

Recommendation for Council Action

Austin City Council	**Item ID**	12881	**Agenda Number**	55.
Meeting Date:	3/1/2012	**Department:**	Watershed Protection	

Subject

Set a public hearing to consider an ordinance for floodplain variances requested by Mr. Hermann Vigil of Vigil & Associates on behalf of the owners, 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. (Suggested date and time: March 8, 2012, 4:00 p.m. at Austin City Hall, 301 W. Second Street.)

Amount and Source of Funding

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	November 19, 2009: Council approved Ordinance No. 20091119-099 granting floodplain variances for development on this property.
For More Information:	Kevin Shunk, 974-9176; Roxanne Cook, 974-3382
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

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) place fill material in the 100-year floodplain without providing compensating excavation, which is considered an adverse flooding impact to other properties; 2) encroach on the 100-year floodplain with the building and parking area; and 3) exclude the building footprint from the drainage easement requirement.

The finished floor elevation of the proposed building will be more than four 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.

City Council granted floodplain variances for this property on November 19, 2009. The ordinance expired due to lack of approved building permits on November 11, 2011. The current variance request before the Council is based on the exact same development that was proposed with the 2009 request.