

Koenig Lane

Compatibility Variance Request

Koenig Lane

City policies establish a clear vision for the site as an appropriate location for directing new growth and obtaining affordable housing and quality parkland.

Koenig Lane

City policies establish a clear vision for the site as an appropriate location for directing new growth and obtaining affordable housing and quality parkland.

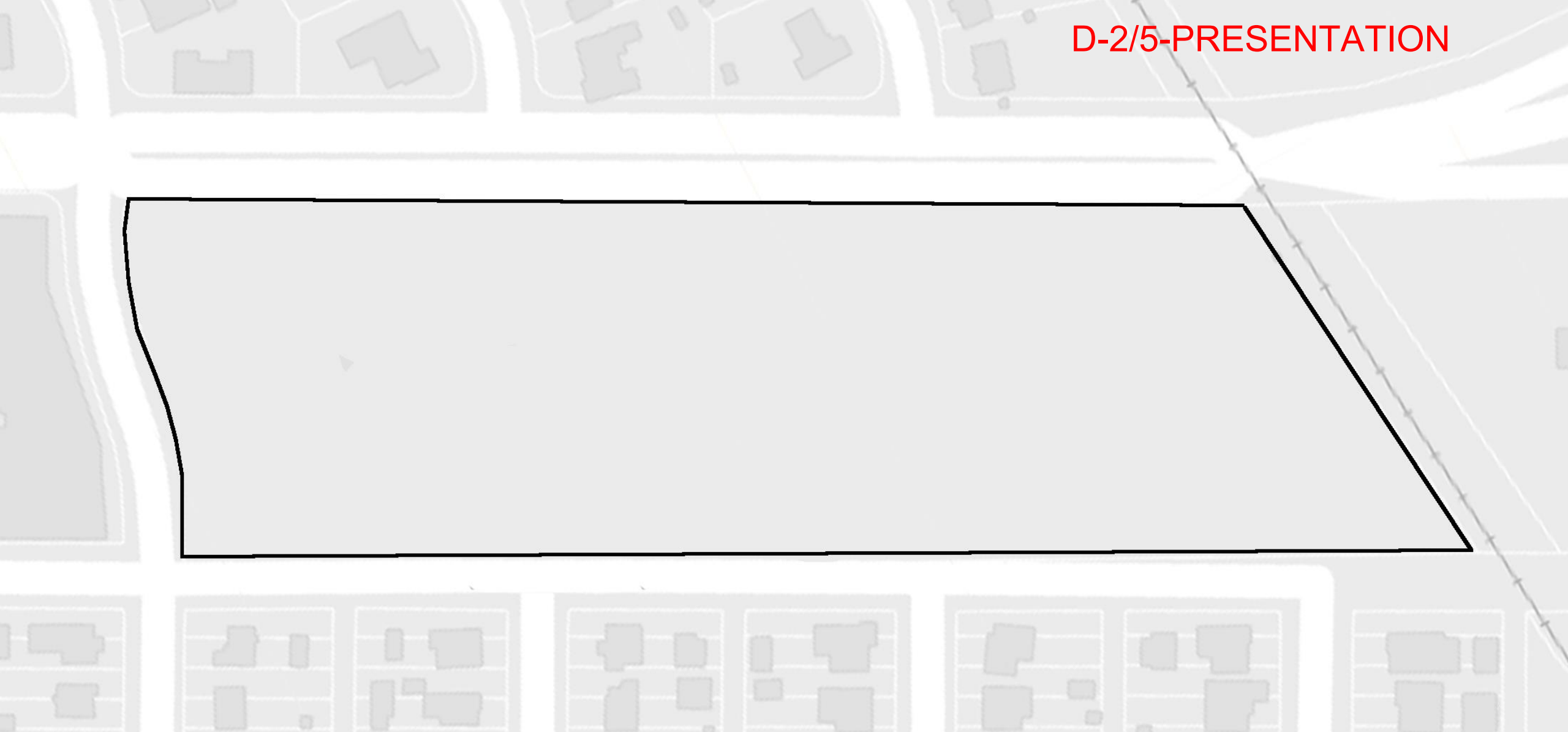
However, the site faces unique constraints that meaningfully impact its ability to achieve this reasonable use, impacting the site from all sides.

