

# AGENDA



## Recommendation for Council Action

Austin City Council	Item ID	64212	Agenda Number	99.
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Meeting Date:	12/15/2016	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:	
Prior Council Action:	
For More Information:	Watershed Protection Kevin Shunk, 512-974-9176; Watershed Protection Karl McArthur, 512-974-9126
Council Committee, Boards and Commission Action:	
MBE / WBE:	
Related Items:	

## 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.**