



- 41 (C) Owners are following the requirements of Section 25-2-586(C)(1) of the  
42 Downtown Density Bonus Program and the additional floor-to-area ratio and  
43 increase in building height should be granted because doing so will substantially  
44 further the goals of the Downtown Austin Plan and the Imagine Austin  
45 Comprehensive Plan.
- 46
- 47 (D) Owners have offered affordable housing community benefits under Section 25-2-  
48 586(E)(1) of the Downtown Density Bonus Program to receive the additional  
49 floor-to-area ratio and increase in building height, and City Council approves the  
50 use of the affordable housing community benefits for the additional floor-to-area  
51 ratio and increase in building height.
- 52
- 53 (E) Owners have additionally offered other community benefits under Section 25-2-  
54 586(E)(12) of the Downtown Density Bonus Program to receive the additional  
55 floor-to-area ratio and increase in building height, and City Council approves the  
56 use of the other community benefits described in this ordinance for the additional  
57 floor-to-area ratio.
- 58

59 **PART 2.** Under the authority of Section 25-2-586(B)(6) of the Downtown Density  
60 Program, City Council grants an additional floor-to-area ratio of 15:1 to the Conceptual  
61 Project.

62

63 **PART 3.** Under the authority of Section 25-2-586(B)(6) of the Downtown Density  
64 Program, the City Council grants an increase in building height of 325 feet to the  
65 Conceptual Project.

66

67 **PART 4.** The granting of the additional floor-to-area ratio and increase in building height  
68 allows the Conceptual Project to increase its floor-to-area ratio from 15:1 to a maximum of  
69 20:1 and increase its building height from 120 feet to a maximum building height of 445  
70 feet.

71

72 **PART 5.** City Council grants this additional floor-to-area ratio and increase in building  
73 height on the express condition that the Conceptual Project be designed and constructed in  
74 accordance with Exhibit "A".

75

76 **PART 6.** City Council grants this additional floor-to-area ratio and increase in building  
77 height to construct the Conceptual Project on the express condition that Owners obtains  
78 approval of a site plan demonstrating full compliance with the Conceptual Project as  
79 outlined in Exhibit "A" within 3 years from the effective date of this ordinance.

80

81



## EXHIBIT "A"



March 11, 2026

Ms. Lauren Middleton-Pratt, Planning Director  
City of Austin Development Services Department  
Permitting and Development Center (PDC)  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

Via Electronic Delivery

Re: **SP-2026-0048C.CP** - Martin Luther King Jr Boulevard and Nueces Street – Concept Site Plan for the 1.905-acre combined properties located at 601, 607, 611, 615, 619 W Martin Luther King Jr Blvd, 1801, 1809 Rio Grande St, 1800, 1802, 1806 Nueces St and 602, 604 W. 18<sup>th</sup> Street, comprised of TCAD IDs: 0210020601-0210020606, and 0210020608-0210020609 (the "Property")

Dear Ms. Middleton-Pratt:

As representatives of the owners of the Property, we respectfully submit the enclosed Concept Site Plan application package. The project is titled Martin Luther King Jr Boulevard and Nueces Street and is 1.905-acres of combined land, encompassing the full block on the south side of W Martin Luther King Jr Boulevard between Nueces Street and Rio Grande Street with the alley staying in place. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property has been rezoned from CS and CS-MU (General Commercial Services – Mixed Use), GO (General Office), and DMU-CO (Downtown Mixed Use – Conditional Overlay) to DMU – CO, via City of Austin zoning cases C14-2025-0090 and C14-2025-0093 (approved by City Council on 2/26/2026).

Additionally, the project is seeking the Downtown Density Bonus to request a maximum of 20:1 FAR on the portion of the site within the Downtown Density Bonus Program. The entire site will have a maximum average FAR of 10:1. With the additional FAR, the proposed height will be 433'-6" for the North tower and 406'-6" for the South tower (445' maximum height request). The purpose of this Concept Site Plan is to record the Downtown Density Bonus compliance and commitments on the Property.

