



## Recommendation for Action

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**File #:** 22-1766, **Agenda Item #:** 54.

5/19/2022

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### **Posting Language**

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of two new dwelling units at 5203 Chico Street. The property is in the 100-year floodplain of Tannehill Branch.

### **Lead Department**

Watershed Protection Department.

### **Fiscal Note**

A fiscal note is not required.

### **For More Information:**

Kevin Shunk, 512-974-9176; Karl McArthur, 974-9126.

### **Additional Backup Information:**

The property owner is seeking to construct a primary and secondary residence in the 100-year floodplain on a vacant lot. The development is the subject of Building Permit application number 2020-060099 PR. The proposed buildings encroach in the 100-year floodplain of Tannehill Branch. The single-family residence and secondary apartment will be constructed so that their finished floors are elevated on piers 2 feet above the 100-year floodplain elevation in accordance with code requirements. The depth of the 100-year floodplain on the property and in the street is approximately one foot.

The owner is seeking variances to the City of Austin's floodplain management regulations to: 1) encroach into the 100-year floodplain with two new buildings; 2) not provide normal access from the buildings to an area that is a minimum of one foot above the design flood elevation; and 3) exclude the building footprints from the required drainage easement.

**THE WATERSHED PROTECTION DEPARTMENT RECOMMENDS DENIAL OF THIS VARIANCE REQUEST.**

### **Strategic Outcome(s):**

Safety.