

ORDINANCE NO.

AN ORDINANCE GRANTING VARIANCES FOR PROPERTY LOCATED AT 4800 CONVICT HILL ROAD FROM CERTAIN FLOODPLAIN REGULATIONS PRESCRIBED BY THE CITY CODE TO ALLOW REDEVELOPMENT OF THE SAINT CATHERINE OF SIENA CHURCH; 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 redevelopment of the St. Catherine of Siena church located at 4800 Convict Hill Road as described in Site Plan application number SP-2014-0476C.

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. A variance is granted from the requirement prescribed by City Code Section 25-12-3, Building Code Section G102.3 (*Nonconforming Uses*), that a nonconforming use not be expanded, changed, enlarged, or altered in a way which increases its nonconformity.

PART 5. The variances granted in this ordinance are effective only if the applicant meets the following conditions:

