

**Public Hearing - Conduct
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 48
AGENDA DATE: 02/10/2011
PAGE:**

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 100-year floodplain of East Bouldin Creek.

AMOUNT & SOURCE OF FUNDING: N/A

Late Backup

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING DEPARTMENT: WPD

FOR MORE INFORMATION CONTACT: Kevin Shunk, 974-9176; Mapi Vigil 974-3384

PRIOR COUNCIL ACTION: On December 9, 2010, Council voted to postpone the item to January 13, 2011, to allow time for the applicant to review revisions to the development. On January 13, 2011, the applicant requested additional time to revise the plans and Council voted to postpone the item to February 10, 2011.

BOARD 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 Z.

PURCHASING LANGUAGE: N/A

MBE / WBE: N/A

The owners propose to construct a new 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 owner has agreed to remove this existing house once the new house is ready for occupancy. The lot is partially within the 25-year and 100-year floodplains of East Bouldin Creek. The proposed building encroaches into the 100-year floodplain. The development is the subject of Building Permit application number 2010-074240 PR.

The development includes a new two-story single-family residence of approximately 3,219 square feet, a detached garage of 680 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 a building to encroach on the 100-year floodplain; 2) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 3) allow altering and expanding the use of the non-conforming property; and 4) exclude the proposed building footprint from the drainage easement.

The floodplain depth in W. Johanna Street at the proposed driveway location is approximately 1.5 feet during the 100-year flood event and 0.2 feet during the 25-year flood event.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS *APPROVAL* OF THIS VARIANCE REQUEST.