

1514 W KOENIG LANE OFFICE BUILDING

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SP-2019-0027CT**

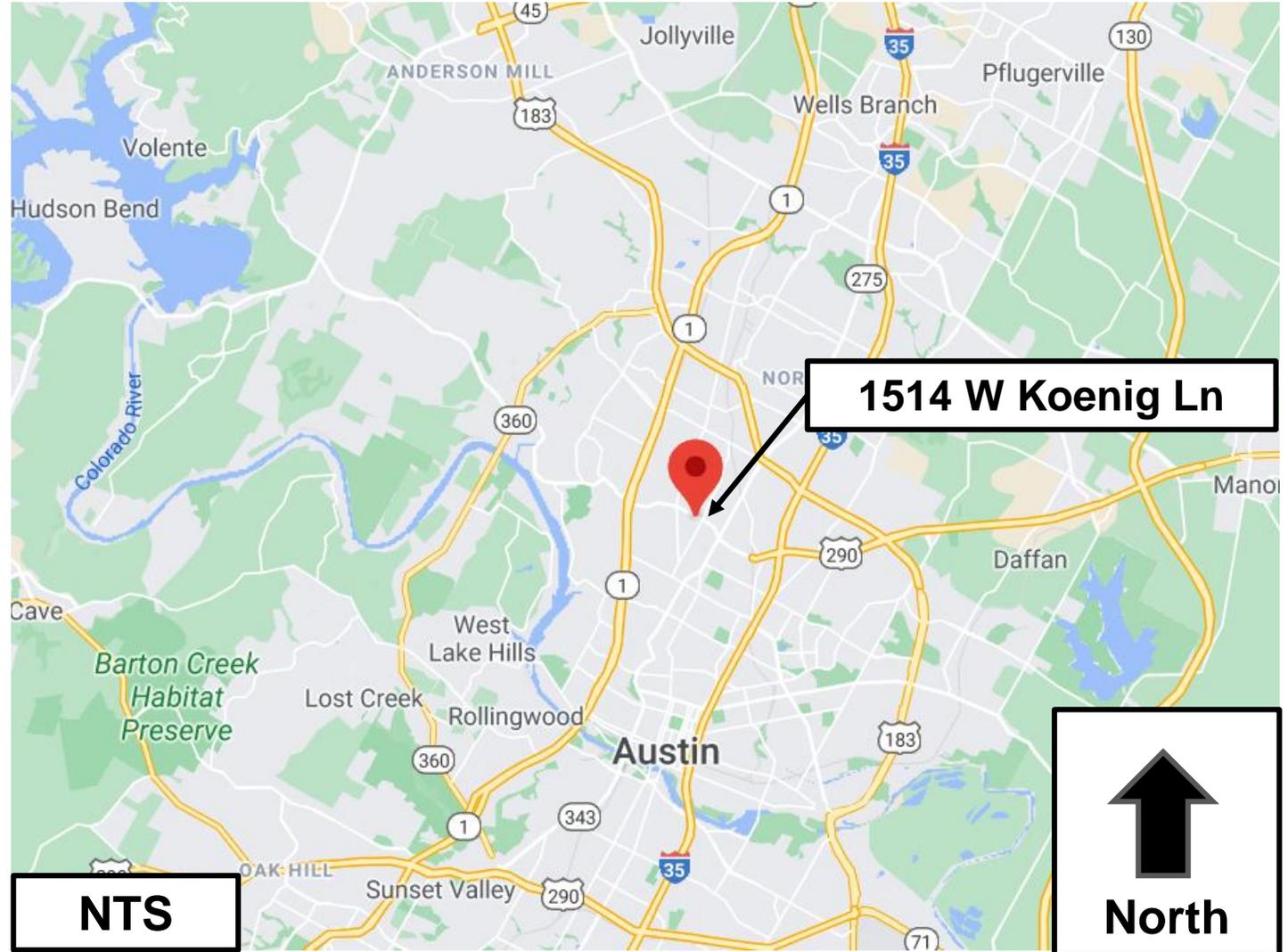
Mike McDougal

Environmental Policy Program Manager

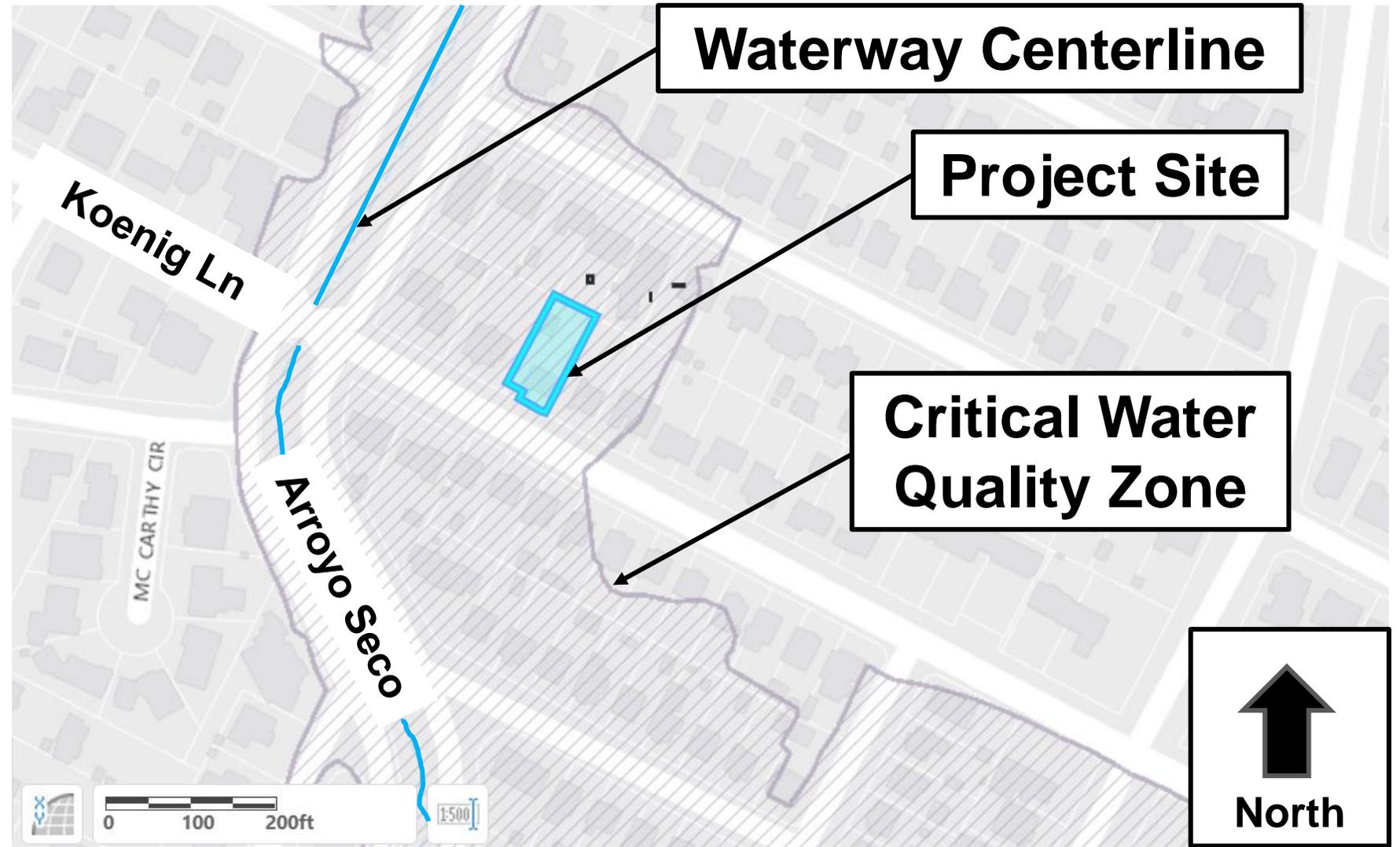
Development Services Department

PROPERTY DATA

- Shoal Creek Watershed
- Urban Watershed Classification
- Desired Development Zone
- City of Austin Full Purpose Jurisdiction
- Not located over Edwards Aquifer Recharge Zone
- No Critical Environmental Features on site
- Council District 7



CRITICAL WATER QUALITY ZONE



The entire property is located within the Critical Water Quality Zone.

