

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING ADDITIONAL FLOOR-TO-AREA RATIO UNDER THE DOWNTOWN DENSITY BONUS PROGRAM FOR A PROJECT LOCATED AT 302, 307, AND 309 WEST MARTIN LUTHER KING JR. BOULEVARD.**

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

**PART 1. Findings.**

- (A) PA Hospitality – Austin Downtown 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-2024-0238C (the “Project”), located at 305, 307, and 309 West Martin Luther King Jr. Boulevard, being more particularly described in **Exhibit “A”** attached and incorporated herein.
- (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) 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.

**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 3:1 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 8:1 to a maximum of 11:1.

**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-2024-0238C on file at the office of the director of the Development Services Department.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

\_\_\_\_\_, 2025      § \_\_\_\_\_  
                                 § \_\_\_\_\_  
                                 § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Deborah Thomas                      Erika Brady  
City Attorney                              City Clerk

# EARLY LAND SURVEYING, LLC

**P.O. Box 92588, Austin, TX 78709**

**512-202-8631**

**earlysurveying.com**

**TBPELS Firm No. 10194487**

## **0.238 ACRES**

### **TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.238 ACRES (APPROXIMATELY 10,344 SQ. FT.), BEING ALL OF THE EAST 69 FEET OF THE WEST 138 FEET OF THE NORTH 150 FEET OF OUTLOT 35, DIVISION E, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING CONVEYED TO PA HOSPITALITY-AUSTIN DOWNTOWN, LP, IN A SPECIAL WARRANTY DEED DATED NOVEMBER 15, 2023 AND RECORDED IN DOCUMENT NO. 2023129860 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.238 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an "X" in concrete found in the southwest right-of-way line of W Martin Luther King Jr. Boulevard (89' right-of-way width) as described in Volume 12177, Page 1125 and Volume 12334, Page 1363 of the Real Property Records of Travis County, Texas, being the easternmost corner of the said PA Hospitality-Austin Downtown tract, being also the northernmost corner of a tract described as parcel three in Volume 12139, Page 384 of the Real Property Records of Travis County, Texas;

**THENCE** South 16°32'37" West, with the southeast line of the said PA Hospitality-Austin Downtown tract, and the northwest lines of said parcel three, and parcel two, first tract, and parcel two, second tract, both described in said Volume 12139, Page 384, a distance of 149.87 feet to a 1/2" rebar found in the northeast line of an Alley (right-of-way width varies), being the southernmost corner of the said PA Hospitality-Austin Downtown tract, being also the northernmost corner of parcel two, third tract described in said Volume 12139, Page 384;

**THENCE** North 73°07'28" West, with the northeast line of the said Alley, and the southwest line of the said PA Hospitality-Austin Downtown tract, a distance of 68.87 feet to an "X" in concrete found for the westernmost corner of the said PA Hospitality-Austin Downtown tract, being the southernmost corner of a tract conveyed to 1811 Guadalupe, LLC and described in Document No. 2017110940 of the Official Public Records of Travis County, Texas, from which an "X" in concrete found in the northeast line of the said Alley, being in the southeast right-of-way line of Guadalupe Street (right-of-way width varies), being also the westernmost corner of the said 1811 Guadalupe tract, bears

North  $73^{\circ}07'28''$  West, a distance of 68.98 feet;

**THENCE** North  $16^{\circ}27'05''$  East, with the northwest line of the said PA Hospitality-Austin Downtown tract and the southeast line of the said 1811 Guadalupe tract, a distance of 149.99 feet to a 1/2" iron pipe found in the southwest right-of-way line of W Martin Luther King Jr. Boulevard, being the northernmost corner of the said PA Hospitality-Austin Downtown tract, being also the easternmost corner of the said 1811 Guadalupe tract, from which a mag nail found at the intersection of the southwest right-of-way line of W Martin Luther King Jr. Boulevard and the southeast right-of-way line of Guadalupe Street, being the northernmost corner of the said 1811 Guadalupe tract, bears North  $73^{\circ}01'36''$  West, a distance of 68.98 feet;

**THENCE** South  $73^{\circ}01'36''$  East, with the southwest right-of-way line of W Martin Luther King Jr. Boulevard and the northeast line of the said PA Hospitality-Austin Downtown tract, a distance of 69.11 feet to the **POINT OF BEGINNING**, containing 0.238 acres of land, more or less.

