

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: June 28, 2018

Item Number: **114**

Public Hearing and Possible Action

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a multi-family building and associated parking at 1301 W. Koenig Lane within the 25-year and 100-year floodplains of the Grover Tributary of Shoal Creek.

District(s) Affected: District 7

Lead Department	Watershed Protection
Fiscal Note	This item has no fiscal impact.
For More Information	Kevin Shunk, 974-9176; Karl McArthur, 974-9126

Additional Backup Information:

Koenig Lane Development Partners are seeking to obtain a site development permit for a proposed 4-story, 383-unit multi-family building located at 1301 W. Koenig Lane. The property to be redeveloped consists of two parcels totaling 5.36 acres, and contains two former commercial buildings along with an associated parking lot. Portions of the property are located within the 25-year and 100-year floodplains of the Grover Tributary of Shoal Creek. As part of the site's redevelopment, the applicant proposes to demolish the existing buildings and parking lot and construct a multi-family building totaling 338,000 square feet of conditioned area. The proposed building will encroach into the 100-year floodplain. The site plan application associated with the project is SP-2017-0343C.

The owner seeks variances to the City of Austin’s floodplain management regulations to: 1) encroach on the 100-year floodplain with the proposed building; 2) not provide normal access from the building to an area that is a minimum of one-foot above the design flood elevation (100-year floodplain); and 3) alter the property in a way that increases its nonconformity.

While the finished floor elevation of the proposed building will be a minimum of 2.0 feet above the 100-year floodplain, there will be flood waters surrounding the property. As a result, the proposed building does not satisfy the code provisions for means of egress or safe access, which requires that normal access from the building to the right-of-way be along an access path that is at least one-foot above the 100-year floodplain elevation. A summary of the maximum depths and velocities of flood water can be found in the table below:

<i>Access Path</i>	<i>25-year flood Maximum Depth of Water in feet (and Velocity in feet per second)</i>	<i>100-year flood Maximum Depth of Water in feet (and Velocity in feet per second)</i>	<i>500-year flood Maximum Depth of Water in feet (and Velocity in feet per second)</i>
SE Garage Exit to Grover Ave.	1.2 (2.3)	1.5 (2.7)	1.9 (3.1)
SW Building Exit to Grover Ave.	0.4 (5.7)	0.5 (6.2)	1.2 (6.9)
NE Building Exit to Koenig Lane	0.6 (1.9)	1.0 (5.4)	1.4 (3.6)
NW Building Exit to Woodrow Ave.	0.9 (3.7)	1.0 (5.0)	1.3 (4.8)
NW Building Exit to Koenig Lane	0.8 (3.7)	1.0 (5.0)	1.1 (4.8)

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.