

MINUTES OF THE REGULAR MEETING
OF THE TAYLOR LAKE VILLAGE CITY COUNCIL, HELD ON
WEDNESDAY MARCH 4, 2020 AT 7:30 PM

On Wednesday March 4, 2020 at 7:30 P.M., the City Council for the City of Taylor Lake Village met in a regular Session in the Council Chambers at Taylor Lake Village City Hall at 500 Kirby Rd., Taylor Lake Village, Texas 77586, and took action with respect to the following:

1.0 CALL TO ORDER AT 7:30 P.M. AND ROLL CALL

JON KEENEY	MAYOR
MACK EISENBERG	COUNCIL POSITION 1
JON POWELL	COUNCIL POSITION 2
TONY GALT (absent)	COUNCIL POSITION 3
EINAR GOERLAND	MAYOR PRO TEM/COUNCIL POSITION 4
BOB DAVEE	COUNCIL POSITION 5

2.0 COUNCIL REPORTS

2.1 Mayor Keeney- *Deferred to Dr. Gill to speak about Coronavirus*

Dr. Gill, TLV Health Officer- *There is a lot of Disinformation on the internet and social media.*

Coronavirus is not a pandemic. There are 60 US cases and 6 deaths. Most occurring in a nursing home. 24 cases were brought in via travel. The Flu cases amount to about 30 million and cause about 18,000-45,000 deaths. Virus is spread by tiny droplets in the air. Young children and middle age have very little symptoms. Mostly sore throat, aches and fever. Please refer to the Center for Disease Control, World Health Organization and Texas Department of Health for accurate information. City policies for staff may need to be looked at. Police contact is unavoidable. N95 masks are the only type of mask capable of proper protection.

2.2 Councilmember Eisenberg- *Working on home elevation project. Will possibly have a presentation in the future from a company that elevates homes.*

2.3 Councilmember Powell- *Attended GLO meeting about coastal barrier project.*

2.4 Councilmember Galt- *No Report*

2.5 Councilmember Goerland- *Sign advertising minnows?*

2.6 Councilmember Davee- *No Report*

2.7 Chief Savage- *Racial profiling report and monthly report*

2.8 Diane Sheridan- *Census 2020 information. Information and links will be placed on the city website.*

3.0 COMMITTEE REPORTS

**3.1 Receiving of reports form City Commissions and Committees-
No Reports**

4.0 PUBLIC COMMENTS

4.1 Receiving of petitions and citizens' comments-

Dale Painter- *We appreciate TLV allowing us to use your facility for voting.*

Rob Sladek- *Question about the parking lot being constructed and what they are building. Also asked about the part of the sidewalk along Kirby that is always flooded with water. Mayor responded that it is supposed to be office space and that the sidewalks belong to Harris County.*

5.0 CONSENT ITEMS

- 5.1 Review and approval of the City Council Minutes of February 5, 2020.
- 5.2 Authorize payment of invoices.
- 5.3 Consideration of and possible action on the receipt of certification of unopposed candidates for the City General Election
Motion to approve consent items- Davee
Seconded- Goerland
All in Favor

6.0 NEW BUSINESS

- 6.1 Consideration of and possible action on **Ordinance 20-705**, an ordinance canceling the City General Election.
Motion to approve Ordinance 20-705, an ordinance canceling the City General Election- Goerland
Seconded- Powell
All in Favor
- 6.2 Consideration and possible action on scheduling the City Picnic on Sunday April 19th or April 26th
No Action
- 6.3 Consideration and possible action choosing a vendor to update and redesign the city website.
Motion to choose Civic Plus to redesign the website- Davee
Seconded- Powell
All in Favor
- 6.4 Consideration and possible action on reviewing the FY 18/19 Budget and making line item amendments using contingency transfers.
Motion to approve making line item amendments using contingency transfers- Powell
Seconded- Davee
All in Favor

7.0 ADJOURNMENT

Motion to adjourn at 8:15

CITY OF TAYLOR LAKE VILLAGE

Jon Keeney, Mayor

ATTEST:

Stacey Fields, City Secretary

DAVID BRINSON



Skills Summary

Former Marine Corps 1371 MOS and Texas Peace Officer Certified Patrol Officer seeking position with organization that has the potential for career growth possibilities. Disciplined leader with the proven ability to remain calm and deliver results in high-pressure situations.

