

## A G E N D A



Thursday, August 19, 2010

**Public Hearings and Possible Actions  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 79**

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**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. This property is partially in the 100-year floodplain 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 24, 2010- Council set a public hearing for July 29, 2010. July 29, 2010- Council postponed the public hearing to August 19, 2010.

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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 Compliance 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.