

**ORDINANCE NO. 20240118-058**

**AN ORDINANCE GRANTING ADDITIONAL FLOOR-TO-AREA RATIO UNDER THE DOWNTOWN DENSITY BONUS PROGRAM FOR A PROJECT LOCATED AT 301 AND 303 WEST 14TH STREET AND 1304 AND 1308 LAVACA STREET**

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

**PART 1. Findings.**

- (A) Pearlstone Partners, LLC, a Texas limited liability company (the “Applicant”), has applied to the City Council for additional floor-to-area ratio under Section 25-2-586(B)(6) of the Downtown Density Bonus Program for the development of Site Plan No. SP-2022-0550C (the “Project”), located at 301 and 303 West 14th Street and 1304 and 1308 Lavaca Street, being more particularly described in **Exhibit “A”** incorporated into this ordinance.
- (B) 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.
- (C) 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 2:1 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 15:1 to a maximum of 17:1.

**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-2022-0550C that is on file at the office of the director of the Development Services Department.

**PART 5.** This ordinance takes effect on January 29, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, January 18, 2024

§  
§  
§  \_\_\_\_\_  
Kirk Watson  
Mayor

**APPROVED:**  \_\_\_\_\_ **ATTEST:**  \_\_\_\_\_  
Anne L. Morgan  
City Attorney  
Myrna Rios  
City Clerk

EXHIBIT "A"

DESCRIPTION

DESCRIPTION OF A 0.410 ACRE (17,838 SQUARE FEET) TRACT OF LAND SITUATED IN THE T.J. CHAMBERS SURVEY, A-7, TRAVIS COUNTY, TEXAS; BEING ALL OF LOTS 1A, 2A, AND 3A, AMENDED PLAT OF LOTS 1, 2, AND 3, BLOCK A, OLD CITY SUBDIVISION, A MAP OR PLAT OF RECORD IN DOCUMENT #202300189, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN CALLED 4,088 SQUARE FEET TRACT OF LAND CONVEYED TO 1304 LAVACA STREET JV, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT #2021242534, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.410 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "X" cut found in concrete at the intersection of the west right-of-way (R.O.W.) line of Lavaca Street (80' R.O.W.) with the south R.O.W. line of West 14th Street (80' R.O.W.), being the northeast corner of said 4,088 square feet tract, for the northeast corner of the tract described herein, from which a mag nail with washer stamped "4WARD" found at the intersection of the west R.O.W. line of Lavaca Street with the north R.O.W. line of West 14th Street, being the southeast corner of Lot A, Resubdivision of Lots 1, 2, 3, 4, 5, and 6, Block 175, a map or plat of record in Volume 52, Page 33, Plat Records of Travis County, Texas, bears N 16°25'24" E, a distance of 79.66 feet;

THENCE S 16°25'24" W, leaving the south R.O.W. line of West 14th Street and with the west R.O.W. line of Lavaca Street, being with the east lines of said 4,088 square feet tract and said Lot 1A, same being with the east line of the tract described herein, passing at a distance of 57.50 feet a 1/2-inch iron pipe found at the common east corner of said 4,088 square feet tract and said Lot 1A, and continuing for a total distance of 129.30 feet to a 1/2-inch iron rod with plastic cap stamped "WUEST GROUP" set at the intersection of the west R.O.W. line of Lavaca Street with the north R.O.W. line of a 20 feet wide City of Austin (C.O.A.) Alley, being the southeast corner of said Lot 1A, for the southeast corner of the tract described herein;

THENCE N 73°11'15" W, leaving the west R.O.W. line of Lavaca Street and with the north R.O.W. line of said C.O.A. Alley, being with the south line of said Lot 1A, same being with the south line of the tract described herein, a distance of 137.96 feet to a 1/2-inch iron rod found at the common south corner of said Lot 1A and Lot 10, Block 157, a map or plat of record at the Texas General Land Office, for the southwest corner of the tract described herein, from which a mag nail found on the south R.O.W. line of said C.O.A. Alley and being the common north corner of Lots 3 and 4, Block 157 of said Original City of Austin, bears S 16°48'45" W, a distance of 19.97 feet;

THENCE N 16°25'03" E, leaving the north R.O.W. line of said C.O.A. Alley and with the west lines of said Lot 1A and said Lot 2A, being with the east line of said Lot 10, same being with the west line of the tract described herein, passing at a distance of 70.77 feet a 1/2-inch iron with plastic cap stamped "WUEST GROUP" set at the common west corner of said Lot 1A and Lot 2A, and continuing for a total distance of 129.30 feet to a 1/2-inch iron rod with plastic cap stamped "KGBE" found on the south R.O.W. line of West 14th Street, being the common north corner of said Lot 10 and said Lot 2A, for the northwest corner of the tract described herein;



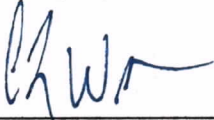
TRAVIS COUNTY, TEXAS  
14TH & LAVACA  
0.410 ACRE

