

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	21079	Agenda Number	97.
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Meeting Date:	1/17/2013	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance authorizing floodplain variances requested by the owners of a single-family residence that is located in the 25-year and 100-year floodplains of Shoal Creek, so that they may convert their garage into a living area.

Amount and Source of Funding

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	Kevin Shunk, 974-9176; Mapi Vigil 974-3384
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

The owners propose to remodel their house to convert a portion of the existing garage into conditioned space at the single-family residence at 8412 Millway Drive. The existing garage is 440 square feet in area and the existing house has a conditioned area of 1,266 square feet. The proposed development would convert 220 square feet of the garage into conditioned space. The property is partially within the 25-year floodplain and entirely in 100-year floodplain of Shoal Creek. The development is the subject of building permit application number 2012-087108 PR.

The owners seek variances to the City of Austin’s floodplain management regulations to: 1) alter the building in a way which increases its nonconformity; 2) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 3) not require the finished floor elevation of the converted area to be one foot above the design flood elevation; and 4) exclude the building footprint from the drainage easement.

The depth of water in the street in front of 8412 Millway Drive is approximately 2.3 feet during the 100-year flood event and 1.4 feet during the 25-year flood event. The depth of water at the existing house is approximately 1.1 feet during the 100-year flood event and 0.2 feet during the 25-year flood event.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.