

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	26283	Agenda Number	107.
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Meeting Date:	8/29/2013	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance amending Ordinance No. 20130627-107 granting floodplain variances for the remodeling of an existing single-family residence at 4518 Avenue D to add floodplain variances for construction of an addition to the existing structure as requested by the owner. The property is partially in the 25-year and 100-year floodplains 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:	June 27, 2013: Council approved Ordinance No. 20130627-107 granting floodplain variances for development on this property.
For More Information:	Kevin Shunk, 974-9176; Mapi Vigil, 974-3384
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

The floodplain variances for this property granted on June 27, 2013 under Council approved Ordinance No. 20130627-107 provided specifically for remodeling of the habitable space of the existing structure (after elevation on a pier and beam foundation) without modification of the structure footprint or the addition of a second floor. The owner's original request for a floodplain variance to significantly expand the existing building footprint and add a second floor was denied in favor of the approved remodel option.

The owner now proposes to remodel the existing 735 square foot single-family house and add a second story with 897 square feet of conditioned area for a total of 1,632 square feet of conditioned area and 131 square feet of covered patio. The owner proposes to elevate the existing house on a pier and beam foundation so that the finished floor elevation is a minimum of one foot above the 100-year floodplain elevation. The property is partially in the 25-year and 100-year floodplains of Waller Creek. The development is the subject of Building Permit application number: 2013-016049 PR.

The owners seek 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 a 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 building footprint from the drainage easement.

If the present floodplain variance request is granted, it will be incorporated as an addendum to the variances previously granted under Council approved Ordinance No. 20130627-107. If the amendment is not granted, the floodplain variance approved on June 27, 2013 will remain in place.

The depth of water at the curb in front of this property is 3.3 feet during the 100-year flood event and 2.8 feet during the 25-year flood event. The depth of water at the proposed house will be 0.8 feet during the 100-year flood event and 0.3 feet during the 25-year flood event.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.