Qualifications:

- Knowledge of security and law enforcement practices
- Proficiency in using patrol vehicle, fire extinguisher, digital camera and two-way radios
- Ability to formulate reports and resolve problems
- Ability to manage independently
- Ability to enforce local, state, and federal laws
- Ability to handle typical and crisis situations efficiently
- Superior interpersonal and communication skills

Experience

Turner Ind. / Plantgistix

Warehouse Employee November 2019-February 2020

- Built, filled, sealed and wrapped boxes containing raw polymer product used in the medical, safety, food and aerospace industries.
- Ensure the operational, maintenance and safety procedures followed as well as are in compliance with industry standards as well as company and warehouse policies.
- Operated product silos packaging an average of approximately 100,100 pounds of product per 12 hour shift.

Pasadena Police Department

Patrol Officer / August 2018-August 2019

- Patrolled assigned district(s) within the corporate limits to deter illegal activities; protected and preserved the safety and security of individuals, buildings, neighborhoods, and district(s).
- Conducted preliminary investigation of events, related to homicide, rape, robbery, fatal traffic accident, and death/bodies found.
- Evacuated areas endangered by explosive or toxic gases, liquids, or other spilled materials as well as buildings, vehicles and surrounding areas in response to ITC Incident in Deer Park, TX, 2018.
- Interrogated suspects, interview complainants, witnesses, etc., summarize in writing the statements of witnesses and complainants, and participated in raids and searches.
- Investigated Municipal Ordinance violations, issued Municipal Citations, participated in prosecutions of City cases, and educated citizens to control ordinance violations.
- Prepared reports, citations and summons necessary to charge individuals with violations of ordinances, statutes, and laws including petty, misdemeanor, and felonious offenses.
- Monitored and investigated suspicious persons and situations and unusual activities; instructed suspects on field sobriety tests.

Primary Arms LLC

Firearms Product Specialist Supervisor / March 2016 – February 201

- Read and assign emails to employees.
- Proof read for approval email responses to customer questions and comments.
- Adjusted employee orders to include pricing and detailed notes.
- Trouble shot issues with weapons as well as assembling firearms for employees.
- Hand selected replacement parts for customer returns paying addition attention to issues that the customer had concern with.
- Receive phone calls emails and hand handle face to face interactions with customers
- Provide guidance specific and detailed over the phone regarding fitment and building of several different Modern Sporting Arms
- Became a National Rifle Association Certified Range Safety Officer conducted over 100 range evolutions with zero issues of range safety violations
- Provided instruction on the use and requirements of several different accessories for both employees and customers.

United States Marine Corps

1371 Combat Engineer / June 2005 - March 2016

- Served 4 Combat Deployments; 2 Iraq, 2 Afghanistan
- Received a Navy Accommodation Metal for actions immediately following an incident involving an aircraft colliding with a pickup truck.
- Worked on an active runway installing a remote arresting device to allow US and Allied aircraft to train for carrier landings while still in the desert, saving the U.S. Military \$6 million by not requiring them to hire outside contract personal.
- Conducted Counter Improvised Explosive Devices (CIED) sweeps, installing Counter Sniper Observation Netting, Anti-vehicle ditches, and wire obstacles that directly affected the ability of the Marine Special Operations Personal acting with allied forces to carry out missions critical to stability operations in the Area of Operation.
- Conduct engineer reconnaissance
- Emplace obstacle systems; conduct breaching operations, to include reducing explosive hazards.
- Conduct mine/countermine operations.
- Employ demolitions and military explosives
- Conduct urban breaching; conduct route clearance; provide assault bridging, tactical

bridging and non-standard bridging/repair.

- Construct and maintain combat roads and trails; construct expedient roads and airfield/landing zones
- Design and construct survivability positions; perform expedient vertical and horizontal construction; design, construct and maintain base camps/forward operating bases and combat outposts; and fight as provisional infantry.

Marine Corps Career Outline:

Marine Wing Support Squadron – 371 (MWSS-371): 2014 - 2016

- Worked on an active runway installing a remote arresting device to allow US and Allied aircraft to train for carrier landings while still in the desert, saving the U.S. Military \$6 million by not requiring them to hire outside contract personal.
- Received a Navy Accommodation Metal for actions immediately following an incident involving an aircraft colliding with a pickup truck.
- Lead a detachment of 17 Marines of various job skills to accomplishing over 50 small wood framed project
- Directed and coordinated the movement of three air craft sun shade projects directly affecting the safety of U.S. Military and allied air craft while saving the U.S. Military over \$30,000
- Earned my civilian NRA Basic and Pistol Instructor Certifications
- Received my Glock Armor and Instructor Certification.

