

AGENDA



Recommendation for Council Action

Austin City Council - Commissioners Court Meeting	Item ID	36706	Agenda Number	77.
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Meeting Date:	10/2/2014	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances for the development of a multifamily building and associated parking at 1010 W. 10th Street. This property is partially in the 25-year and 100-year floodplains of Shoal Creek.

Amount and Source of Funding

Fiscal Note

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

Purchasing Language:	
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Prior Council Action:	
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For More Information:	Kevin Shunk, 974-9176; Mapi Vigil, 974-3384
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Boards and Commission Action:	
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

West 10th LLC, is seeking to obtain a site development permit for a proposed three-story multifamily building and associated parking located at 1010 W. 10th Street, known as 1010 W. 10th Condos. The property is a 0.40 acre parcel with an existing parking lot of which a large portion of the lot is within the 25-year and 100-year floodplains of Shoal Creek. As part of the site's redevelopment, the applicant proposes to demolish the existing parking lot and construct an elevated multifamily building with primary access to Baylor Street and a parking area underneath the proposed building. The proposed building and parking will encroach into the 25-year and 100-year floodplains of Shoal Creek. The site plan application associated with the project is SP-2014-0130C.

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 and parking areas; and 2) exclude the building footprint from the drainage easement requirement.

While the finished floor elevation of the proposed building will be 7.2 feet above the 100-year floodplain and have safe access onto Baylor Street, the proposed parking spaces will be subject to flood depths of up to five feet during a 100-year flood event and 3.5 feet during a 25-year flood event.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.