

AGENDA



Thursday, March 20, 2008

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION**Item No. 38**

Subject: Set a public hearing to consider floodplain variances requested by Mr. Mark Hill Dorsett to allow the enclosure and modification of an existing screened porch at his single-family residence at 5906 Cherry Creek Drive in the 100-year floodplain of Williamson Creek with proposed finished floor elevation being below the 100-year floodplain elevation and including a request to waive the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain to exclude the footprint of the existing and modified structure. (Suggested date and time: March 27, 2008, 6:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX.)

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Gary M. Kosut, P.E., 974-3374; Colleen Kirk, 974-3389; Ray Windsor, 974-3362

Mr. Mark Hill Dorsett, applicant and owner, proposes to enclose and modify an existing screened porch for use as living space at his single-family residence at 5906 Cherry Creek Drive. The house is within the 100-year floodplain of Williamson Creek. The proposed construction is the subject of Building Permit application number BP-07-138315RA.

The existing house includes 1661 sq. ft. of conditioned space, a 432 sq. ft. attached garage and a screened porch at the rear of the house approximately 260 sq. ft. in size. The proposed new room consists of the 260 sq. ft. of the existing screened porch area. The applicant proposes to enclose and modify the existing screened porch into conditioned space. The applicant seeks variances to the City of Austin's floodplain management regulations to obtain a building permit to construct the enclosed and modified area at the finished floor elevation of the existing house. The existing porch slab is 0.50 ft. below the elevation of the existing house. The applicant proposes raising the elevation of the new room to the elevation of the existing house which is 0.43 ft. below the 100-year floodplain elevation. The applicant also seeks a variance to waive the requirement to dedicate drainage easement to the full limit of the 100-year floodplain by excluding the footprint of the existing and modified structures.

The 100-year floodplain of Williamson Creek inundates the entire lot. The 25-year floodplain covers the back portion of the lot and does not encroach on the existing or proposed structures. The depth of water at the Cherry Creek Drive curb line during the 100-year flood event will be approximately 4.73 ft. deep. The floodwater depth at the proposed rear room and surrounding the house will be approximately 1.73 ft. deep during the 100-year flood event.