The project will comply with the following Downtown Density Bonus requirements:

1. Compliance with Great Streets Standards
  - a. The project will comply with LDC §25-2-586 (C)(1)(b).
2. Minimum Austin Energy Green Building 2-Star Rating
  - a. The project will comply with LDC §25-2-586 (C)(1)(c).
3. Substantial Compliance with Urban Design Guidelines
  - a. The Design Commission voted unanimously on February 2, 2026 that the project complies with the Urban Design Guidelines (*Recommendation attached*).
4. Community Benefits
  - a. Austin Energy Green Building 3-Star Rating to be achieved
    - i. Registered with AEGB as "MLK & Nueces" (ID 5313) and "Eighteenth & Nueces" (ID 5314)
  - b. Affordable Housing Fee-in-lieu
    - i. *See attached Exhibit A – Community Benefits Calculation*

**Site Development Regulations:**

Regulation	DMU Zoning	DDBP Request
Maximum Height	120 feet	445' <i>(Modification)</i>
Minimum Setbacks	N/A	Complies
Maximum Impervious Cover	100%	Complies
Maximum Building Coverage	100%	Complies
Maximum FAR	5:1	10:1 Full Site <i>(Modification)</i> 20:1 Max. within DDBP Area

**Residential Units: North Tower**

Type	Unit Count	Beds	Area (SF)	Percentage
3 Bedroom	9	27	1,605	14.8%
2 Bedroom	26	52	1,313	42.6
1 Bedroom	26	26	886	42.6
<b>TOTAL</b>	<b>61</b>	<b>105</b>		
<i>Total Unit Area</i>			71,616	
<i>Average Unit Size</i>			1,174	

**Key Mix Count: North Tower**

Type	Unit Count	Area (SF)	Percentage
Executive Suite	19	750	6.6%
Junior Suite	36	525	12.5%
Double Queen	85	375	29.6%
Standard King	147	350	51.2%
<b>TOTAL</b>	<b>287</b>		

**Residential Units: South Tower**

Type	Unit Count	Beds	Area (SF)	Percentage
3 Bedroom	33	99	1,607	10.4%
2 Bedroom	88	176	1,196	27.7%
1 Bedroom	137	137	813	43.1%
Studio	60	60	654	18.9%
<b>TOTAL</b>	<b>318</b>	<b>472</b>		
<i>Total Unit Area</i>			308,848	
<i>Average Unit Size</i>			971	

**Site Permitted Uses:**

- Per zoning cases C14-2025-0090 and C14-2025-0093, the following uses are prohibited uses of the Property:
 

Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Laundry Services
Limited Warehousing and Distribution	Maintenance and Service Facilities
Pawn Shop Services	Service Station
Vehicle Storage	
- Per zoning cases C14-2025-0090 and C14-2025-0093, Exterminating Services is a conditional use of the Property.

3. The following uses are permitted uses of the Property:

**Residential Uses**

Bed & Breakfast (Group 1)  
Bed & Breakfast (Group 2)  
Condominium Residential  
Duplex Residential  
Group Residential  
Multifamily Residential  
Retirement Housing (Small Site)

Retirement Housing (Large Site)  
Single-Family Attached Residential  
Single-Family Residential  
Small Lot Single-Family Residential  
Townhouse Residential  
Two-Unit Residential

**Commercial Uses**

Administrative and Business Offices  
Alternative Financial Services (c)  
Art Gallery  
Art Workshop  
Business or Trade School  
Business Support Services  
Cocktail Lounge (c)  
Commercial Off-Street Parking (c)  
Communications Services  
Consumer Convenience Services  
Consumer Repair Services  
Electronic Prototype Assembly\*  
Electronic Testing\*  
Exterminating Services (c)  
Financial Services  
Food Preparation  
Food Sales  
Funeral Services  
General Retail Sales (Convenience)  
General Retail Sales (General)

