
nd: Drainage Engineer Review.

Thu, Oct 6, 2022 at 4:32 PM

From: FloodPro <floodpro@austintexas.gov>
Date: October 6, 2022 at 16:50:52 EDT
To: Tammer
Cc: "Leal Ruiz, Ricardo" <Ricardo.Leal@austintexas.gov>, Antonia Calabrese <antoniocalabrese19@yahoo.com>
Subject: Re: Drainage Engineer Review.

Tammer,

The site is in the 25 and 100 year floodplains. The exceptions **only** applies if there is an existing structure on the property.

Best regards,

Shamir Dorsey, CFM
Floodplain Management Office
City of Austin, Watershed Protection Department
[505 Barton Springs Road](#), 12th Floor
PO Box 1088, Austin, Texas 78767
<https://atxfloodsafety.com/>

Shamir,

Thank you for answering so quickly. After reviewing the municipal code, is this a 25 year flood plain or 100 year? I was reading the exceptions here and wanted to understand if we were able to build up the area above the flood plain and add drainage to compensate for displaced volume as noted in the exceptions?

To be approved under this section, development must:

- (1) be no lower than two feet above the 100-year floodplain, as measured from the lowest floor elevation of any proposed building;
- (2) comply with the requirements in [Chapter 25-12](#), Article 3 (*Flood Hazard Areas*);
- (3) compensate for the floodplain volume displaced by the development;
- (4) result in no additional adverse flooding impact on other properties, as determined by the director; and
- (5) Otherwise comply with the requirements of this title, as determined by the director.

Thank you,
Tammer

On Oct 6, 2022, at 1:24 PM, FloodPro <floodpro@austintexas.gov> wrote:

Tammer,

Majority of this lot is in the floodplain. Code states for vacant lots encroachment in the floodplain is prohibited.

https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-7DR_ART4SPREZOJU_S25-7-92ENFLPR

Best regards,

Shamir Dorsey, CFM
Floodplain Management Office
City of Austin, Watershed Protection Department
[505 Barton Springs Road](#), 12th Floor
PO Box 1088, Austin, Texas 78767
<https://atxfloodsafety.com/>

To whom it may concern,

A client of mine is currently interested in purchasing a piece of land to develop and we

Path, Austin TX 78704. The Tax Parcel ID is 553126. I have attached the survey and deed restrictions. The lot is SF-3 however I was told this may be a drainage easement. For context, a small creek/drainage runs through the property. When I was there, there was not active flow.

Is it possible to build on this land? If so, what are the requirements to address the drainage easement?

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Thank you,
Tammer

On Oct 5, 2022, at 11:50 AM, Leal Ruiz, Ricardo <Ricardo.Leal@austintexas.gov> wrote:

Hello Tammer.

Because there is floodplain located on this site, please contact floodpro@austintexas.gov for information and be sure to include a Tax Parcel ID and property address.

Respectfully,

Ricardo Leal

Graduate Engineer A. Land Development Information Services

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Office: 512.974.1866

<image001.png>

Please contact my direct supervisor with any kudos or concerns

at: Joydeep.Goswami@austintexas.gov

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

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*** External Email - Exercise Caution ***

I see the number in your signature is different than what I had! That must have been it, I was given this number by the land development office. A client of mine is currently interested in purchasing a piece of land to develop and we wanted to know if it were even possible to do. The property address is [1809 Cinnamon Path, Austin TX 78704](#). I have attached the survey and deed restrictions. The lot is SF-3 however I was told this may be a drainage easement. For context, a small creek/drainage runs through the property. When I was there, there was not active flow.

Is it possible to build on this land? If so, what are the requirements to address the drainage easement?

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