

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	25135	Agenda Number	107.
Meeting Date:	6/27/2013		Department:	Watershed Protection
Subject				
Conduct a public hearing and consider an ordinance regarding floodplain variances for the remodeling and construction of an addition to an existing single-family residence at 4518 Avenue D as requested by the owner of the property. The property is partially in the 25-year and 100-year floodplains of Waller 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:	June 20, 2013 - Council set the public hearing for June 27, 2013.			
For More Information:	Kevin Shunk, 974-9176; Mapi Vigil, 974-3384			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				
<p>The owner proposes to remodel an existing 735 square foot single-family house and build a two-story addition with 778 square feet on each floor for a total of 2,291 square feet of conditioned area and 131 square feet of covered patio. The owner proposes to elevate the existing house and construct the proposed addition so that the minimum finished floor elevations are at least one foot above the 100-year floodplain elevation. The proposed addition will have a pier and beam foundation. The property is partially in the 25-year and 100-year floodplains of Waller Creek. The development is the subject of Building Permit application number: 2013-016049 PR.</p> <p>The owners seek variances to the City of Austin's floodplain management regulations to: 1) encroach on the 25-year and 100-year floodplains of Waller Creek with a proposed building; 2) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 3) alter the property in a way which increases its nonconformity; and 4) exclude the building footprint from the drainage easement.</p> <p>The depth of water at the curb in front of this property is 3.3 feet during the 100-year flood event and 2.8 feet during the 25-year flood event. The depth of water at the proposed house will be 0.8 feet during the 100-year flood event and 0.3 feet during the 25-year flood event.</p>				
THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST				