



Recommendation for Action

File #: 19-1198, Agenda Item #: 43.

3/7/2019

Posting Language

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a new single-family residence at 4515 Avenue D within the 25-year and 100-year floodplains of Waller Creek.

Lead Department

Watershed Protection Department

Fiscal Note

This item has no fiscal impact

Prior Council Action:

December 15, 2016 - Council denied a floodplain variance request for this property on a 5 - 5 vote with Council Member Garza off the dais.

For More Information:

Kevin Shunk, 974-9176; Karl McArthur, 974-9126

Additional Backup Information:

The property owner proposes to demolish the existing 912 square foot single family building built in 1935 and to construct a 3,253 square foot single family building with 87 square feet of covered patio. The proposed building encroaches on the 25-year and 100-year floodplains of Waller Creek. The development is the subject of Building Permit application number 2018-129666 PR. While the finished floor elevation of the proposed building will be more than two feet above the 500-year floodplain, there will be water surrounding the home. The proposed building will have a pier and beam foundation.

The owner is seeking 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; 2) alter the property in a way that increases its nonconformity with the floodplain regulations; 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.

This development proposes to replace the existing building that is 1.7 feet below the current 100-year floodplain and 2.4 feet below the current 500-year floodplain with a building that is 3.0 feet above the current 100-year floodplain and 2.3 feet above the current 500-year floodplain. A summary of the depths of water and associated flow velocities during certain flood events can be found below:

<i>Event any given year</i>	<i>Probability of Occurrence in at the Proposed Home</i>	<i>Maximum Depth of Water in feet (and Velocity in feet per second) at the Right of Way</i>	<i>Maximum Depth of Water in feet (and Velocity in feet per second) Storm</i>
25-year	4%	2.0 (0.7)	2.5 (0.7)
100-year	1%	2.4 (0.9)	2.9 (0.9)
500-year	0.2%	3.1 (1.2)	3.6 (1.2)

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS APPROVAL OF THIS VARIANCE REQUEST.