

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	49624	Agenda Number	89.
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Meeting Date:	9/17/2015	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance regarding a floodplain variance for the construction of a new duplex at 1006 Payne Avenue, which is partially located in the 25-year and 100-year floodplains of the Grover Tributary of Shoal Creek (District 7).

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 demolish the existing single-family building and construct a new, two-story 3,253 square foot duplex with a 229 square foot attached garage and a 249 square foot attached carport. The property is partially located in the 25-year and 100-year floodplains of the Grover Tributary of Shoal Creek. While the proposed duplex will not encroach into the 25-year or 100-year floodplains, the development would not satisfy the safe access requirement of the floodplain regulations. The development is the subject of Residential Plan Review application number: 2015-043204 PR.

The owner is seeking variances to the City of Austin's floodplain management regulations to not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation. 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	1.4 ft.	1.0 ft.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.