



City of Austin

Recommendation for Action

File #: 26-1871, **Agenda Item #:** 74.

5/28/2026

Posting Language

Conduct a public hearing and consider an ordinance granting variances for the property located at 4905 Prock Lane from certain floodplain regulations prescribed by the City Code for construction of a duplex within the 100-year floodplain of Tannehill Branch Creek; establishing the conditions for the variances; and providing the expiration date for the variances. Funding: This item has no fiscal impact.

Lead Department

Austin Watershed Protection.

Fiscal Note

This item has no fiscal impact.

For More Information:

Kevin Shunk, Floodplain Administrator, 512-974-9176, Kevin.Shunk@austintexas.gov; Rebeka McKay, Supervising Engineer, 512-974-3353, Rebeka.McKay@austintexas.gov.

Additional Backup Information:

The owner of the property located at 4905 Prock Lane, through their agent David Petcosky, has filed an application for a residential building permit (permit application number 2024-084851 PR) for the proposed development of a duplex on a vacant lot. The proposed development is to construct a two story 6,502 square foot building that contains two dwelling units.

A single-family building existed on this lot until 2024 when it was demolished. Adding a duplex on this property increases the number of dwelling units within the floodplain that are at flood risk.

The entire property is located within the 100-year floodplain of Tannehill Branch Creek.

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

Austin Watershed Protection recommends denial of this variance request due to life safety concerns.