1st Special Operations Battalion (1st MSOB): 2013-2014

- Deployed to OEF where I lead 7 Combat Engineers in providing direct Engineer support for over 20 Forward Operating Bases, 35 Patrol Bases and over 1,000 of U.S. Marine and allied personal.
- Conducted Counter Improvised Explosive Devices (CIED) sweeps, installing Counter Sniper Observation Netting, Anti-vehicle ditches, and wire obstacles that directly affected the ability of the Marine Special Operations Personal acting with allied forces to carry out missions critical to stability operations in the Area of Operation.
- Successfully completed Combat Life Savers Emergency Medical Training (CLS) followed by Tactical Combat Causality Care (TCCC) including Live Tissue Training.
- Completed Tactical Off-Road driving course

MWSS -371 2013-2013

- Lead 15 Marines on 4 training hikes and dozens of training exercises

3rd Marine Division Combat Assault Battalion (3rd MarDiv CAB) 2012-2013

- Became certified as a Combat Marksmanship Trainer and coached more than 100 troops in the fundamentals of accurate and safe weapons handling leading to the accomplishment of 98% to qualify on the Marine Annual Rifle Qualifications

9th Engineer Support Battalion (9th ESB) 2011-2012

- Deployed to OEF trained CIED sweep teams, supervised the construction (35) 18'x36' wood frame living structures

- Served as Non-Commissioned Officer in Charge of a Security Check Point working with feign country militaries including The Kingdom of Saudi Arabia, Jordan, British, Danish, Bahraini and all branches of the US Armed Forces.
- Completed Sargent's Residents Course Camp Hanson Okinawa, Japan
3rd Marine Division (MarDiv) Combat Assault Battalion (CAB) 2010-2011
- Took charge of a Company level armory responsible for (230) M-16/A4 Service rifle, (60) M4 Carbines, (15) M9 Pistols, (15) M249 Squad Automatic Weapons, (15) M240 Medium Machine Guns, (4) Mk19 40mm Crew Served Weapons, (4) M2 .50 caliber Machine guns, and other serialized equipment worth over \$2,000,000

Naval School Explosives Ordnance Disposal School Marine Detachment: 2009-2010

1st Explosives Ordnance Disposal Company (EOD): On the Job Training (OJT) 2009-2009

- **Promoted** to Sergeant (Sgt E-5) April 2009

7th Engineer Support Battalion (7th ESB) Dec 2005-Feb 2009

Promoted Corporal (Cpl E-4) Nov 2007

- Deployed to OIF lead a team of 5 Counter IED sweepers operating in and around the area of Fallujah, Iraq
- Assisted in the construction of 2 Forward Operating Bases, (100) 18'x36' wooden large frame living structures, (30) 36'x64' office and living structures

Promoted Lance Corporal (LCpl E-3) Sept 2006

- Deployed to OIF served as primary Counter IED sweeper discovering a dozen or more IEDs in the Al Ambar Providence

Camp LeJeune Court House Bay Combat Engineer Schoolhouse Oct 2005 – Dec 2005

Promoted Privet First Class (PFC E-2) Dec 2005

- Studied Counter Improvised Explosive Devices (CIED) sweeping and clearance methods, explosives handling and construction technics.

Camp Pendleton School of Infantry Marine Combat Training Sept 2005 - Oct 2005

- Learned proper patrolling and tactical procedures

Marine Corps Recruit Depot Marine Corps Basic Training June 2005 - Sept 2005

- Discipline was reinforced

Education

Sam Rayburn High School / Pasadena, TX / Graduated May 2005

Pasadena Police Academy / Pasadena, TX/ Feb 2018 - Aug 2018

-Basic Peace Officer Certification TCOLE

Awards and Certificates

-Received the Navy and Marine Corps Commendation Metal for actions immediately following an incident involving an aircraft colliding with a pickup truck in March of 2015 while stationed in Yuma, Az.

Combat Marksmanship Coach and Trainer / Okinawa, Japan

- Combat Marksmanship Coach (MOS 0933)
- Combat Marksmanship Trainer (MOS 0931)

T-CCC/LTT

Tactical Casualty Combat Care and Live Tissue Training

- Tier 1 Group Crawfordsville, Arkansas Hosted by USMC 1st MARSOC

-Glock Certified Instructor Course

-Glock Armors Study

-NRA Basic Pistol Instructor

-NRA Basic Instructor

-NRA Range Safety Officer

Predator Advanced Tactical Off-Road in Vista California

- Completed HMMVY Training package
- Completed MRAP Tactical Off-Road Driving

RESOLUTION 20-1020

A RESOLUTION BY THE CITY OF TAYLOR LAKE VILLAGE, TEXAS SUSPENDING THE MAY 4, 2020 EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – TEXAS COAST DIVISION TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2018 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Taylor Lake Village, Texas (“City”) is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas–Texas Coast Division, (“CenterPoint” or “the Company”) and a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, CenterPoint made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) in March 2020, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by CenterPoint, effective May 4, 2020; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR LAKE VILLAGE, TEXAS, THAT:

1. The May 4, 2020, effective date of the GRIP Rate Increases proposed by CenterPoint is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

2. A copy of this Resolution shall be sent to CenterPoint, care of Keith L. Wall, at 1111 Louisiana Street, CNP Tower 19th Floor, Houston, Texas 77002 and to Thomas Brocato,

legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas
78701.