The field work was completed on May 24, 2023

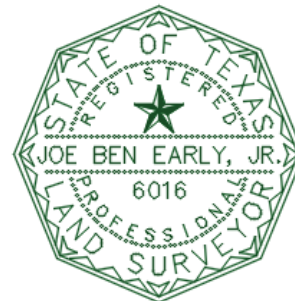
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1013-016-SKETCH



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

4/14/2025  
Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.238 ACRES (APPROXIMATELY 10,344 SQ. FT.), BEING ALL OF THE EAST 69 FEET OF THE WEST 138 FEET OF THE NORTH 150 FEET OF OUTLOT 35, DIVISION E, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING CONVEYED TO PA HOSPITALITY-AUSTIN DOWNTOWN, LP, IN A SPECIAL WARRANTY DEED DATED NOVEMBER 15, 2023 AND RECORDED IN DOCUMENT NO. 2023129860 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGEND

●

1/2" REBAR FOUND (OR AS NOTED)

⊙

1/2" IRON PIPE FOUND (OR AS NOTED)

▲

MAG NAIL FOUND

\*

COTTON SPINDLE FOUND

☒

"X" IN CONCRETE FOUND

△

CALCULATED POINT

( )

RECORD INFORMATION

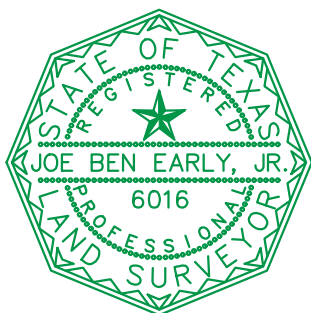


**EARLY LAND SURVEYING, LLC**  
P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

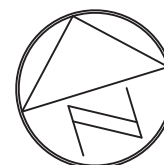
THE BASIS OF BEARINGS SHOWN  
HEREON IS THE TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83), CENTRAL  
ZONE, UTILIZING THE SMARTNET  
NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 1013-016-SKETCH

DATE OF SURVEY: 5/24/23  
PLOT DATE: 4/14/25  
DRAWING NO.: 1013-016-SKETCH  
DRAWN BY: BBP  
SHEET 1 OF 2



  
4/14/2025



1" = 30'

**W MARTIN LUTHER  
KING JR BOULEVARD**  
(89' R.O.W. WIDTH)  
(12177/1125)  
(12334/1363)

P.O.B.

N73°01'36"W 68.98'  
(N70°39'00"W 69.00')

S73°01'36"E 69.11'  
(69')

WUKASCH PROPERTIES,  
LTD., LLP.  
PARCEL THREE  
(12139/384)

**0.238 ACRES AS  
SURVEYED**

APPROX. 10,344  
SQ. FT.

PA HOSPITALITY-AUSTIN  
DOWNTOWN, LP  
EAST 69 FEET OF THE  
WEST 138 FEET OF  
THE NORTH 150 FEET  
OF OUTLOT 35,  
DIVISION E, ORIGINAL  
CITY OF AUSTIN, TRAVIS  
COUNTY, TEXAS  
(2023129860)

WUKASCH PROPERTIES, LTD., LLP.  
9,822 SQUARE FEET  
PARCEL TWO, FIRST TRACT  
(12139/384)

WUKASCH PROPERTIES, LTD., LLP.  
4,760 SQUARE FEET  
PARCEL TWO, SECOND TRACT  
(12139/384)

(N70°39'00"W 69.00')  
N73°07'28"W 68.98'

(69')  
N73°07'28"W 68.87'

**ALLEY**  
(WIDTH VARIES)

S16°52'32"W  
20.17'

WUKASCH PROPERTIES,  
LTD., LLP.  
840 SQUARE FEET  
PARCEL TWO, THIRD  
TRACT  
(12139/384)

**EARLY LAND SURVEYING, LLC**

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512-202-8631  
TBPELS FIRM NO. 10194487

DRAWING NO.: 1013-016-SKETCH  
SHEET 2 OF 2