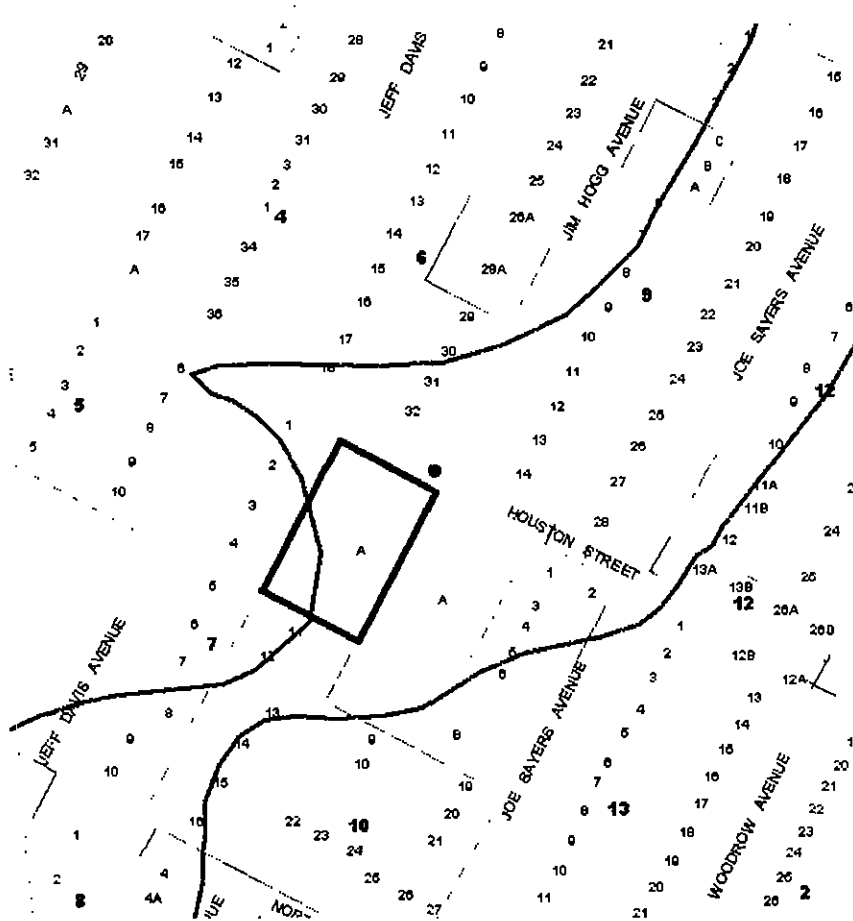


Backup Information Packet

2-10-05
#20

SUBJECT: Conduct a public hearing and consider a variance request to allow construction of a residential condominium in the existing 100-year and 25-year floodplains of Hancock Branch at 1605 Houston Street.

- Floodplain Variance Procedures
- Site Location Map for 1605 Houston St.
- Photograph of street view of 1605 Houston St. (looking southwest from the intersection of Jim Hogg Avenue & Houston Street)
- 4. Photograph of street view of 1605 Houston Street (looking southeast toward Hancock Branch and the neighboring apartment complex)




City of Austin
Watershed
Protection &
Development
Review



1605 Houston St
Lot A, Block 7

Hancock Branch
Centerline

 Approximate
100 Year Flood



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2. Site Location Map for 1605 Houston St

3. Floodplain Variance Procedures

Building Code, Appendix Chapter 58, Article 8 outlines procedures for consideration of flood plain development and evaluation of variance requests.

PREREQUISITES FOR GRANTING VARIANCES:

Variances shall only be issued upon:

- A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- Showing a good and sufficient cause;
- A determination that failure to grant the variance would result in exceptional hardship to the applicant, and
- A determination that granting a variance would not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances.

VARIANCE PROCEDURES:

The City Council shall hear and render judgment on requests for variances from the flood plain management regulations. Variances shall not be issued within any designated floodway (25-year floodplain) if any increase in flood levels during the base flood (100-year flood) discharge would result. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing relevant factors have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases. The relevant factors to be considered are:

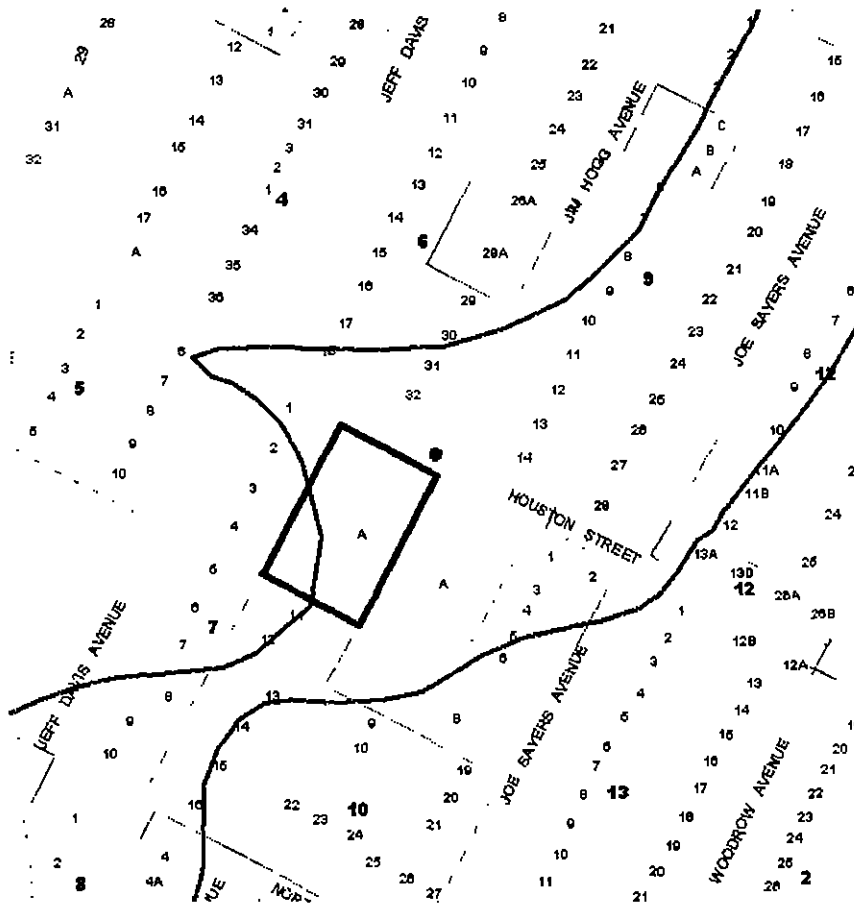
- The danger to life and property due to flooding or erosion damage;
- The susceptibility of the proposed facility and its contents to flood damage and the effects of such damage on the individual owner;
- The danger that materials may be swept onto other lands to the injury of others;
- The compatibility of the proposed use with existing and anticipated development;
- The safety of access to the property during times of flood for ordinary and emergency vehicles;
- The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
- The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site;
- The necessity to the facility of a waterfront location, where applicable;
- The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- The relationship of the proposed use to the comprehensive plan for the area.



4. Front view of 1605 Houston Street
(looking southwest from the intersection of
Jim Hogg Avenue & Houston Street).



- Street View of 1605 Houston Street
(looking southeast toward Hancock Branch and the
neighboring apartment complex).




City of Austin
Watershed
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1605 Houston St
Lot A, Block 7

Hancock Branch
Centerline

 Approximate
100 Year Flood



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Wed Aug 19 10:51:17 2003

2. Site Location Map for 1605 Houston St