

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	64212	Agenda Number	55.
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Meeting Date:	12/8/2016	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 at 4515 Avenue D as requested by the owner of the property. The property is located in the 25-year and 100-year floodplains of Waller Creek. (District 9)

Amount and Source of Funding

Fiscal Note

A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	
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For More Information:	Watershed Protection Kevin Shunk, 512-974-9176; Watershed Protection Karl McArthur, 512-974-9126
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Council Committee, Boards and Commission Action:	
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

The property owner proposes to demolish the existing 912 square foot single family home built in 1935 and to construct a 3,344 square foot single family residence with 108 square feet of covered patio. The proposed building encroaches on the 25-year and 100-year floodplains of Waller Creek. The development is the subject of Building Permit application number: 2015-121345 PR. The owner proposes to elevate the house so that the finished floor elevation will be a minimum of two feet above the 100-year floodplain elevation. The proposed building will have a pier and beam foundation.

The owner is seeking variances to the City of Austin’s floodplain management regulations to: 1) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 2) alter the property in a way that increases its nonconformity with the floodplain regulations; 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 two feet above the 100-year floodplain, there will be water surrounding the home. A summary of the depths 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	2.9 ft.	2.5 ft.
At the front of the proposed residence	2.4 ft.	2.0 ft.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.