

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	11161	Agenda Number	68.
Meeting Date:	12/15/2011		Department:	Watershed Protection
Subject				
Set a public hearing to consider an ordinance regarding floodplain variances requested by the property owners Bryan Treat and Paige Reynolds to convert the existing garage into a living area at the single-family house at 5506 Windward Drive, which is in the 25-year and 100-year floodplains of Fort Branch Creek. (Suggested date and time: January 12, 2012, 4:00 p.m. at Austin City Hall, 301 W. Second Street, Austin, TX)				
Amount and Source of Funding				
Fiscal Note				
There is no unanticipated fiscal impact. A fiscal note is not required.				
Purchasing Language:				
Prior Council Action:				
For More Information:	Kevin Shunk, 974-9176; Mapi Vigil, 974-3384			
Boards and Commission Action:				
MBE / WBE:				
Related Items:				
Additional Backup Information				

The owners propose to remodel their house to convert the existing garage into conditioned space at the single-family residence at 5506 Windward Drive. The existing garage is 210 square feet in area and the existing house has a conditioned area of 1,200 square feet. The property is entirely within the 25-year and 100-year floodplains of Fort Branch Creek. The development is the subject of Building Permit application number 2011-079767 PR.

The applicants seek variances to the City of Austin's floodplain management regulations to: 1) allow altering and expanding the use of the non-conforming property; 2) not require the finished floor elevation of the converted area to be one foot above the design flood elevation; 3) exclude the building footprint from the drainage easement; and 4) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation. The depth of water at the curb of 5506 Windward Drive is approximately 3.3 feet during the 100-year flood event and 2.4 feet during the 25-year flood event. The depth of water at the existing house is approximately 1.5 feet during the 100-year flood event and 0.6 feet during the 25-year flood event.