

Dams and Development

“IQ and Elevation tend to be proportional”

Impacts to county infrastructure



Impacts to the public



Platted Subdivision

Not in the Zone A floodplain



Flood Control Dam Encroachments

Easements

Renew/Refresh your easements

Breach Inundation studies



Breach Inundation



Floodplain

Preserve existing conditions (at the boundary of the development)

Wise County Flood Damage Prevention Ord.

SECTION D. METHODS OF REDUCING FLOOD LOSSES

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

(6) In order to preserve the existing hydraulic conditions and Base Flood Elevation, any work to be performed in the Special Flood Hazard Areas ZONE A OR ZONE AE will be required to perform a Hydrologic and Hydraulic study to determine the existing Base Flood Elevation as well as a Hydrologic and Hydraulic study for the proposed conditions. The Base Flood Elevation shall not have a difference between the existing and proposed conditions of more than 0.00 feet.

Breach Inundation

Wise county Development Rules and Regulations

Section 3.07 Drainage

H. Drainage Studies

6. Building shall not be permitted within the breach inundation limits of a flood control structure, as determined by a breach analysis performed to evaluate a Natural Resources Conservation Service (NRCS) regulated flood control structure or a dam as defined by Texas Commission on Environmental Quality (TCEQ). If a breach analysis has not previously been performed, the Developer is responsible for providing a breach analysis as defined by TCEQ and in accordance with Wise Soil and Water Conservation District No. 548 requirements. Documentation of approval by Wise Soil and Water Conservation District No. 548 must be provided, prior to submittal to the County. A breach analysis must be signed and sealed by a Licensed Engineer in the State of Texas.

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SOLUTIONS AND ALTERNATIVES

Developers have lobbyists

Texas Land Developers Assoc.lawsuits & litigation

Wise County Development Rules and Regulations

<https://www.co.wise.tx.us/DocumentCenter/View/409/Development-Rules-and-Regulations-PDF>

Wise County Flood Damage Prevention Ordinance

<https://www.co.wise.tx.us/DocumentCenter/View/414/Flood-Damage-Prevention-Ordinance-PDF>