File #: 19-1492, Agenda Item #: 54.  

**Posting Language**
Conduct a public hearing and consider an ordinance on second and third readings 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.

**Lead Department**
Watershed Protection Department

**Fiscal Note**
A fiscal note is not required.

**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.
March 7, 2019 - Council passed on first reading only with a 6 to 5 vote with Mayor Pro Tem Garza and Council Members Kitchen, Pool, Tovo and Alter against.

**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 building built in 1935 and to construct a 3,253 square foot single family building 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 home. 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:

<p>| Event any given year | Maximum Depth of Water in feet (and Velocity in feet per second) | Maximum Depth of Storm | Probability of Occurrence in at the Proposed Home at the Right of Way |</p>
<table>
<thead>
<tr>
<th></th>
<th>25-year</th>
<th>100-year</th>
<th>500-year</th>
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<tbody>
<tr>
<td></td>
<td>4%</td>
<td>1%</td>
<td>0.2%</td>
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<tr>
<td>2.0 (0.7)</td>
<td>2.4 (0.9)</td>
<td>3.1 (1.2)</td>
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<tr>
<td>2.5 (0.7)</td>
<td>2.9 (0.9)</td>
<td>3.6 (1.2)</td>
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THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS APPROVAL OF THIS VARIANCE REQUEST.