



# Atlas 14 – Commercial Redevelopment Exception

# Floodplain Regulations Update

What floodplain rules did we update?

What floodplain rules do we recommend updating now?

# What floodplain rules did we update?

Most significant update to our floodplain rules in their 36-year history

Goal of updated rules: Protect our residents from flooding based on a better understanding of flood risk with new rainfall information

Updated four basic elements of rules

- Floodplain definitions
- Residential redevelopment exception
- Colorado River exception
- Freeboard

## Floodplain Definitions

Regulatory 100-yr  
floodplain = Current FEMA 500-yr  
floodplain

Regulatory 25-yr  
floodplain = Old COA 100-yr  
floodplain

- Maintain the City's level of flood protection
- Limit construction of new buildings in areas with known flood risk during re-mapping process
- Interim definitions until floodplains are re-mapped in 2 - 3 years

## Residential Redevelopment Exception

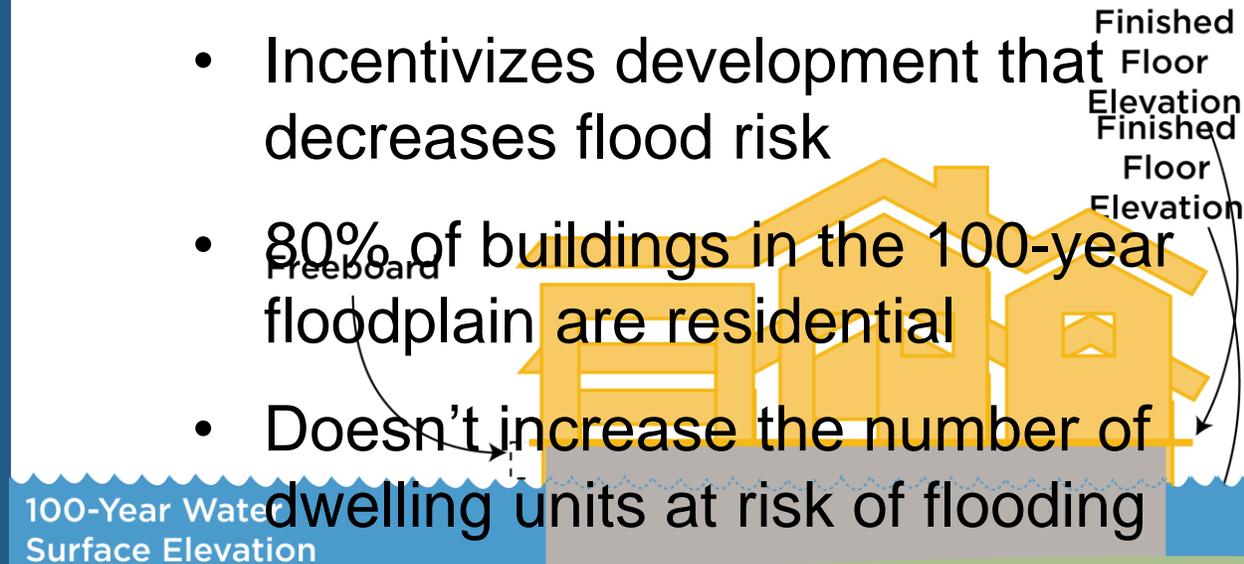
Administrative approval process floodplain if:

1. Replacement or modification of an existing residential building
2. Does not increase number of dwelling units
3. Finished floor elevation is at least 2 feet above the 100-year floodplain
4. No adverse flooding impact

If these 4 conditions are met, the safe access requirement is waived

### Purpose

- Incentivizes development that decreases flood risk
- 80% of buildings in the 100-year floodplain are residential
- Doesn't increase the number of dwelling units at risk of flooding
- Opens up opportunity for grant funding Re-developed condition



## Option for Minor Improvements to Residential Buildings

Administrative approval process for an addition to a residential building in the floodplain if:

1. Finished floor elevation of the addition is at least 2 feet above the 100-year floodplain
2. Not a substantial improvement
3. No adverse flooding impact

