

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	33457	Agenda Number	147.
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Meeting Date:	6/26/2014	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances for construction of a mixed-use building and associated parking at 718 W. 5th Street (known as 5th and West) within 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:	
Prior Council Action:	May 22, 2014 - Council approved Ordinance No. 20140522-077 granting additional floor-to-area ratio to the project at this address in accordance with the Downtown Density Bonus Program.
For More Information:	Kevin Shunk, Watershed Protection Department, (512) 974-9176; Mapi Vigil, Watershed Protection Department, (512) 974-3384
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

Texas Press Association is seeking to obtain a site development permit for a proposed 45 story mixed-use building located at 718 W. 5th Street. The property is a 0.38 acre parcel with an existing office building and associated parking lot that are almost entirely within the 25-year and entirely within the 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 mixed-use building totaling 498,952 square feet of constructed area, including residential area, commercial space, and nine levels of parking both sub-elevated and above ground. 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-2013-0454C.

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; 2) 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); 3) alter the property in a way that increases its nonconformity; and 4) eliminate the drainage easement requirement.

While the finished floor elevation of the proposed building will be 2.1 feet above the 100-year floodplain, there will be water surrounding the foundation. 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 alley exit of the proposed building	1.7 ft.	0.0 ft.
At the main exit of the proposed building	5.9 ft.	3.6 ft.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.