

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

3 (A) The applicant shall dedicate an easement to the City as required by City Code
4 Section 25-7-152 (*Dedication of Easements and Rights-of-Way*) to the limits of
5 the 100-year floodplain less the footprint of the building. The City may not
6 issue a Certificate of Occupancy for the building until the applicant submits all
7 information and documentation necessary for the easement and the easement, as
8 approved by the City Attorney, is filed by the applicant in the Official Records
9 of Travis County, Texas.

10 (B) Before the City may issue a Certificate of Occupancy for the building, the
11 applicant must submit a completed Elevation Certification certifying the
12 elevation of the finished floor of the building as proposed by the approved site
13 plan application, signed by a professional land surveyor, engineer, or architect
14 authorized by law to certify elevations.

15 **PART 5.** These variances expire if the building for which the variances are granted does
16 not receive a building permit within one year of the effective date of this ordinance.

17 **PART 6.** Approval of these variances does not constitute approval of zoning, subdivision,
18 a site plan, a building permit, or any other development permit, and does not constitute a
19 commitment to any particular land use, intensity of land use, or utility services. Approval
20 of these variances does not constitute a guarantee of flood insurance availability, rates, or
21 requirements.

22 **PART 7.** This ordinance takes effect on _____, 2024.

23 **PASSED AND APPROVED**

24
25 §
26 §
27 _____, 2024 § _____

28 Kirk Watson
29 Mayor

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32 **APPROVED:** _____ **ATTEST:** _____

33 Deborah Thomas
34 Acting City Attorney

35 Myrna Rios
City Clerk