

**ORDINANCE NO. 20120112-105**

**AN ORDINANCE GRANTING VARIANCES FOR PROPERTY LOCATED AT 5506 WINDWARD DRIVE FROM CERTAIN FLOODPLAIN REGULATIONS PRESCRIBED BY THE CITY CODE FOR REMODELING OF A SINGLE FAMILY RESIDENCE IN THE 25- AND 100-YEAR FLOODPLAINS; ESTABLISHING CONDITIONS FOR THE VARIANCES; AND PROVIDING AN EXPIRATION DATE FOR THE VARIANCES.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** This ordinance applies to the conversion of an existing garage into conditioned space at the single family residence located at 5506 Windward Drive within the 25- and 100-year floodplains as described in Building Permit application number 2011-079767 PR.

**PART 2.** Council has considered the factors for granting a variance from floodplain regulations prescribed by City Code Section 25-12-3, Building Code Appendix G, Section G105.7 (*Conditions for Issuance*). Council finds that the variances granted by this ordinance are the minimum necessary to afford relief, are based on good and sufficient cause, and failure to grant the variance would result in exceptional hardship. Council further finds that the variances granted in this ordinance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

**PART 3.** A variance is granted from:

- (A) the requirement that the lowest floor of a building or structure be elevated one foot above the design flood elevation, prescribed by City Code Section 25-12-243, Residential Code Section R324.2.1 (*Elevation Requirements*), to allow the garage conversion without increasing the elevation of the garage;
- (B) the easement requirements in City Code Section 25-7-152 (*Dedication of Easements and Rights-of-Way*), to exclude the footprint of the existing house and garage from the requirement to dedicate an easement to the limits of the 100-year floodplain;
- (C) the requirement that normal access to the building be by direct connection with an area at least one foot above the design flood elevation, prescribed by City Code Section 25-12-3, Building Code Section 1612.4.3 (*Means of Egress*); and

- (D) the requirement that a non conforming use not be expanded, changed, or altered in a way which increases its nonconformity, prescribed by City Code Section 25-12-3, Building Code Section G102.3 (*Nonconforming Uses*).

**PART 4.** The variances granted in this ordinance are effective only if the applicant meets the following conditions:

- (A) The applicant shall dedicate an easement to the City as required by City Code Section 25-7-152 to the limits of the 100-year floodplain, excluding the existing house and garage. The City may not issue a Certificate of Occupancy for the remodeled residence 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.
- (B) The applicant shall submit a completed Elevation Certificate certifying the elevation of the finished floor of the structure, signed by a Texas registered professional land surveyor, before the City may issue a Certificate of Occupancy for the remodeled residence.

**PART 5.** This variance expires if the project for which this variance is granted does not receive a Building Permit before January 23, 2013.



**PART 6.** Approval of this variance does not constitute approval of zoning, subdivision, a site plan, a building permit, or any other development permit, and it does not constitute a commitment to any particular land use, intensity of land use, or utility services. Approval of this variance does not constitute a guarantee of flood insurance availability, rates, or requirements.

**PART 7.** This ordinance takes effect on January 23, 2012.

**PASSED AND APPROVED**

January 12, 2012

Lee Leffingwell  
Mayor

APPROVED:  ATTEST:   
Karen M. Kennard  
City Attorney  
Shirley A. Gentry  
City Clerk