Hotel-Motel  
Indoor Entertainment  
Indoor Sports and Recreation  
Liquor Sales  
Medical Offices >5000 SF  
Medical Offices <5000 SF  
Off-Site Accessory Parking  
Outdoor Entertainment (c)  
Outdoor Sports and Recreation  
Pedicab Storage and Dispatch (c)  
Performance Venue (C)  
Personal Improvement Services  
Personal Services  
Pet Services  
Printing and Publishing  
Professional Office  
Research Services  
Restaurants (General)  
Restaurants (Limited)  
Software Development  
Theater

**Civic Use**

Administrative Services  
Adult Care Services (General)  
Adult Care Services (Limited)  
Child Care Services (General)  
Child Care Services (Limited)  
Club or Lodge (c)  
College and University Facilities  
Communication Service Facilities  
Community Events\*  
Community Recreation (Private)  
Community Recreation (Public)  
Congregate Living  
Counseling Services  
Cultural Services

Guidance Services  
Hospital Services (General) (c)  
Hospital Services (Limited)  
Local Utility Services  
Private Primary Educational Facilities  
Private Secondary Educational Facilities  
Public Primary Educational Facilities  
Public Secondary Educational Facilities  
Religious Assembly  
Residential Treatment  
Safety Services  
Telecommunications Tower 7 (pc)  
Transitional Housing (c)  
Transportation Terminal (c)

**Industrial Uses**

Custom Manufacturing

**Agricultural Uses**

Community Garden

Urban Farm

(c) = Conditional

(pc) = Permitted in the district, but under some circumstances may be conditional.

\* Additional standards may apply. See the table in LDC § 25-2-491, Zoning Land Use Summary Table, for Austin City Code references.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Keith W. Mars, Director of Austin Development Services (*via electronic delivery*)  
Andrea Bates, Assistant Director, Austin Planning (*via electronic delivery*)  
Steve Maddoux, Assistant City Attorney (*via electronic delivery*)  
Joi Harden, Zoning Officer, Austin Planning (*via electronic delivery*)  
Jorge E. Rousselin, Division Manager, Austin Planning (*via electronic delivery*)  
Christine Barton-Holmes, Program Manager, Austin Development Services (*via electronic delivery*)

## EXHIBT A

### COMMUNITY BENEFITS CALCULATIONS

#### Southern Parcel

Site Area (sq ft)	41,309
Estimated site area within DDBP (sq ft)	20,654.50
Estimated site area outside DDBP (sq ft)	20,654.50
Building Typology	Residential
Commercial % of GFA	0%
Residential % of GFA	100%
Outside DDBP Area Max FAR 5:1 (sq ft)	103,272.50
DDBP FAR of 5:1 (sq ft)	103,272.50
DDBP FAR of 20:1 (sq ft) - <i>Pending Council Approval</i>	413,090.00
Proposed project's GFA (sq ft)	<b>411,168.00</b>
Minus western half of parcel's primary entitlements (sq ft)	103,272.50
Minus eastern half of parcel's primary entitlements (sq ft)	103,272.50
<b>Estimated Bonus Area (sq ft)</b>	<b>204,623.00</b>
<b>Community Benefits</b>	
3-Star AEGB (25% of site's Primary Entitlement) (sq ft)	51,636.25
Affordable Housing (sq ft)	152,986.75
<b>Estimated Fee-in-Lieu</b>	
Residential (100% * \$10 per bonus sq ft)	\$1,529,867.50
<b>Subtotal</b>	<b>\$1,529,867.50</b>

