AUSTIN CITY COUNCIL

AGENDA



RCA	Austin City Council	**Item ID**	5292
Meeting Date:	4/28/2011	**Department:**	Watershed Protection

Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances requested by the owner's agent, Mr. Jim Bennett, to allow development of an addition to a single-family residence at 1505 Parkway, which is in the 25-year and 100-year floodplains of Shoal Creek.

Amount and Source of Funding

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	March 2, 2006 - Council approved Ordinance No. 20060302-066 granting floodplain variances at 1505 Parkway for development of an addition to the house.
For More Information:	Kevin Shunk, 974-9176; Mapi Vigil, 974-3384
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

The homeowner, through his agent, Jim Bennett, proposes a single-story addition to his home at 1505 Parkway. There is an existing house on the property having a total square footage of 3,881 square feet. The proposed addition will be constructed on top of an existing first level storage area and will increase the total square footage of the house by 844 square feet. The lot is partially within the 25-year and 100-year floodplains of Shoal Creek, and the existing house is completely surrounded by the 25-year and 100-year floodplains. The proposed addition is the subject of permit application number 2010-089531-PR. The owner received a building permit for a similar addition in 2006, but never started construction.

The existing house includes a first level storage area and garage that are below the 100-year floodplain and two residential levels that are above the 100-year floodplain. The applicant seeks variances to the City of Austin's floodplain management regulations to: 1) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 2) allow altering and expanding the use of the non-conforming property; 3) exclude the existing and proposed building footprints from the drainage easement; and 4) expand a

building that currently encroaches on the 25-year and 100-year floodplains.

The depth of water at the front of the existing house is approximately 2.3 feet during the 100-year flood event and 0.9 feet during the 25-year flood event.

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