

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	31588	Agenda Number	77.
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Meeting Date:	3/20/2014	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a new single-family residence and a second dwelling at 5505 Jim Hogg Avenue as requested by the owner of the property. The property is partially in the 25-year floodplain and entirely in the 100-year floodplain of the Hancock Branch 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:	
For More Information:	Kevin Shunk, Watershed Protection, (512) 974-9176; Mapi Vigil, Watershed Protection (512) 974-3384
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

The owner proposes to demolish an existing 792-square-foot single-family building and storage building in order to construct a new two-story 2,966 square foot single-family building and an 820 square foot second dwelling unit. The property is partially in the 25-year floodplain and entirely in the 100-year floodplain of the Hancock Branch of Shoal Creek. Both proposed buildings encroach into the 25-year and 100-year floodplains. The development is the subject of Building Permit application number 2013-067257 PR.

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 the Hancock Branch of Shoal Creek with proposed buildings; 2) not provide normal access from the buildings 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 footprints from the required drainage easement.

A summary of the depth of water during the 100-year and 25-year flood events can be found below:

Depth of water:	100-year flood event	25-year flood event
At the street	1.0 ft.	0.5 ft.
At the front of the proposed main residence	0.8 ft.	0.3 ft.
At the front of the second dwelling	2.9 ft.	2.3 ft.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.