A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, December 9, 2010

Public Hearings and Possible Actions **Item No. 78**
RECOMMENDATION FOR COUNCIL ACTION

Subject: Conduct a public hearing and consider an ordinance regarding floodplain variances requested by the owner's engineer, Mr. Bradley Lingvai, on behalf of the owners to construct a new single-family house at 419 W. Johanna Street, which is in the 100-year floodplain of East Bouldin Creek.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Kevin Shunk, 974-9176; Mapi Vigil 974-3384

Boards and Commission Action: October 12, 2009- Board of Adjustments approved a variance from LDC Section 25-2-774(C)(2) to construct a principal structure to the rear of the lot and to change the use of the existing lot to create a two-family residential use in a SF-3-NP, Family Residence–Neighborhood Plan Z.

The owners propose to construct an additional single-family residence at 419 W. Johanna Street. There is an existing house on the lot, which has conditioned space of 816 square feet. The lot is partially within the 25-year and 100-year floodplains of East Bouldin Creek. The proposed building encroaches into the 100-year floodplain of East Bouldin Creek. The development is the subject of Building Permit application number 2010-074240 PR.

The development includes a new two-story single-family residence of approximately 3,219 square feet, a detached garage of 680 square feet, a swimming pool, a covered patio, and a porch. The applicant seeks variances to the City of Austin's floodplain management regulations to: 1) allow an adverse flooding impact to other properties in that additional fill in the floodplain will not be compensated for by excavation; 2) allow a building to encroach on the 100-year floodplain; 3) exclude the existing and proposed building footprints from the drainage easement; 4) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; and 5) allow altering and expanding the use of the non-conforming property.

The depth of water at the curb of 419 W. Johanna Street at the front of the existing house is approximately 3.6 feet during the 100-year flood event and 2.3 feet during the 25-year flood event.

The Watershed Protection Department recommends denial of this variance.