

## AGENDA



Thursday, June 10, 2010

**Public Hearings and Possible Actions  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 65**

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**Subject:** Conduct a public hearing and consider an ordinance regarding floodplain variances requested by the owner's engineer, Mr. Bradley Lingvai, on behalf of the owners to construct a new single-family house at 419 W. Johanna Street, which is in the 25-year and 100-year floodplains of East Bouldin Creek.

**Amount and Source of Funding:** There is no unanticipated fiscal impact.

**Fiscal Note:** A fiscal note is not required.

**For More Information:** Kevin Shunk, 974-9176; Mapi Vigil 974-3384

**Boards and Commission Action:** October 12, 2009- Board of Adjustments approved a variance from LDC Section 25-2-774(C)(2) to construct a principal structure to the rear of the lot and to change the use of the existing lot to create a two-family residential use in a SF-3-NP, Family Residence–Neighborhood Plan.

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The owners propose to construct an additional single-family residence at 419 W. Johanna Street. There is an existing house on the lot, which has conditioned space of 816 square feet. The lot is partially within the 25-year and 100-year floodplains of East Bouldin Creek. The development is the subject of Building Permit application number 2009-106302 PR.

The development includes a new two-story single-family residence of approximately 3,256 square feet, a detached garage of 710 square feet, a swimming pool, a covered patio, and a porch. The applicant seeks variances to the City of Austin's floodplain management regulations to: 1) allow an adverse flooding impact to other properties in that additional fill in the floodplain will not be compensated for by excavation, and the development will result in increased flood heights; 2) allow a building to encroach on the 25-year and 100-year floodplains; 3) exclude the existing and proposed building footprints from the drainage easement; 4) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 5) allow altering and expanding the use of the non-conforming property; 6) not be required to submit a certification to the City that demonstrates that the development will not cause any increase of the level of the 100-year floodplain; and 7) not be required to apply for a conditional Flood Insurance Rate Map revision approved by the Federal Emergency Management Agency.

The depth of water at the curb of 419 W. Johanna Street at the front of the existing house is approximately 3.6 feet during the 100-year flood event and 2.3 feet during the 25-year flood event.

The Watershed Protection Department recommends denial of this variance request.