Koenig Lane

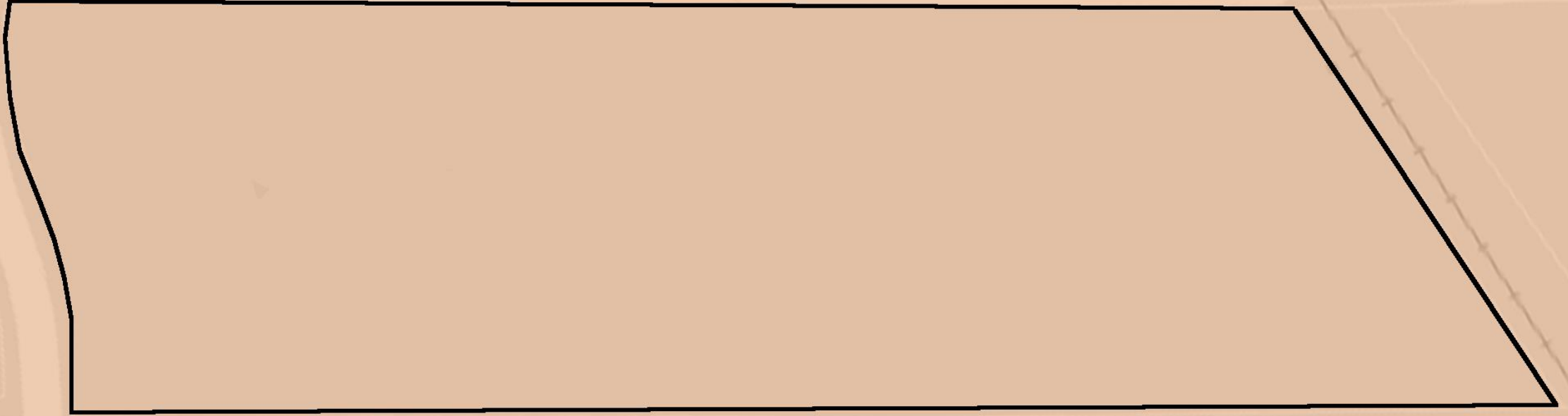
City policies establish a clear vision for the site as an appropriate location for directing new growth and obtaining affordable housing and quality parkland.

However, the site faces unique constraints that meaningfully impact its ability to achieve this reasonable use, impacting the site from all sides.

