

AGENDA



Thursday, August 21, 2008

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 78**

Subject: Conduct a public hearing and consider an ordinance regarding floodplain variances requested by Mr. Gabriel A. Bruehl, P.E. of Bury & Partners, Inc. on behalf of their client, Fortis Communities - Austin, L.P., to allow construction of a commercial office building and parking garage at 800 West 6th Street and 600-700 West Avenue in the 25-year and 100-year floodplains of Shoal Creek. The applicant proposes finished floor elevations two feet above the 100-year floodplain elevation and limiting the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain by excluding the footprint of the proposed structures from the easement dedication requirement.

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

For More Information: Mapi Vigil, P.E., 974-3386; Ray Windsor, 974-3362; Colleen Kirk, 974-3389

Fortis Communities – Austin, L.P., through their agent, Mr. Gabriel A. Bruehl, P.E. of Bury & Partners, Inc, propose to redevelop the properties at 800 West 6th Street and 600-700 West Avenue into the Shoal Creek Offices/6th and West Project. Shoal Creek Offices includes two structures; (1) a commercial office building with retail, restaurant use and (2) a parking garage. The developed property is partially within the 25-year and 100-year floodplains of Shoal Creek. The proposed construction is the subject of Site Plan application number SP-2007-0536C.

The Shoal Creek Offices project includes a 97,738 sq. ft. building for office, retail, and restaurant uses and a 102,048 sq. ft. stand alone parking garage. The applicant seeks variances to the City of Austin's floodplain management regulations to obtain approval of site plan and building permit to construct the proposed structures within the 25-year and 100-year floodplains and to exclude the footprint of the proposed structures from the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain. The applicant will be submitting a Conditional Letter of Map Revision (CLOMR) to FEMA prior to site plan approval for the proposed fill in the floodplain. The proposed two structures will effectively act as fill in the floodway.

The CLOMR proposes to delineate the floodplain around the proposed structures. West 6th Street and most of West Avenue will still be inundated by the 100-year floodplain after the proposed improvements. Dry access to the site will be provided via a driveway on the portion of West Avenue that is located outside of the floodplain.