

# AGENDA

## CITY OF PEARLAND ♦ CITY COUNCIL

March 24, 2014

7:30 p.m.

**MAYOR**  
**Tom Reid**

**Greg Hill**  
**Mayor Pro-Tem**  
**Position No. 5**

### COUNCIL MEMBERS

**Tony Carbone**  
**Position No. 1**

**Scott Sherman**  
**Position No. 2**



**Susan Sherrouse**  
**Position No. 3**

**Keith Ordeneaux**  
**Position No. 4**

**Jon R. Branson**  
**Assistant City Manager**

**Clay Pearson**  
**City Manager**

**Mike Hodge**  
**Assistant City Manager**

**Darrin Coker**  
**City Attorney**

**Young Lorfing**  
**City Secretary**

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.



**CITY COUNCIL AGENDA**  
CITY OF PEARLAND  
REGULAR COUNCIL MEETING  
**MONDAY, MARCH 24, 2014, | 7:30 P.M.**  
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE  
| 281 | 652.1600

**I. CALL TO ORDER**

**II. INVOCATION AND THE PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA FLAG AND TEXAS FLAG**

**III. RECOGNITIONS AND AWARDS**

1. Presentation of the H-E-B representatives, Jim Doxakis, Unit Director, Nikki Whitehead, Store Director, Kefawn Mchaney, Assistant Store Director, Susan Altic, Manager in charge, Anna Bryant, Community Coordinator, Pearland Area
2. Presentation of Proclamation proclaiming the week of April 2 - 12, 2014, as "Community and National Volunteer Week"
3. Presentation of Proclamation proclaiming the week of April 6 -12, 2014, as "Crime Victims' Rights Week"
4. Presentation of Proclamation proclaiming the month of April, 2014, as "Safe Digging Month"
5. Presentation of Proclamation proclaiming the month of April, 2014, as "Fair Housing Month"

**IV. CITIZEN COMMENTS:** In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit for individual comments and the five-minute time limit for an individual speaking on behalf of a group. This is not a question-answer session, however, it is an opportunity to voice your thoughts with City Council.

**V. DOCKETED PUBLIC HEARING:** None

**VI. CONSENT AGENDA:**

**All items listed under the "Consent Agenda" are considered to be routine and require little or no deliberation by the City Council. These items will be enacted/approved by one motion unless a councilmember requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (*ix. matters removed from Consent Agenda*). Approval of the Consent Agenda enacts the items of legislation.**

- A. **Consideration and Possible Action – Second and Final Reading of Ordinance No. 532-5** – An ordinance of the City Council of the City of Pearland, Texas, amending Ordinance No. 532, the *Flood Hazard Prevention* Ordinance; providing a penalty for violation; having a savings clause, a repealer clause, a severability clause; providing for codification, publication and an effective date. *Mr. Clay Pearson, City Manager.*
- B. **Consideration and Possible Action** – Excuse the absence of Councilmember Keith Ordeneaux from the Regular Council Meeting held on March 10, 2014. *City Council.*

**VII. MATTERS REMOVED FROM CONSENT AGENDA**

**VIII. NEW BUSINESS:**

- 1. **Consideration and Possible Action – Second and Final Reading of Ordinance No. 943-21** – An ordinance of the City Council of the City of Pearland, Texas, amending Figure 7.2, Thoroughfare Plan, of the City's Comprehensive Plan as a guide for preserving a sense of community, attractiveness and safety in Pearland; containing a savings clause, a severability clause, and a repealer clause; providing for an effective date and for codification. *Mr. Clay Pearson, City Manager.*

**OTHER BUSINESS:** None.

**IV. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281.652.1840 prior to the meeting so that appropriate arrangements can be made.

# Recognitions And Awards

Presentation of the H-E-B representatives, Jim Doxakis, Unit Director, Nikki Whitehead, Store Director, Kefawn Mchaney, Assistant Store Director, Susan Altic, Manager in charge, Anna Bryant, Community Coordinator, Pearland Area.

Presentation of Proclamation proclaiming the week of April 2 - 12, 2014, as "Community and National Volunteer Week."

Presentation of Proclamation proclaiming the week of April 6 -12, 2014, as "Crime Victims' Rights Week."

Presentation of Proclamation proclaiming the month of April, 2014, as "Safe Digging Month."

Presentation of Proclamation proclaiming the month of April, 2014, as "Fair Housing Month."

# Proclamation

## Office of THE MAYOR CITY OF PEARLAND

*Whereas, Volunteers can connect with local community service opportunities through hundreds of community organizations and discover the power of making a difference; and*

*Whereas, During the week of April 6<sup>th</sup> through 8<sup>th</sup>, volunteers will perform service projects across the nation and will be recognized by their community for their service; and*

*Whereas, Experience has taught us that government by itself cannot solve all of our service needs and volunteers are to be commended for their contribution to our community; and*

*Whereas, The nation's volunteer force of more than 63 million dedicated citizens have worked with community service projects and have contributed to the quality of life in our communities and across the nation.*

*Now, Therefore, I, Tom Reid, By The Power Vested In Me As The Mayor Of The City Of Pearland, Texas, Do Hereby Proclaim The Week Of April 2 - 12, 2014 As*

### **COMMUNITY AND NATIONAL VOLUNTEER WEEK**

*In Pearland and I ask all citizens both near and far to join with me as we recognize the many citizens who contribute their time and efforts as volunteers for service projects in our communities and urge fellow citizens to volunteer for projects that will contribute to our quality of life.*

*Given Under My Hand And Seal Of Office This 24<sup>th</sup> Day  
Of March, 2014.*



*Tom Reid*  
\_\_\_\_\_  
Mayor, The City Of Pearland

# Proclamation

## Office of THE MAYOR CITY OF PEARLAND

**Whereas**, Over 20 Million People In The United States Are Touched By Crime Each Year With Profound And Devastating Effects On Individuals, Families, And Communities In America; And

**Whereas**, Crime In America Results In Significant Physical, Psychological, Financial, And Spiritual Effects On Countless Innocent Victims Who Have The Right To Be Free From Violence, To Be Safe In Our Homes And Our Communities; And

**Whereas**, Community-Based Victim Service Programs Across Our Nation Provide A Wide Range Of Services And Support To Victims Of Crime Who Value This Critical Assistance And Services That Address Their Basic Needs; And

**Whereas**, The City Of Pearland Is Joining Forces With Victim Service Programs, Criminal Justice Officials, And Concerned Citizens Throughout America To Raise Awareness Of And To Observe National Crime Victims' Rights Week.

**Now, Therefore**, I, Tom Reid, By The Power Vested In Me As The Mayor Of The City Of Pearland, Texas, Do Hereby Proclaim The Week Of April 6-12, 2014 As

### **CRIME VICTIMS' RIGHTS WEEK**

In Pearland And I Ask All Citizens To Join In Our Effort To Fulfill The Promise Of Justice And Compassion For Crime Victims As Individuals And Also To Honor Those Who Serve Crime Victims During This Week And Throughout The Year.

Given Under My Hand And Seal Of Office This 24<sup>th</sup>  
Day Of March 2014.



  
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Mayor, The City Of Pearland

# Proclamation

## Office of THE MAYOR CITY OF PEARLAND

*Whereas, Thousands of times each year, the underground infrastructure in Texas is damaged by those who do not located underground lines prior to digging, resulting in service interruption, environmental damage, and threat to public safety, and;*

*Whereas, In 2005, the Federal Communications Commission designated 811 to provide contractors and homeowners a simple number to contact utility operators to request the location of underground lines at the intended dig site; and*

*Whereas, In Southeast Texas Damage Prevention Council, a stakeholder-driven organization dedicated to the prevention of damage to underground utilities in the Gulf Coast, promotes the national 811 notification system in an effort to reduce these damages, and;*

*Whereas, Damage prevention is a shared responsibility and by using safe digging practices, the contractors and homeowners of Pearland can save time and money and help keep our infrastructure safe and connected.*

*Now, Therefore, I, Tom Reid, By The Power Vested In Me As The Mayor Of The City Of Pearland, Texas, Do Hereby Proclaim The Month Of April, 2014 As*

### **SAFE DIGGING MONTH**

*In Pearland and surrounding areas and on behalf of the Southeast Texas Damage Prevention Council, the City of Pearland joins in encouraging contractors and homeowners throughout Pearland and Brazoria County to always call 811 before digging – because safe digging is no accident!.*

*Given Under My Hand And Seal Of Office This 24<sup>th</sup> Day Of  
March, 2014.*



*Tom Reid*  
\_\_\_\_\_  
Mayor, The City Of Pearland

# Proclamation

## Office of THE MAYOR CITY OF PEARLAND

*Whereas, The Department of Housing and Urban Development has initiated the sponsorship of activities during the month of April of each year designed to reinforce the Department's commitment to the concept of Fair Housing and Equal Opportunity; and*

*Whereas, The federal government has put forth objectives in support of Fair Housing and Equal Opportunity; and*

*Whereas, The City of Pearland recognizes the importance of Fair Housing and Equal Opportunity, and supports efforts by both business and government to further these objectives; and*

*Whereas, The City of Pearland, Texas affirmatively supports federal objectives related to Fair Housing and Equal Opportunity.*

*Now, Therefore, I, Tom Reid, By The Power Vested In Me As The Mayor Of The City Of Pearland, Texas, Do Hereby Proclaim The Month of April, 2014 As*

### **FAIR HOUSING MONTH**

*In Pearland and urge all local officials and public and private organizations to join activities designed to further Fair Housing objectives.*

*Given Under My Hand And Seal Of Office This 24<sup>th</sup> Day  
Of March, 2014.*



*Tom Reid*

Mayor, The City Of Pearland

# Consent Agenda Item A

- A. **Consideration and Possible Action – Second and Final Reading of Ordinance No. 532-5** – An ordinance of the City Council of the City of Pearland, Texas, amending Ordinance No. 532, the *Flood Hazard Prevention Ordinance*; providing a penalty for violation; having a savings clause, a repealer clause, a severability clause; providing for codification, publication and an effective date. *Mr. Clay Pearson, City Manager.*

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> March 24, 2014	<b>ITEM NO.:</b> Ordinance No. 532-5
<b>DATE SUBMITTED:</b> February 25, 2014	<b>DEPT. OF ORIGIN:</b> Engineering&Cap Projs
<b>PREPARED BY:</b> Trent Epperson	<b>PRESENTOR:</b> Mike Hodge
<b>REVIEWED BY:</b> Mike Hodge	<b>REVIEW DATE:</b> February 28, 2014
<b>SUBJECT: Flood Hazard Prevention Ordinance</b>	
<b>EXHIBITS: Ordinance 532- 5</b>	
<b>FUNDING:</b> <input type="checkbox"/> Grant <input type="checkbox"/> Developer/Other <input type="checkbox"/> Cash <input type="checkbox"/> Bonds To Be Sold <input type="checkbox"/> Bonds- Sold <input type="checkbox"/> L/P – Sold <input type="checkbox"/> L/P – To Be Sold	
<b>EXPENDITURE REQUIRED: N/A</b> <span style="float: right;"><b>AMOUNT BUDGETED:</b></span> <b>AMOUNT AVAILABLE:</b> <span style="float: right;"><b>PROJECT NO.:</b></span> <b>ACCOUNT NO.:</b> <b>ADDITIONAL APPROPRIATION REQUIRED:</b> <b>ACCOUNT NO.:</b> <b>PROJECT NO.:</b>	
<b>To be completed by Department:</b> Finance                      X Legal                      X Ordinance                      Resolution	

**EXECUTIVE SUMMARY**

**BACKGROUND**

The City is a member of the National Flood Insurance Program (NFIP) which enables owners with insurable property (a building and/or its contents) within our community to be eligible for flood insurance policies. As a member of the program, the City is required to adopt floodplain management measures by ordinance that meets or exceeds the minimum NFIP requirements. The City has adopted Ordinance 532-4 which meets these requirements by adopting the current Flood Insurance Studies (FIS) and their associated Floodplain Insurance Rate Maps (FIRM). Proper reference to the current effective FIS and FIRMs must be included in the ordinance.

