

AGENDA



Thursday, June 21, 2007

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 150**

Subject: Conduct a public hearing and consider floodplain variances requested by Shoal Creek Walk, Ltd. to allow construction of an eight-story mixed-use building, a five-story mixed use building, and a three-level underground parking structure at 835 West 6th Street in the 25-year and 100-year floodplains of Shoal Creek and to waive the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain to exclude the footprints of the proposed structures.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: George E. Oswald, P.E., D.WRE 974-3369; Gary M. Kosut, P.E., 974-3374;

Shoal Creek Walk Ltd. proposes to demolish a parking lot at 835 West 6th Street and construct an eight-story mixed-use building, a five-story mixed use building, and a three-level underground parking structure. The approximately 2.6 acre site is at the southeast corner of Bowie Street and West 6th Street. The proposed construction is the subject of Site Plan number SP-06-0588C.

The applicant proposes to construct building structures and associated underground parking facility in the 100-year and 25-year floodplains of Shoal Creek. The applicant seeks variances to the City of Austin's floodplain management regulations to obtain site plan approval to construct the structures which include 333,655 sq. ft. of office space, 51,852 sq. ft. of retail space, and 942 parking places. To allow for dry access to the proposed structures during the 100-year flood event, the applicant proposes to construct an aerial pedestrian crossway to the existing building located across Bowie Street to the west of the subject site. The applicant also proposes Shoal Creek stream bank modifications and changes to the West 6th Street Bridge to mitigate floodplain impacts associated with the proposed building construction. The lowest floor elevation of the proposed mixed use buildings and the elevation of the entrance/exit to the underground parking facility will be two (2) feet above the 100-year floodplain elevation. The underground parking facility will be dry flood-proofed to withstand floodwaters up to two (2) feet above the 100-year floodplain elevation. The 100-year floodplain elevation at the project site is 666.68 feet MSL.