

Floodplain Variance Request 8206 Sandalwood Cove

Shoal Creek Watershed

Applicant Request

Two single-family structures currently exist on the site and will be demolished (1608 & 2383 sq. ft. conditioned space, 312 sq. ft. attached garage, 690 sq. ft. carport, 420 sq. ft. open porch)

1. Construct 8735 sq. ft. single-family/storage structure (5760 sq. ft. conditioned space plus 430 sq. ft. storage area, 1545 sq. ft. garage/carport, and 1000 sq. ft. covered porch).
2. Exclude building footprints from drainage easement dedication to the full limit of the 100-yr floodplain.



Watershed Protection Development Review

Legend

- Flooded Home May 24-25 1981
- Proposed Structures
- Stream Centerline
- City of Austin Future 25-Year Floodplain
- City of Austin Future 100-Year Floodplain

Subject Property:
8204 & 8206 Sandalwood Cove

This map was produced by the City of Austin Watershed Protection and Development Review Department as a working staff map and as such no warranty is made as to its accuracy or completeness.

THUR 05/24/07

0 50 100 200
Feet



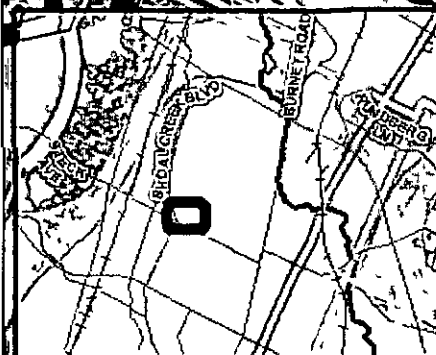


Watershed Protection Development Review

Legend

- Flooded Home May 24-25, 1981
- Proposed Structures
- Stream Centerline
- City of Austin Future 25-Year Floodplain
- City of Austin Future 100-Year Floodplain

Subject Property:
8204 & 8206 Sandalwood Cove



This map was produced by the City of Austin Watershed Protection and Development Review Department as a working staff map and as such no warranty is made as to its accuracy or completeness.

