



## Recommendation for Action

**File #: 24-3723, Agenda Item #: 58.**

**1/18/2024**

### **Posting Language**

Conduct a public hearing and consider an ordinance granting additional floor-to-area ratio entitlements to the project at 301 and 303 West 14th Street and 1304 and 1308 Lavaca 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: November 13, 2023 Approved on Vice Chair Meiners' motion, Commissioner McKinney's second on an 8-0-1 vote. Commissioner Carroll abstained. Commissioner Luckens was absent. Planning Commission: December 12, 2023 Approved Commissioner Maxwell, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Barrera-Ramirez and Howard absent.

### **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 ratio (FAR) after participating in the program as described in City Code Section 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 located downtown.

The applicant is seeking additional FAR for the subject property which is located within the DDBP boundaries. The property is currently zoned central business district-conditional overlay (CBD-CO) combining district which is limiting the issuance of a site plan and building permit for development that generates more than 2,000 vehicle trips. The site currently contains vacant buildings.

The applicant is requesting approval for additional FAR under the provisions of City Code Section 25-2-586(B)(6) for the construction of a 35-story hotel and restaurant building, garage parking, and streetscape improvements in accordance with the DDBP.