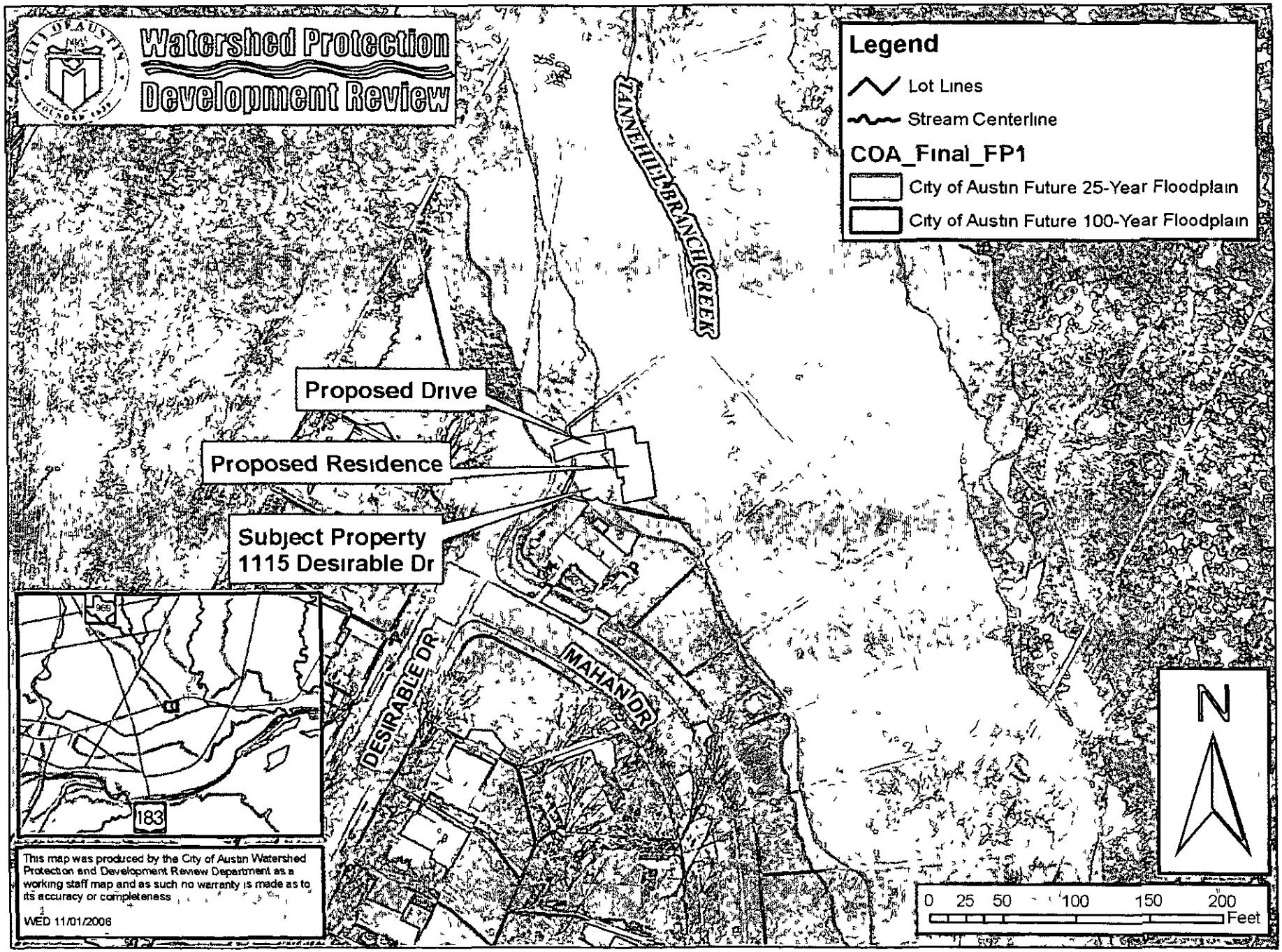
Floodplain Variance Request
1115 Desirable Drive

