

Code Revision
Section 4-88 - Subdivision and addition plats
Atlas 14

DATE: September 16, 2020

CODE AMENDMENT SECTIONS: Section 4-88 - Subdivision and addition plats: to include provisions for final plats related to the re-delineation of floodplain limits due to the adoption of Atlas 14 rainfall data.

STAFF REVIEW AND ANALYSIS:

Background

This code amendment is to be adopted in conjunction with amendments to the City's Design and Construction Standards (DACS). The purpose of the changes is to require new developments to utilize the most recent rainfall data from the NOAA (National Oceanic and Atmospheric Administration). This data, referred to as Atlas 14, reflects measured rainfall over the last 20 years and is the best data available for drainage analysis and design.

This ordinance revision establishes the date after which subdivision plats must use the Atlas 14 data as September 1, 2020. It also states that final plats which have been approved, but not yet recorded, are not required to re-delineate floodplain based on Atlas 14 data, unless the final plat expires before it is recorded with the county.

RECOMMENDED MOTION: Recommendation of approval for the amendments to Section 4-88 - Subdivision and addition plats: to include provisions for final plats related to the re-delineation of floodplain limits due to the adoption of Atlas 14 rainfall data.

That Zoning and Development Code, Chapter 4, Article VII, Section 4-88, Code of Ordinances (2018 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

Chapter 4 - SUBDIVISION DESIGN AND CONSTRUCTION

Sec. 4-88. - Subdivision and addition plats.

- (a) Preliminary and final plats for additions or subdivisions shall show the limits of the ultimate 1% annual chance floodplain for all waterways draining 50 or more acres by hatch marking said floodplain on the plat. In addition, all preliminary and final plats shall show the limits of zones A and AE as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), if such zones fall within the boundaries of the plat.
- (b) The final plat of any proposed addition or subdivision showing the limits of the ultimate 1% annual chance floodplain shall contain the following plat note:
- "No fences, structures, storage or fill shall be placed within the limits of the ultimate 1% annual chance floodplain unless approved in accordance with city ordinances."
- (c) The final plat of any proposed addition or subdivision containing any property within SF-R, SF-1, SF-2, SF-3, SF-D, TF or TH zoning districts, or single-family condominiums or detached townhomes contained within a Planned Unit Development, shall provide public right-of-way, drainage easements or separate lots dedicated for such purposes, as approved by the city, to cover at a minimum the ultimate 1% annual chance floodplain areas, drainage channels, pipe systems, and any other related drainage facilities. All other final plats shall provide drainage easements or separate lots dedicated for such purposes, as approved by the city, to cover at a minimum the ultimate 4% annual chance floodplain areas, drainage channels, pipe systems and any other related drainage facilities.
- (d) If any lot is adjacent to the ultimate 1% annual chance floodplain, the final plat shall establish minimum finished floor elevations (MFFE) for all such lots at two feet above the ultimate 1% annual chance floodplain elevation.
- (1) For single-lot plats containing multiple foundations, a separate exhibit shall be provided prior to recordation indicating the ~~minimum finished floor elevation~~ MFFE for each proposed slab adjacent to the ultimate 1% annual chance floodplain.

- 1 (e) The final plat shall contain a statement by an engineer certifying the easements, slab elevations and
2 any other drainage related notes are in compliance with this chapter.
- 3 (f) No portion of any land located in the ultimate 1% annual chance floodplain shall be counted toward
4 the minimum lot area requirement.
- 5 (g) For final plats that have been approved by the Planning and Zoning Commission (P&Z) prior to
6 September 1, 2020, re-delineation of floodplain limits and MFFE on the approved final plat, due to
7 adoption of Atlas 14 rainfall data, shall not be required as long as the final plat does not expire prior
8 to recordation with the county. P&Z approval of a preliminary plat shall not vest floodplain or MFFE
9 delineation for a subsequent final plat application.