

Floodplain Variance Request

10021 Wild Dunes Drive

Onion Creek Watershed

Applicant Request

1. Construct a new 2,841 sq. ft. single-family house at 10021 Wild Dunes Drive. The proposed house is within the 100-year floodplain. There are currently no structures on this property.
2. Exclude the building footprint from the drainage easement dedication to the full limit of the 100-year floodplain.



Watershed Protection Development Review

Legend

- Proposed Structure
- City of Austin Future 25-Year Floodplain
- City of Austin Future 100-Year Floodplain

Subject Property
10021 Wild Dunes Dr

Slaughter Creek

SHINNECOCK HILLS DR

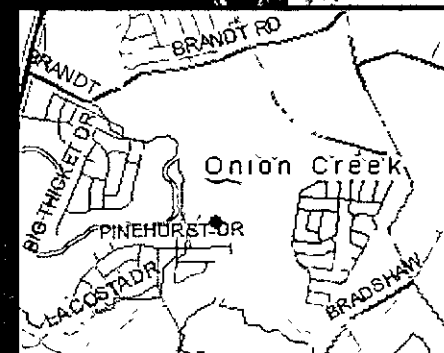
CRATER HILLS DR

WILD DUNES DR

WILD DUNES CT

PINEHURST DR

JACKROCK CV



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WED 04/28/2008






0 150 300 600 Feet



Watershed Protection Development Review

Legend

-  Proposed Structure
-  City of Austin Future 25-Year Floodplain
-  City of Austin Future 100-Year Floodplain