If these 3 conditions are met, the safe access requirement is waived



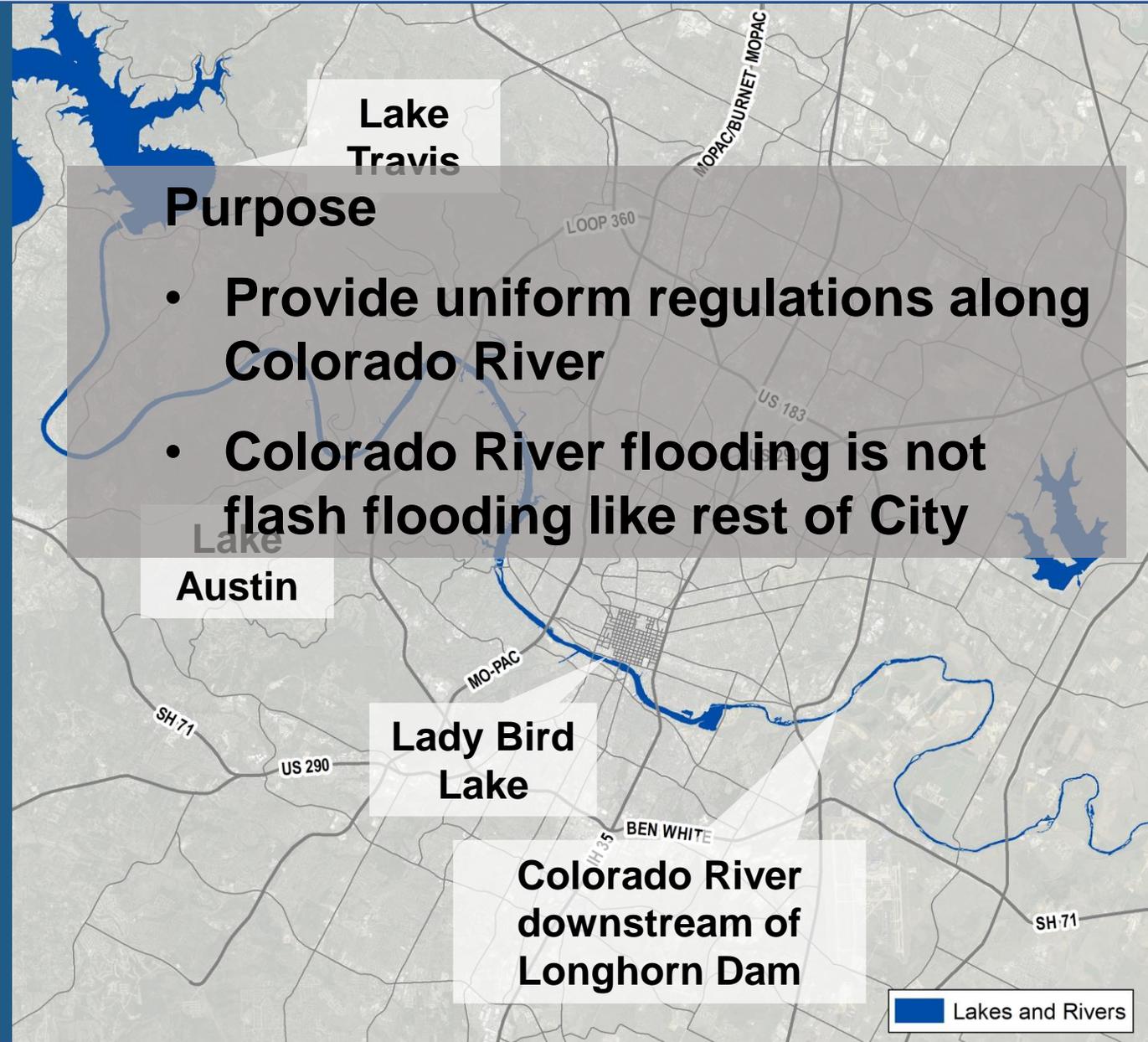
## Colorado River Exception

The previous exception allowed for a building to encroach in the 100-year floodplain if it was:

- Downstream of Longhorn Dam
- Along Lady Bird Lake

New rule expands this exception to include:

- Lake Austin
- Lake Travis (within COA jurisdiction)