Signed this 8th day of April, 2020.

Jon Keeney, Mayor

ATTEST:

Stacey Fields, City Secretary

DRAFT

ORDINANCE 20-706

(FEMA Compliance)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR LAKE VILLAGE, TEXAS, AMENDING CHAPTER 34, FLOODS OF THE CODE OF ORDINANCES TO MEET FEMA REQUIREMENTS AND ADDING SECTION 34-92 COASTAL HIGH HAZARDS

Whereas the Texas Legislature has authorized the City of Taylor Lake Village to adopt regulations designed to minimize flood losses; and

Now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR LAKE VILLAGE THAT:

SECTION 1. Chapter 34, Floods, Article II. Flood Damage Prevention, is hereby amended read:

CHAPTER 34

ARTICLE II- FLOOD DAMAGE PREVENTION

Division 1- Generally

Sec. 34-31 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 Taylor Lake Village, Texas does ordain as follows:

Sec 34-32 FINDINGS OF FACT

(a) The flood hazard areas of The City of Taylor Lake Village 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.

(b) 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.

Sec 34-33 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.

Sec 34-34 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.

Sec 34-35 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.

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.

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).

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 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 National Geodetic Vertical Datum (NGVD) of 1929 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.

PRIMARY FRONTAL DUNE - means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

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.

SAND DUNES - mean naturally occurring accumulations of sand in ridges or mounds landward of the beach.

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 National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Sec. 34-36 LANDS TO WHICH THIS ORDINANCE APPLIES

The ordinance shall apply to all areas of special flood hazard with the jurisdiction of The City of Taylor Lake Village

Sec. 34-37 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) for Harris County, Texas," dated January 6, 2017, with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) dated January 6, 2017. and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance.

Sec. 34-38 ESTABLISHMENT OF DEVELOPMENT PERMIT

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

Sec. 34-39 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.

Sec. 34-40 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.

Sec. 34-41 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.

Sec. 34-42 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.

Sec. 34-43 DETERMINING MEAN SEA LEVEL

When, under the terms of this article, a requirement is based upon an elevation which relates to mean sea level, the computation thereof shall be performed utilizing benchmarks which account for subsidence. In accordance therewith, all surveys which establish construction elevations including, but not limited to, those required under section 34-88, shall utilize FEMA RM 1074, FEMA RM 1117 or Survey Point 750. Adjustments to each such benchmark shall be as follows:

(1)For FEMA RM 1074, 1.671 feet elevation shall be added to compensate for the subsidence of such reference marker.(2)For FEMA RM 1117, 0.199 feet elevation shall be added to compensate for the subsidence of such reference marker.(3)For Survey Point 750, 1.578 feet elevation shall be added to compensate for the subsidence of the Survey Point ("X" cut in inlet Lakeway and Shoreline, Project Benchmark).

Division 2. ADMINISTRATION

Sec. 34-61 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR

The Mayor of the city is hereby appointed the Floodplain Administrator 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.

Sec. 34-62 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 Sec. 34-37, 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.

Sec. 34-63 PERMIT PROCEDURES

(a) 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:

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

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

(3) A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of Sec. 34-88;

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

(5) Maintain a record of all such information in accordance with Sec. 34-62(1);

(b) 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:

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

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

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

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

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

(6) 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;

(7) 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;

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

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

Sec. 34-64 VARIANCE PROCEDURES

(a) The Appeal Board, as established by the community, shall hear and render judgment on requests for variances from the requirements of this ordinance.

(b) The Appeal Board 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.

(c) Any person or persons aggrieved by the decision of the Appeal Board may appeal such decision in the courts of competent jurisdiction.

(d) 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.

(e) 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.

(f) 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 Sec. 34-63(b) have been fully considered. As the lot size increases beyond the 1/2 half acre, the technical justification required for issuing the variance increases.

(g) Upon consideration of the factors noted above and the intent of this ordinance, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance (Sec. 34-33).

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

(i) 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.

(j) Prerequisites for granting variances:

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

(2) 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.

(3) 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.

(k) 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 subsections (a)-(i) 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.

