

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	48324	Agenda Number	87.
Meeting Date:	9/17/2015	Department:	Watershed Protection	
Subject				
Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a new single family residence at 6109 Oakclaire Drive, which is located partially in the 25-year and 100-year floodplains of the Gaines Creek, a tributary of Barton Creek (District 8).				
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, 512-974-9176; Mapi Vigil, 512-974-3384			
Council Committee, Boards and Commission Action:				
MBE / WBE:				
Related Items:				

Additional Backup Information

The property owner proposes to construct a new two-story 2,200 square foot single family residence with an 80 square foot balcony, 180 square foot covered patio and a 490 square foot carport. The property is partially in the 25-year and 100-year floodplains of the Gaines Creek, a tributary of Barton Creek. The proposed building encroaches into the 25-year and 100-year floodplains. The development is the subject of Building Permit application number: 2014-115020 PR.

The owner is seeking variances to the City of Austin's floodplain management regulations to: 1) not provide an engineering analysis as to whether the proposed development will have an adverse flooding impact to surrounding properties; 2) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 3) exclude the building footprint from the required drainage easement; and 4) encroach on the 25-year and 100-year floodplains with a proposed building.

While the finished floor elevation of the proposed building will be 1.8 feet above the 100-year floodplain, there will be water surrounding the foundation. 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	2.4 ft.	1.4 ft.
At the front of the proposed residence	3.6 ft.	2.6 ft.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.

