

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: March 22, 2018

Item Number: 095

Public Hearing and Possible Action

Conduct a public hearing and consider an ordinance regarding floodplain variances for the remodel of a commercial building at 1200 Barton Springs Road within the 25-year and 100-year floodplains of West Bouldin Creek.

Lead Department	Watershed Protection Department.
Fiscal Note	A fiscal note is not required.
For More Information	Kevin Shunk, 512-974-9176; Karl McArthur, 512-974-9126

Additional Backup Information:

Crockett Partners, Ltd. and their tenant, Starbucks Coffee Company, are seeking to obtain a commercial building permit for the proposed remodel of an existing one-story building located at 1200 Barton Springs Road. The property is a 0.77 acre parcel previously occupied by a restaurant (general) use located within the 25-year and 100-year floodplains of West Bouldin Creek. The proposed remodel does not increase the conditioned area of the existing building. However, the applicant proposes to substantially improve the building in order to maintain the existing use along with minor site improvements to address accessibility and safety. The building permit application associated with the development is 2017-155664 PR.

The owner seeks variances to the City of Austin's floodplain management regulations to: 1) substantially improve an existing nonconforming use without bringing the building into compliance with current floodplain regulations; 2) not provide normal access from the building

to an area that is a minimum of one-foot above the 100-year floodplain elevation; 3)not meet the requirement that the lowest finished floor of a building be a minimum of two feet above the 100-year floodplain elevation; and 4) exclude the building footprint from the required drainage easement.

Since the valuation of the proposed remodel is greater than 50% of the value of the existing building, the Land Development Code states that the entire property must be brought into compliance with the floodplain management rules. As it currently exists, the finished floor elevation of the building is 1.9 feet below the 100-year floodplain elevation. The Land Development Code requires that the finished floor elevation of the building be a minimum of two feet above the 100-year floodplain elevation.

In addition, this property does not satisfy the code provisions for safe access, which require that normal access from the building to the right of way be along an access path that is at least one foot above the 100-year floodplain elevation. The maximum depth of the 100-year floodplain in the parking lot near the building is 2.3 feet.

A summary of the depth of water during various magnitude flood events can be found below:

<i>Storm Event</i>	<i>Probability of Occurring in any given year</i>	<i>Maximum Depth of Water in feet Expected inside Building</i>	<i>Maximum Depth of Water in feet Expected in Parking Lot</i>
25-year	4%	0.4	2.1
100-year	1%	1.9	3.6
500-year	0.2%	3.8	5.5

The applicant is proposing to implement a flood emergency education, communication, and evacuation plan intended to reduce the risk to tenants, employees, customers and the general public. This plan will educate employees on the actions they should take if flooding is imminent. It includes assignments of responsibility, periodic drill requirements, informative signage on the property, and flood plan improvements.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS APPROVAL OF THIS VARIANCE REQUEST.