

AGENDA



Thursday, December 18, 2008

**Public Hearings and Possible Actions
RECOMMENDATION FOR COUNCIL ACTION****Item No. 115**

Subject: Conduct a public hearing and 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.

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 8204 and 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, and 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 depth of water at the curb of the Sandalwood Cove during the 25-year and 100-year flood events would be as much as 1.4 feet and 2.8 feet deep, respectively. The floodwater depth at the proposed house during the 25-year and 100-year flood events would be as much as 0.7 feet and 2.1 feet deep, respectively.

The City Council granted a floodplain variance for this property on May 24, 2007. That variance (Ordinance 20070524-064) allowed construction of a residence on the two lots, and excluded the footprint of the residence, garage, porch, and storage area from the requirement to dedicate an easement to the limits of the 100 year floodplain. The variance expired due to lack of approved building permits on June 4, 2008. The variance request before the Council is based on a proposed development that has seven percent less conditioned space in the house, but 16 percent more building area within the floodplain when compared to the May 2007 proposed development. Applicant also requests that the portion of the lots within the 100 year floodplain on which nothing is being constructed be excluded from the requirement to dedicate an easement. The request to eliminate the drainage easement requirement in its entirety rather than to exclude the footprint of the proposed house, garage, and enclosed storage from the easement dedication requirement exceeds any such variance requested or granted by City Council in the past.

The Watershed Protection and Development Review Department recommends denial of this variance request.

