

**AGENDA**



**Recommendation for Council Action**

Austin City Council	<b>Item ID</b>	33172	<b>Agenda Number</b>	121.
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<b>Meeting Date:</b>	6/12/2014	<b>Department:</b>	Watershed Protection
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**Subject**

Conduct a public hearing and consider an ordinance regarding floodplain variances for development of a mixed-use building and associated parking at 801 Barton Springs Road that encroaches within the 25-year and 100-year floodplains of East Bouldin Creek.

**Amount and Source of Funding**

**Fiscal Note**

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

<b>Purchasing Language:</b>	
<b>Prior Council Action:</b>	March 3, 2011 - Council approved Ordinance 20110303-047 for a planned unit development at this address.
<b>For More Information:</b>	Kevin Shunk, Watershed Protection Department, (512) 974-9176; Mapi Vigil, Watershed Protection Department, (512) 974-3384
<b>Boards and Commission Action:</b>	
<b>MBE / WBE:</b>	
<b>Related Items:</b>	

**Additional Backup Information**

Texas American Headquarters, LLC is seeking to obtain a site development permit for a proposed development called, The Park, which will be located at 801 Barton Springs Road. The site of the proposed development is a 0.8 acre parcel that is entirely within the limits of the 100-year floodplain and more than half of the site is within the 25-year floodplain of East Bouldin Creek. As part of the site's development, the applicant proposes to remove the remnants of a previously demolished building and construct a nine-story mixed-use building with an attached parking garage that includes both commercial office and restaurant uses. The site plan application associated with the project is SP-2013-0210C.

The owner is requesting variances to the City of Austin's floodplain management regulations to: 1) encroach on the 25-year and 100-year floodplains of East Bouldin Creek with a 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; and 3) exclude the building footprint from the drainage easement requirement.

While the finished floor elevation of the proposed building will be 3.3 feet above the 100-year floodplain, there will be flood water surrounding the foundation and in the street in front of the property. A summary of the depth of water during the 25-year and 100-year flood events can be found below:

Depth of water:	100-year flood event	25-year flood event
At the street	1.9 ft.	1.3 ft.
At the front of the proposed building	1.0 ft.	0.5 ft.

**THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.**