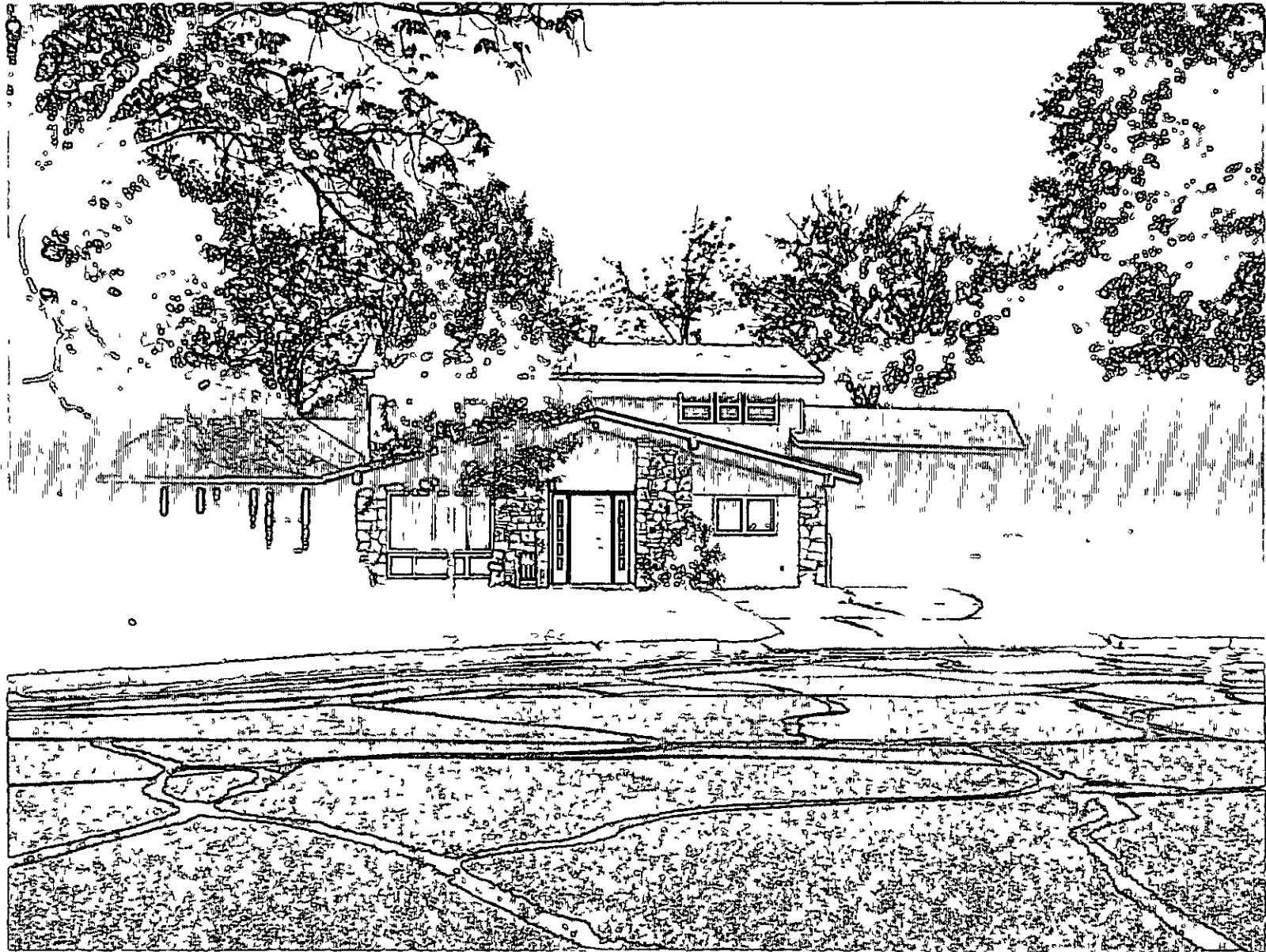
THUR 05/24/07

0 25 50 100
Feet

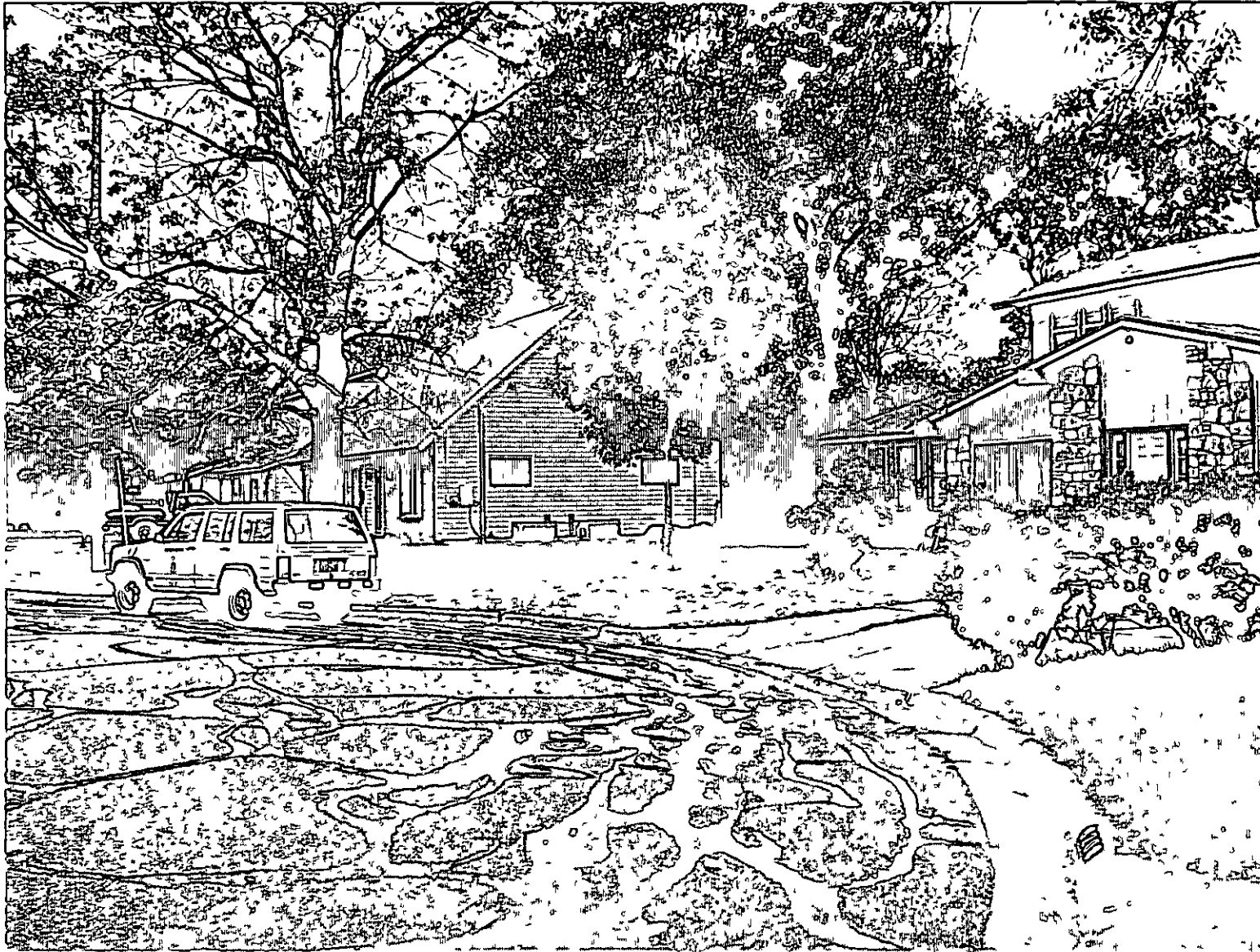




**8204 Sandalwood Cove
1608 sq. ft. House to be Demolished**



8206 Sandalwood Cove
2383 sq. ft. House to be Demolished



8204 & 8206 Sandalwood Cove
Site of Proposed 8735 sq. ft. House & Other Structures

OR PLAN

wood Cove

This is a detailed floor plan of a house, oriented with North at the top. The plan includes a large two-car garage on the right side, measuring 783 sq. ft. for the carport and 712 sq. ft. for the covered area. The main house features a central hallway with a staircase. Rooms include a Living Room (288 sq. ft.), Dining Room (281 sq. ft.), Kitchen (191 sq. ft.), Family Room (280 sq. ft.), Front Porch (679 sq. ft.), and a Back Porch (104 sq. ft.). There are also a Breakfast Room (248 sq. ft.), a Screened Porch (226 sq. ft.), a Master Bedroom (104 sq. ft.), and a second Bedroom (104 sq. ft.). A central Hall connects these rooms. The plan also shows a Roof Line and a North arrow in the top right corner.

Roof Line

Garage 783 sq. ft.

Carport 712 sq. ft.

Living Room 288 sq. ft.

Dining Room 281 sq. ft.

Kitchen 191 sq. ft.

Family Room 280 sq. ft.

Front Porch 679 sq. ft.

Back Porch 104 sq. ft.

Screened Porch 226 sq. ft.

Master Bedroom 104 sq. ft.

Bedroom 104 sq. ft.

