



City of Austin

Recommendation for Action

File #: 25-1202, **Agenda Item #:** 126.

7/24/2025

Posting Language

Conduct a public hearing and consider an ordinance granting additional floor-to-area ratio entitlements to the 305 W. MLK project at 305, 307, and 309 West Martin Luther King Jr. Boulevard in accordance with the Downtown Density Bonus Program under City Code Section 25-2-586(B)(6). Funding: This item has no fiscal impact.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

For More Information:

Jorge E. Rousselin, Planning Department, (512) 974-2975.

Council Committee, Boards and Commission Action:

Design Commission: Reviewed on October 28, 2024.

Planning Commission: Reviewed on May 27, 2025.

Additional Backup Information:

Case Number: SP-2024-0238C

The applicant is requesting administrative approval for the construction of a 14-story hotel comprised of 168 rooms with retail, garage parking, and streetscape improvements in accordance with the Downtown Density Bonus Program (DDBP).

In accordance with Land Development Code (LDC) Section 25-2-586(B)(6), the applicant is requesting from City Council additional floor-to-area ratio (FAR) from 8:1 to 11:1 for a proposed hotel building. The project is participating in the DDBP for bonus area up to 8:1 FAR to be granted administratively.

The applicant seeks a total Bonus Area - defined by LDC 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 5:1 and 8:1 FAR (as permitted by LDC Section 25-2-586(B)(3)), and the bonus area above the administrative allowance of 3:1 FAR (as permitted by LDC Section 25-2-586(B)(6)), up to a maximum 11:1 FAR.

The applicant has proposed to achieve 100% of the bonus area allowances through the following means:

1. Bonus area from 5:1 to 8:1 FAR: Pay \$173,994.00 as fees-in-lieu of affordable housing (to satisfy LDC Section 25-2-586(E)(1)(b)(i) (*Community Benefits*)).
2. Bonus area from 8:1 to 11:1 FAR: Pay \$173,754.00 as fees-in-lieu of affordable housing to satisfy LDC Sections 25-2-586 (B)(6) and 25-2-586(E)(1)(b)(i)).

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 in LDC Section 25-2-586(B)(6)(d)(1).

The fees-in-lieu described above, which total \$347,748, will be paid to the Affordable Housing Trust Fund.