

ORDINANCE NO. 20141002-077

AN ORDINANCE GRANTING VARIANCES FOR PROPERTY LOCATED AT 1010 West 10th STREET FROM CERTAIN FLOODPLAIN REGULATIONS PRESCRIBED BY THE CITY CODE FOR CONSTRUCTION OF A MULTIFAMILY BUILDING AND PARKING 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 construction of a multifamily building and associated parking located at 1010 West 10th Street within the 25 and 100-year floodplains as described in Site Plan application number SP-2014-0131C.

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 restriction on construction in the 25-year and 100-year floodplains prescribed by City Code Section 25-7-92 (*Encroachment On Floodplain Prohibited*); and
- (B) the easement requirements in City Code Section 25-7-152 (*Dedication of Easements and Rights-of-Way*), to exclude the footprint of the two-story duplex from the requirement to dedicate an easement to the limits of the 100-year floodplain;

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 footprint of the multifamily building and associated parking. 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.
- (C) Before the City may issue a Certificate of Occupancy for the building, the applicant shall submit to the City proof in a form acceptable to the City that the following conditions have been met:
 - (1) The applicant restricted the associated parking to reserved parking only, no general public parking shall be allowed;
 - (2) The applicant erected easily visible signs on the associated parking stating that the parking lot is located in the floodplain and subject to flooding in rain events; and
 - (3) The applicant included in the Condominium Declaration a provision stating that the parking lot is located in the floodplain and subject to flooding in rain events.

PART 5. This variance expires if the multifamily building and associated parking for which this variance is granted does not receive a Building Permit before October 13, 2015.

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 October 13, 2014.

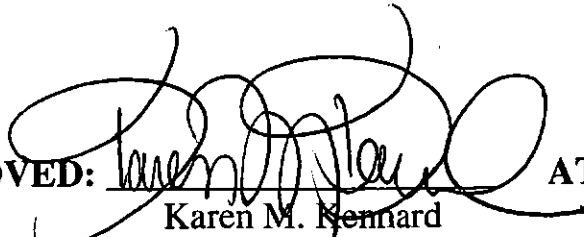
PASSED AND APPROVED

October 2, 2014

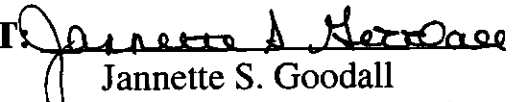
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Lee Leffingwell
Mayor

APPROVED:


Karen M. Nemard
City Attorney

ATTEST:


Jannette S. Goodall
City Clerk