

**AGENDA**



**Recommendation for Council Action**

Austin City Council	<b>Item ID</b>	25898	<b>Agenda Number</b>	72.
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<b>Meeting Date:</b>	8/8/2013	<b>Department:</b>	Watershed Protection
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**Subject**

Set a public hearing to consider an ordinance regarding floodplain variances for construction of a retaining wall and fill at 101 Red River Street, which is the location of the proposed Fairmont Hotel, and is partially located within the 25-year and 100-year floodplains of Waller Creek. (Suggested date and time: August 22, 2013, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX)

**Amount and Source of Funding**

**Fiscal Note**

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

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

Waller Creek Eleven, LTD, through their agent, Mr. Bryan Moore, P.E., of Consort, Inc., is seeking to obtain a site development permit for the proposed Fairmont Hotel, which will be located at 101 Red River Street. The site plan application associated with the project is SP-2012-0333C. As part of the hotel development, the applicant proposes to construct a retaining wall and fill that are located within the limits of the 25-year and 100-year floodplains of Waller Creek.

The owner seeks variances to the City of Austin’s floodplain management regulations to: 1) construct the retaining wall in a manner that causes adverse flooding impacts to other properties; 2) not submit an engineering analysis demonstrating that the capacity of the watercourse will not be decreased as a result of the proposed development; 3) to construct a building with a finished floor elevation that does not meet the central business area freeboard requirement of two feet above the 100-year floodplain; 4) increase the level of the design flood elevation without submitting a conditional letter of map change (CLOMC) to the Federal Emergency Management Agency (FEMA); and 5) not submit a drainage study required by the director.

If this site plan application were to be submitted after the completion of the City's Waller Creek Tunnel project, which is currently projected to be completed in late 2014, the site plan application would be in compliance with the floodplain regulations and would not require any floodplain variances.