

AGENDA



Thursday, December 11, 2008

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION**Item No. 74**

Subject: Set a public hearing to consider an ordinance regarding floodplain variances requested by Mr. Jeffry Russell to allow construction of a single-family residence at 8204 and 8206 Sandalwood Cove in the 25-year and 100-year floodplains of Shoal Creek and including a request to waive the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain. (Suggested date and time: December 18, 2008, 6:00 p.m., at Austin City Hall, 301 West Second Street, Austin, TX.)

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

For More Information: Joseph G. Pantalion, P.E., 974-3438; Mapi Vigil, P.E. 974-3384; Kevin Shunk, P.E., 974-9176; Ray Windsor, CFM, 974-3362

Mr. Jeffry Russell proposes to construct a new single-family house at 8206 Sandalwood Cove. The applicant proposes one new structure to be placed on two lots under a unified development agreement. Mr. Russell owns two adjacent lots, 8204 and 8206 Sandalwood Cove, each with a single-family residence currently upon it. Subject to approval of the variance request, both houses would be demolished and replaced with one new residence. The proposed house is the subject of Building Permit application number PR-08-043886-R.

The proposed two-story structure includes 5,353 sq. ft. of conditioned space, 1,422 sq. ft. of attached garage and carport, 818 sq. ft. of bicycle storage, and a 2,277 sq. ft. porch/balcony/breezeway. The applicant seeks variances to the City of Austin's floodplain management regulations to obtain a building permit to: 1) construct the house within the 25-year and 100-year floodplains; 2) not provide vehicular or pedestrian access to an area at or above the Regulatory Flood Datum (RFD), which is defined as the 100 year floodplain elevation plus one foot, and (3) eliminate the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain. The request to eliminate the drainage easement requirement in its entirety rather than to exclude the footprint of the proposed house and garage from the easement dedication requirement exceeds any such variance requested or granted by City Council in the past.

The depth of water at the curb of the Sandalwood Cove during the 100-year flood event will be as much as 2.8 feet deep. The floodwater depth at the proposed house would be 2.1 feet deep during the 100-year flood event.