## **ORDINANCE NO. 0-2020-0269**

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AN ORDINANCE AMENDING ZONING AND DEVELOPMENT CODE, CHAPTER 4, ARTICLE VII, SECTION 4-88, CODE OF ORDINANCES (2018 EDITION), CITY OF ROUND ROCK, TEXAS, REGARDING SUBDIVISION AND ADDITION PLATS; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

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## BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK,

- 12 **TEXAS:**
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- 14 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
- 16 follows:

## 17 Chapter 4 - SUBDIVISION DESIGN AND CONSTRUCTION

- 18 Sec. 4-88. Subdivision and addition plats.
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- (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-29 30 2, SF-3, SF-D, TF or TH zoning districts, or single-family condominiums or detached townhomes 31 contained within a Planned Unit Development, shall provide public right-of-way, drainage easements 32 or separate lots dedicated for such purposes, as approved by the city, to cover at a minimum the 33 ultimate 1% annual chance floodplain areas, drainage channels, pipe systems, and any other related 34 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 35 36 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.
- 40 (1) For single-lot plats containing multiple foundations, a separate exhibit shall be provided prior to
   41 recordation indicating the minimum finished floor elevationMFFE for each proposed slab
   42 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.
- (g) For final plats that have been approved by the Planning and Zoning Commission (P&Z) prior to
   October 1, 2020, re-delineation of floodplain limits and MFFE on the approved final plat, in
   compliance with the Rainfall Application Instructions for Hydrologic Analyses and Design ("the
   RAIn"), as adopted in Section 2 of the DACS Drainage Criteria Manual-, shall not be required as long
   as the final plat does not expire prior to recordation with the county. P&Z approval of a preliminary
   plat shall not vest floodplain or MFFE delineation for a subsequent final plat application.
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II.

- A. All ordinances, parts of ordinances, or resolutions in conflict herewith are
   expressly repealed.
- B. The invalidity of any section or provision of this ordinance shall not
   invalidate other sections or provisions thereof.
- **C.** The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this \_\_\_\_\_ day of
, 2020.

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1	Alternative 2.										
2	READ	and	APPROVED	on	first	reading	this	the		day	of
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4	<b>READ</b> , <b>APPROVED</b> and <b>ADOPTED</b> on second reading this the day of										
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o 9	CRAIG MORGAN, Mayor										
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12	ATTEST:										
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15	SARA L. WHI	IE, Cit	y Cierk								