The effective floodplain maps are issued by the Federal Emergency Management Agency (FEMA) by County. The City is a part of Brazoria County, Harris County, and Fort Bend County. The floodplain maps for Fort Bend County are scheduled to be updated by FEMA effective April 2, 2014.

In order to maintain our eligibility for the NFIP, the City must update Article 3 – Section B of the Ordinance to reference the new effective maps for Fort Bend County. The attached amendment to our Flood Damage Prevention Ordinance includes the required revisions in reference to the new maps for Fort Bend County.

The main changes in the new maps are the inclusion of previous revisions to the floodplain, which were accomplished by Letters of Map Revision (LOMRs). The changes went through a public comment period in 2012 and do not include any known impacts on existing structures.

#### **RECOMMENDED ACTION**

Consideration and approval of an ordinance adopting the amendment to the Flood Damage Prevention Ordinance.

**ORDINANCE NO. 532-5**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 532, THE *FLOOD HAZARD PREVENTION* ORDINANCE; PROVIDING A PENALTY FOR VIOLATION; HAVING A SAVINGS CLAUSE, A REPEALER CLAUSE, A SEVERABILITY CLAUSE; PROVIDING FOR CODIFICATION, PUBLICATION AND AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:**

**Section 1.** That Ordinance No. 532, the Flood Hazard Prevention Ordinance, as the same may have been from time to time amended, is hereby further amended in accordance with Exhibit A attached hereto.

**Section 2. Savings.** All rights and remedies which have accrued in favor of the City under this Chapter and amendments thereto shall be and are preserved for the benefit of the City.

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**Section 4. Repealer.** All ordinances and parts of ordinances in conflict herewith are hereby repealed, but only to the extent of such conflict.

**Section 5. Codification.** It is the intent of the City Council of the City of Pearland, Texas, that the provisions of this Ordinance shall be codified in the City's official Code of Ordinances as provided hereinabove.

**Section 6. Publication/Effective Date.** The City Secretary shall cause this Ordinance, or its caption and penalty, to be published in the official newspaper of the City of Pearland, upon passage of such Ordinance. The Ordinance shall then become effective ten (10) days from and after its publication, or the publication of its caption and penalty, in the official City newspaper.

ORDINANCE NO. 532-5

PASSED and APPROVED ON FIRST READING this the 10<sup>th</sup> day of March, A.D., 2014.

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TOM REID  
MAYOR

ATTEST:

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YOUNG LORFING, TRMC  
CITY SECRETARY

APPROVED AS TO FORM:

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DARRIN M. COKER  
CITY ATTORNEY

PASSED and APPROVED ON SECOND AND FINAL READING this the 24<sup>th</sup> day of March, A.D., 2014.

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TOM REID  
MAYOR

ATTEST:

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YOUNG LORFING, TRMC  
CITY SECRETARY

APPROVED AS TO FORM:

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DARRIN M. COKER  
CITY ATTORNEY

# **FLOOD DAMAGE PREVENTION ORDINANCE**

## **ARTICLE I**

### **STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS**

#### **SECTION A. STATUTORY AUTHORIZATION**

The Legislature of the State of Texas has in the Flood Control Insurance Act, Texas Water Code, Section 16.315, delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the City Council of the City of Pearland, Texas does ordain as follows:

#### **SECTION B. FINDINGS OF FACT**

(1) The flood hazard areas of the City of Pearland are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.

(2) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

#### **SECTION C. STATEMENT OF PURPOSE**

It is the purpose of this ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Protect human life and health;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

(4) Minimize prolonged business interruptions;

(5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;

(6) Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and

(7) Insure that potential buyers are notified that property is in a flood area.

(8) Regulate all fill in the Floodplain to ensure that all placed in the Floodplain is mitigated by compensating cut material that is removed from the Floodplain so that no increase of flood levels will result.

#### **SECTION D. METHODS OF REDUCING FLOOD LOSSES**

In order to accomplish its purposes, this ordinance uses the following methods:

(1) Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;

(2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

(3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;

(4) Control filling, grading, dredging and other development which may increase flood damage;

(5) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

(6) Ensure that all fill in the Floodplain is mitigated by compensating cut in the floodplain.

## ARTICLE 2

### DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

**ALLUVIAL FAN FLOODING** - means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

**APEX** - means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

**APPEAL** - means a request for a review of the Floodplain Administrator's interpretation of any provisions of this ordinance or a request for a variance.

**APPURTENANT STRUCTURE** – means a structure which is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure

**AREA OF FUTURE CONDITIONS FLOOD HAZARD** – means the land area that would be inundated by the 1-percent-annual chance (100 year) flood based on future conditions hydrology.

**AREA OF SHALLOW FLOODING** - means a designated AO, AH, AR/AO, AR/AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**AREA OF SPECIAL FLOOD HAZARD** - is the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed rate making has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE or V.

**BASE FLOOD** - means the flood having a 1 percent chance of being equaled or exceeded in any given year.

**BASE FLOOD ELEVATION (BFE)** – The elevation shown on the Flood Insurance Rate Map (FIRM) and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a 1% chance of equaling or exceeding that level in any given year - also called the Base Flood.

**BASEMENT** - means any area of the building having its floor subgrade (below ground level) on all sides.

**BREAKAWAY WALL** – means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

**CRITICAL FEATURE** - means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

**CUT** - means the excavation of earth or other solid material from below the ground surface elevation prior to or during construction.

**DEVELOPMENT** - means any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

**ELEVATED BUILDING** – means, for insurance purposes, a non-basement building, which has its lowest elevated floor, raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

**EXISTING CONSTRUCTION** - means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

**EXISTING MANUFACTURED HOME PARK OR SUBDIVISION** - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is

completed before the effective date of the floodplain management regulations adopted by a community.

**EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION** - means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**FILL** - means the placement of earth or other solid material above the natural ground surface elevation prior to or during construction.

**FLOOD OR FLOODING** - means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland or tidal waters.
- (2) the unusual and rapid accumulation or runoff of surface waters from any source.

**FLOOD ELEVATION STUDY** – means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

**FLOOD INSURANCE RATE MAP (FIRM)** - means an official map of a community, on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY (FIS)** – see *Flood Elevation Study*

**FLOODPLAIN OR FLOOD-PRONE AREA** - means any land area susceptible to being inundated by water from any source (see definition of flooding).

**FLOODPLAIN ADMINISTRATOR** – means the City Engineer of the City of Pearland or his designee.

**FLOODPLAIN MANAGEMENT** - means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

**FLOODPLAIN MANAGEMENT REGULATIONS** - means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose

ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

**FLOOD PROTECTION SYSTEM** - means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

**FLOOD PROOFING** - means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**FLOODWAY** – see *Regulatory Floodway*

**FUNCTIONALLY DEPENDENT USE** - means a use, which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**HIGHEST ADJACENT GRADE** - means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**HISTORIC STRUCTURE** - means any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(4) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:

(a) By an approved state program as determined by the Secretary of the Interior or;

(b) Directly by the Secretary of the Interior in states without approved programs.

**LEVEE** - means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

**LEVEE SYSTEM** - means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

**LOWEST FLOOR** - means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

**MANUFACTURED HOME** - means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**MANUFACTURED HOME PARK OR SUBDIVISION** - means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**MEAN SEA LEVEL** - means, for purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum,

to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**NEW CONSTRUCTION** - means, for the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

**NEW MANUFACTURED HOME PARK OR SUBDIVISION** - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

**RECREATIONAL VEHICLE** - means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**REGULATORY FLOODWAY** - means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

**RIVERINE** – means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

**SPECIAL FLOOD HAZARD AREA** – see *Area of Special Flood Hazard*

**START OF CONSTRUCTION** - (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work

beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**STRUCTURE** – means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

**SUBSTANTIAL DAMAGE** - means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT** - means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure."

**VARIANCE** – means a grant of relief by a community from the terms of a floodplain management regulation. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.)

**VIOLATION** - means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

**WATER SURFACE ELEVATION** - means the height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

### **ARTICLE 3**

#### **GENERAL PROVISIONS**

##### **SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES**

The ordinance shall apply to all areas of special flood hazard with the jurisdiction of the City of Pearland.

##### **SECTION B. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD**

The areas of special flood hazard identified by the Federal Emergency Management Agency in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS), Brazoria County, Texas and Incorporated Areas, Volume 1 of 2," dated September 22, 1999 with accompanying Flood Insurance Rate Maps dated June 05, 1989 and September 22, 1999.; "Flood Insurance Study, Fort Bend County, Texas and Incorporated Areas," dated April 2, 2014 with accompanying Flood Insurance Rate Maps dated April 02, 2014; "Flood Insurance Study, Harris County, Texas and Incorporated Areas, Volumes 4 of 8," dated June 18, 2007 with accompanying Flood Insurance Rate Maps dated June 18, 2007; and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance.

##### **SECTION C. ESTABLISHMENT OF DEVELOPMENT PERMIT**

A Floodplain Development Permit shall be required to ensure conformance with the provisions of this ordinance.

##### **SECTION D. COMPLIANCE**

No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this ordinance and other applicable regulations.

