

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	52787	Agenda Number	80.
Meeting Date:	12/10/2015	Department:	Watershed Protection	

Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances for the redevelopment of St. Catherine of Siena Church located at 4800 Convict Hill Road as requested by the owner of the property (District 8). The property is partially in the 25-year and 100-year floodplains of the Kincheon Branch, a tributary of Williamson Creek. Related to Item # 79.

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

Additional Backup Information

The Catholic Diocese of Austin is seeking to obtain a site development permit to construct a new building at the St. Catherine of Siena Church located at 4800 Convict Hill Road. The property is an 8.7 acre parcel of land which partially lies within the 25-year and 100-year floodplains of the Kincheon Branch of Williamson Creek. Currently the property has three existing buildings and an associated parking lot. Of the existing buildings, one encroaches into the 100-year floodplain, while the other two do not. In addition, the road frontage to the property is entirely in both the 25-year and 100-year floodplains. The applicant proposes to demolish one of the existing buildings located outside of the 100-year floodplain and replace it with a new building. The proposed building will not encroach into 100-year floodplain. The site plan application associated with the project is SP-2014-0476C.

The owner seeks variances to the City of Austin’s floodplain management regulations to: 1) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation (100-year floodplain); and 2) alter the property in a way that increases its nonconformity.

While the proposed building will not encroach in the 100-year floodplain and will provide a finished floor elevation that will be 1.6 feet above the adjacent 100-year floodplain, the building does not provide safe access in and out of the floodplain as prescribed by the City’s Land Development Code. A summary of the depth of water during the 100-year and 25-year flood events at the current access points to the church off of Convict Hill Road can be found below:

Depth of water:	100-year flood event	25-year flood event
At the West Entrance to Parking Lot	2.9 ft.	1.9 ft.
At the East Entrance to Parking Lot	2.2 ft.	1.2 ft.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.