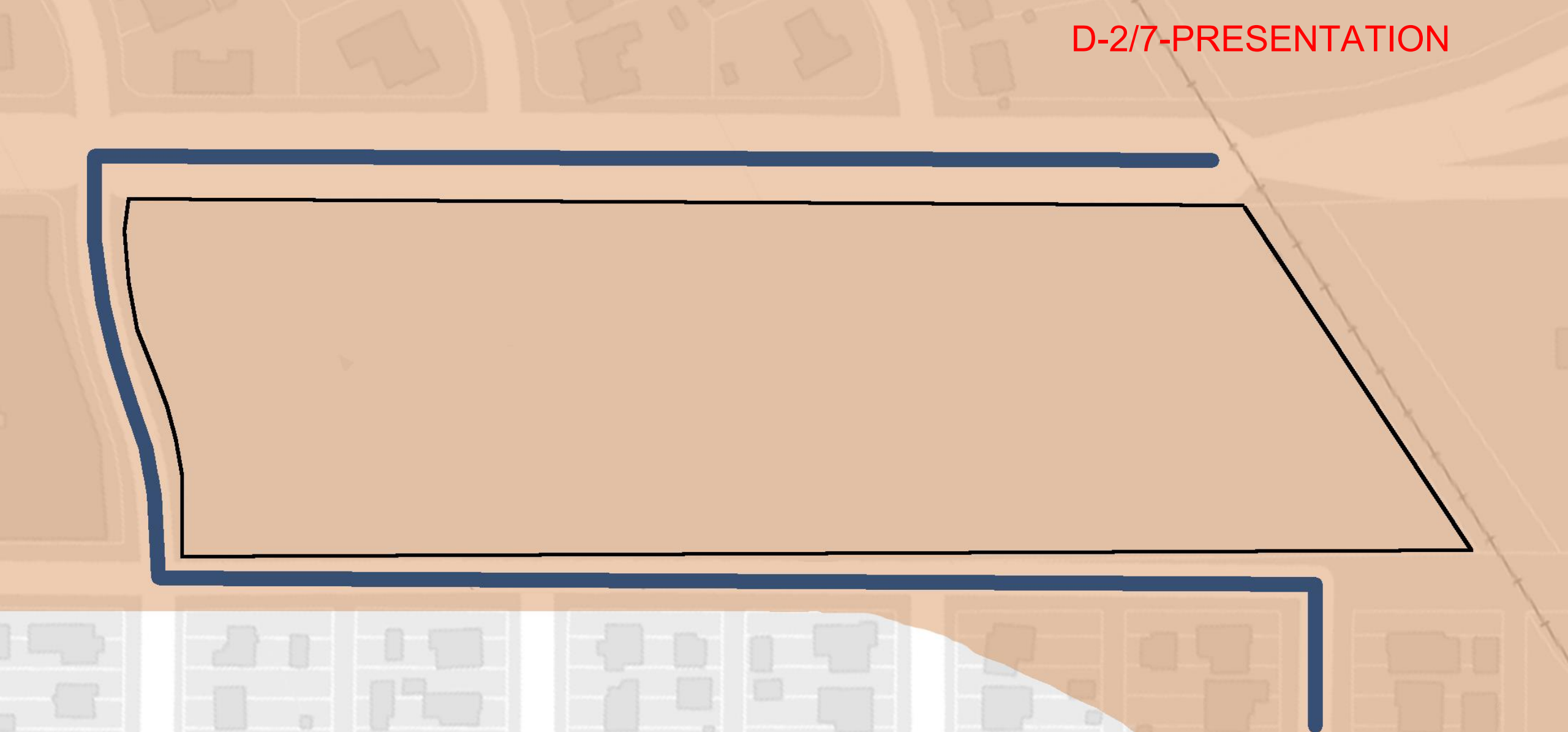
The requested compatibility variance addresses this issue – and is supported by the North Loop Neighborhood Association and the Parks & Recreation Department.