##### **SECTION E. ABROGATION AND GREATER RESTRICTIONS**

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

**SECTION F. INTERPRETATION**

In the interpretation and application of this ordinance, all provisions shall be; (1) considered as minimum requirements; (2) liberally construed in favor of the governing body; and (3) deemed neither to limit nor repeal any other powers granted under State statutes.

**SECTION G. WARNING AND DISCLAIMER OR LIABILITY**

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

**ARTICLE 4**

**ADMINISTRATION**

**SECTION A. DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR**

The Floodplain Administrator is hereby appointed to administer and implement the provisions of this ordinance and other appropriate sections of 44 CFR (Emergency Management and Assistance - National Flood Insurance Program Regulations) pertaining to floodplain management.

**SECTION B. DUTIES & RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR**

Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

(1) Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance.

(2) Review permit application to determine whether to ensure that the proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding.

(3) Review, approve or deny all applications for development permits required by adoption of this ordinance.

(4) Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.

(5) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.

(6) Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is the Texas Water Development Board (TWDB) and also the Texas Commission on Environmental Quality (TCEQ), prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.

(7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

(8) When base flood elevation data has not been provided in accordance with Article 3, Section B, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of Article 5.

(9) When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(10) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than 1 foot, provided that the community first completes all of the provisions required by Section 65.12.

(11) Assure that all quantities of fill or other added volume in the Floodplain are computed and mitigated by an equal or greater quantity of cut or other reduced volume in the Floodplain

### **SECTION C. PERMIT PROCEDURES**

(1) Application for a Floodplain Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:

(a) Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;

(b) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;

(c) A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of Article 5, Section B (2);

(d) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;

(e) Maintain a record of all such information in accordance with Article 4, Section (B)(1);

(2) Approval or denial of a Floodplain Development Permit by the Floodplain Administrator shall be based on all of the provisions of this ordinance and the following relevant factors:

(a) The danger to life and property due to flooding or erosion damage;

(b) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(c) The danger that materials may be swept onto other lands to the injury of others;

(d) The compatibility of the proposed use with existing and anticipated development;

(e) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(f) The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;

(g) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;

(h) The necessity to the facility of a waterfront location, where applicable;

(i) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.

(j) The relationship of the proposed use to the comprehensive plan for that area.

(3) The provisions of this ordinance regulating mitigation of the 100-year Floodplain shall not apply to developments for which a master drainage plan has been previously adopted.

#### **SECTION D. VARIANCE PROCEDURES**

(1) The Building Board of Adjustment and Appeals as established by the City of Pearland shall hear and render judgment on requests for variances from the requirements of this ordinance.

(2) The Building Board of Adjustment and Appeals shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.

(3) Any person or persons aggrieved by the decision of the Building Board of Adjustment and Appeals may appeal such decision in the courts of competent jurisdiction.

(4) The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

(5) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this ordinance.

(6) Variances may be issued for new construction and substantial improvements to be erected on a lot of 1/2 acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in Section C (2) of this Article have been fully considered. As the lot size increases beyond the 1/2 acre, the technical justification required for issuing the variance increases.

(7) Upon consideration of the factors noted above and the intent of this ordinance, the Building Board of Adjustment and Appeals may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance (Article 1, Section C and D).

(8) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

(9) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

[10) Prerequisites for granting variances:

(a) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(b) Variances shall only be issued upon: (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional

threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(c) Any application to which a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(11) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria outlined in Article 4, Section D (1)-(9) are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

## **ARTICLE 5**

### **PROVISIONS FOR FLOOD HAZARD REDUCTION**

#### **SECTION A. GENERAL STANDARDS**

In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:

(1) All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;

(3) All new construction or substantial improvements shall be constructed with materials resistant to flood damage;

(4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

(5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

(6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,

(7) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

## **SECTION B. SPECIFIC STANDARDS**

In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) Article 3, Section B, (ii) Article 4, Section B (8), or (iii) Article 5, Section C (3), the following provisions are required:

(1) **Residential Construction** - new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to a minimum of one foot above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in Article 4, Section C (1) a., is satisfied.

(2) **Nonresidential Construction** - new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator.

(3) **Enclosures** - new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a

registered professional engineer or architect or meet or exceed the following minimum criteria:

(a) A minimum of two openings on separate walls having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided.

(b) The bottom of all openings shall be no higher than 1 foot above grade.

(c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

**(4) Manufactured Homes -**

(a) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

(b) Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(c) Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:

(i) the lowest floor of the manufactured home is at a minimum of one foot above the base flood elevation, or

(ii) the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(5) **Recreational Vehicles** - Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either (i) be on the site for fewer than 180 consecutive days, or (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements of Article 4, Section C (1), and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

### **SECTION C. STANDARDS FOR SUBDIVISION PROPOSALS**

(1) All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with Article 1, Sections B, C, and D of this ordinance.

(2) All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Floodplain Development Permit requirements of Article 3, Section C; Article 4, Section C; and the provisions of Article 5 of this ordinance.

(3) Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to Article 3, Section B or Article 4, Section B (8) of this ordinance.

(4) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

(5) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

### **SECTION D. STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES)**

Located within the areas of special flood hazard established in Article 3, Section B, are areas designated as shallow flooding. These areas have special flood hazards associated with flood depths of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

(1) All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated to or above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified).

(2) All new construction and substantial improvements of non-residential structures;

(a) have the lowest floor (including basement) elevated to or above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified), or

(b) together with attendant utility and sanitary facilities be designed so that below the base specified flood depth in an AO Zone, or below the Base Flood Elevation in an AH Zone, level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

(3) A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as proposed in Article 4, Section C are satisfied.

(4) Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

#### **SECTION E. FLOODWAYS**

Floodways - located within areas of special flood hazard established in Article 3, Section B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

(1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

(2) If Article 5, Section E (1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article 5.

(3) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first completes all of the provisions required by Section 65.12.

#### **SECTION F. CERTIFICATION BY CITY SECRETARY**

The City Secretary is hereby directed to file certified copies of this ordinance with the following agencies: State Clearing House-Budget & Planning Office; Texas natural Resource Conservation Commission; Federal Insurance Agency; and Houston – Galveston Area Council.

#### **SECTION G. VIOLATION AND PENALTY**

(1) Any person, firm or corporation who shall violate any of the provisions of this, ordinance or fail to comply therewith or who shall violate or fail to comply with any order or regulations made thereunder, or who shall build in violation of any detailed statement of specification of plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall, for each and every violation and noncompliance respectively be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in any sum not less than \$25.00 nor more than \$200.00, and each and every day that such violation or noncompliance shall exist shall be deemed a separate offense.

(2) But in case any person, firm or corporation violates any of the provisions of this ordinance or fails to comply therewith, the City of Pearland, in addition to imposing the penalties provided, may institute any appropriate action or proceedings in Court to prevent, restrain, correct, or abate or to prevent any illegal act, conduct, business, or use in or about any land, and the definition of any violation of the terms of this ordinance as a misdemeanor, shall not preclude the City of Pearland from invoking the civil remedies given it by

law in such cases, but same shall be cumulative of and in addition to the penalties prescribed for such violation.

## **SECTION H. ENACTMENT**

**Savings.** All rights and remedies which have accrued in favor of the City under this Chapter and amendments thereto shall be and are preserved for the benefit of the City.

**Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**Repealer.** All ordinances and parts of ordinances in conflict herewith are hereby repealed, but only to the extent of such conflict.

**Codification.** It is the intent of the City Council of the City of Pearland, Texas, that the provisions of this Ordinance shall be codified in the City's official Code of Ordinances as provided hereinabove.

**Publication/Effective Date.** The City Secretary shall cause this Ordinance, or its caption and penalty, to be published in the official newspaper of the City of Pearland, upon passage of such Ordinance. The Ordinance shall then become effective ten (10) days from and after its publication, or the publication of its caption and penalty, in the official City newspaper.

**Declaration of Emergency.** The Council finds and determines that the need to preserve the availability of national flood insurance for the citizens of Pearland, by complying with current FEMA regulations, bears directly upon the health, safety and welfare of the citizenry; and therefore this Ordinance shall be adopted as an emergency measure, and that the rule requiring this Ordinance to be read on two (2) separate occasions be, and the same is hereby waived."

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane - south central zone (FIPSZONE 4204). The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NNGS12  
National Geodetic Survey  
SSM-C-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

**Base map** information was obtained from the Texas Natural Resources Information System, Fort Bend County Department of Engineering, the National Geodetic Survey, U.S. Geological Survey, Houston-Galveston Area Council, FEMA, and from local communities and districts.

This map may reflect more detailed or up to date stream channel configurations than those shown on the previous FIRM. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations and improved topographic data. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the **FEMA Map Service Center** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the **FEMA Map Service Center** website or by calling the FEMA Map Information eXchange.

**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A**  
No Base Flood Elevations determined.
- ZONE AE**  
Base Flood Elevations determined.
- ZONE AH**  
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO**  
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR**  
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decommissioned. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99**  
Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V**  
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE**  
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X**  
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X**  
Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D**  
Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*
- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 1000-meter Universal Transverse Mercator grid ticks, zone 15
- 5000-foot grid values: Texas State Plane coordinate system, south central zone (FIPSZONE 4204), Lambert Conformal Conic
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index

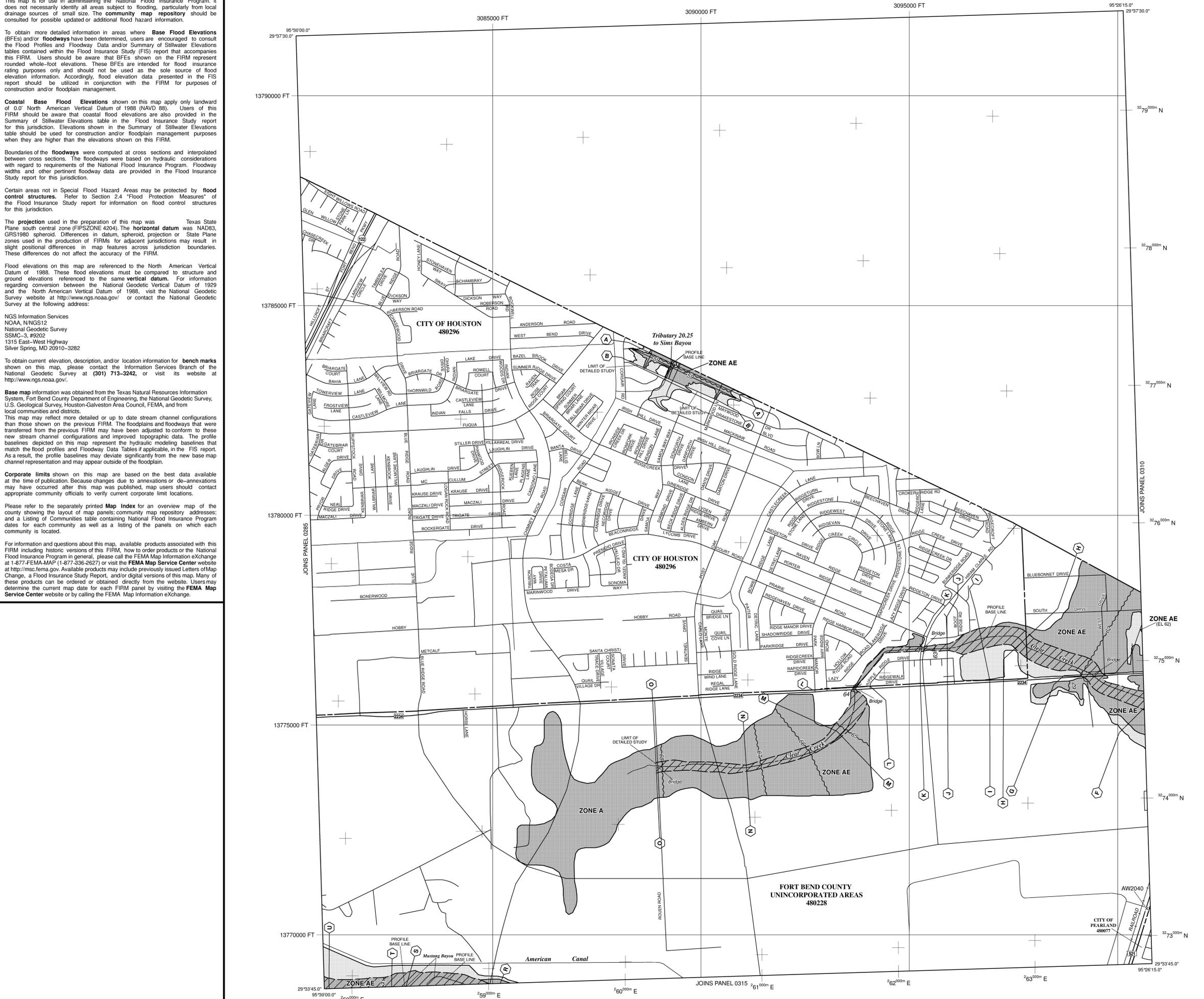
**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
September 30, 1992

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
January 4, 1997; April 20, 2000

April 2, 2014 - to update corporate limits, to change Base Flood Elevations, to change Special Flood Hazard Areas, to add roads and road names, to incorporate previously issued Letters of Map Revision, and to reflect updated topographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0305L**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**FORT BEND COUNTY,**  
**TEXAS**  
**AND INCORPORATED AREAS**

**PANEL 305 OF 575**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT BEND COUNTY	480228	0305	L
HOUSTON, CITY OF	480296	0305	L
PEARLAND, CITY OF	480077	0305	L

Notes to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**48157C0305L**

**MAP REVISED**  
**APRIL 2, 2014**

**Federal Emergency Management Agency**

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane - south central zone (FIPSZONE 4204). The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, N/NGS12  
National Geodetic Survey  
SSM-C-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

**Base map** information was obtained from the Texas Natural Resources Information System, Fort Bend County Department of Engineering, the National Geodetic Survey, U.S. Geological Survey, Houston-Galveston Area Council, FEMA, and from local communities and districts.

This map may reflect more detailed or up to date stream channel configurations than those shown on the previous FIRM. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations and improved topographic data. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the **FEMA Map Service Center** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the **FEMA Map Service Center** website or by calling the FEMA Map Information eXchange.

**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.  
**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary  
 Floodway boundary  
 Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.  
 Base Flood Elevation line and value; elevation in feet\*

Base Flood Elevation value where uniform within zone; elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

Cross section line

Transect line

97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

42°25'00"N 1000-meter Universal Transverse Mercator grid ticks, zone 15

6000000 FT 5000-foot grid values: Texas State Plane coordinate system, south central zone (FIPSZONE 4204), Lambert Conformal Conic

DX5510 × Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile  
MAP REPOSITORIES  
Refer to Map Repositories list on Map Index

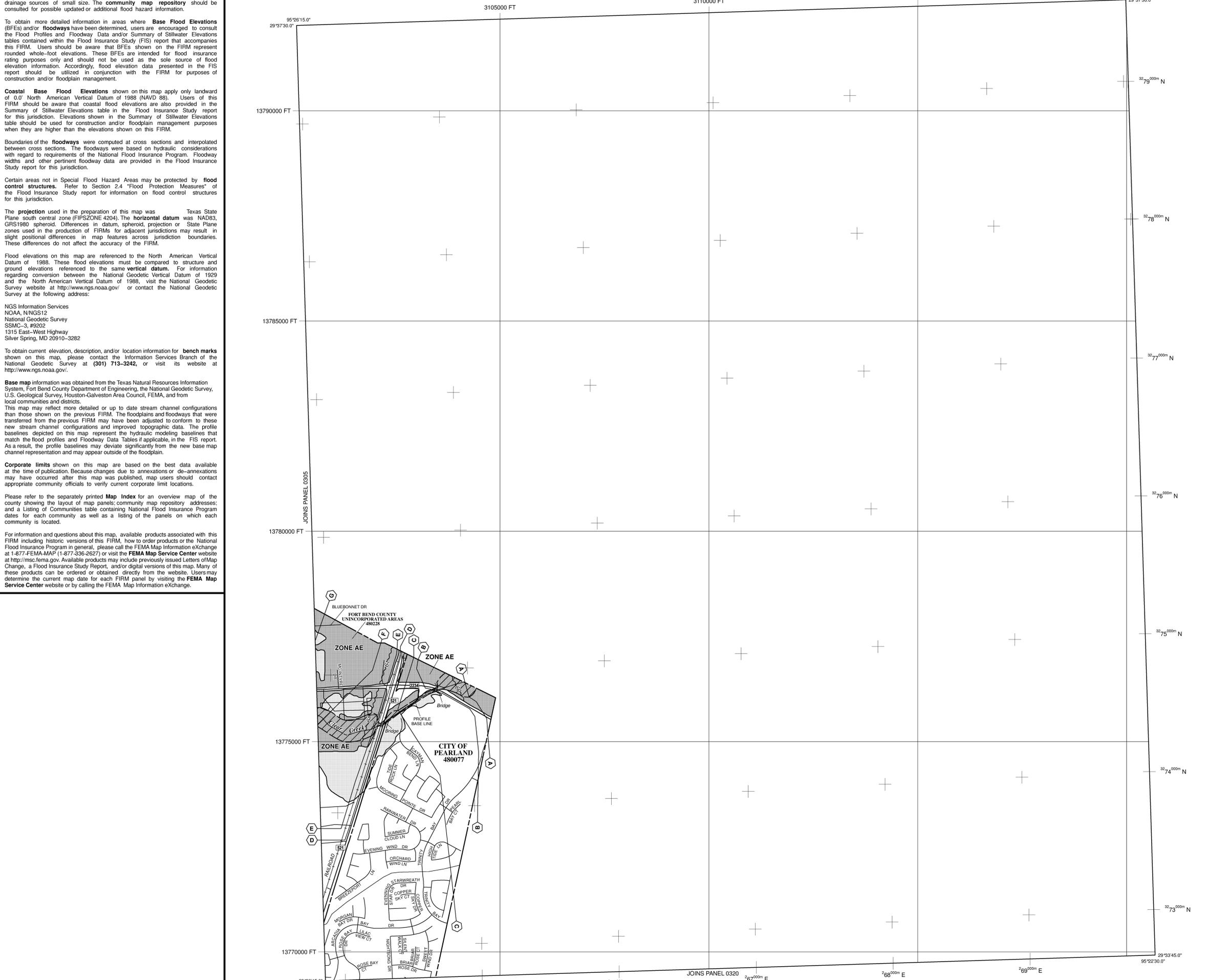
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP  
September 30, 1992

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL  
January 3, 1997; April 20, 2000

April 2, 2014 - to update corporate limits, to change Base Flood Elevations, to change Special Flood Hazard Areas, to add roads and road names, to incorporate previously issued Letters of Map Revision, and to reflect updated topographic information.

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To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**NFIP**  
**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0310L**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**FORT BEND COUNTY,**  
**TEXAS**  
**AND INCORPORATED AREAS**

**PANEL 310 OF 575**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT BEND COUNTY	480228	0310	L
PEARLAND, CITY OF	480077	0310	L

Notes to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**48157C0310L**  
**MAP REVISED**  
**APRIL 2, 2014**

Federal Emergency Management Agency

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane South Central zone (FIPSZONE 4204). The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

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NGS Information Services  
NOAA, NNGS12  
National Geodetic Survey  
SSM-C-3, 69202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

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**Base map** information was obtained from the Texas Natural Resources Information System, Fort Bend County Department of Engineering, the National Geodetic Survey, U.S. Geological Survey, Houston-Galveston Area Council, FEMA, and from local communities and districts.

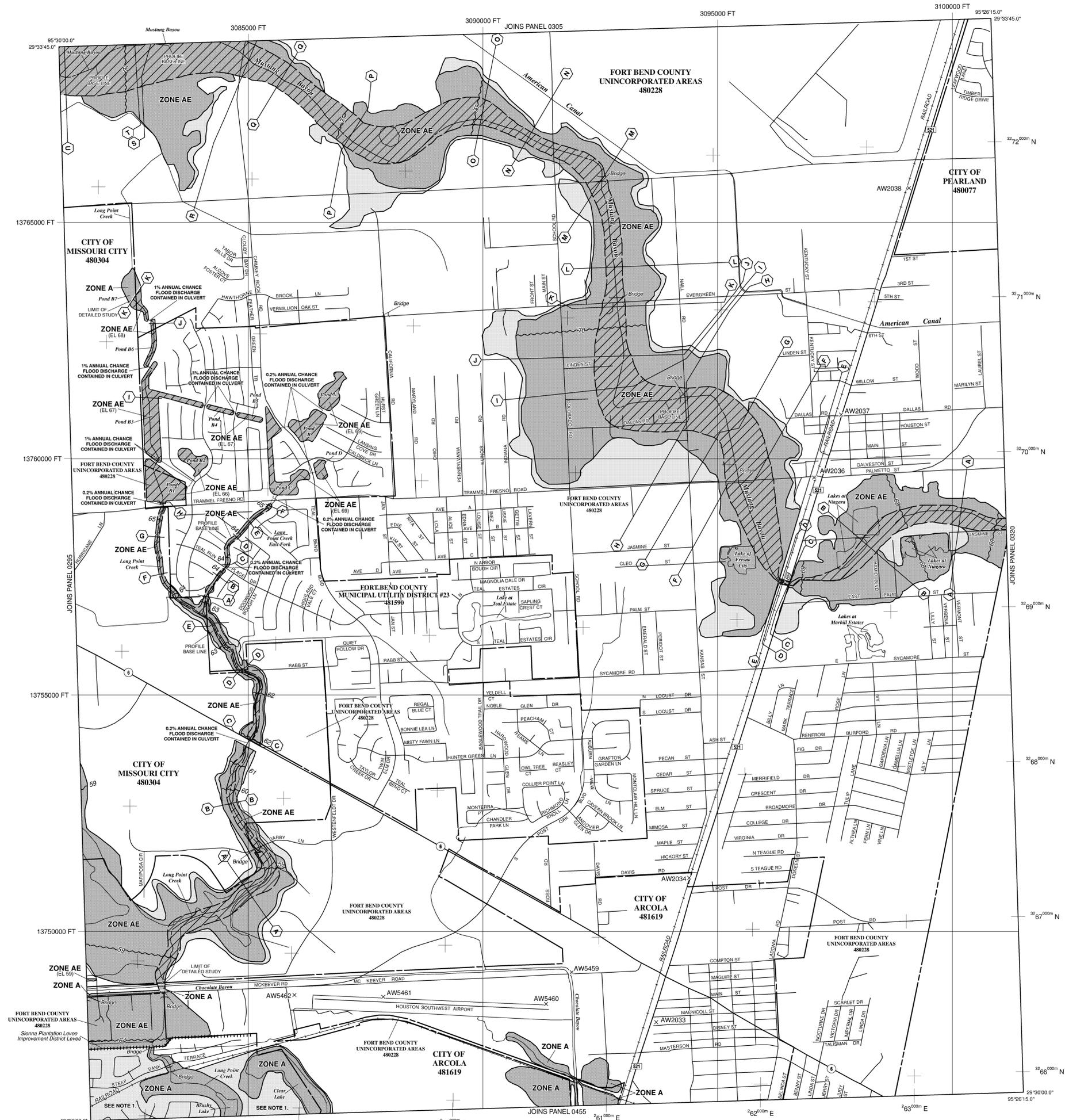
This map may reflect more detailed or up to date stream channel configurations than those shown on the previous FIRM. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations and improved topographic data. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

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**Accredited Levee Notes to Users:** Check with your local community to obtain more information, such as the estimated level of protection provided (which may exceed the 1-percent-annual-chance level) and Emergency Action Plan, on the levee system(s) shown as providing protection for areas on this panel. To mitigate flood risk in residual risk areas, property owners and residents are encouraged to consider flood insurance and floodproofing or other protective measures. For more information on flood insurance, interested parties should visit the FEMA Website at <http://www.fema.gov/business/nfi/index.shtm>.



**LEGEND**

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
  - 1% Annual Chance Flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
  - ZONE A:** No Base Flood Elevations determined.
  - ZONE AE:** Base Flood Elevations determined.
  - ZONE AH:** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
  - ZONE AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); Base Flood Elevations determined. For areas of alluvial fan flooding, velocities also determined.
  - ZONE AR:** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
  - ZONE A99:** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
  - ZONE V:** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
  - ZONE VE:** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
  - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
  - ZONE X:** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
  - OTHER AREAS**
    - ZONE X:** Areas determined to be outside the 0.2% annual chance floodplain.
    - ZONE D:** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
  - CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- BOUNDARIES**
  - Floodplain boundary
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  - Zone D boundary
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**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane - south central zone (FIPSZONE 4204). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, N/NGS12  
National Geodetic Survey  
SSM-C-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

**Base map** information was obtained from the Texas Natural Resources Information System, Fort Bend County Department of Engineering, the National Geodetic Survey, U.S. Geological Survey, Houston-Galveston Area Council, FEMA, and from local communities and districts.

This map may reflect more detailed or up to date stream channel configurations than those shown on the previous FIRM. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations and improved topographic data. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the **FEMA Map Service Center** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the **FEMA Map Service Center** website or by calling the FEMA Map Information eXchange.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE A**  
No Base Flood Elevations determined.

**ZONE AE**  
Base Flood Elevations determined.

**ZONE AH**  
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

**ZONE AO**  
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

**ZONE AR**  
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance and greater flood.

**ZONE A99**  
Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE V**  
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE**  
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X**  
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X**  
Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D**  
Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

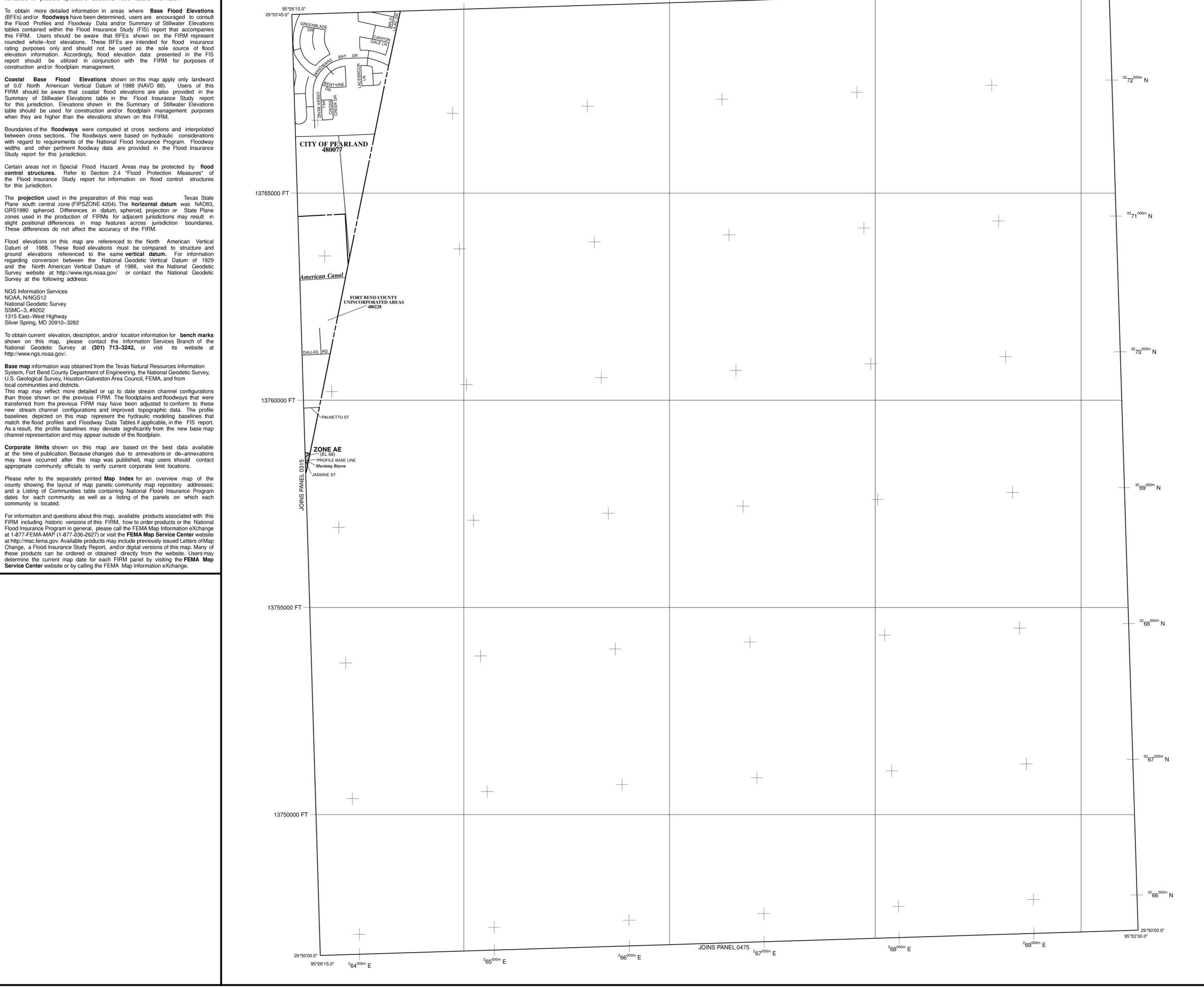
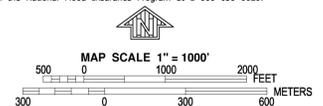
**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*
- \* Referenced to the North American Vertical Datum of 1988 (NAVD 88)
- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 1000-meter Universal Transverse Mercator grid ticks, zone 15
- 5000-foot grid values: Texas State Plane coordinate system, south central zone (FIPSZONE 4204), Lambert Conformal Conic
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5
- River Mile
- MAP REPOSITORIES  
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP  
September 30, 1992
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL  
January 3, 1997
- April 2, 2014 - to update corporate limits, to change Base Flood Elevations, to change Special Flood Hazard Areas, to add roads and road names, to incorporate previously issued Letters of Map Revision, and to reflect updated topographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**NFIP**

**PANEL 0320L**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**FORT BEND COUNTY, TEXAS**

**AND INCORPORATED AREAS**

**PANEL 320 OF 575**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
FORT BEND COUNTY	480228	0320	L
PEARLAND, CITY OF	480077	0320	L

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
48157C0320L

**MAP REVISED**  
APRIL 2, 2014

Federal Emergency Management Agency

# Consent Agenda Item B

- B. Consideration and Possible Action** – Excuse the absence of Councilmember Keith Ordeneaux from the Regular Council Meeting held on March 10, 2014. *City Council.*

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF: 03-24-2014</b>	<b>ITEM NO.:</b> Consent Agenda
<b>DATE SUBMITTED: 03-18-2014</b>	<b>DEPARTMENT OF ORIGIN:</b> City Secretary
<b>PREPARED BY:</b> Maria E. Rodriguez	<b>PRESENTOR:</b> City Council
<b>REVIEWED BY:</b> CJP	<b>REVIEW DATE:</b> 3/18/2014
<b>SUBJECT:</b> Excuse the absence of Councilmember Keith Ordeneaux from the Regular Council Meeting held on March 10, 2014.	
<b>EXHIBITS:</b> None	
<b>EXPENDITURE REQUIRED:</b> N/A <b>AMOUNT AVAILABLE:</b> N/A <b>ACCOUNT NO.:</b> N/A	<b>AMOUNT BUDGETED:</b> N/A <b>PROJECT NO.:</b> N/A
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A <b>ACCOUNT NO.:</b> N/A <b>PROJECT NO.:</b> N/A	
<b>To be completed by Department:</b> <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

**EXECUTIVE SUMMARY**

Excuse Councilmember Keith Ordeneaux's absence from the March 10,, 2014, Regular Council Meeting.

**RECOMMENDED ACTION**

Council action required.

# New Business Item No. 1

1. **Consideration and Possible Action – Second and Final Reading of Ordinance No. 943-21** – An ordinance of the City Council of the City of Pearland, Texas, amending Figure 7.2, Thoroughfare Plan, of the City's Comprehensive Plan as a guide for preserving a sense of community, attractiveness and safety in Pearland; containing a savings clause, a severability clause, and a repealer clause; providing for an effective date and for codification. *Mr. Clay Pearson, City Manager.*

**BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> March 24, 2014	<b>ITEM NO.:</b> Ordinance No. 943-21
<b>DATE SUBMITTED:</b> February 24, 2014	<b>DEPT. OF ORIGIN:</b> Planning
<b>PREPARED BY:</b> Johnna Matthews	<b>PRESENTOR:</b> Mike Hodge
<b>REVIEWED BY:</b> Mike Hodge	<b>REVIEW DATE:</b> February 28, 2014
<b>SUBJECT:</b> A request of the City of Pearland to amend the Thoroughfare Plan.  General Location: The amendment will affect multiple roadways within the City of Pearland.	
<b>Attachments:</b> 1. Ordinance No. 943-21-2014-03-24 and Exhibits (A. Legal Ad; B. Planning and Zoning Commission Recommendation Letter; and C. Proposed Thouroughfare Plan) 2. Existing Thoroughfare Plan 3. Proposed Thoroughfare Plan 4. P&Z Recommendation Letter 5. Joint Public Hearing Staff Report	
<b>EXPENDITURE REQUIRED:</b> N/A <b>AMOUNT AVAILABLE:</b> N/A <b>ACCOUNT NO.:</b> N/A	<b>AMOUNT BUDGETED:</b> N/A <b>PROJECT NO.:</b> N/A
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A <b>ACCOUNT NO.:</b> N/A <b>PROJECT NO.:</b> N/A	
<b>To be completed by Department:</b> <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

**EXECUTIVE SUMMARY**

**SUMMARY:** The City of Pearland is proposing amendments to the Thoroughfare Plan which will have the effect of updating classifications of roadways based on developments that have occurred and realigning various roadways within the City. Specifically, the proposed amendment includes the following changes:

1. Prior to development, minor collectors show general connectivity. After development, the exact layout of the street is identified. The proposed amendment will show the exact alignment and layout of minor collectors. An example of these amendments include minor collectors in recently developed residential areas such as Shadow Creek Ranch and Southern Trails.
2. The Thoroughfare Plan currently identifies streets which connect through existing developments. The proposed amendment will remove these prohibited connections. An example of this amendment is the removal of the major collector shown on the existing Thoroughfare Plan off of Cullen Parkway to the east just north of the Public Safety Building. This major collector is shown on top of an existing cemetery.
3. There are currently existing roadways identified on the Thoroughfare Plan as roadways “to be widened.” As a result of development and CIP’s, these roadways have been reconstructed and sufficient right-of-way has been acquired. The proposed amendment will change the classification from “to be widened” to “sufficient width.” Some examples of these amendments include the following CIP projects:
  - Walnut Street from Veterans Dr to SH35;
  - Business Center Drive from CR 59 towards Broadway to the north; and
  - Orange Street from Hatfield Road to SH35.
4. As a result of various alignment studies, Pearland Parkway (Dixie Farm Road to FM 2351) and Dixie Farm Road (Veterans Street to SH-35), have been realigned. The proposed amendment will show the realignment.
5. As a result of various alignment studies, Max Road and McHard Road have been realigned. The proposed amendment will show the realignment.

A workshop was held before the City Council on June 17, 2013 and before the Planning and Zoning Commission on February 3, 2014. A joint public hearing was held on February 17, 2014.

**STAFF RECOMMENDATION:** Staff recommends approval of the amendments to the Thoroughfare Plan, as proposed.

**PLANNING AND ZONING COMMISSION DISCUSSION:** At the regular meeting of the Planning and Zoning Commission on February 17, 2014, Commissioner Daniel Tunstall

made a motion to approve the proposed amendments to the Thoroughfare Plan. The motion was seconded by Commissioner Elizabeth McLane. Following a brief discussion the motion passed with a vote of 7-0.

**STAFF RECOMMENDATION TO COUNCIL:** Consider the proposed Thoroughfare Plan amendments.

ORDINANCE NO. 943-21

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING FIGURE 7.2, THOROUGHFARE PLAN, OF THE CITY'S COMPREHENSIVE PLAN AS A GUIDE FOR PRESERVING A SENSE OF COMMUNITY, ATTRACTIVENESS AND SAFETY IN PEARLAND; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND FOR CODIFICATION.**

**WHEREAS**, Texas Local Government Code Section 211.004 requires a municipality desiring to regulate the use of land within its corporate limits to adopt a comprehensive plan for future development; and

**WHEREAS**, on December 13, 1999, the City Council adopted a comprehensive plan setting goals, objectives, policies and criteria for Pearland's physical growth; and

**WHEREAS**, accommodating anticipated growth while preserving a sense of community is critical to the City's proper development; and

**WHEREAS**, on February 17, 2014, a Joint Public Hearing was held before the Planning and Zoning Commission and the City Council of the City of Pearland, Texas, notice being given by publication in the official newspaper of the City, the affidavit of publication being attached hereto and made a part hereof for all purposes as Exhibit "A"; and

**WHEREAS**, on February 18, 2014, the Planning and Zoning Commission of the City submitted its report and recommendation to the City Council regarding the proposed amendment to the Thoroughfare Plan, whereby the Commission recommended approval of the amendment to the Thoroughfare Plan, said

**ORDINANCE NO. 943-21**

recommendation attached hereto and made a part hereof for all purposes as Exhibit “B” and;

**WHEREAS**, upon receipt of the report from the Planning and Zoning Commission, City Council considered this application and the recommendation of the Planning and Zoning Commission at regular meetings on March 10, 2014 and March 24, 2014; and

**WHEREAS**, the City Council having fully heard the testimony and argument of all interested parties, and having been fully advised on the premises, finds that in the case of the application of the City of Pearland to amend the Thoroughfare Plan, attached as Exhibit “C,” presented which, in the judgment of the City Council, would justify the approval of said application; now, therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:**

**Section 1.** That City Council hereby amends Figure 7.2, *Thoroughfare Plan*, of the City’s Comprehensive Plan, attached hereto as Exhibit “A,” as a guide for accommodating anticipated growth while preserving a sense of community in Pearland.

**Section 2. Savings.** All rights and remedies which have accrued in favor of the City under this Chapter and amendments thereto shall be and are preserved for the benefit of the City.

**Section 3. Severability.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a

**ORDINANCE NO. 943-21**

separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**Section 4. Repealer.** All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

**Section 5. Codification.** It is the intent of the City Council of the City of Pearland, Texas, that the provisions of this Ordinance shall be codified in the City's official Code of Ordinances as provided hereinabove.

**Section 6. Effective Date.** The Ordinance shall become effective immediately upon its passage and approval on second and final reading.

PASSED and APPROVED ON FIRST READING this the 10<sup>th</sup> day of March, A.D., 2014.

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TOM REID  
MAYOR

ATTEST:

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YOUNG LORFING, TRMC  
CITY SECRETARY

APPROVED AS TO FORM:

---

DARRIN M. COKER  
CITY ATTORNEY

PASSED and APPROVED ON SECOND AND FINAL READING this the 24<sup>th</sup> day of March, A.D., 2014.

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TOM REID  
MAYOR

ATTEST:

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YOUNG LORFING, TRMC  
CITY SECRETARY

APPROVED AS TO FORM:

---

DARRIN M. COKER  
CITY ATTORNEY

**EXHIBIT A  
LEGAL AD**

**NOTICE OF A JOINT PUBLIC HEARING OF  
THE CITY COUNCIL**

**AND**

**THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF PEARLAND, TEXAS**

**CITY OF PEARLAND – THOROUGHFARE  
PLAN UPDATE**

Notice is hereby given that on February 17, 2014 at 6:30 p.m., the City Council and Planning and Zoning Commission of the City of Pearland, in Brazoria, Harris and Fort Bend Counties, Texas, will conduct a joint public hearing in the Council Chambers of City Hall, located at 3519 Liberty Drive, Pearland, Texas, on the request of the City of Pearland for an amendment to the City's Master Thoroughfare Plan.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. For additional information, please contact the Engineering Department at 281-652-1637.

Andrea Broughton  
City Engineer

**EXHIBIT B  
PLANNING AND ZONING COMMISSION RECOMMENDATION LETTER**



# Planning & Zoning Commission

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Recommendation Letter

February 18, 2014

Honorable Mayor and City Council Members  
3519 Liberty Drive  
Pearland, TX 77581

Re: Recommendation on Thoroughfare Plan Amendment

Honorable Mayor and City Council Members:

At their meeting on February 17, 2014, the Planning and Zoning Commission considered the following:

A request of the City of Pearland to amend the Thoroughfare Plan.

GENERAL LOCATION: The request will affect multiple roadways throughout the City of Pearland.

Following a brief staff presentation at the regular meeting of the Planning and Zoning Commission on February 17, 2014, Commissioner Daniel Tunstall made a motion to approve the proposed amendments to the Thoroughfare Plan. The motion was seconded by Commissioner Elizabeth McLane. The motion passed 7-0.

