



Recommendation for Action

File #: 19-3195, **Agenda Item #:** 65.

11/14/2019

Posting Language

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of a new single-family residence and secondary apartment at 1130 Spur Street within the 100-year floodplain of Tannehill Branch.

Lead Department

Watershed Protection Department

Fiscal Note

A fiscal note is not required.

For More Information:

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

Additional Backup Information:

The property owner has completed the construction of a new single-family home with secondary apartment that was not built in accordance with the approved permit. The development is the subject of a revision to Building Permit application number 2017-074742 PR. The buildings encroach in the 100-year floodplain of Tannehill Branch. The single-family residence and secondary apartment were constructed so that their finished floor is located 0.33 feet and 0.29 feet below the 100-year floodplain elevation respectively, which is approximately 1.3 feet below the required elevation. The depth of the 100-year floodplain on the property and in the street is approximately one foot.

The owner is seeking variances to the City of Austin's floodplain management regulations to: 1) not provide normal access from the buildings to an area that is a minimum of one foot above the design flood elevation; 2) not comply with the minimum finished floor requirements for buildings in the 100-year floodplain; 3) exclude the building footprints from the required drainage easement; and 4) encroach on the 100-year floodplain with the proposed buildings.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.