



City of Austin

Recommendation for Action

File #: 26-1567, **Agenda Item #:** 54.

5/21/2026

Posting Language

Conduct a public hearing and consider an ordinance regarding floodplain variances for a permit for the conversion of an accessory structure into a dwelling unit at 1120 Denfield Street that is within the 100-year floodplain of Tannehill Branch Creek. 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:

In 2020, the owner of the property located at 1120 Denfield Street submitted a residential building permit application to build two new dwelling units and a detached garage on the property. After consultation with City floodplain staff, the applicant amended the scope of work of their application and received a permit in 2021 to build a single-family residence and a detached accessory structure to be used as a yoga studio. Subsequently, the owner converted the permitted accessory structure into a second dwelling unit without the proper permits.

The owner has submitted an interior remodel application (residential building permit 2024-108448 PR) to retroactively allow the conversion of the yoga studio into a second dwelling unit, which was approved in error. The permit was rescinded and the owner now seeks variances from the City's floodplain management regulations to 1) encroach on the City of Austin's 100-year floodplain with the converted building; 2) not provide normal access from the converted building to an area that is a minimum of one foot above the design flood elevation (100-year floodplain); and 3) exclude the footprints of the converted building and primary single-family dwelling from the required drainage easement.

The property is located entirely within the City of Austin's 100-year floodplain of Tannehill Branch Creek.

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