

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	22607	Agenda Number	55.
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Meeting Date:	3/28/2013	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance authorizing floodplain variances to demolish the existing single-family house at 4515 Speedway and construct a new two story duplex. This property is partially in the 25-year floodplain and entirely in the 100-year floodplain of Waller Creek.

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 owner proposes to demolish the existing 672 square foot single-family house to develop a new two story duplex at 4515 Speedway. The proposed duplex will be 2,932 square feet in conditioned area, 392 square feet for covered parking, 675 square feet for covered deck and patio area and 100 square feet for balcony area. The property is entirely within the 100-year and partially in the 25-year floodplains of Waller Creek. The development is the subject of Building Permit application number 2012-052598 PR.

The owner seeks variances to the City of Austin's floodplain management regulations to: 1) encroach on the 25-year and 100-year floodplains of Waller Creek with the proposed building; 2) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 3) alter the property in a way which increases its nonconformity; and 4) exclude the entire property from the drainage easement requirement.

The depth of water at the curb in front of this property is 2.1 feet during the 100-year flood event and 1.7 feet during the 25-year flood event. The depth of water at the proposed house will be 1.5 feet during the 100-year flood event and

1.1 feet during the 25-year flood event. The proposed finished floor is 1.2 feet above the 100-year flood elevation.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS *DENIAL* OF THIS VARIANCE REQUEST.