Sincerely,

Johnna Matthews  
Senior Planner  
On behalf of the Planning and Zoning Commission

**ORDINANCE NO. XX**

**ORDINANCE NO. XX**

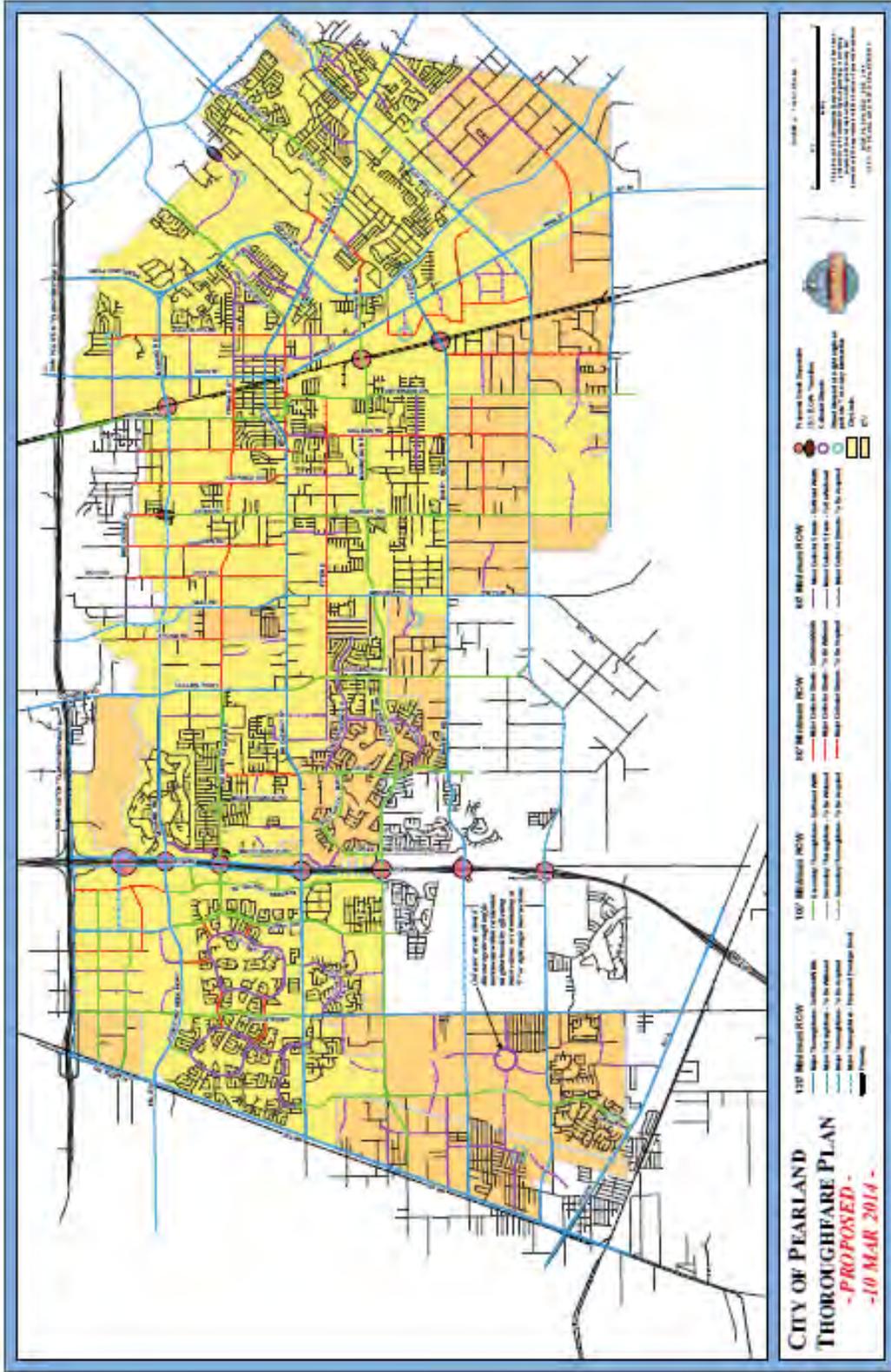
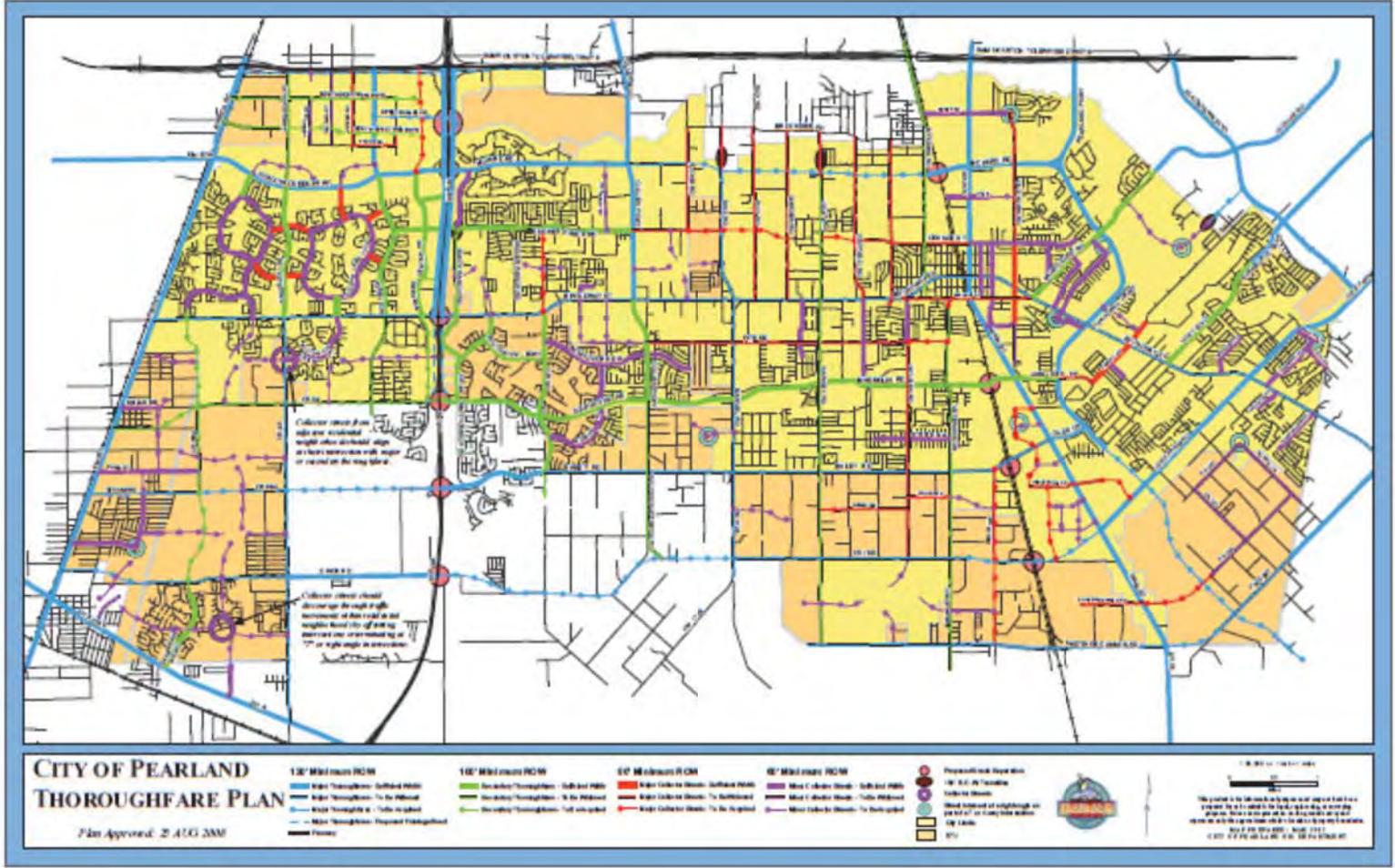
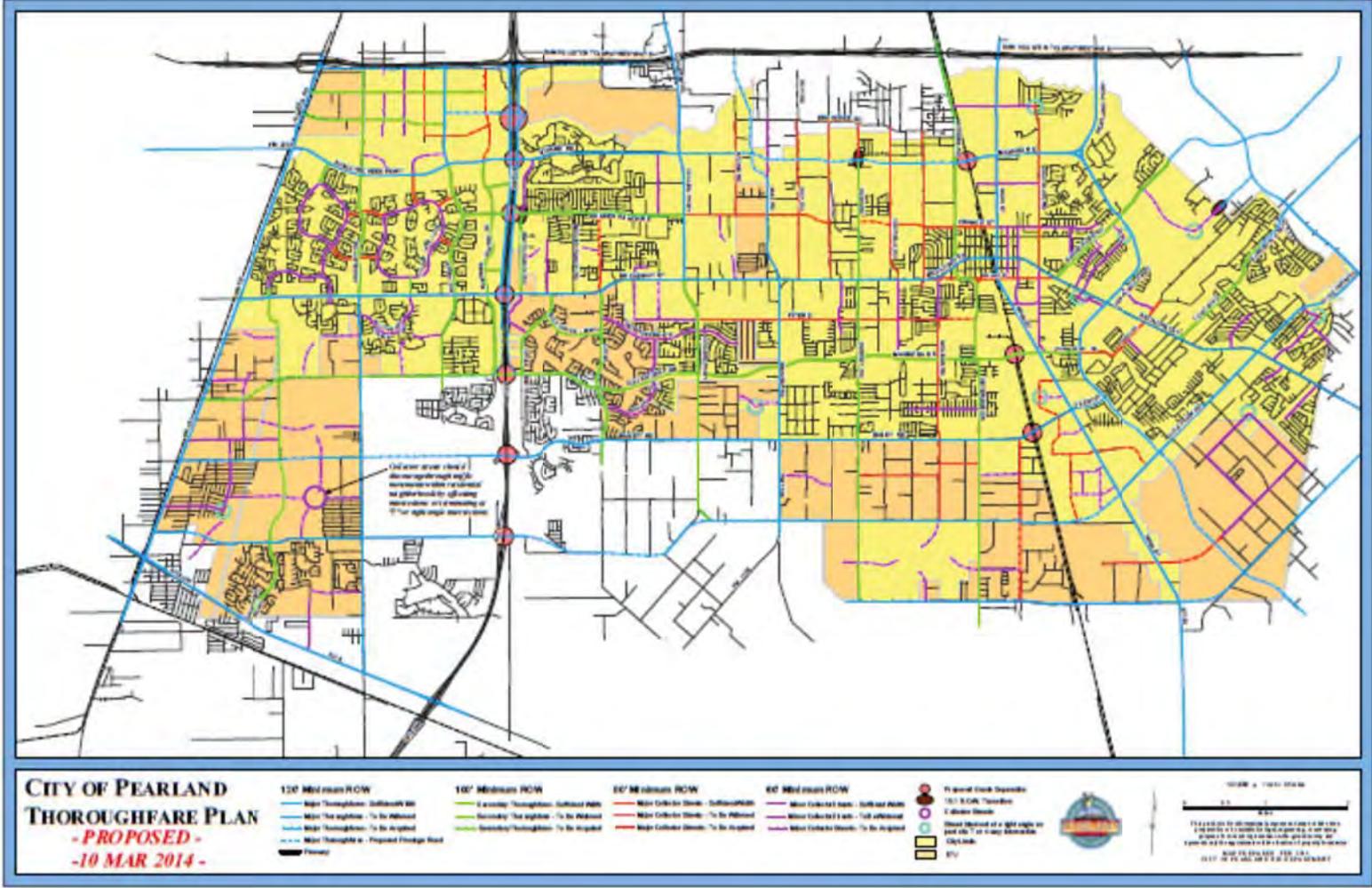


EXHIBIT C  
THOROUGHFARE PLAN

**ATTACHMENT 2**  
**EXISTING THOROUGHFARE PLAN**



ATTACHMENT 3  
PROPOSED THOROUGHFARE PLAN



**ATTACHMENT 4**  
PLANNING AND ZONING COMMISSION RECOMMENDATION LETTER



# Planning & Zoning Commission

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Sincerely,

Johnna Matthews  
Senior Planner  
On behalf of the Planning and Zoning Commission

**ATTACHMENT 5**  
**JOINT PUBLIC HEARING STAFF REPORT**



**JOINT PUBLIC HEARING AGENDA ITEM**  
**MEETING OF FEBRUARY 17, 2014**

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## **Thoroughfare Plan Amendment**

A request of the City of Pearland to amend the Thoroughfare Plan.

