

## A G E N D A



## Recommendation for Council Action

Austin City Council	Item ID	11745	Agenda Number	105.
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Meeting Date:	1/12/2012	Department:	Watershed Protection
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## Subject

Conduct a public hearing and consider an ordinance regarding floodplain variances requested by the owners, Bryan Treat and Paige Reynolds, to convert the existing garage into a living area at the single-family house at 5506 Windward Drive, which is in the 25-year and 100-year floodplains of Fort Branch Creek.

## Amount and Source of Funding

## Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	December 15, 2011: Council set a public hearing for January 12, 2012.
For More Information:	Kevin Shunk, Watershed Protection Department/ (512) 974-9176; Mapi Vigil, Watershed Protection Department/ (512) 974-3384
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

## Additional Backup Information

The owners propose to remodel their house to convert the existing garage into conditioned space at the single-family residence at 5506 Windward Drive. The existing garage is 210 square feet in area and the existing house has a conditioned area of 1,200 square feet. The property is entirely within the 25-year and 100-year floodplains of Fort Branch Creek. The development is the subject of Building Permit application number 2011-079767 PR.

The applicants seek variances to the City of Austin's floodplain management regulations to: 1) allow altering and expanding the use of the non-conforming property; 2) not require the finished floor elevation of the converted area to be one foot above the design flood elevation; 3) exclude the building footprint from the drainage easement; and 4) not provide normal access from the building to an area that is a minimum of one foot above the design flood elevation. The depth of water at the curb of 5506 Windward Drive is approximately 3.3 feet during the 100-year flood event and 2.4 feet during the 25-year flood event. The depth of water at the existing house is approximately 1.5 feet during the 100-year flood event and 0.6 feet during the 25-year flood event.

