

**AGENDA**



**Recommendation for Council Action**

Austin City Council	<b>Item ID</b>	47668	<b>Agenda Number</b>	71.
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<b>Meeting Date:</b>	8/6/2015	<b>Department:</b>	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 6109 Oakclaire Drive, which is located partially in the 25-year and 100-year floodplains of the Gaines Creek, a tributary of Barton Creek (District 8).

**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

**Council Committee, Boards and Commission Action:**

**MBE / WBE:**

**Related Items:**

**Additional Backup Information**

The property owner proposes to construct a new two-story 2,200 square foot single family residence with an 80 square foot balcony, 180 square foot covered patio and a 490 square foot carport. The property is partially in the 25-year and 100-year floodplains of the Gaines Creek, a tributary of Barton Creek. The proposed building encroaches into the 25-year and 100-year floodplains. The development is the subject of Building Permit application number: 2014-115020 PR.

The owner is seeking variances to the City of Austin’s floodplain management regulations to: 1) not provide an engineering analysis as to whether the proposed development will have an adverse flooding impact to surrounding properties; 2) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 3) exclude the building footprint from the required drainage easement; and 4) encroach on the 25-year and 100-year floodplains with a proposed building.

While the finished floor elevation of the proposed building will be 1.8 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	2.4 ft.	1.4 ft.
At the front of the proposed residence	3.6 ft.	2.6 ft.

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