**APPROVAL PROCESS:** After the Joint Public Hearing, the requested Conditional Use Permit application will be considered as follows:

Planning and Zoning Commission:	February 17, 2014*
City Council First Reading:	March 10, 2014*
City Council Second Reading:	March 24, 2014*

(\*dates subject to change)

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**SUMMARY:** A Thoroughfare Plan is a transportation planning tool that identifies and classifies thoroughfares in the City that will support the City's development goals and mobility along with connectivity throughout the City. It is instrumental in identifying, and prioritizing projects for 5-Year Capital Improvement Projects (CIP). The City of Pearland's objective is to amend the Thoroughfare Plan every three (3) to four (4) years, based on development activity, land use studies, environmental issues, etc. The City of Pearland is proposing amendments to the Thoroughfare Plan which will have the effect of updating classifications of roadways based on developments that

have occurred and realigning various roadways within the City. Specifically, the proposed amendment will include the following changes to the Thoroughfare Plan.

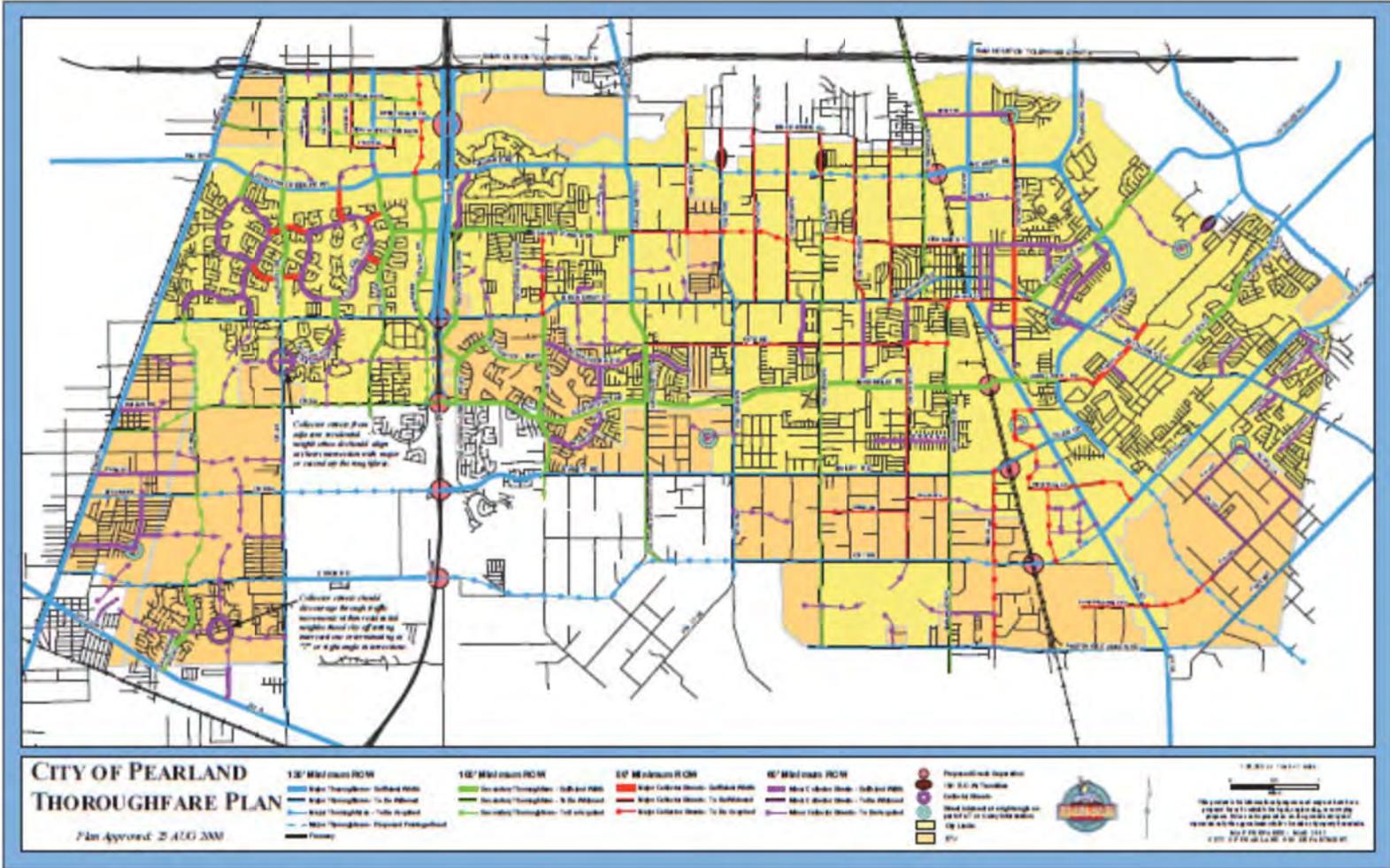
1. Prior to development, minor collectors show general connectivity. After development, the exact layout of the street is identified. The proposed amendment will show the exact alignment and layout of minor collectors. An example of these amendments include minor collectors in recently developed residential areas such as Shadow Creek Ranch and Southern Trails.
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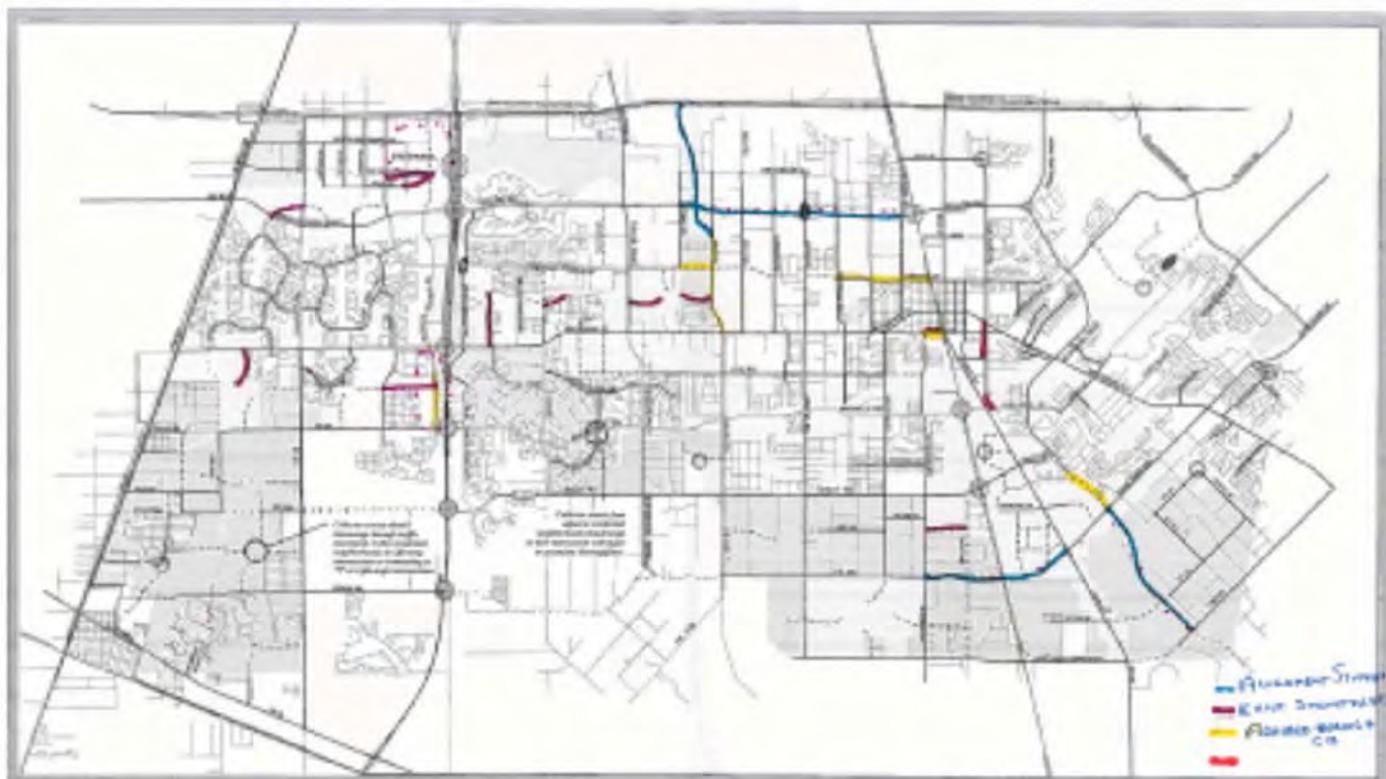
A workshop was held before the City Council on June 17, 2013 and before the Planning and Zoning Commission on February 3, 2014.

**STAFF RECOMMENDATION:** Staff recommends approval of the amendments to the Thoroughfare Plan, as proposed.

**SUPPORTING DOCUMENTS**

- Existing Thoroughfare Plan
- Proposed Thoroughfare Plan (Mark-Up)
- Proposed Thoroughfare Plan





Alexander Street  
 East Shoreway  
 Florida Street  
 CA

**CITY OF PEARLAND**  
**THOROUGHFARE PLAN**  
**- DRAFT -**

<p><b>STREET CLASSIFICATION</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET WIDTH</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET TYPE</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET NAME</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET TYPE</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET TYPE</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET TYPE</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET TYPE</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET TYPE</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET TYPE</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET TYPE</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET TYPE</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>	<p><b>STREET TYPE</b></p> <p>Major Thoroughfare (Solid Line)</p> <p>Minor Thoroughfare (Dashed Line)</p> <p>Local Thoroughfare (Dotted Line)</p> <p>Other Thoroughfare (Dash-dot Line)</p>
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Scale: 1" = 1000'

Legend: Major Thoroughfare, Minor Thoroughfare, Local Thoroughfare, Other Thoroughfare

City of Pearland logo

