

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	20581	Agenda Number	70.
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Meeting Date:	12/13/2012	Department:	Watershed Protection
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Subject

Set a public hearing to consider an ordinance regarding floodplain variances requested by the owners, Kedarnath Balakrishnan and Sridharan Haripriya, to convert a portion of the existing garage into a living area at the single-family house at 8412 Millway Drive, which is in the 25-year and 100-year floodplains of Shoal Creek. (Suggested date and time: January 17, 2013, 4:00 p.m. at Austin City Hall, 301 W. Second Street)

Amount and Source of Funding

Fiscal Note

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

Purchasing Language:	
Prior Council Action:	
For More Information:	Kevin Shunk, 974-9176; Mapi Vigil, 974-3384
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

The owners propose to remodel their house to convert a portion of the existing garage into conditioned space at the single-family residence at 8412 Millway Drive. The existing garage is 440 square feet in area and the existing house has a conditioned area of 1,266 square feet. The proposed development would convert 220 square feet of the garage into conditioned space. The property is partially within the 25-year and 100-year floodplains of Shoal Creek. The development is the subject of Building Permit application number 2012-087108 PR.

The owner seeks variances to the City of Austin's floodplain management regulations to: 1) alter the building in a way which increases its nonconformity; 2) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 3) not require the finished floor elevation of the converted area to be one foot above the design flood elevation; and 4) exclude the building footprint from the drainage easement.

The depth of water in the street in front of 8412 Millway Drive is approximately 2.3 feet during the 100-year flood event and 1.4 feet during the 25-year flood event. The depth of water at the existing house is approximately 1.1 feet during the 100-year flood event and 0.2 feet during the 25-year flood event.