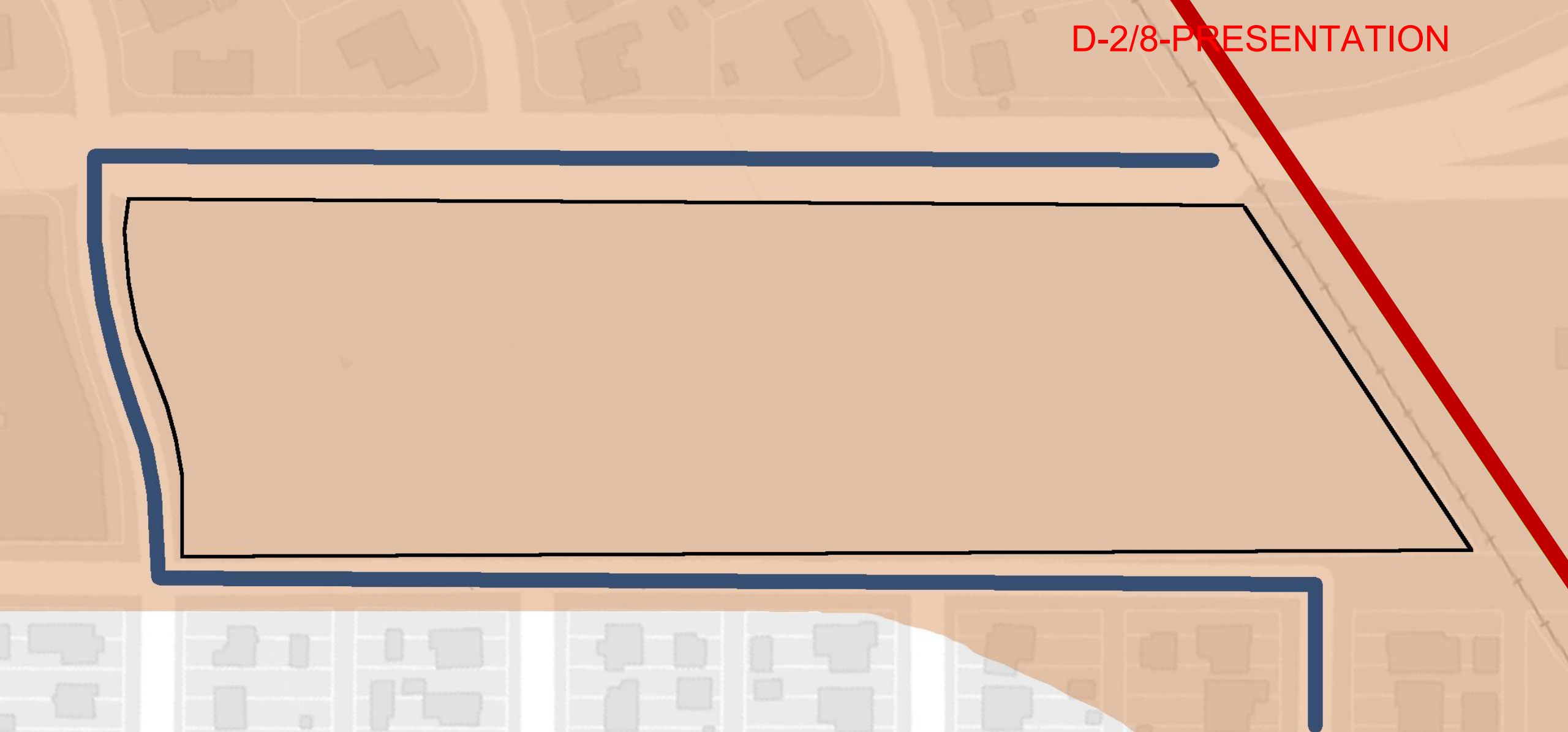
403 E. Koenig – located within the North Loop Neighborhood



The site is within an Imagine Austin Center.



The site is surrounded on three sides by the Transit Priority Network.



The site is along the Red Line Parkway, a future Tier 1 Urban Trail.

Constraints: Over 16%

Constraint	Site Area Impacted
On-Site Protected Trees	1.04%
Geographic Proximity to Railroad Crossing (East) and Avenue F/Koenig Lane Intersection (West)	Site Layout Impact
Water Line (North)	7.53%
Public Utility Easement and Electrical and Telecoms Easement (East)	2.41%
Power Line (South)	5.54%
Site Shape (East)	Site Layout Impact

Constraints: Over 31%

Constraint	Site Area Impacted
On-Site Protected Trees	1.04%
Geographic Proximity to Railroad Crossing (East) and Avenue F/Koenig Lane Intersection (West)	Site Layout Impact
Water Line (North)	7.53%
Public Utility Easement and Electrical and Telecoms Easement (East)	2.41%
Power Line (South)	5.54%
Site Shape (East)	Site Layout Impact
<i>Key Consideration: Ensuring Quality Parkland</i>	15%



