

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	71390	Agenda Number	98.
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Meeting Date:	9/28/2017	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 church building and associated parking at 7604 FM 969 as requested by the owner of the property. The property is partially in the 25-year and 100-year floodplains of Walnut Creek. (District 1).

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:	Karl McArthur, 974-9126; Katina Bohrer, 974-3558
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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 Iglesia Camino Del Rey of Austin, Inc. is seeking to obtain a site development permit to construct a new building and associated parking located on a property at 7604 FM 969 (Martin Luther King Boulevard East). The property is a 7.69 acre parcel of land which is partially located within the 25- and 100-year floodplains of Walnut Creek. Currently, the parcel is undeveloped. The property's right-of-way frontage is entirely in both the 25- and 100-year floodplains. The applicant proposes to construct a church and associated parking located outside of the 100-year floodplain. The proposed access point to the property, however, will be located within the 25- and 100-year floodplains. The site plan application associated with the project is SP-2015-0372C.

The owner seeks 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 (100-year floodplain).

While the proposed building will not encroach in the 100-year floodplain and will provide a finished floor elevation that will be 79.5 feet above the adjacent 100-year floodplain, the proposed building lacks safe access into and out of the floodplain as prescribed by the City's Land Development Code. A summary of the depth and velocity of flood

waters during the 25- and 100-year flood events at the proposed access point to the property off of FM 969 can be found below:

At the Main Entrance to Facility	25-year Flood Event	100-year Flood Event
Depth of water	5.5 ft.	6.5 ft.
Approximate Velocity of Water	3.3 ft/s	4.5 ft/s

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.