



Recommendation for Action

File #: 22-2311, Agenda Item #: 114.

7/28/2022

Posting Language

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a multi-family development with associated parking at 1200 West Koenig Lane within the 25-year and 100-year floodplains of the Grover Tributary of Hancock Branch in the Shoal Creek watershed.

Lead Department

Watershed Protection Department.

Fiscal Note

A fiscal note is not required.

For More Information:

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Additional Backup Information:

June West, LLC, owner of 1200 W. Koenig Lane, through their engineer, Ryan Taylor of Kimley-Horn, seeks to obtain a site development permit for a proposed 5-story multifamily residential building located at 1200 W. Koenig Lane. The proposed 1.13 acre redevelopment, located at the northwest corner of Grover Avenue and W. Koenig Lane consists of 80 affordable housing units through the City of Austin SMART housing program. The site plan application associated with the project is SP-2021-0276C.SH.

The project proposes one level of on-grade parking along with the associated streetscape and utility improvements with six housing units and one management/amenity unit on the first floor with all remaining housing units on the second floor and above, which is approximately 10 feet above the existing ground elevation.

A portion of the property is located within the 25-year and 100-year floodplains of the Grover Tributary of Hancock Branch in the Shoal Creek watershed. Access to the site is proposed from an existing driveway on Grover Avenue which serves as both entry and exit, and a new exit-only driveway is proposed from the property to Koenig Lane. Since both driveways are within the 100-year floodplain, the proposed site does not satisfy the requirement to have direct access to an area that is a minimum of 1 foot above the regulatory flood elevation.

The owner seeks variances to the City of Austin's floodplain management regulations to: 1) encroach on the 25- and 100-year floodplains 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 (including parking area) will be a minimum of 2.0 feet above the 100-year floodplain, there will be flood water at the entry, exit, and along the entire south side of the property. A summary of the maximum depths and velocities of flood water can be found in the table below:

<i>Location</i>	<i>25-year flood</i>		<i>100-year flood</i>	
	<i>Maximum Depth of water (ft, in)</i>	<i>Maximum velocity of water (ft/s)</i>	<i>Maximum Depth of water (ft, in)</i>	<i>Maximum velocity of water (ft/s)</i>
Grover Lane Driveway	0.4, 4	2.0	0.6, 8	2.1
Koenig Lane Driveway	0.6, 7	4.1	0.7, 9	4.6

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.

Strategic Outcome(s):

Safety.