#### Northern Parcel

Site Area (sq ft)	41,829
Estimated site area within DDBP (sq ft)	20,914.50
Estimated site area outside DDBP (sq ft)	20,914.50
Building Typology	Mixed-Use
Commercial % of GFA	71.26%
Residential % of GFA	27.31%
Outside DDBP Area Max FAR 5:1 (sq ft)	104,572.50
DDBP FAR of 5:1 (sq ft)	104,572.50
DDBP FAR of 20:1 (sq ft) - <i>Pending Council Approval</i>	418,290.00
Proposed project's GFA (sq ft)	<b>416,560.00</b>
Minus western half of parcel's primary entitlements (sq ft)	104,572.50
Minus eastern half of parcel's primary entitlements (sq ft)	104,572.50
<b>Estimated Bonus Area (sq ft)</b>	<b>207,415.0</b>

<b>Community Benefits</b>	
3-Star AEGB (25% of site's Primary Entitlement) (sq ft)	52,286.25
Affordable Housing (sq ft)	155,128.75
<b>Estimated Fee-in-Lieu</b>	
Commercial (71.26% * \$6 per bonus sq ft)	\$663,268.48
Residential (27.31% * \$10 per bonus sq ft)	\$423,656.62

**Subtotal: \$1,086,925.10**









## DELTA LAND SURVEYING

14900 Avery Ranch Blvd., Ste. C200 #241

Austin, Texas 78717

(512) 781-9800 [www.DeltaLandSurveying.net](http://www.DeltaLandSurveying.net)

### DESCRIPTION

A tract of land being the North One-Half of Outlot 26 in Division "E" of the City of Austin, Texas according to the map or plat thereof filed for record as Map Number 78477 (1876) in the General Land Office of the State of Texas and also being all of a tract of land conveyed to the Jack Brown Family II Limited Partnership by a deed filed in Volume 12862 at Page 77 and all of a tract of land conveyed to The 1806 Group LP by a deed filed for record under Document Number 2024059492 of the Official Public Records of Travis County, Texas.

**Beginning** at a 3/8" rebar found, at the intersection of the South right-of-way line of Martin Luther King, Jr. Blvd and the West right-of-way line of Nueces Street, for the Northeast corner of the aforementioned Outlot 26, Division "E" and the Northeast corner the aforementioned The 1806 Group, LP tract;

Thence **S 16°37'40" W**, along the aforementioned West right-of-way line a distance of **150.18 feet** to an iron pipe, 1" in diameter, found, at the intersection of said West right-of-way line and the North right-of-way line of an alley, 20 feet in width, for the Southeast corner of The 1806 Group, LP tract;

Thence **S 73°05'36" W**, along the aforementioned North right-of-way line, passing at 78.78 feet the common South corner of the aforementioned The 1806 Group, LP tract and the above-mentioned Jack Brown Family II Limited Partnership tract, and continuing for a total distance of **276.50 feet** to a mag nail with a washer marked "RPLS 4967" set, at the intersection of said North right-of-way line and the East right-of-way line of Rio Grance Blvd., for the Southwest corner of said Jack Brown Family II Limited Partnership tract;

Thence **N 16° 37'40" E**, along the aforementioned East right-of-way line, a distance of **150.18 feet** to a point occupied by an existing building corner, for the intersection of said East right-of-way line and the South right-of-way line of Martin Luther King, Jr. Blvd. and the Northwest corner of the aforementioned Jack Brown Family II Limited Partnership tract;

Thence **S 73°15'36" E**, along the aforementioned South right-of-way line, passing the common North corner of the above-mentioned The 1806 Group, LP tract and the aforementioned Jack Brown Family II Limited Partnership tract, and continuing for a total distance of **276.50 feet** to the **Point of Beginning**.

Said tract of land containing 41,524 square feet or 0.953 acre, more or less.

The foregoing description was prepared in connection with a Topographic & Tree Survey, Job Number 2025079, conducted on December 19, 2026 under the direct supervision of Larry W. Busby, TX RPLS No. 4967 with Delta Land Surveying. Bearings are Texas State Plane Grid Central Zone (4203) NAD83 as established by the HxGN Smartnet and distances are ground values with a grid to ground combined scale factor of 1.000062306.

