

AGENDA



Thursday, August 26, 2010

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 90**

Subject: Conduct a public hearing and consider an ordinance regarding floodplain variances requested by Mr. Alan Rhames of Axiom Engineers on behalf of the owner, M. Station Housing L.P., to develop a childcare services building and associated parking that encroach on the 25-year and 100-year floodplains of Boggy Creek at the address of 2918 East Martin Luther King Junior Boulevard.

Amount and Source of Funding: There is no unanticipated fiscal impact.

Fiscal Note: A fiscal note is not required.

For More Information: Kevin Shunk, 974-9176; Mapi Vigil 974-3384

Alan Rhames of Axiom Engineers on behalf of the owner, M. Station Housing L.P., proposes to develop a 14,968 square foot childcare services building and parking area at the site located at 2918 East Martin Luther King Junior Boulevard. The building will encroach on the 100-year floodplain of Boggy Creek. The parking area will encroach on the 25-year and 100-year floodplains of Boggy Creek. The development is the subject of Site Plan application number SP-2009-0373C.SH(R1).

The approved development known as M. Station includes multi-family residential structures, a leasing office, and associated improvements. The owner submitted a revision to the approved site plan to include a childcare center and parking lot area that will serve the development and the community. The building will have a finished floor elevation one foot above the 100-year floodplain of Boggy Creek and will have safe pedestrian access to Martin Luther King Boulevard. The owner proposes to place a retaining wall along the channel of Boggy Creek to ensure that the development will not cause an adverse flooding condition on other properties.

The applicant seeks variances to the City of Austin's floodplain management regulations to: 1) allow the building to encroach on the 100-year floodplain of Boggy Creek and the parking area to encroach on the 25-year and 100-year floodplain of Boggy Creek; 2) exclude the proposed building footprint from the drainage easement requirement; 3) not be required to submit a certification to the City that demonstrates that the development will not cause any increase of the level of the 100-year floodplain; and 4) not be required to apply to the Federal Emergency Management Agency for a conditional Flood Insurance Rate Map revision.