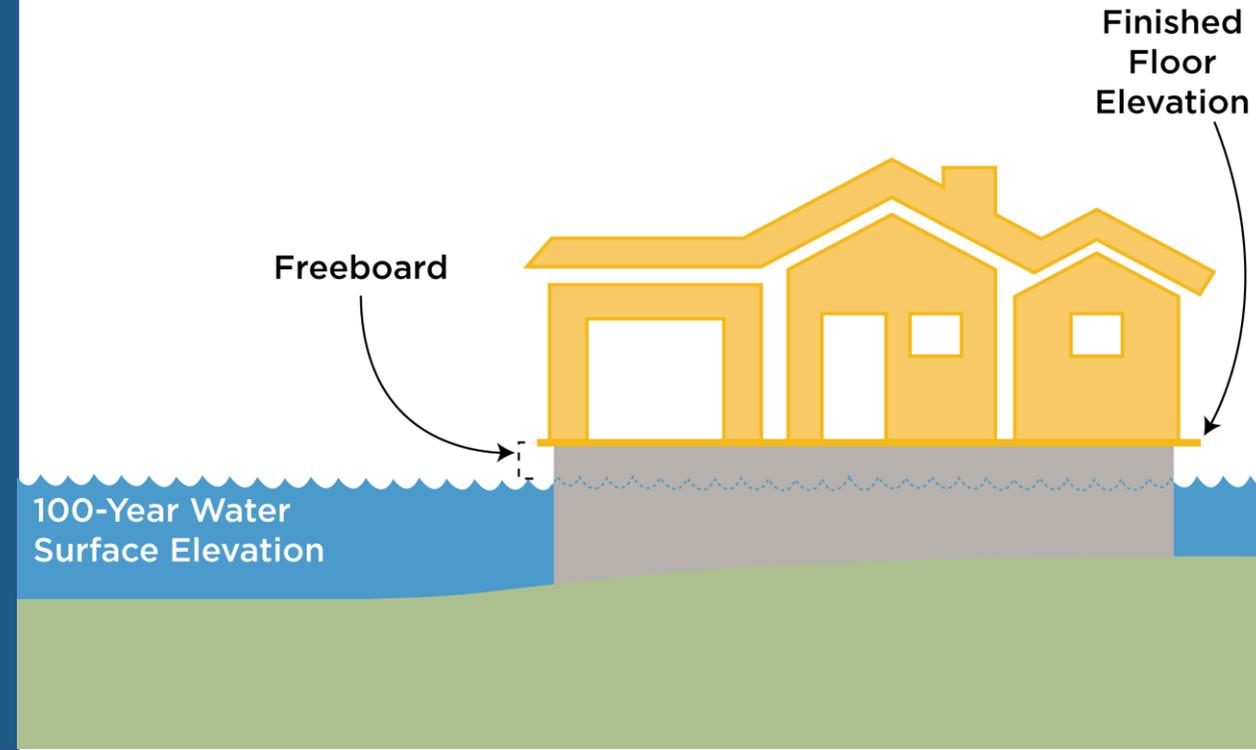


## Freeboard

Increase the minimum height between a building's finished floor and the 100-year floodplain from 1 ft to 2 ft

## Intent

- Freeboard is the single-most effective means for reducing flood risk to a building in the floodplain
- Reduces flood insurance premiums



# Result of Collaborative Code Revision Process

Contacted more than 2,700 people at 110 different meetings

City Council approved the new rules on November 14, 2019

Staff pledged to develop draft rules regarding commercial redevelopment

# What floodplain rules do we recommend updating now?

Commercial Redevelopment Exception

# Commercial Redevelopment exception

**Goal:** Create an administrative approval process for commercial redevelopment that decreases flood risk compared to the existing conditions

**Considerations:** Building use; square footage; occupant load; parking flood risk; building height

## Process to approval

- Codes and Ordinances Joint Committee
  - Planning Commission
  - Environmental Commission
    - ❖ Request recommendation to City Council
  - Building and Fire Code Board of Appeals
- Codes and Ordinances Joint Committee
  - Zoning and Platting Commission
  - Planning Commission
  - City Council

An aerial photograph showing a residential neighborhood partially submerged in floodwater. The water is a murky brown color. In the foreground, a river flows over a rocky bed, creating white rapids. The houses in the background are surrounded by water, with some trees and utility poles visible. The text "Atlas 14 – Commercial Redevelopment Exception" is overlaid in the center in a bold, yellow font, enclosed in a white bracket-like border.

