



PLANNING & DEVELOPMENT DEPARTMENT

IDENTIFICATION OF FLOOD PRONE AREAS ON GENERAL PLAN

Effective July 24, 2020

Flooding events have been increasingly severe in the City of Houston and our region. The 2018 amendment to Chapter 19 City of Houston Code of Ordinances mandated that it was necessary to evaluate development within the 100-year and 500-year floodplains to protect investments made by residents and business owners in real property within the City. Harris County and others have developed their own needs in improving the drainage in their regions.

To mitigate and reduce the risk of flood loss for future development, the 100-year, 500-year floodplains and floodway will be required to be identified on all General Plans submitted to the Department with the Plat Tracker application. Applicants will be required to graphically depict the location of the floodplains and or floodway on their General Plans and provide related note.

This information must be provided as part of initial submittal of a General Plan for Planning Commission consideration. The General Plan application will be marked incomplete if this information is not included as part of the initial submittal.

HOW TO ILLUSTRATE

The way to depict this information correctly is to go to the FEMA website through the following link: <https://msc.fema.gov/portal/search#searchresultsanchor>. Enter the address, place, or coordinates. The site will produce a map that will identify whether the property is located in the 100- year, 500-year flood plains or floodway. Provide a dash line on your General Plan identifying the 100-year, 500-year flood plains or floodway as depicted on the FEMA map.

GENERAL PLAN RELATED NOTE

Also, include on the face of the General Plan the following related note as follows: Portions of the property included in this General Plan lie within the known floodway and the 100 and 500-year floodplains. As each section or parcel is platted and developed, the then-current standards of City of Houston [or if ETJ: Harris County] drainage, elevation, and building regulations must be adhered to.

DISTRIBUTION

This document is being circulated to our customer eblast and posted on our Development Services webpage <https://www.houstontx.gov/planning/DevelopRegs/>. For additional information contact Dipti Mathur at 832-393-6560.