



Recommendation for Action

File #: 22-1767, Agenda Item #: 55.

5/19/2022

Posting Language

Conduct a public hearing and consider an ordinance regarding floodplain variances for the construction of two new dwelling units at 5205 Chico Street. The property is in the 100-year floodplain of Tannehill Branch.

Lead Department

Watershed Protection Department.

Fiscal Note

This item has no fiscal impact.

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 2020-060123 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.