# Atlas 14 – Commercial Redevelopment Exception

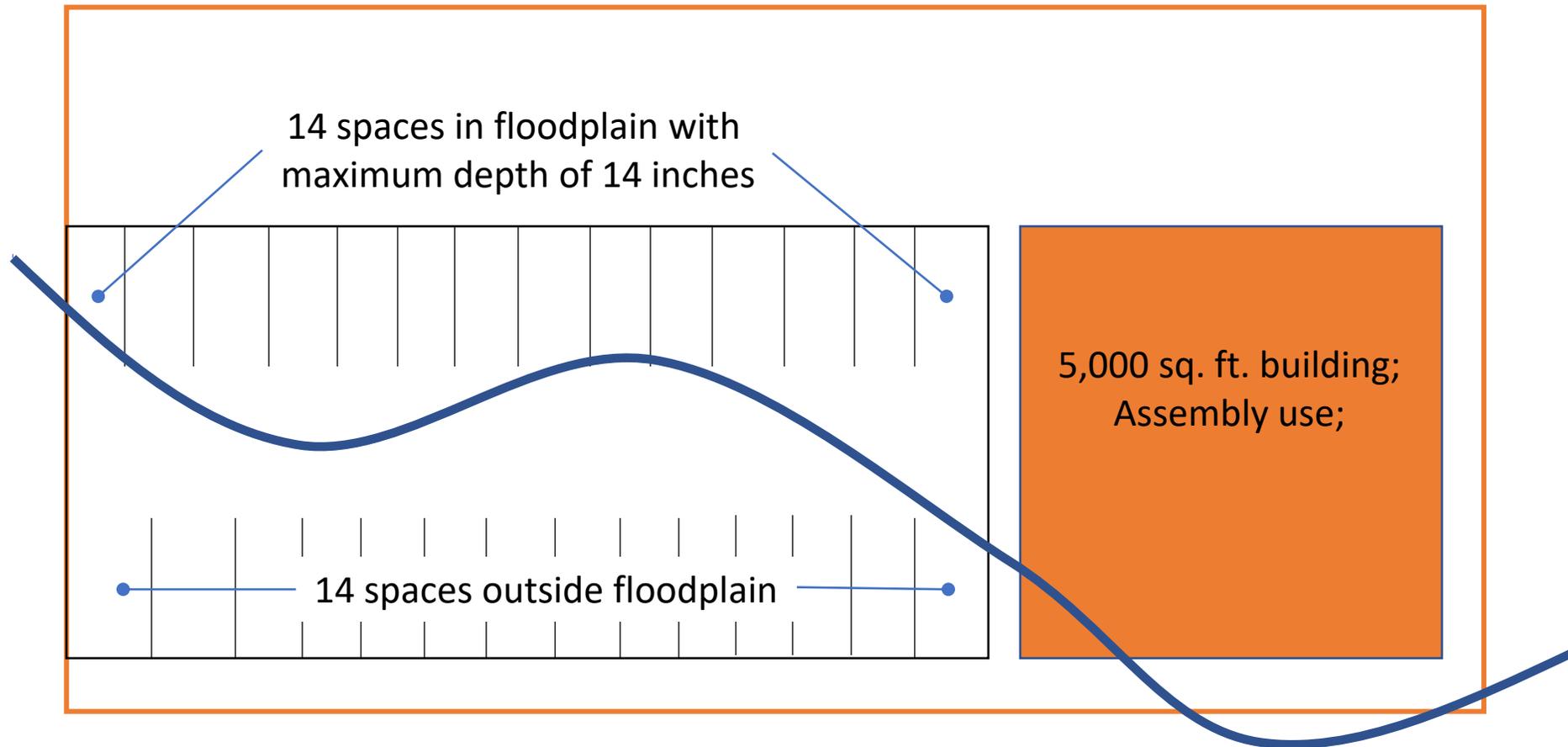
## Proposed commercial redevelopment exception

Administrative approval process for a commercial building in the floodplain if:

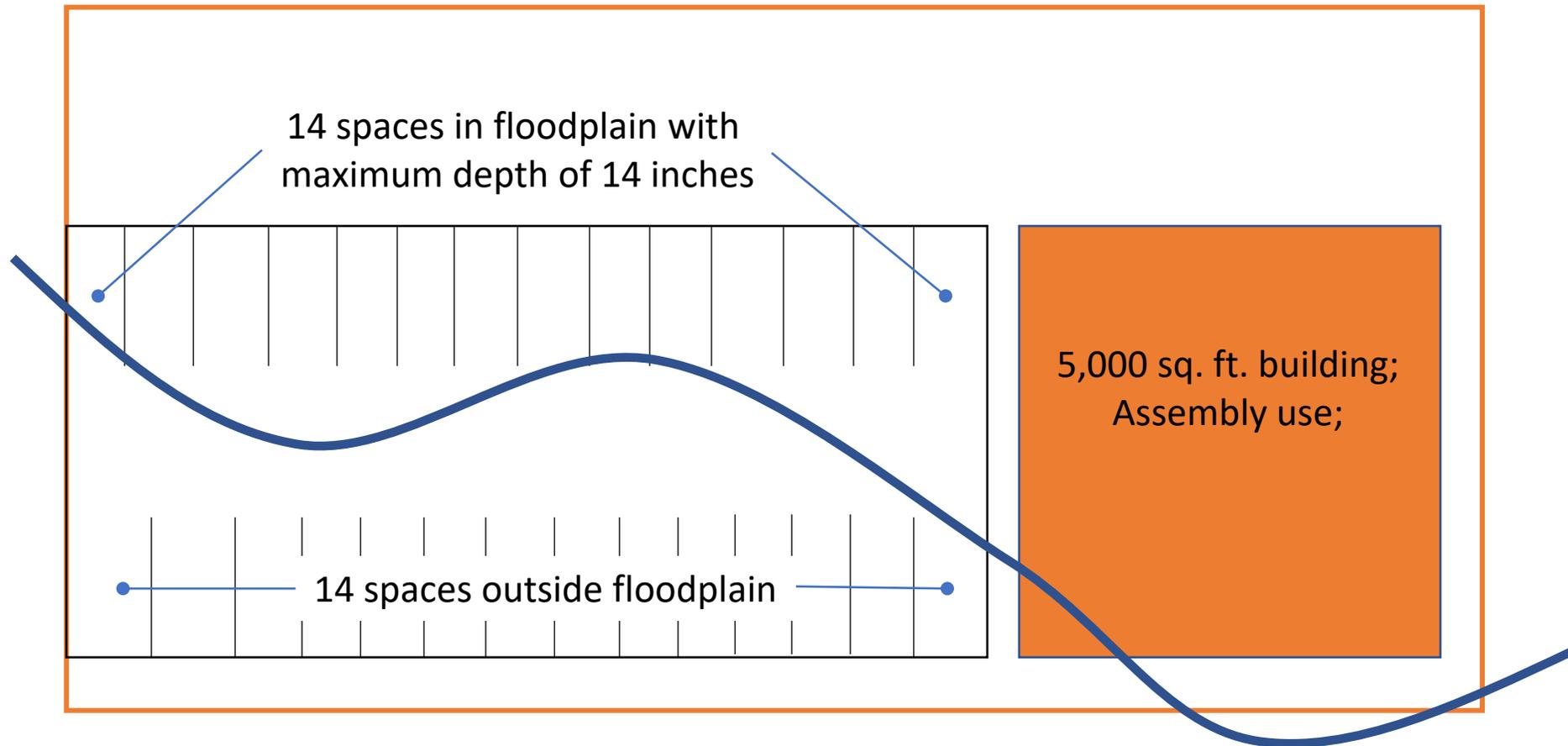
1. Replaces or modifies an existing commercial building
2. Finished floor elevation is at least 2 feet above the 100-year floodplain
3. Does not increase the building square footage on the property
4. Does not include the following uses: E (Educational); F (Factory); H (High Hazard); or I (Institutional)
5. Does not increase the number or flood level of parking spaces within the floodplain on the property unless otherwise required; and
6. No adverse flooding impact

If these conditions are met, the safe access requirement is waived

## Proposed commercial redevelopment exception example: Existing conditions



# Proposed commercial redevelopment exception example: Option 1: same configuration



# Proposed commercial redevelopment exception example: Option 2: reconfiguration