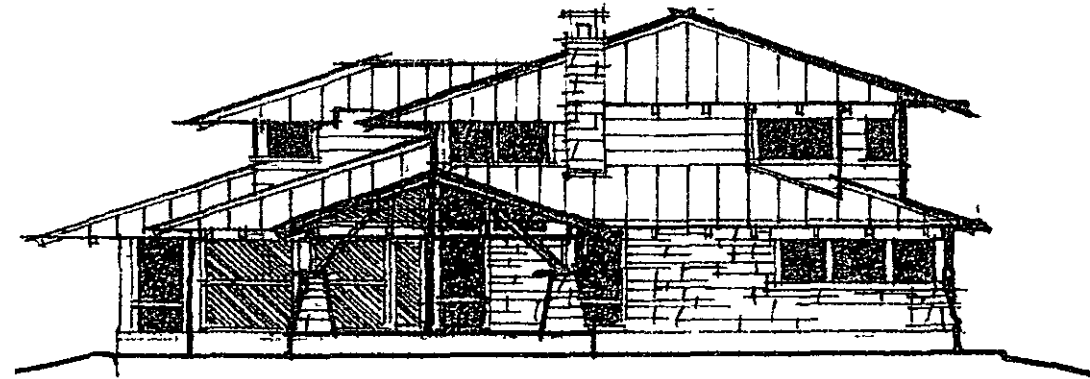
Hall

North

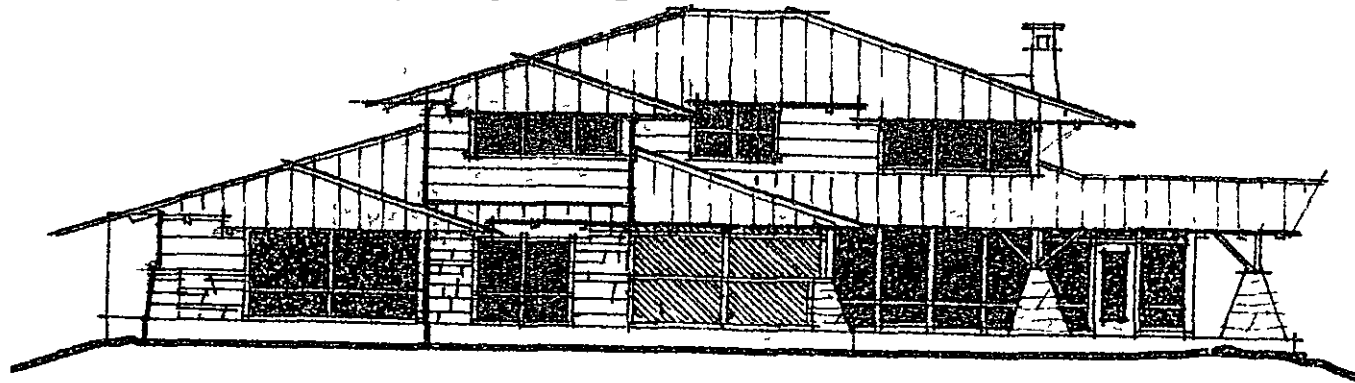
8206 Sandalwood Cove, Austin TX	
Plot Plan First Floor	
File site_plan.vad Sheet: Plan1	
Drawn By: JTR	Revised: 1/3/2007
Scale: 1/4" = 1'-0"	Printed: 1/3/2007

8206 Sandalwood Cove Proposed House – First Floor Plan

Elevation Sketches



FRONT (SE)



LEFT SIDE SW

**Proposed Residence
8204 and 8206 Sandalwood Cove**

VARIANCE DENIAL RECOMMENDED

SUMMARY of FINDINGS

1. **PROPOSED CONSTRUCTION IS WITHIN THE 100-YEAR AND 25-YEAR FLOODPLAINS OF SHOAL CREEK.** The 100-year and 25-year floodplains inundate both lots.
2. **NO SAFE ACCESS.** For the 100-year flood event, a water depth of 3.8 to 4.3 feet at the street curb line in front of the house impedes access to the house. The house will be surrounded by ~2 feet of water during the 100-year flood event; the proposed construction will be properly elevated above the floodplain. The existing construction is sub-elevated but second story offers safe refuge.
3. **ADDITIONAL OCCUPANCY IN THE FLOODPLAIN.** Proposed construction increases opportunity for human occupancy in the floodplain. The proposed new construction increases conditioned space 44%, 3991 sq. ft. to 5760 sq. ft. This does not include the 430 sq. ft. of storage area. However, the number of bedrooms is reduced from 7 to 4.
4. **HARDSHIP CONDITIONS FOR THE PROPERTY DO NOT EXIST.** Serviceable single-family residences exist on the property.
5. **FLOODING HISTORY.** In 1981, several houses flooded on Daleview Drive (street behind the subject property) and on other streets in the area.

END