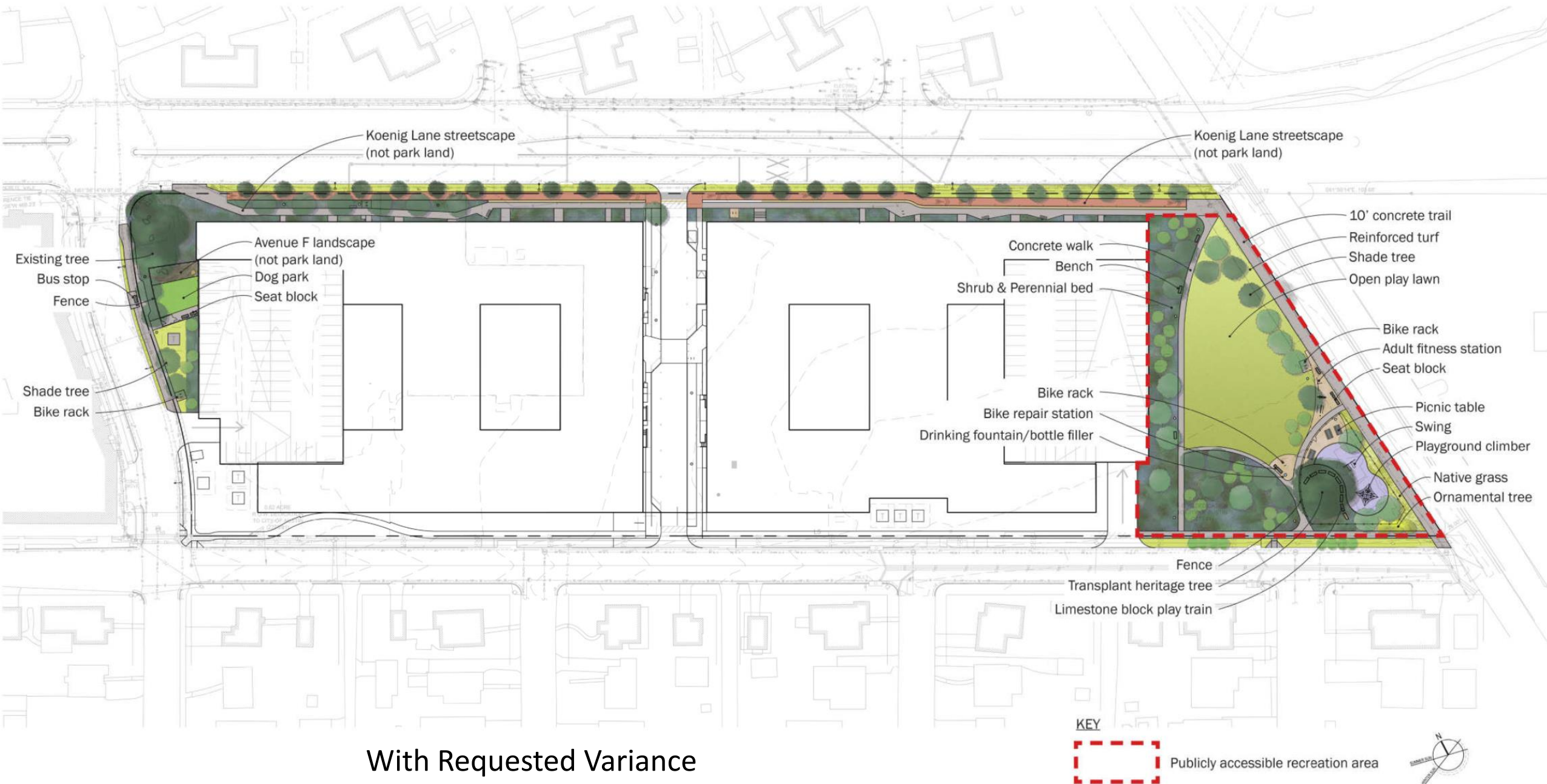
Without Requested Variance

KEY



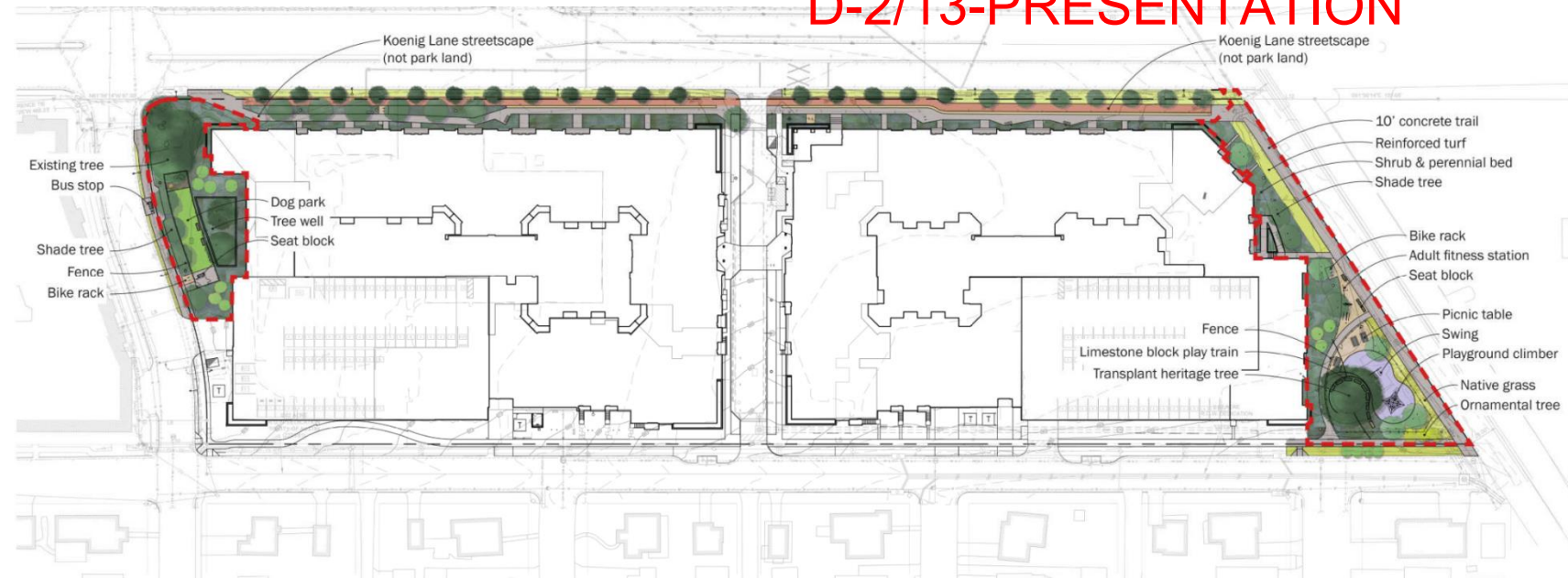
Publicly accessible recreation area





Without Requested Variance:

- Does Not Fully Meet City Vision
- Does Not Address Hardship
- Divided Parkland
- Less Affordability



With Requested Variance:

- Implements City Vision
- Addresses Hardship
- Larger, Consolidated Parkland
- Maximizes Affordability



Context: Vertical Mixed-Use Project

**VERTICAL
MIXED-USE**

**10%
AFFORDABLE
UNITS**

**40-YEAR
AFFORDABILITY**

Affordable Units – With Variance: 52 units

Affordable Units – Without Variance: 42 units

Affordable Unit Loss Without Variance: 10 lost units

Affordable Unit Gap in District 4: 398 missing units

Support for Applicant Request

Parks and Recreation Department Letter of Support:

“A consolidated park would provide much greater value, with more contiguous parkland serving more people and offering a greater opportunity to fully develop quality on-site parks amenities.”

North Loop Neighborhood Association Letter of Support:

“As this is one of the last available commercially zoned sites of this scale within our boundaries, many of us see this as a once in a generation opportunity to provide a needed improvement to the livability of our neighborhood.”

Recap

Site constraints are preventing a reasonable use for 403 E. Koenig Ln., reducing affordable housing and splitting up the on-site parkland.

Recap

Site constraints are preventing a reasonable use for 403 E. Koenig Ln., reducing affordable housing and splitting up the on-site parkland.

Approving the requested variance and allowing base zoning height (60 ft.) across the site will address these constraints and maximize parkland and affordability.

Recap

Site constraints are preventing a reasonable use for 403 E. Koenig Ln., reducing affordable housing and splitting up the on-site parkland.

Approving the requested variance and allowing base zoning height (60 ft.) across the site will address these constraints and maximize parkland and affordability.

Both the Parks and Recreation Department and the North Loop Neighborhood Association support the applicant's request.

Case Outcomes

Area	With Variance	Without Variance
Addresses Site Hardships	✓	✗
Most Fully Achieves City Vision	✓	✗
Larger, Consolidated Parkland	✓	✗
Maximizes Affordability	✓	✗