Division 3. FLOOD HAZARD REDUCTION

Sec 34.87 GENERAL STANDARDS

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

(a) 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;

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

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

(d) 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;

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

(f) 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,

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

Sec. 34-88 SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data has been provided 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 either to or above three feet above the base flood elevation, or to or above 14 feet above mean sea level, whichever is higher. Utility and sanitary facilities such as plumbing openings, electrical transformers, electrical outlets, breaker boxes, water tanks, air conditioning equipment, etc., shall be elevated to or above three feet above the base flood elevation, or to or above 14 feet above mean sea level, whichever is higher. 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 Sec. 34-63(a)(1), is satisfied. Any new construction or substantial improvement below three feet above the base flood elevation, or below 14 feet above mean sea level, whichever is higher, shall be of materials specified in and consistent with the requirements and criteria of FEMA Technical Bulletin 2, "Flood Damage-Resistant Materials Requirements for Buildings Located in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program," originally published in August 2008 and revised in October 2010. This requirement shall not extend to treated wood materials used for flood louvers, shutters and the non-structural trim around door frames or columns, fiberglass doors, vinyl windows, or decks and stairs

(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 three feet above the base flood elevation, or to or above 14 feet above mean sea level, whichever is higher or together with attendant utility and sanitary facilities, be designed so that below three feet above the base flood level, or below 14 feet above mean sea level, whichever is higher 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 one 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 three feet above the base flood elevation or 14 feet above mean sea level, whichever is higher 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 or above the three feet above the base flood elevation or 14 feet above mean sea level, whichever is higher, 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 Sec. 34-63(a), 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.

Sec. 34-89 STANDARDS FOR SUBDIVISION PROPOSALS

(a) All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with Sections 34-32, 34-33 and 34-34.

(b) All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Floodplain Development Permit requirements of Sec. 34-38, Sec. 34-62(8).

(c) 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 Sec. 34-37 or Sec. 34-62(8).

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

(e) 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.

Sec. 34-90 STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES)

Located within the areas of special flood hazard established in Sec. 34-37, 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 two feet, or three feet above the depth number specified in feet on the community's flood insurance rate map, or 14 feet above mean sea level, whichever is highest.

(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 or 14 feet above mean sea level, whichever is highest or

(b) together with attendant utility and sanitary facilities be designed so that below the three feet above the base flood level or 14 feet above mean sea level, whichever is higher, 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 Sec. 34-63(a)(1).

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

Sec. 34-91 FLOODWAYS

Floodways - located within areas of special flood hazard established in Sec. 34-37, 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 subsection (1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions.

(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.

Sec. 34-92 COASTAL HIGH HAZARD AREAS

Located within the areas of special flood hazard established in Sec. 34-37, are areas designated as Coastal High Hazard Areas (Zones V1-30, VE, and/or V). These areas have special flood hazards associated with high velocity waters from tidal surges and hurricane wave wash; therefore, in addition to meeting all provisions outlined in this ordinance, the following provisions must also apply:

(1) Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures, and whether or not such structures contain a basement. The Floodplain Administrator shall maintain a record of all such information.

(2) All new construction shall be located landward of the reach of mean high tide.

(3) All new construction and substantial improvements shall be elevated on pilings and columns so that:

(i) the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to three feet above the base flood level or 14 feet above mean sea level, whichever is higher;

(ii) the pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of (3)(i) and (ii) of this Section.

(4) Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.

For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

(i) breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and

(ii) the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable State or local building standards. Such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.

(5) Prohibit the use of fill for structural support of buildings.

(6) Prohibit man-made alteration of sand dunes and mangrove stands that increase potential flood damage.

(7) Manufactured Homes -

Require that manufactured homes placed or substantially improved within Zone V1-30, V, and VE 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 the result of a flood, meet the standards of paragraphs (1) through (6) of this section **and** that manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within Zones V1-30, V, and VE on the community's FIRM meet the requirements of Article 5, Section B(4) of this ordinance.

(8) Recreational Vehicles -

Require that recreational vehicles placed on sites within Zones V1-30, V, and VE 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 requirements in Article 3, Section C of this ordinance and paragraphs (1) through (6) 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 4. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence, violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2000.00. Each day of violation shall constitute a separate offense.

SECTION 5. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Taylor Lake Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 6. The City Secretary is hereby directed to publish this Ordinance in accordance with Texas Local Government Code Section 52.011.

PASSED, APPROVED, AND ADOPTED this 8th day of April 2020.

CITY OF TAYLOR LAKE VILLAGE

Jon Keeney, Mayor

ATTEST:

Stacey Fields

City Secretary