

AGENDA



Thursday, June 24, 2010

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION**Item No. 102**

Subject: Set a public hearing to consider an ordinance regarding floodplain variances requested by the owner, Ms. Delores Alvarado, for an existing development that converted a garage into conditioned area at the existing single-family residence at 405 Thistlewood Drive, which is partially in the 100-year floodplain of Williamson Creek. (Suggested date and time: July 29, 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

Ms. Delores Alvarado proposes to validate development on her property for a residential remodel that converted the garage to conditioned space at the single-family residence at 405 Thistlewood Drive. The property is partially in the 100-year floodplain of Williamson Creek. The development is the subject of Building Permit application number 2010-052282 PR.

The development included converting approximately 252 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 existing house is approximately 0.7 feet above 100-year flood event. The required height for finished floor elevations is to be 1.0 foot above the 100-year floodplain per the Land Development Code.