



Recommendation for Action

File #: 20-1110, **Agenda Item #:** 62.

2/6/2020

Posting Language

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of an addition to a single-family residence at 13108 Travis View Loop within the 100-year floodplain of Lake Travis.

Lead Department

Watershed Protection Department

Fiscal Note

This item has no fiscal impact.

For More Information:

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Additional Backup Information:

Properties in the City of Austin limited purpose jurisdictions are subject to the City's floodplain regulations. The property owner started construction of a 365 square foot addition to an existing single-family home to convert a covered porch into additional living space without the proper permits from the City of Austin. The home was originally built in 1968 and is in the City's limited purpose jurisdiction. The development is the subject of Building Permit application number 2018-079364 PR.

The building encroaches into the 100-year floodplain of Lake Travis. The development does not comply with the City of Austin's floodplain regulations. The building's finished floor elevation is 0.6 feet below the 100-year floodplain elevation of Lake Travis, which is 1.6 feet below the elevation required by regulations at the time the permit application was submitted. The addition was constructed to this same level. The depth of the 100-year floodplain at the house is 1.1 feet and the front of the lot is eight feet above the 100-year floodplain.

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) not comply with the minimum finished floor requirements for buildings in the 100-year floodplain; 3) exclude the building footprint from the required drainage easement; and 4) increase the nonconformity of an existing nonconforming use.

THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.