

Zoning and Platting Commission Resolution
Floodplain Commercial Redevelopment Exception Code Amendments

Whereas the new National Oceanic Atmospheric Association “NOAA” ATLAS 14 rainfall information indicated increased rainfall levels within the City of Austin and the city adopted new regulations in an effort to protect the residents from flooding based on a better understanding of flood risk with this new rainfall information; and,

Whereas The City of Austin contacted more than 2,700 people at 110 different meetings and following that outreach on November 14, 2019 the City of Austin adopted new regulations with four basic elements:

- Floodplain definitions
- Residential redevelopment exception
- Colorado River exception; and
- Increased Freeboard

Whereas There are a significant number of residential and commercial properties that are in the flood plain and that number increased when the new Atlas 14 regulations were adopted; and

Whereas The City has a goal to Create an administrative approval process for commercial redevelopment that decreases flood risk compared to the existing conditions

Whereas the City Council and City of Austin are committed to equity in the development and implementation of land development policies and code amendments.

Now, therefore, be it resolved that the Zoning and Platting Commission encourages the City Council to consider the following recommendations regarding the proposed floodplain commercial redevelopment exception code amendments:

1. The administrative approval process for a commercial building in the flood plain should be adopted if:
 - a. Replaces or modifies an existing commercial building
 - b. Finished floor elevation is at least 2 feet above the 100-year floodplain
 - c. Does not increase the building square footage on the property
 - d. Does not include the following uses:
 - i. E (educational);
 - ii. F (Factory
 - iii. H (High Hazard)
 - iv. I (Institutional)
 - e. Does not increase the number or flood level of parking spaces within the flood plain on the property unless otherwise required; and
 - f. No adverse Flooding Impact
2. Direct the City Manager to provide annual public reports on the efficacy of floodplain redevelopment exceptions and the goals to increase public safety and decrease flood risks in floodplains, and