

AGENDA



Thursday, May 17, 2007

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION**Item No. 39**

Subject: Set a public hearing to consider floodplain variances requested by Mr. Jeffry Russell to allow construction of a single-family residence at 8206 Sandalwood Cove in the 25-year and 100-year floodplains of Shoal Creek and to waive the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain to exclude the footprint of the proposed duplex. (Suggested date and time: May 24, 2007 at 6:00 p.m., Austin City Hall, 301 West 2nd Street, Austin, TX)

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required

For More Information: Ray Windsor, 974-3362; Gary M. Kosut, P.E., 974-3374; George E. Oswald, P.E. 974-3369

Mr. Jeffry Russell proposes to demolish his two, existing, adjacent residences on 8204 and 8206 Sandalwood Cove and construct a new single-family house and garage/carport on a future combined lot to be addressed as 8206 Sandalwood Cove. The applicant proposes to place new residential and other structures on the two existing lots under a unified development agreement. The proposed house is the subject of Building Permit application number BP-06-12261R.

The applicant proposes to construct a new, two-story residence in the 100-year and 25-year floodplains of Shoal Creek after demolishing the two existing residences on the property. The existing residence at 8204 Sandalwood Cove is two stories and includes 1608 sq. ft. of conditioned space and a 312 sq. ft. attached garage. The existing residence at 8206 Sandalwood Cove is two stories and includes 2383 sq. ft. of conditioned space, 420 sq. ft. of open porch and a 690 sq. ft. carport.

The applicant seeks variances to the City of Austin's floodplain management regulations to obtain a building permit to construct 8735 sq. ft. of residential and other structures (the proposed two-story structure includes 5760 sq. ft. of conditioned space, 1545 sq. ft. of detached garage and carport, 430 sq. ft. of enclosed bicycle storage area, and a 1000 sq. ft. covered porch). The depth of water at the curb of Sandalwood Cove during the 100-year flood event is up to 4.3 feet deep. The floodwater depth at the high point on the lot will be 1.9 feet deep during the 100-year flood event.