

Flood Mitigation Task Force (FMTF) Recommendations: Summary of Recommendations related to Land Development Code

Recommendation	Staff Response / Comment	Status	FMTF Report Subsec.*
<p>1. 3rd party evaluation of Regional Stormwater Management Program (RSMP) for effectiveness and accountability.</p>	<p>WPD continues to improve the way RSMP is administered.</p>	<p>WPD staff contracted a 3rd party consultant to evaluate appropriate RSMP fees consistent with construction costs and benchmark program with other cities. In addition, the consultant will make recommendations on potential improvements to the administration of the RSMP. This evaluation is expected to be completed by July 2018.</p>	<p>ES.13 1.A.9. 4.8.</p>
<p>2. Floodplain Variance policy: supportive of current approach with several suggestions.</p>	<p>WPD appreciates the support of our approach and is considering the suggested changes (e.g., provide public notification for properties & communities near proposed FP Variance requests).</p>	<p>WPD staff exploring implementation of potential improvements, e.g., Require public notice for Council floodplain variances.</p>	<p>ES.11 1.B.1. thru 1.B.3.b. 1.E.5.a. 1.E.5.b.</p>
<p>3. Work with city, state, and county authorities to continue to restrain development in 100-year floodplains.</p>	<p>Austin's 100-year floodplain regulations implemented in 1983 have been very successful in preventing development in the floodplain. Austin regulates floodplains at a higher level than the FEMA minimum standards, contributing to our Community Rating System rating (which makes flood insurance more affordable for Austinites).</p>	<p>The City of Austin and Travis County have established a single-office review process for development within the City's ETJ and we are working to improve our coordination with Travis, Williamson, and Hays Counties. Staff do not believe there is a need for any change in CodeNEXT.</p>	<p>ES.10</p>

<p>4. WPD should comprehensively plan every 5 years to coordinate land use, transportation, utilities, and drainage to set maximum impervious cover and on-site detention requirements in flood-prone areas.</p>	<p>Current Land Development Code requires new Site Plan & Subdivision developments to provide flood mitigation to a no adverse impact standard and coordinates transportation and utility infrastructure. Increases in impervious cover require mitigation via on-site controls, off-site improvements, or participation in the RSMP program. The Imagine Austin Comprehensive Plan also acknowledges the need to protect floodplains in Centers & Corridors.</p>	<p>WPD and PAZ staff worked with Opticos to ensure that CodeNEXT proposes no net increases in impervious cover entitlements on a watershed basis.</p>	<p>1.F.1. 1.F.1.a. 1.F.1.b. 1.F.1.c. 1.A.14.</p>
<p>5. Where flood problems severe, do not issue permits for new/re-/infill/ADU development until the flood problems are mitigated or certain conditions met.</p>	<p>Texas State Law strictly limits the use of moratoriums such that this recommendation is not possible. WPD is working to correct existing problems via capital improvement and operating program projects. Current code prohibits adverse flooding impacts to other properties and requires flood mitigation for increases in impervious cover for new Site Plan and Subdivision development.</p>	<p>CodeNEXT proposes that flood mitigation requirements include redevelopment projects. For residential Building Permits, drainage is not reviewed and, were it to be considered, would need to consider staffing needs, affordability / permitting complexity, and responsibility (public v. private). WPD and DSD staff are in discussion about possible solutions.</p>	<p>ES.10 1.F.1.e. 1.F.1.e.i. 1.F.1.e.ii. 1.F.1.e.iii.</p>
<p>6. Support for WPD recommendation in CodeNEXT for flood mitigation for redevelopment (must mitigate assuming undeveloped conditions); also enforce existing code.</p>	<p>WPD strongly supports that redevelopment provide flood mitigation per CodeNEXT.</p>	<p>WPD staff are modeling the potential benefits of this approach and will have results to share with the community around the end of October 2017. Currently, our recommendation is that the flood mitigation based on undeveloped conditions requirement for redevelopment be applied to commercial properties only.</p>	<p>ES.7 1.F.2. 1.F.2.a. 1.F.2.b. 1.F.2.d. 1.F.2.f. 1.F.2.g.</p>

<p>7. Do not wait for CodeNEXT to implement regulatory recommendations.</p>	<p>City staff understands the dilemma of whether to package new flood regulatory protections with the larger CodeNEXT effort or move forward before that multi-year process. Ultimately, it is the Council's decision in consultation with the community.</p>	<p>WPD staff informed the CodeNEXT Advisory Group and Council of this request. Council also were given the message directly by Task Force members. At present, these proposals are included as part of CodeNEXT and expected to be considered for approval by Council in spring 2018.</p>	<p>ES.15</p>
<p>8. Strengthen floodplain code with either a larger than 100-year flood or additional freeboard requirement.</p>	<p>WPD agrees that this is an important question with increasing storm intensity / extreme weather. Most flood risks are in areas that originally developed prior to floodplain regulations.</p>	<p>The National Weather Service, the Corps of Engineers and other partners are in the process of updating rainfall recurrence data for the State of Texas. The resulting Atlas 14 publication should be completed in 2019. WPD staff will consider updating the Drainage Criteria Manual with this updated information. The creation of updated floodplain maps using this new rainfall information would take a number of years to implement.</p>	<p>1.F.2.c.</p>
<p>9. Ensure DSD staff can check if proposed development is located within known flooding problem areas and advise applicant, staff & Neighborhood Plan Contact Teams.</p>	<p>All proposed development is reviewed for floodplain conflicts. WPD staff agree that sharing information about known flooding problem areas is very important for DSD and the community. Flood risks along mapped creeks are currently available to DSD and the community. WPD is working to produce flood risk information associated with local flooding areas.</p>	<p>WPD staff is working to complete the localized flood mapping for online mapping services. At this time, we do not have an anticipated completion date. As the information becomes available, WPD staff will work with DSD and PAZ staff to place this (and potentially more) information on the City's Development Web Map (viewer).</p>	<p>1.F.3.b.</p>

<p>10. Green Stormwater Infrastructure: incentives to build onsite flood controls, one-time DUF discounts, cost-sharing options, and integration with "grey" infrastructure.</p>	<p>City Council approved a stormwater management discount program for voluntary installation of on-site stormwater control measures (SCMs) that exceed development requirements (both green and grey). WPD also considers green stormwater infrastructure when designing water quality and flood solutions.</p>	<p>Complete: Discount is available to the public. Green solution development ongoing. City staff is also developing an inventory of Green Stormwater Infrastructure (GSI) projects and programs per Council Resolution 20170615-071 that will leverage greater public and private use of GSI. The CodeNEXT Beneficial Use proposal will also provide green stormwater infrastructure on sites—enhancing infiltration for smaller storms.</p>	<p>ES.14 1.F.1.GI.1. thru 1.F.GI.4.b.</p>
<p>12. Discourage new/re-development in Onion Creek 500-year floodplain until FEMA review and map updates.</p>	<p>Floodplain maps finalized.</p>	<p>The new floodplain maps from the Onion Creek study for fully developed conditions have been completed and since Nov. 2016 have been used for City of Austin regulatory purposes. These floodplains now appear on the City's FloodPro site (ATXfloodpro.com) and development viewers. The federal process for formal FIRM adoption typically takes 1.5 to 2 years after the engineering work has been completed. WPD is evaluating future improvements to floodplain regulations, but these improvements are not considered for CodeNEXT.</p>	<p>4.7.</p>

* Final Report link: <http://www.austintexas.gov/edims/document.cfm?id=254319>