

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	33443	Agenda Number	81.
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Meeting Date:	6/12/2014	Department:	Watershed Protection
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Subject

Set a public hearing to consider an ordinance regarding floodplain variances for construction of a mixed-use building and associated parking at 718 W. 5th Street (known as 5th and West) within the 25-year and 100-year floodplains of Shoal Creek. (Suggested date and time: June 26, 2014, 4:00 p.m., at Austin City Hall, 301 West Second Street, Austin, TX)

Amount and Source of Funding

Fiscal Note

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

Purchasing Language:	
Prior Council Action:	May 22, 2014 - Council approved Ordinance No. 20140522-077 granting additional floor-to-area ratio to the project at this address in accordance with the Downtown Density Bonus Program.
For More Information:	Kevin Shunk, Watershed Protection Department, (512) 974-9176; Mapi Vigil, Watershed Protection Department, (512) 974-3384
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

The Texas Press Association is seeking to obtain a site development permit for a proposed 45-story mixed-use building located at 718 W. 5th Street. The property is a 0.38-acre parcel with an existing office building and associated parking lot that are almost entirely within the 25-year floodplain and are entirely within the 100-year floodplain of Shoal Creek. As part of the site's redevelopment, the applicant proposes to demolish the existing building and parking lot and construct a mixed-use building totaling 498,952 square feet of constructed area, including residential area, commercial space, and nine levels of parking, both sub-elevated and above ground. The proposed building will encroach into the 25-year and 100-year floodplains of Shoal Creek. The site plan application associated with the project is SP-2013-0454C.

The owner seeks variances to the City of Austin's floodplain management regulations to: 1) encroach on the 25-year and 100-year floodplains of Shoal Creek with the proposed building; 2) not provide normal access from the building

to an area that is a minimum of one-foot above the design flood elevation (100-year floodplain); 3) alter the property in a way that increases its nonconformity; and 4) eliminate the drainage easement requirement.

While the finished floor elevation of the proposed building will be 2.1 feet above the 100-year floodplain, there will be water surrounding the foundation. A summary of the depth of water during the 100-year and 25-year flood events can be found below.

Depth of water:	100-year flood event	25-year flood event
At the alley exit of the proposed building	1.7 ft.	0.0 ft.
At the main exit of the proposed building	5.9 ft.	3.6 ft.