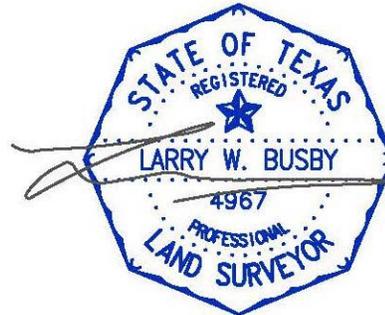


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*02/04/2026*







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### DESCRIPTION

A tract of land being the South One-Half of Outlot 26 in Division "E" of the City of Austin, Texas according to the map or plat thereof filed for record as Map Number 78477 (1876) in the General Land Office of the State of Texas and also being all of a tract of land conveyed to the Scott Sayers by a deed filed in Volume 9193 at Page 986 and all of a tract of land conveyed to Triple Play Properties, Ltd. by a deed filed for record in Volume 13289 at Page 2330 of the Deed Records of Travis County, Texas.

**Beginning** at a mag nail with a washer marked "RPLS 4967" set, at the intersection of the South right-of-way line of an alley, 20 feet in width, and the West right-of-way line of Nueces Street, for the Northeast corner of the aforementioned Triple Play Properties, Ltd. tract, from which an iron pipe, 1" in diameter, found, at the intersection of the North right-of-way line of said alley and said West right-of-way line, for the Southeast corner of a tract of land conveyed to The 1806 Group LP by a deed filed for record under Document Number 2024059492 of the Official Public Records of Travis County, Texas bears N 16°16'37" E a distance of 20.00 feet and a 3/8" rebar found, at the intersection of said West right-of-way line and the South right-of-way line of Martin Luther King, Jr. Blvd. for the Northeast corner of said The 1806 Group LP tract bears N 16°37'40" E a distance of 170.18 feet;

Thence **S 16°37'40" W**, along the aforementioned West right-of-way line, passing at 100.50 feet the common East corner of the aforementioned Triple Play Properties, Ltd. tract and the above-mentioned Sayers tract, and continuing for a total distance of **150.00 feet** to a 1/2" rebar with a cap marked "RPLS 4967" set, at the intersection of said West right-of-way line and the North right-of-way line of 18<sup>th</sup> Street, for the Southeast corner of said Sayers tract;

Thence **N 74°05'36" W**, along the aforementioned North right-of-way line, passing at 103.45 feet a 1/2" rebar with a cap marked "Harris Grant" found for the common South corner of the aforementioned Triple Play Properties, Ltd. tract and the aforementioned Sayers tract, and continuing for a total distance of **276.50 feet** to a chiseled "+" set, at the intersection of the said North right-of-way line and the East right-of-way line of Rio Grande Blvd., for the Southwest corner of said Triple Play Properties, Ltd. tract;

Thence **N 16°37'40" E**, along the aforementioned East right-of-way line, a distance of **150.00 feet** to a chiseled "+" set, at the intersection of the South right-of-way line of the above-mentioned alley and said East right-of-way line, for the Northwest corner of the aforementioned Triple Play Properties, Ltd. tract;

Thence **S 73°05'36" E**, along the aforementioned South right-of-way line, passing at 197.72 feet the common North corner of the aforementioned Triple Play Properties, Ltd. tract and the aforementioned Sayers tract, and continuing for a total distance of **276.50 feet** to the **Point of Beginning**.

Said tract of land contains 41,475 square feet or 0.952 acre, more or less.

The foregoing description was prepared in connection with a Topographic & Tree Survey, Job Number 2025080, conducted on December 19, 2026 under the direct supervision of Larry W. Busby, TX RPLS No. 4967 with Delta Land Surveying. Bearings are Texas State Plane Grid Central Zone (4203) NAD83 as established by the HxGN Smartnet and distances are ground values with a grid to ground combined scale factor of 1.000062306.



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*02/04/2026*