

Legislation Text

File #: 6187, **Version:** 1

CC MEETING: June 6, 2023

DATE: May 25, 2023

TO: Erin Rinehart, City Manager

FROM: Jonathan Wheat, P.E., Director of Engineering
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Consider An **Ordinance Amending Chapter 174 ‘Stormwater And Flood Protection Ordinance’ Of The Carrollton Code Of Ordinances By Revising Article 8 ‘Floodplain Guidelines’ Related To Manufactured Homes And Construction Standards Within Floodplain Areas.**

BACKGROUND:

The City’s Stormwater and Flood Protection Ordinance sets forth the minimum requirements to provide and maintain a safe, efficient and effective drainage system within the City and to establish the various public and private responsibilities for the provisions of the ordinance. Among the key purposes of the ordinance is to establish a reasonable standard of design for development that prevents potential flood and stormwater damage, including mitigation of floodplain areas and construction within the floodplain.

The City participates in the National Flood Insurance Program’s (NFIP) Community Rating System (CRS). This system allows for the NFIP to review municipalities’ flood preparedness and rate their overall drainage and flood management systems. The rating scale is from 1 to 10 (1 being the best). Carrollton is currently rated at 6 as scored from previous cycles, which is considered better as compared to other cities in the DFW area. This rating allows Carrollton residents to receive discounts on flood insurance rates for their properties.

To maintain a rating of 6 for the current cycle, the City’s NFIP CRS coordinator is recommending that the Stormwater and Flood Protection Ordinance be amended to provide additional restrictive criteria for the construction of manufactured homes and related infrastructure within floodplain areas. The additional restrictions are as follows:

- Stands or lots are created so that the lowest floor of the manufactured home is at a minimum of one foot (1’) above the design flood elevation. The current ordinance allows the lowest floor to be at the design flood elevation.
- Mechanical, electrical and utility equipment must be located at a minimum of one foot (1’) above the design flood elevation. The current ordinance allows equipment to be at the design flood elevation.

These amendments do not affect development projects that the City is currently reviewing for design or construction, nor will they impact previously constructed projects.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends City Council approval of an ordinance amending Article 8, Section B (4)(a) ‘Manufactured

Homes' and Article 8, Section B, Item 9e 'Additional Construction Standards for Structures' of the Stormwater and Flood Protection Ordinance.