

ORDINANCE NO. _____

AN ORDINANCE GRANTING ADDITIONAL FLOOR-TO-AREA RATIO UNDER THE DOWNTOWN DENSITY BONUS PROGRAM FOR A PROJECT LOCATED AT 701 AND 709 WEST 6TH STREET AND 512 RIO GRANDE STEET.

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

PART 1. Findings.

- (A) 701 West 6th Owner LP, a Texas limited partnership (“Owner”) 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-2023-0494C (the “Project”), located at 701 and 709 West 6th Street and 512 Rio Grande Steet, being more particularly described as:

LOT 5, LOT 6, and the east 10.5 feet of LOT 7, BLOCK 49, of the ORIGINAL CITY OF AUSTIN subdivision, in Travis County, Texas, according to the map or plat thereof, on file at the General Land Office, State of Texas and which received legal lot status in City of Austin Land Status Determination Case No. C8I-2021-0333 attached and incorporated herein as **Exhibit A-1**.

- (B) Owner has complied with all requirements of Section 25-2-586(C)(1) 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.
- (C) Owner 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.
- (D) Owner has additionally offered other community benefits under Section 25-2-586(E)(12) 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 other community benefits described in this ordinance for the additional floor-to-area ratio.

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 15:1 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 30:1.

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-2023-0494C that is on file at the office of the director of the Development Services Department.

PART 5. The City Council further grants this additional floor-to-area ratio on the express condition that Owner fulfills the commitment to provide funding towards the Third Street Bike-Pedestrian Bridge & Trestle Improvement project to be delivered by the Owner to the City for allocation to Austin Transportation and Public Works Department Seaholm Multimodal Improvements – Subproject No. 13322.001.

PART 6. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk



**City of Austin
Development Services Department
Land Status Determination
1995 Rule Platting Exception**

August 25, 2021

File Number: **C8I-2021-0333**

Address: **701 W 6TH ST**

Tax Parcel I.D.# **0107001012, 0107001013, 0107001014**

Tax Map Date: **08/25/2021**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as **being Lot 5, Lot 6, and the East 10.5' of Lot 7, Block 49, of the Original City of Austin, Travis County, Texas** in the current deed, recorded on **Mar 10, 2020**, in **Document #2020039376**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Jan 17, 1984**, in Volume **8415**, Page **482**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Jul 31, 1981**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Derica Peters, Representative of the Director
Development Services Department

Map attached

