

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	47842	Agenda Number	62.
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Meeting Date:	8/20/2015	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of an addition to an existing single family residence at 7054 Comanche Trail, which is located in the 100-year floodplain of Lake Travis (District 6).

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; Jose Guerrero, 512-974-3386
Council Committee, Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

The property owner proposes to construct a 440 square foot addition to an existing 3,235 square foot single family residence. The existing house and the proposed addition encroach on the 100-year floodplain of Lake Travis. The development is the subject of Building Permit application number: 2014-137060 PR.

The owner is seeking variances to the City of Austin's floodplain management regulations to: 1) construct the finished floor elevation of the addition less than one foot above the 100-year floodplain elevation; 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 existing building in a way that increases its nonconformity with the floodplain regulations; 4) exclude the building footprint from the required drainage easement; and 5) encroach on the 100-year floodplain with a proposed building addition.

The finished floor elevation of the existing building is at 720.9 feet. The finished floor elevation of the proposed addition is 722.0 feet. The 100-year flood elevation on Lake Travis is 722.0 feet. During a 100-year flood event, the depth of water at the house will be a minimum of 1.4 feet.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.