

AGENDA



Thursday, August 5, 2010

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION**Item No. 35**

Subject: Set a public hearing to consider an ordinance regarding floodplain variances requested by the owner, Mr. Efrain V. Avila for an existing development that converted a garage into conditioned area at the existing single-family residence at 306 Heartwood Drive, which is in the 25-year and 100-year floodplains of Williamson Creek. (Suggested date and time: August 19, 2010, 4:00 p.m. at Austin City Hall, 301 West 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

Prior Council Action: October 1, 2009 - Council denied floodplain variance request.

The property owner is requesting consideration of a variance request, which originally was presented to City Council and denied on October 1, 2009. This development is similar to 15 other Fairview neighborhood variances scheduled for public hearings on August 19, 2010. In order to ensure a more efficient public hearing process, this variance request is made within one year of the date of the original denial.

Mr. Efrain Avila proposes to validate development on his property for a residential remodel that converted the garage to conditioned space at the single-family residence at 306 Heartwood Drive. The property is entirely within the 25-year and 100-year floodplains of Williamson Creek. The development is the subject of Building Permit application number 2009-033439 PR.

The development included converting approximately 340 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; 4) to exclude the building footprint from the drainage easement; and 5) to reconsider the same variance request within one year of the date of the denial.

The depth of water at the curb of 306 Heartwood Drive and at the existing house is approximately 6.9 feet during the 100-year flood event and 3.9 feet during the 25-year flood event.