

**AGENDA**



**Recommendation for Council Action**

**AUSTIN CITY COUNCIL**

**Regular Meeting: May 10, 2018**

Item Number: **087**

**Public Hearing and Possible Action**

Conduct a public hearing and consider an ordinance regarding floodplain variances for a remodel and addition to a single-family residence at 7906 South 1st Street within the 25-year and 100-year floodplains of South Boggy Creek.

**District(s) Affected:** District 2

<b>Lead Department</b>	Watershed Protection Department
<b>Fiscal Note</b>	A fiscal note is not required.
<b>For More Information</b>	Kevin Shunk, 974-9176; Karl McArthur, 974-9126l

**Additional Backup Information:**

Jose M. Perez is seeking to obtain a residential building permit for a proposed remodel and addition to an existing single-family house located at 7906 South 1<sup>st</sup> Street. The property is a 1.458 acre parcel with an existing 1,911 square foot single-family home located within the 25-year and 100-year floodplains of South Boggy Creek. The proposed remodel and addition would elevate the home above the 500-year floodplain elevation and increase its conditioned area by 215 square feet. In addition to the improvements to the home, the applicant proposes to make minor site modifications that would reduce risks to access the home and right-of-way during a flood. The building permit application associated with the development is 2017-142971 X 00 PR.

The owner seeks 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 100-year floodplain

elevation; 2) encroach on the 25-year and 100-year floodplains of South Boggy Creek with the proposed development; and 3) exclude the building footprint from the required drainage easement.

The finished floor elevation of the existing home is 1.4 feet below the 100-year floodplain elevation. The Land Development Code requires that the finished floor elevation of the home be a minimum of one-foot above the 100-year floodplain elevation. The applicant proposes to exceed this requirement by elevating the home 3.5 feet, which will place the finished floor one-foot above the 500-year floodplain elevation.

In addition, the existing property does not satisfy the code provision for safe access, which requires that normal access from the building to the right-of-way be along an access path that is at least one-foot above the 100-year floodplain elevation. The depth of water at the front door of the home is 3.9 feet with a velocity of 1.2 feet per second during a 100-year flood event.

The applicant is proposing minor site modifications to reduce risks to access the site and right-of-way during a flood by constructing an elevated berm from the home to the right-of-way. The 100-year flood depth will be less than one-foot along the entire berm and 2.9 feet deep in the right-of-way.

A summary of the depth and velocity of water during various magnitude flood events can be found below:

<i>Storm Event</i>	<i>Probability of Occurrence in any given year</i>	<i>Maximum Depth of Water in feet and Velocity in feet per second at the Existing Home</i>	<i>Maximum Depth of Water in feet and Velocity in feet per second at the Right of Way</i>
25-year	4%	2.7 (1.0)	1.6 (1.0)
100-year	1%	3.9 (1.2)	2.9 (1.4)
500-year	0.2%	5.3 (2.5)	4.1 (1.9)

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