Recommendation for Council Action

Austin City Council		Item ID	27284	Agenda Number		94.
Meeting Date:	10/3/2013			**Department:**	Watershed Protection	

Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a new single-family residence at 4406 Avenue F as requested by the owner of the property. The 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, (512) 974-9176; Mapi Vigil, (512) 974-3384
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

The owner proposes to demolish an existing 1,258 square foot single-family house and 308 square foot detached garage in order to construct a new two-story house with 2,428 square feet of conditioned area, a 280 square foot detached carport, and 279 square feet of covered patio. The property is partially in the 25-year floodplain and entirely in the 100-year floodplain of Waller Creek. The development is the subject of Building Permit application number 2013-060904 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 and carport footprints from the drainage easement.

The depth of water in the alley at the rear of this property is 1.6 feet during the 100-year flood event and 1.1 feet

during the 25-year flood event. The depth of water at the proposed house will be 2.6 feet during the 100-year flood event and 2.1 feet during the 25-year flood event.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS APPROVAL OF THIS VARIANCE REQUEST.