Public Hearings and Possible Actions   **Item No. 143**
RECOMMENDATION FOR COUNCIL ACTION

Subject: Conduct a public hearing and consider an ordinance regarding floodplain variances requested by Ms. Delores Alvarado for an existing development that converted an attached garage into a habitable area at the single-family residence at 405 Thistlewood Drive. The property is partially in the 100-year floodplain of Williamson Creek. The applicant also requests waiving the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain to exclude the footprint of the existing house from the easement dedication requirement.

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

The property located at 405 Thistlewood Drive is partially in the 100-year floodplain of Williamson Creek and is currently developed with a single-family residence. The City issued a violation as a result of a complaint and a site visit by an inspector. The Code Enforcement inspector examined the property and noticed that the garage had been converted into conditioned space without proper permits from the City. The owner, Ms. Delores Alvarado, submitted a residential permit application to the City to validate the conversion of the garage. 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 development does not increase flood levels on other properties. However, habitable living area is increased in the floodplain, which increases the non-compliance of the property. The house does not have access during a 100-year flood event.

The existing house is approximately 0.7 feet above the 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.