

AGENDA



Thursday, June 10, 2010

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION**Item No. 40**

Subject: Set a public hearing to consider an ordinance regarding floodplain variances requested by Mr. Alfredo Hernandez for an existing development that converted a garage into conditioned area at the existing single-family residence at 326 Heartwood Drive, which is in the 25-year and the 100-year floodplains of Williamson Creek. (Suggested date and time: June 24, 2010, 4:00 p.m., at Austin City Hall, 301 W. Second Street, Austin, TX).

Amount and Source of Funding: There is no unanticipated fiscal impact.

Fiscal Note: A fiscal note is not required.

For More Information: Kevin Shunk, 974-9176; Mapi Vigil, 974-3384

Mr. Alfredo Hernandez proposes to validate development on his property for a residential remodel that converted the garage to conditioned space at the single-family residence at 326 Heartwood Drive. The property is entirely within the 25-year floodplain and the 100-year floodplain of Williamson Creek. The development is the subject of Building Permit application number 2009-122073 PR.

The development included converting approximately 250 square feet of garage area into conditioned space. The applicant seeks variances to the City of Austin's floodplain management regulations to: 1) alter the structure in a way which increases its nonconformity; 2) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation; 3) not require the finished flood elevation of the converted area to be one foot above the design flood elevation; and 4) to exclude the building footprint from the drainage easement.

The depth of water at the curb of 326 Heartwood Drive is approximately 4.1 feet and 7.0 feet for the 25-year and 100-year flood events. The depth of water at the existing house is approximately 2.5 feet and 5.4 feet for the 25-year and 100-year flood events.