

# AGENDA



## Recommendation for Council Action

Austin City Council	Item ID	66116	Agenda Number	98.
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Meeting Date:	12/15/2016	Department:	Watershed Protection
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### 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 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 18,000 square feet of commercial space, and one and one-half 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; and 3) 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 and the second level parking will be 1.7 feet above the 100-year floodplain, there will be water inundating the ground below the elevated building. 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 <sup>th</sup> 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.**

