

**AGENDA**



**Recommendation for Council Action**

Austin City Council	<b>Item ID</b>	29385	<b>Agenda Number</b>	141.
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<b>Meeting Date:</b>	12/12/2013	<b>Department:</b>	Watershed Protection
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**Subject**

Conduct a public hearing and consider an ordinance regarding floodplain variances for the remodeling and construction of an addition to an existing single-family residence at 4508 Speedway as requested by the owner of the property. The property is entirely 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.

<b>Purchasing Language:</b>	
<b>Prior Council Action:</b>	November 21, 3013 - Council set a public hearing.
<b>For More Information:</b>	Kevin Shunk, (512) 974-9176; Mapi Vigil, (512) 974-3384
<b>Boards and Commission Action:</b>	
<b>MBE / WBE:</b>	
<b>Related Items:</b>	

**Additional Backup Information**

The owner proposes to construct a 329 square foot addition to an existing 847 square foot residence. In addition, the owner proposes to replace a 110 square foot deck with a deck of similar size and to permit an existing 180 square foot shed at the rear of the property. The existing finished floor elevation of the house and the proposed finished floor elevation of the addition are both 2.1 feet above the 100-year floodplain and 2.5 feet above the 25-year floodplain. The property is entirely in the 25-year and 100-year floodplains of Waller Creek. The development is the subject of building permit application number 2013-088878 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 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; 4) make a substantial improvement to a structure without changing it to conform to the floodplain regulations; and 5) exclude the building, deck, and shed footprints from the drainage easement.

The depth of water in the street in front of this property is 2.4 feet during the 100-year flood event and 2.1 feet during the 25-year flood event. The depth of water at the house is 1.5 feet during the 100-year flood event and 1.1 feet during

the 25-year flood event.

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