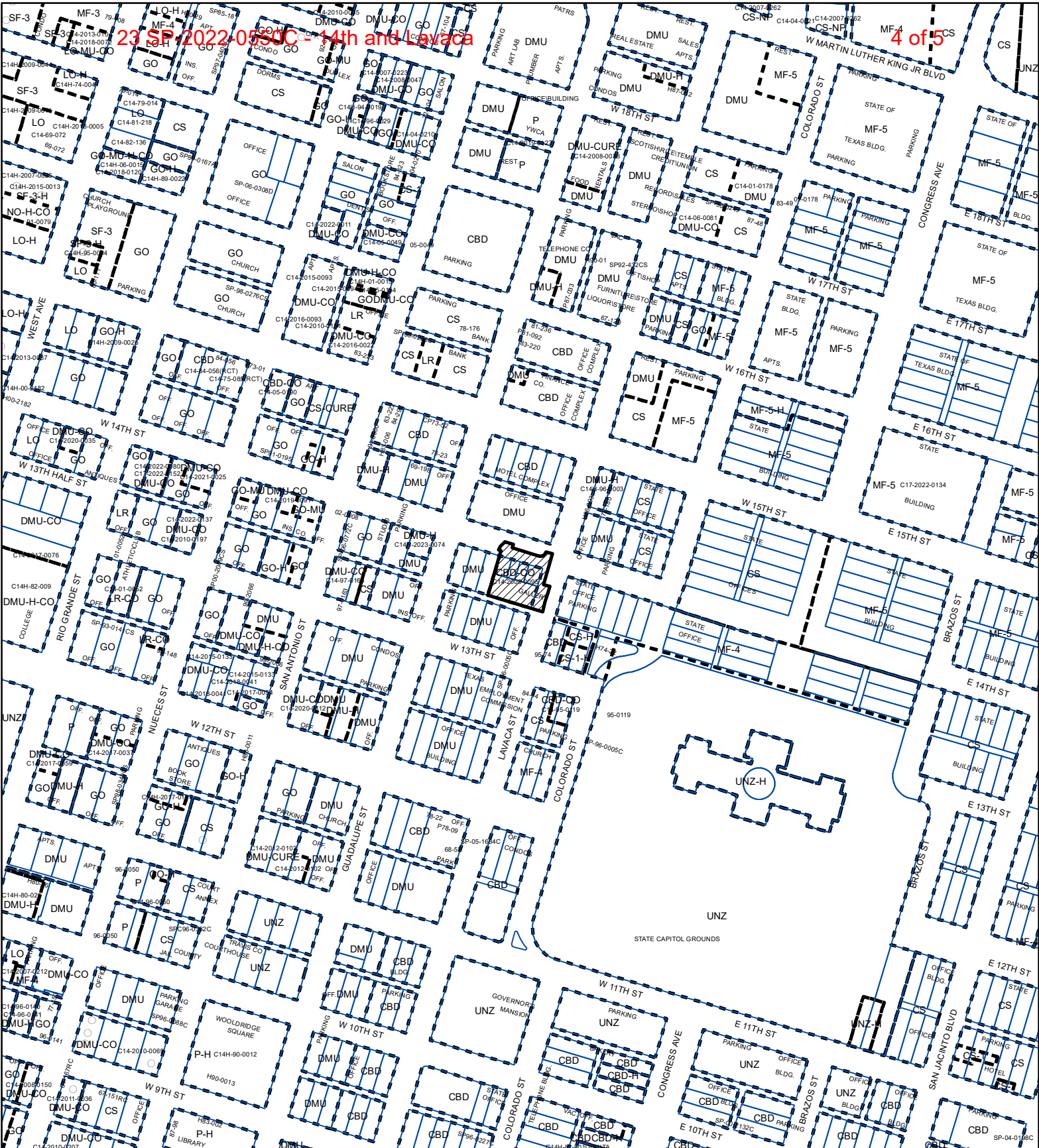
	ZONING	LAND USES
<i>Site</i>	CBD-CO	Vacant buildings
<i>North</i>	DMU	Office building
<i>South</i>	DMU	Church / Office
<i>East</i>	MF-4	State of Texas office building
<i>West</i>	DMU	Church

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Lavaca Street	79'	44'	Minor Arterial
W 14 th Street	79'	41'	Minor Arterial

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Downtown Density Bonus

Site Plan Case#: SP-2022-0550C

Address: 301 W 14th St



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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