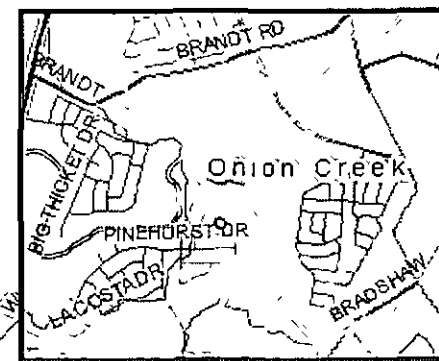
Subject Property
10021 Wild Dunes Dr

WILD DUNES DR

CORTER HILLS DR

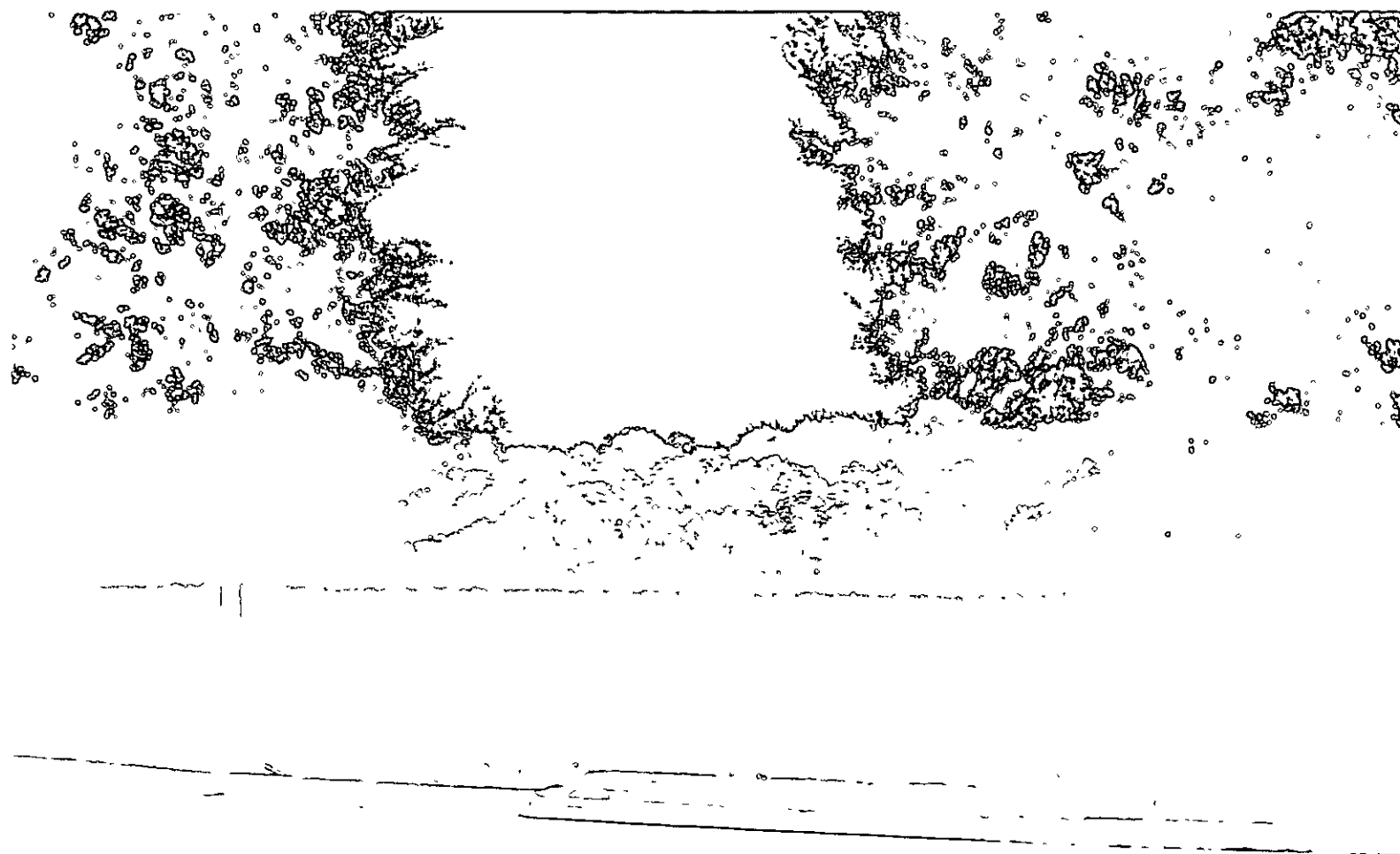


0 50 100 200 Feet

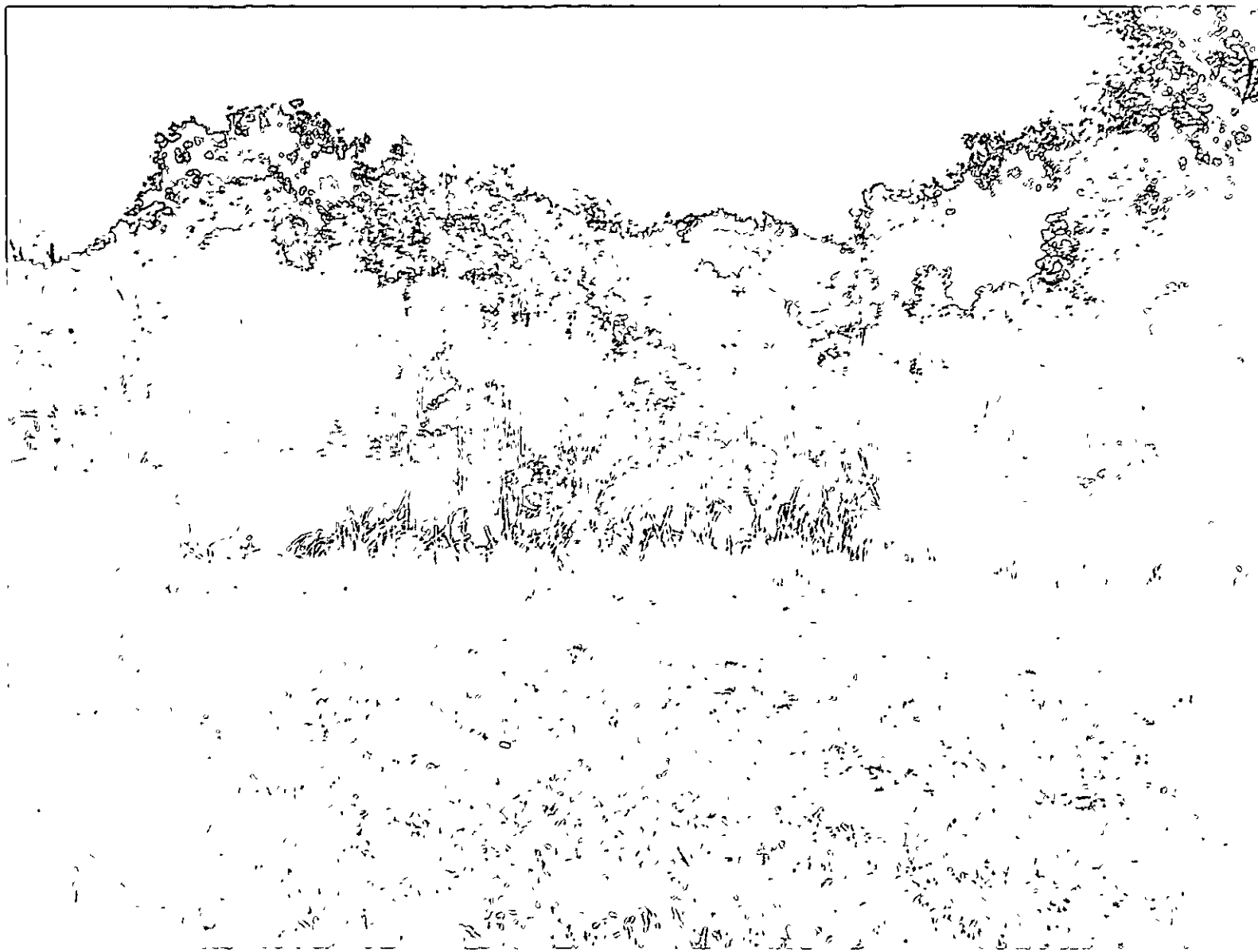


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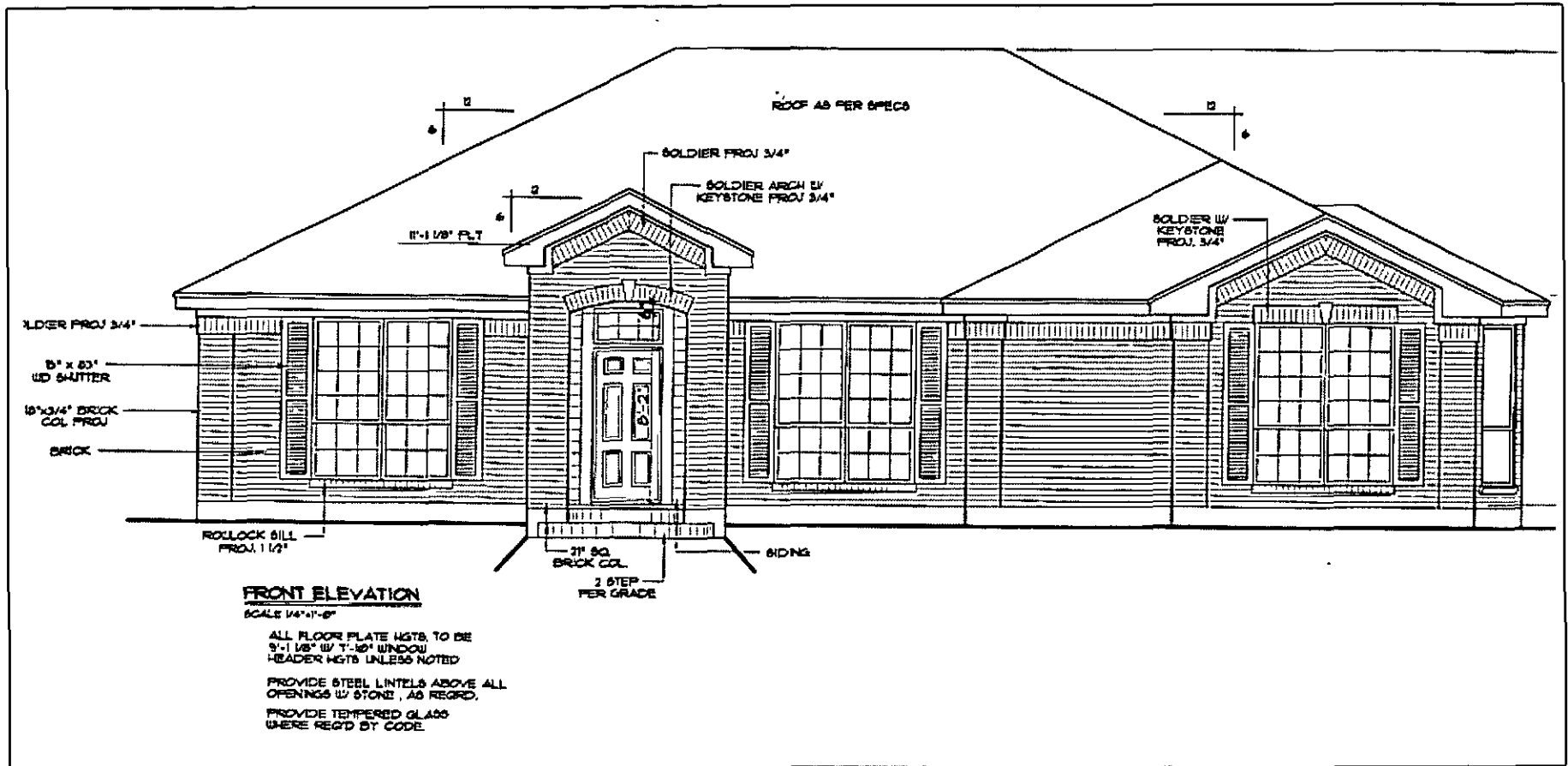


10021 Wild Dunes Drive
Site of Proposed 2,841 Sq. Ft. House



10021 Wild Dunes Drive

Creek behind Brush at Rear of Property



10021 Wild Dunes Drive
Proposed House Profile

VARIANCE DENIAL RECOMMENDED

SUMMARY of FINDINGS

1. **PROPOSED CONSTRUCTION IS WITHIN THE 100-YEAR FLOODPLAIN OF ONION CREEK.** The 100-year floodplain inundates the entire lot.
2. **NO SAFE ACCESS.** For the 100-year flood event, a water depth of 5.8 feet at the street curb line in front of the house impedes access to the house. The house will be surrounded by up to 3.0 feet of water during the 100-year flood event. Due to water depths in the street, this structure would not be accessible by Austin Fire Department vehicles.
3. **ADDITIONAL OCCUPANCY IN THE FLOODPLAIN.** The proposed construction will increase the opportunity for human occupancy in the floodplain. The proposed house would add 2,144 sq. ft. of conditioned space and a 485 sq. ft. garage.
4. **FINISHED FLOOR ABOVE MINIMUM REQUIRED ELEVATION.** The proposed construction meets City of Austin minimum elevation requirements (proposed elevation is at least one-foot above the 100-year floodplain elevation).
5. **HARDSHIP CONDITIONS FOR THE PROPERTY DO EXIST.** The currently vacant lot provides no economic return to the owners.

PREREQUISITES FOR GRANTING VARIANCES ARE NOT MET. Proposed construction does not meet Building Code prerequisites for granting a floodplain variance.

END