

## A G E N D A



## Recommendation for Council Action

Austin City Council	Item ID	63794	Agenda Number	67.
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Meeting Date:	11/10/2016	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 within 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 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) construct the building in a manner that causes adverse flooding impacts to other properties; 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; 4) encroach on the 25-year and 100-year floodplains of Shoal Creek with the proposed building; and, 5) 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 <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.