Recommendation for Action

File #: 20-1924, **Agenda Item #:** 81. 8/27/2020

Posting Language
Conduct a public hearing and consider an ordinance regarding floodplain variances to convert a vacant portion of a building into a parking area at 1000 N. Lamar Blvd that is within the 25-year and 100-year floodplains of Shoal Creek.

Lead Department
Watershed Protection Department

Fiscal Note
A fiscal note is not required

Prior Council Action:
December 15, 2016 - City Council approved Ordinance No. # 20161215-098 with a 10 - 0 vote with Council Member Garza off the dais.

For More Information:
Kevin Shunk, (512) 974-9176; Karl McArthur, (512) 974-912

Additional Backup Information:
Journeyman Austin Holdings, Inc. is seeking to obtain floodplain variances to convert a vacant portion of a building into a parking area at 1000 N. Lamar Blvd. The property is a 0.33-acre parcel with an existing 4-story commercial building totaling 18,000 square feet of commercial space located entirely within the 25-year and 100-year floodplains of Shoal Creek. The 100-year floodplain depth (at the time of the application) is approximately 9 feet deep (11 feet deep in the current 100-year floodplain). The application associated with the project is a correction to SP-2016-0067C.

The owner seeks variances to the City of Austin's floodplain management regulations to: 1) increase the nonconformity of the site by allowing parking to encroach in the 25-year and 100-year floodplains; and 2) to allow parking in the 25-year and 100-year floodplains.

The owner completed construction of the building as per the approved site plan in July 2018, which indicated level 2 and one-half of level 3 as parking areas. The approved floodplain variance in December 2016 and approved site plan in January 2017 did not indicate parking on the ground level.

While the finished floor elevation of the building is 13.4 feet above the 100-year floodplain, there will be flood water inundating the entire ground level. A summary of the depth of water during flood events can be found below:

		Regulatory floodplains at time of	
Depth of water:	Current 100-year flood event	100-year flood e	25-year flood ev
At the 10th Street exit	9.4 ft.	8.2 ft.	6.7 ft.
At the Lamar Street exit	10.5 ft.	9.2 ft.	7.7 ft.

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THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.