



City of Austin

Recommendation for Action

File #: 24-4267, **Agenda Item #:** 43.

3/21/2024

Posting Language

Set a public hearing to consider an ordinance granting additional floor-to-area ratio entitlements to the project at 506, 508, and 508 1/2 West Avenue in accordance with the Downtown Density Bonus Program under City Code Section 25-2-586(B)(6). (Suggested date: April 18, 2024, at Austin City Hall, 301 W. 2nd Street, Austin, Texas).

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: Approved with recommendations on May 22, 2023. 8-0 vote with Commissioner Howard and Commissioner Ladner absent.

Planning Commission: To be reviewed on March 12, 2024

Set Council Public Hearing: March 21, 2024

Conduct Council Public Hearing: April 18, 2024.

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 in downtown.

The applicant is seeking additional FAR for the subject property located within the DDBP boundaries. The property is currently zoned Central Business District (CBD). The site currently contains two single-story restaurants and surface parking lot.