December 19, 2023  
WG #0137-009

THENCE S 73°11'15" E, with the south R.O.W. line of West 14th Street and the north lines of said Lot 2A, said Lot 3A, and said 4,088 square feet tract, being with the north line of the tract described herein, passing at a distance of 40.35 feet a 1/2-inch iron rod with plastic cap stamped "WUEST GROUP" set at the common north corner of said Lot 2A and said Lot 3A, also passing at a distance of 67.01 feet a mag nail found at the common north corner of said Lot 3A and said 4,088 square feet tract, and continuing for a total distance of 137.97 feet to the **POINT OF BEGINNING** and containing 0.410 acre (17,838 square feet) of land, more or less.

**BEARING BASIS:** Texas Coordinate System, Central Zone (4203), NAD83, Grid.

That I, Cara L. Williams, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying survey map are true and correct to the best of my knowledge and belief and was prepared from an actual on-the-ground survey under my direction and supervision.



12-19-23

Cara L. Williams  
RPLS No. 6336 - State of Texas  
Wuest Group  
(512)394-1900

Date



# EXHIBIT " \_ "

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

LOT A, RESUBDIVISION OF LOTS 1, 2, 3,  
4, 5 & 6, BLOCK 175  
ORIGINAL CITY OF AUSTIN  
VOL. 52, PG. 33, P.R.T.C.T.

W/WASHER STAMPED  
"4WARD"



## WEST 14TH STREET

(80' R.O.W.)

L3

P.O.B.

W/PLASTIC CAP  
STAMPED  
"KGBE"

[S73° 08' 32"E]  
**S73° 11' 15"E 137.97'**

40.35'

26.66'

70.96'  
[71.00']

LOT 10,  
BLOCK 157

LOT 2A

LOT 3A

[4,088 SF]  
1304 LAVACA  
STREET JV, LLC  
DOC. #2021242534  
O.P.R.T.C.T.

(N18° 43' 23"E) [N16° 32' 54"E]  
**N16° 25' 03"E 129.30'**

58.53'

N16° 29' 15"E 58.35'

S16° 29' 15"W 57.33'  
[S16° 29' 02"W 57.58']

40.28'  
S73° 26' 02"E 66.93'  
[S73° 16' 38"E 66.71']

(26.73')  
26.65'

S73° 03' 14"E 71.03'  
[S73° 08' 16"E 70.99']

[57.59']  
57.50'

**S16° 25' 24"W 129.30'**  
[S16° 29' 24"W]

**0.410 ACRE - 17,838 SF**  
(SLANT HATCH)

LOT 1A

AMENDED PLAT OF LOTS 1, 2, AND  
3, BLOCK A, OLD CITY SUBDIVISION  
DOC. #202300189, O.P.R.T.C.T.

ORIGINAL CITY  
OF AUSTIN

[N73° 04' 57"W 138.11']

**N73° 11' 15"W 137.96'**  
**CITY OF AUSTIN ALLEY**  
(20' R.O.W.)

L2

LOT 3,  
BLOCK 157

LOT 4,  
BLOCK 157

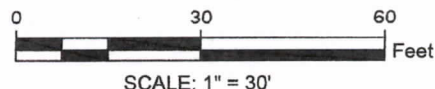
LOT 5,  
BLOCK 157

LOT 6,  
BLOCK 157

ORIGINAL CITY OF AUSTIN

### BEARING BASIS & HORIZONTAL DATUM:

TEXAS COORDINATE SYSTEM, GRID  
NAD '83 (CENTRAL ZONE 4203)



DECEMBER, 2023  
PROJECT NO. 0137-009



**WUEST GROUP**  
ENGINEERING & SURVEYING

TBPELS FIRM # 10194507  
AND FIRM # F-15324  
5207 AIRPORT BOULEVARD  
AUSTIN, TEXAS 78751  
(512)394-1900  
SHEET

3 OF 4

# EXHIBIT " "

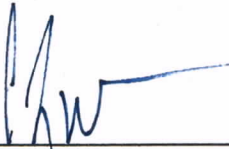
SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS NOTED)
- 1/2" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- ✕ "X" CUT FOUND
- CAPPED 1/2" IRON ROD SET  
STAMPED "WUEST GROUP"
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY,  
TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,  
TRAVIS COUNTY, TEXAS
- [ ] RECORD INFORMATION PER DOC.  
#2021242534, O.P.R.T.C.T.

## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S16° 29' 15"W [S16° 29' 02"W]	0.91' [0.91']
L2	S16° 48' 45"W	19.97'
L3	N16° 25' 24"E	79.66'

  
CARA L. WILLIAMS  
RPLS NO. 6336 - STATE OF TEXAS  
WUEST GROUP  
(512)394-1900

DATE: 12-19-23



DECEMBER, 2023  
PROJECT NO. 0137-009



**WUEST GROUP**  
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