

## AGENDA



Thursday, November 19, 2009

**Public Hearings and Possible Actions**  
**RECOMMENDATION FOR COUNCIL ACTION**

**Item No. 99**

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**Subject:** Conduct a public hearing and consider an ordinance for floodplain variances requested by Highland Ventures I, Ltd. and McDonald Signet Limited, to develop a commercial bank building with surface parking at 8225 Highway 71 West, which is in the 100-year floodplain of Williamson Creek.

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

**For More Information:** Kevin Shunk, 974-9176; Ray D. Windsor, 974-3362; Joe Pantalione, 974-3438

**Boards and Commission Action:** Restrictive Covenant per zoning case C14-85-288.33

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Mr. Hermann Vigil, P.E. of Vigil and Associates, Inc., Consulting Engineers, on behalf of the owners, Highland Ventures I, Ltd. and McDonald Signet Limited, proposes to develop a 1.2 acre commercial property to include a 4,400 square foot bank building with drive-through facilities and surface parking. The building and parking area will encroach into the 100-year floodplain of Williamson Creek. The development is the subject of site plan application SP-2008-0592C.

The owner proposes to import fill material from offsite and place the fill material in the 100-year floodplain in order to develop the property, which is currently undeveloped. The parking area and drive-through area will be constructed on the imported fill. The proposed building will be built on a pier and beam foundation to reduce the amount of fill material placed in the floodplain.

The applicant seeks variances to the City of Austin's floodplain management regulations to obtain a site development permit to: 1) encroach on the 100-year floodplain with the building and parking area; 2) place fill material in the 100-year floodplain without providing compensating excavation, which is considered an adverse flooding impact to other properties; and 3) to exclude the building footprint from the drainage easement requirement.

The finished floor elevation of the proposed building will be more than 3.5 feet above the 100-year floodplain elevation. In addition, the building will have normal access by direct connection with an area that is a minimum of one foot above the 100-year floodplain elevation.

The Watershed Protection Department recommends approval of this variance request.