Proposed amendments to the Zoning and Platting Commission's Atlas 14 recommendation (Kiolbassa)

1. Prepare a comparison of the Onion Creek flooding with the Atlas 14 floodplains to understand the accuracy of the modeling.

2. Conduct 2-D modeling where a) more than ten residential properties are added to the 100- and 25-year floodplain or b) areas have not experienced any flooding in the past 50 years. If areas in Austin are to be deemed flood hazards and therefore uninhabitable, it would be cost-effective to make sure that this is the case. 2-D modeling has the advantage of being more precise by being able to determine flooding from two directions, while 1-D modeling (used by the City of Austin) can overstate depth and velocity. A Texas Floodplain Management Association survey of its members showed that 62% surveyed use 2-D modeling to some extent. The cost of raising a home in a floodplain is approximately $40,000 but could be more than $200,000 for a two-story house so the City of Austin needs to be absolutely accurate with its new floodplain maps.
   https://cdn.ymaws.com/www.tfma.org/resource/resmgr/2015_Fall_Summit_Presentations/The_Coming_Flood_of_2D_Model.pdf

3. Allow an administrative waiver in the residential exception for existing homes in the 100- and 25-year floodplain to remain at their current elevation but that any new addition be x feet above the Base Flood Elevation. As stated above, the cost of raising a home in a floodplain is approximately $40,000 but could be more than $200,000 so this waiver will help prevent displacement.