FULLY DEVELOPED FLOODPLAINS

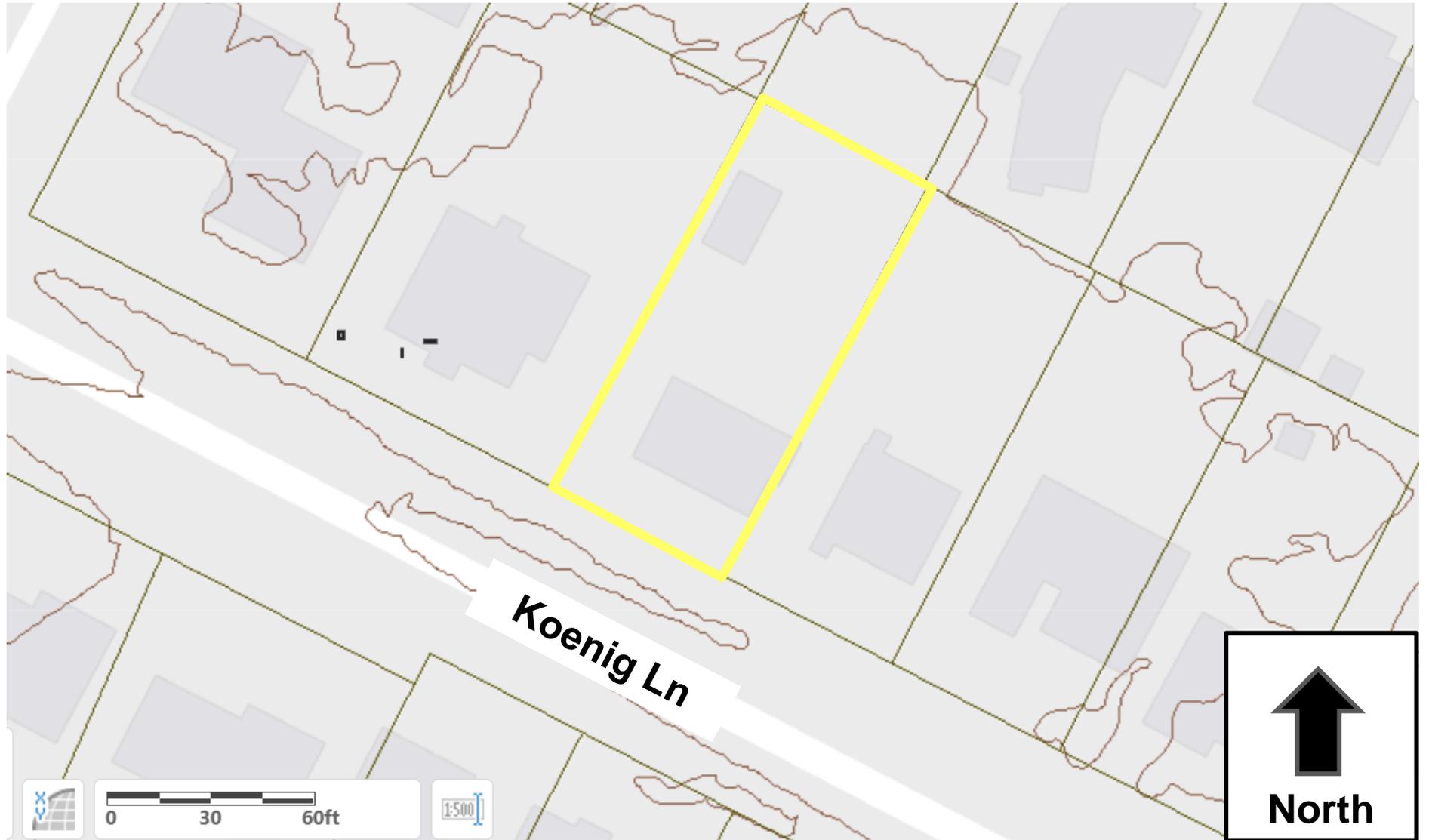


The entire property is located within the fully developed 25 year floodplain and within the fully developed 100 year floodplain.

EXISTING CONDITIONS



TOPOGRAPHY



The site has very little topographic change. The average slope is less than 2%.

BACKGROUND

- **The applicant proposes to demolish the original single family structure built in 1952 and construct an office building with parking.**
- **There is currently no water quality treatment on this site.**

BACKGROUND (CONTINUED)

- **The existing impervious cover is 35.5% (approximately 2600 square feet); the proposed impervious cover is 70% (approximately 5000 square feet).**
- **The applicant has minimized the additional proposed impervious cover. The on-site parking has been reduced from 15 to 10 spaces by providing offsite parking and through parking alternatives, including an urban core reduction and by providing on-site shower facilities to promote alternative commuting options.**

BACKGROUND (CONTINUED)

- **Adjacent properties on Koenig Lane have existing impervious cover ranging from 19% to 91%. The proposed project is generally consistent with other development located along Koenig Lane.**
- **Koenig Lane is a TxDOT roadway, but equates generally to a City of Austin minor arterial roadway. As such, single family residential represents an unsuitable use.**

BACKGROUND (CONTINUED)

- **Most properties fronting this segment of Koenig Lane consist of single family residences that have been expanded for or replaced with commercial use.**
- **This property was rezoned to LO from SF in 2004 by a Council Ordinance to create a Neighborhood Plan, numerous other properties in the area were similarly rezoned to non-residential use.**

BACKGROUND (CONTINUED)

- **The entire property is located within the Critical Water Quality Zone. There is no opportunity to shift the proposed development to be located outside the Critical Water Quality Zone.**
- **Therefore, any commercial use for this property requires construction in the Critical Water Quality Zone. The property cannot be reasonably developed without construction in the Critical Water Quality Zone.**

TREE PROTECTION

- **One tree is proposed to be removed. This tree is indicated as diseased and no mitigation is provided. All other trees will be preserved.**

CODE REFERENCE

- **LDC 25-8-261 limits the type of construction permitted within the Critical Water Quality Zone. The proposed project is not allowed within the Critical Water Quality Zone.**

VARIANCE REQUEST

- **A Land Use Commission variance to LDC 25-8-261 is required to allow construction of the proposed project in the Critical Water Quality Zone.**

VARIANCE RECOMMENDATION

- **Staff determines that the findings of fact have not been met. Specifically, the additional proposed impervious cover will increase the pollutant load within the Critical Water Quality Zone above current levels.**

VARIANCE RECOMMENDATION (CONTINUED)

- Staff would recommend the following condition if the variance will be approved: *the applicant will provide on-site water quality treatment to reduce pollutant load for the proposed project below existing conditions.*