



Recommendation for Action

File #: 19-1195, **Agenda Item #:** 32.

2/21/2019

Posting Language

Set a public hearing to consider an ordinance regarding floodplain variances for the construction of a new single-family residence at 4515 Avenue D within the 25-year and 100-year floodplains of Waller Creek. (Suggested date: March 7th, 2019 at Austin City Hall, 301 W. Second Street)

Lead Department

Watershed Protection

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

December 15, 2016 - Council denied a floodplain variance request for this property on a 5 - 5 vote with Council Member Garza off the dais.

For More Information:

Kevin Shunk, 974-9176; Karl McArthur, 974-9126

Additional Backup Information:

The property owner proposes to demolish the existing 912 square foot single family home built in 1935 and construct a 3,253 square foot single family home with 87 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 2018-129666 PR. While the finished floor elevation of the proposed building will be more than two feet above the 500-year floodplain, there will be water surrounding the building. 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.

This development proposes to replace the existing building that is 1.7 feet below the current 100-year floodplain and 2.4 feet below the current 500-year floodplain with a building that is 3.0 feet above the current 100-year floodplain and 2.3 feet above the current 500-year floodplain. A summary of the depths of water and associated flow velocities during certain flood events can be found below:

Event any given year	Probability of Occurrence in at the Proposed Home	Maximum Depth of Water in feet (and Velocity in feet per second) at the Right of Way	Maximum Depth of Water in feet (and Velocity in feet per second)	<u>Storm</u>
25-year	4%	2.0 (0.7)	2.5 (0.7)	
100-year	1%	2.4 (0.9)	2.9 (0.9)	
500-year	0.2%	3.1 (1.2)	3.6 (1.2)	