

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	32101	Agenda Number	71.
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Meeting Date:	5/1/2014	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a new single-family residence at 1120 Eleanor Street 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 the Fort Branch.

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, Watershed Protection, (512) 974-9176; Mapi Vigil, Watershed Protection, (512) 974-3384

Boards and
Commission Action:

MBE / WBE:

Related Items:

Additional Backup Information

The owner proposes to construct a new, one-story, 1,400 square foot single-family residence with a 195 square foot covered patio. The property is partially in the 25-year floodplain and entirely in the 100-year floodplain of Fort Branch. The proposed building encroaches into the 25-year and 100-year floodplains. The development is the subject of Building Permit application number: 2013-093639 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 Fort Branch 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; and 3) exclude the building footprint from the required drainage easement.

While the finished floor elevation of the proposed building will be 3.1 feet above the 100-year floodplain, there will be water surrounding the foundation.

A summary of the depth of water during the 100-year and 25-year flood events can be found below:

Depth of water:	100-year flood event	25-year flood event
At the street	1.3 ft.	0.1 ft.
At the front of the proposed building	0.9 ft.	0.0 ft.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.