A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, August 19, 2010

Public Hearings and Possible Actions **Item No. 68**
RECOMMENDATION FOR COUNCIL ACTION

Subject: Conduct a public hearing and consider an ordinance regarding floodplain variances requested by Mr. Scott Harpst and Ms. Patricia Kirksey for an existing development that converted an attached garage into a habitable area at the single-family residence at 300 Heartwood Drive. This structure is in the 25-year and 100-year floodplains of Williamson Creek.

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: June 10, 2010- Council set a public hearing for July 29, 2010. July 29, 2010- Council postponed the public hearing to August 19, 2010.

The property located at 300 Heartwood Drive is entirely within the 25-year and 100-year floodplains 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 Compliance inspector examined the property and noticed that the garage had been converted into conditioned space without proper permits from the City. The owners, Mr. Scott Harpst and Ms. Patricia Kirksey, 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 2010-019476 PR.

The development included converting approximately 400 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 depth of water at the curb of 300 Heartwood Drive is approximately 3.5 feet and 6.6 feet for the 25-year and 100-year flood events. The depth of water at the existing house is approximately 1.0 foot and 4.1 feet for the 25-year and 100-year flood events.