



## Recommendation for Action

**File #:** 19-1492, **Agenda Item #:** 54.

3/28/2019

### Posting Language

Conduct a public hearing and consider an ordinance on second and third readings 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

A fiscal note is not required.

### 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.

March 7, 2019 - Council passed on first reading only with a 6 to 5 vote with Mayor Pro Tem Garza and Council Members Kitchen, Pool, Tovo and Alter against.

### 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)</i>	<i>Maximum Depth of Water in feet (and Velocity in feet per second)</i>	<i>Storm</i>
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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.**