

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	65511	Agenda Number	56.
Meeting Date:	12/08/2016	Department:	Watershed Protection	
Subject				
Conduct a public hearing and consider an ordinance regarding floodplain variances for construction of a commercial building and associated parking at 1000 N. Lamar Blvd. The property is located in the 25-year and 100-year floodplains of Shoal Creek. (District 9)				
Amount and Source of Funding				
Fiscal Note				
A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:	November 3, 2016 - Council set a public hearing.			
For More Information:	Watershed Protection, Kevin Shunk, 512-974-9176; Watershed Protection, Karl McArthur, 512-974-9126			
Council Committee, Boards and Commission Action:				
MBE / WBE:				
Related Items:				

Additional Backup Information

Journeyman Austin Holdings, Inc. is seeking to obtain a site development permit for a proposed 4 story commercial building located at 1000 N. Lamar Blvd. The property is a 0.33 acre parcel with a former automotive service station and associated parking lot that are entirely 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 building and parking lot and construct a commercial building totaling 25,900 square feet of commercial space, and two levels of parking. 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-2016-0067C.

The owner seeks variances to the City of Austin's floodplain management regulations to: 1) 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); 2) alter the property in a way that increases its nonconformity; 3) encroach on the 25-year and 100-year floodplains of Shoal Creek with the proposed building; and 4) exclude the building footprint from the required drainage easement.

While the finished floor elevation of the proposed building will be 13.4 feet above the 100-year floodplain, there will be water inundating the entire ground floor parking level. 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 10 th Street exit	8.2 ft.	6.7 ft.
At the Lamar Street exit	9.2 ft.	7.7 ft.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.