

## A G E N D A



## Recommendation for Council Action

Austin City Council

Item ID

40039

Agenda Number

63.

Meeting Date:

2/26/2015

Department:

Watershed Protection

## Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a new duplex and an accessory building at 5613 Joe Sayers Avenue as requested by the owner of the property. The property is entirely in the 25-year and 100-year floodplains 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:**

March 1, 2007 - City Council approved Ordinance 20070301-068 regarding floodplain variances for a duplex development on this property.

**For More  
Information:**

Kevin Shunk, 512-974-9176; Mapi Vigil, 512-974-3384

**Boards and  
Commission  
Action:**

**MBE / WBE:**

**Related Items:**

## Additional Backup Information

In 2007, City Council granted variances to the floodplain management regulations for a previous owner to construct a duplex building. The owner did not initiate the project and the building permit subsequently expired. The property currently does not have development on it.

The current owner proposes to construct a new two-story 2,780 square foot duplex with a 208 square foot balcony and a 399 square foot uncovered patio. In addition, the owner proposes to construct an accessory building that will include a 356 square foot workshop and a 623 square foot carport. The property is entirely in the 25-year and 100-year floodplains 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: 2014-121500 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) exclude the

building footprints from the required drainage easement.

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

Depth of water:	100-year flood event	25-year flood event
At the street	3.5 ft.	2.7 ft.
At the front of the proposed duplex	1.8 ft.	1.1 ft.
At the front of the proposed accessory building	1.8 ft.	1.1 ft.

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