



City of Austin

Recommendation for Action

File #: 26-1825, **Agenda Item #:** 71.

5/28/2026

Posting Language

Conduct a public hearing and consider an ordinance granting variances for property located at 1812 Clifford Avenue from certain floodplain regulations prescribed by City Code for construction of a single-family residential dwelling unit within the 25-year and 100-year floodplains of Boggy Creek; establishing the conditions for the variances; and providing an 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:

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Additional Backup Information:

The owner of the property located at 1812 Clifford Avenue, through their agent, Davey McEathron, has filed an application for a residential building permit (permit application number 2025-075589 PR) for a proposed single-family dwelling unit on a vacant lot. The proposed development is to construct a three-story 2,429 square-foot building with a 270 square-foot porch.

A single-family building existed on this lot until 2022 when it was demolished. This proposed development could have been approved administratively if it had been submitted prior to demolishing the building.

The entire property is located within the 100-year floodplain of Boggy Creek and the proposed building is located within the 25-year floodplain of Boggy Creek.

The owner seeks variances from the City's floodplain management regulations to: 1) encroach on the 25-year and 100-year floodplains with the proposed building; 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 approval of this variance request with the following conditions:

1. The applicant shall dedicate an easement to the City as required by City Code Section 25-7-152 (*Dedication of Easements and Rights-of Way*) to the limits of the 100-year floodplain less the footprint of the buildings. The City may not issue a certificate of occupancy for the buildings until the applicant submits all information and documentation necessary for the easement and the easement, as approved by the City Attorney, is filed by the applicant in the Official Records of Travis County, Texas.
2. Before the City may issue a certificate of occupancy for the buildings, the applicant must submit a completed Elevation Certification certifying the elevation of the finished floor of the buildings as

proposed by the approved site plan or development permit application and signed by a professional land surveyor, engineer, or architect authorized by law to certify elevations.

If approved, these variances will expire if the building for which the variances are granted does not receive a residential building permit within one year.