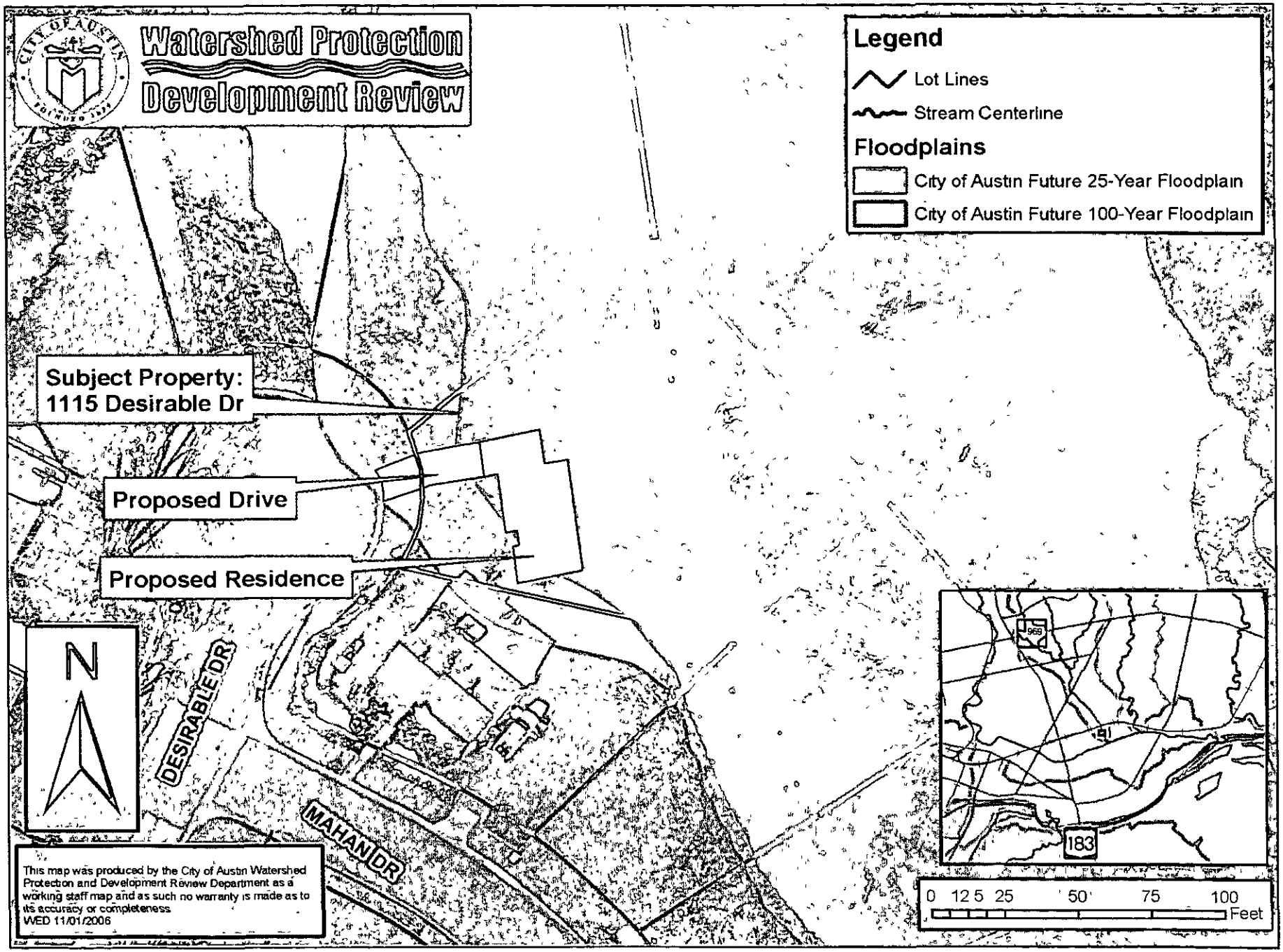
Tannehill Branch Watershed

Applicant Request

1. Construct a new, two-story, single-family house in the 100-year and 25-year floodplains of Tannehill Branch. The proposed 1870 sq. ft. two-story structure includes 1535 sq. ft. of conditioned space, 264 sq. ft. of attached garage, and a 71 sq. ft. porch. The 100-year floodplain almost inundates the entire lot. Most of the lot is also within the 25-year floodplain.

2. Waive the requirement to dedicate a drainage easement to the full limit of the 100-year floodplain by deleting the footprint of the structure from the easement-dedication requirement.


Watershed Protection
Development Review
Legend
Lot Lines
Stream Centerline
COA_Final_FP1
City of Austin Future 25-Year Floodplain
City of Austin Future 100-Year Floodplain
TANNEHILL BRANCH CREEK
Proposed Drive
Proposed Residence
Subject Property
1115 Desirable Dr
DESIRABLE DR
MAHAN DR
183
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
WED 11/01/2006
N
0 25 50 100 150 200
Feet


Watershed Protection
Development Review
Legend
Lot Lines
Stream Centerline
Floodplains
City of Austin Future 25-Year Floodplain
City of Austin Future 100-Year Floodplain
Subject Property:
1115 Desirable Dr
Proposed Drive
Proposed Residence
N
DESIRABLE DR
MAHAN DR
969
183
0 12.5 25 50 75 100
Feet
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.
WED 11/01/2006

VARIANCE APPROVAL RECOMMENDED

SUMMARY of FINDINGS

1. THE PROPOSED CONSTRUCTION IS IN THE 100-YEAR AND 25-YEAR FLOODPLAINS OF TANNEHILL BRANCH. The rear of the lot includes the channel of Tannehill Branch.

2. **EMERGENCY RESPONDER ACCESS**. For the 100-year flood event the depth of floodwaters will be 1.0 feet at the curb in front of the existing structure. The structure will be surrounded by 1.0 feet (front of property) to 2.3 feet (rear of property) of water. The water depths at curb line and at the front of the house are within the limits of access by Austin Fire Department vehicles.

3. ADDITIONAL OCCUPANCY IN THE FLOODPLAIN. The proposed construction will increase human occupancy in the floodplain.

4. **HARDSHIP CONDITIONS FOR THE PROPERTY EXISTS**. The failure to grant the variance will result in exceptional hardship by rendering the lot un-developable;

5. 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).

6. FLOODS IN THE VICINITY. The November 16 and 23, 2004 storm events resulted in light to moderate flooding in the lower Tannehill Branch watershed. Street flooding was reported in the 4700 and 4900 block of Jain Lane which is 1600 feet upstream of the subject property.