Recommendation for Action

File #: 22-1634, **Agenda Item #:** 36. 5/5/2022

Posting Language
Set a public hearing to consider an ordinance regarding floodplain variances for the construction of two new dwelling units at 5205 Chico Street, as requested by the owner of the property. The property is in the 100-year floodplain of Tannehill Branch. (Suggested date: May 19, 2022, at Austin City Hall, 301 W. Second Street, Austin, Texas).

Lead Department
Watershed Protection Department.

Fiscal Note
A fiscal note is not required.

Prior Council Action:
Click or tap here to enter text.

For More Information:
Kevin Shunk, 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 a minimum of 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.

Strategic Outcome(s):
Safety.