

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	17288	Agenda Number	87.
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Meeting Date:	8/16/2012	Department:	Watershed Protection
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Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances requested by the owner, Julia Schneider, to convert a portion of the existing garage into a bedroom and a pantry room area at the single-family house at 200 Heartwood Drive, which is in the 25-year and 100-year floodplains of Williamson Creek.

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 owner proposes to remodel the house to convert a portion of the existing garage into conditioned space at the single-family residence at 200 Heartwood Drive. The existing garage is 536 square feet in area and the existing house has a conditioned area of 1,120 square feet. The property is entirely within the 100-year and partially in the 25-year floodplains of Williamson Creek. The development is the subject of Building Permit application number 2012-009559 PR.

The owner seeks variances to the City of Austin's floodplain management regulations to: 1) alter the building 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 floor elevation of the converted area to be one foot above the design flood elevation; and 4) exclude the building footprint from the drainage easement.

The depth of water at the curb in front of this property is approximately 0.5 feet during the 100-year flood event. The depth of water at the existing house is approximately 3.8 feet during the 100-year flood event and 0.6 feet during the 25-year flood event.