

AGENDA



Thursday, June 10, 2010

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION**Item No. 43**

Subject: Set a public hearing to consider an ordinance regarding floodplain variances requested by Mr. John Anguiano and Mrs. Lupe Anguiano for an existing development that converted a garage into conditioned area at the existing single-family residence at 401 Heartwood Drive, which is in the 100-year floodplain 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. John Anguiano and Mrs. Lupe Anguiano propose to validate development on their property for a residential remodel that converted the garage to conditioned space at the single-family residence at 401 Heartwood Drive. The property is within the 100-year floodplain of Williamson Creek. The development is the subject of Building Permit application number 2009-118792 PR.

The development included converting approximately 387 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 401 Heartwood Drive is approximately 1.5 feet for the 100-year flood event. The finished floor elevation is approximately 0.5 feet above the 100-year floodplain elevation. The required height for finished floor elevations is to be 1.0 foot above the 100-year floodplain per the Land Development Code.