

ORDINANCE NO.

AN ORDINANCE GRANTING A VARIANCE FOR PROPERTY LOCATED AT 1006 PAYNE AVENUE FROM CERTAIN FLOODPLAIN REGULATIONS PRESCRIBED BY THE CITY CODE FOR CONSTRUCTION OF A DUPLEX IN THE 25 AND 100-YEAR FLOODPLAINS; ESTABLISHING CONDITIONS FOR THE VARIANCE; AND PROVIDING AN EXPIRATION DATE FOR THE VARIANCE.

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

PART 1. This ordinance applies to the construction of a duplex located at 1006 Payne Avenue within the 25 and 100-year floodplains as described in Residential Plan Review application number 2014-043204 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 the requirement prescribed by City Code Section 25-12-3, Building Code Section 1612.4.3 (*Means of Egress*), that normal access to the building be by direct connection with an area at least one foot above the design flood elevation.

PART 4. The variance granted in this ordinance is 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 25 and 100 year floodplains. The City may not issue a Certificate of Occupancy for the building 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 building, signed by a professional land surveyor, engineer or architect authorized by law to certify elevations, before the City may issue a Certificate of Occupancy for the building.

PART 5. This variance expires if the duplex residence for which this variance is granted does not receive an approved Building Permit before August 31, 2016.

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 _____, 2015.

PASSED AND APPROVED

_____, 2015 §
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Steve Adler
Mayor

APPROVED: _____
Anne Morgan
Interim City Attorney

ATTEST: _____
Jannette Goodall
City Clerk