

## FLOOD SAFETY

1. Learn the safest route from your home or business to higher, safer ground, but stay tuned to reports of changing flood conditions.
2. If emergency officials tell you to evacuate or leave your home, go immediately to a safe shelter, hotel or relative's house.
3. Turn off all utilities, gas and electricity at the main switch. Stay away from power lines and electrical lines. Be alert for gas leaks.
4. Do not walk through flowing water. Drowning is the number one cause of flood related deaths. Currents can be deceptive; six inches of moving water can knock you off your feet.
5. Do not drive through a flooded area. More people drown in their cars than in any other location. Vehicles also push water into homes and cause additional property damage.

### IMPORTANT USEFUL WEBSITES

- [www.fema.gov](http://www.fema.gov)
- [www.usgs.gov](http://www.usgs.gov)
- [www.noaa.gov](http://www.noaa.gov)
- [www.nws.noaa.gov](http://www.nws.noaa.gov)
- [www.floods.org](http://www.floods.org)
- [www.weather.gov](http://www.weather.gov)
- [www.lfma.org](http://www.lfma.org)

# Halton City, Texas FLOOD PROTECTION FOR YOU AND YOUR PROPERTY

Provided by:



**For Property Owners in  
Flood Prone Areas and  
Special Flood Hazard Areas**



**Property owners can contact the City  
to get financial funding information  
for flood mitigation efforts.**

**817-834-9036**

## INTRODUCTION

Halton City is dedicated to minimizing the loss of life and property that is associated with flooding events. Education and prevention are valuable and proven tools that help communities alleviate flooding due to these natural disasters. Halton City recognizes that its community is susceptible to flooding, not just those structures located within Special Flood Hazard Areas (SFHA). The following information has been provided to help inform property owners located within the SFHA, flood prone areas and also all property owners within Halton City.

## FLOOD HAZARD

Halton City has been divided into multiple watersheds. Each of these watersheds has areas that are subject to flooding, both from rising stream waters and localized street and yard flooding. Areas of historical flooding include parts of Skyline Mobile Home Park, Thomas Road (Little Fossil Creek), Little Fossil Creek at Halton Road, Midway Road, Thomas Road and State Highway 121.

Stream flooding areas have been mapped by the Federal Emergency Management Agency (FEMA); however, localized street flooding has not been mapped. Your property may have never been flooded or may be shown on the FEMA maps to be outside the mapped limits of flooding.

However, most areas of the city have yet to see the record 100-Year (1%) storm event, and there is no guarantee that your property will never flood. Statistics show that the 100-Year (1%) storm event has approximately a 30% chance of occurring over a 30-year mortgage period. This flier gives you some ideas of what you can do to protect your property.

## FLOOD INSURANCE

The purchase of federal flood insurance is highly recommended. Basic homeowner's insurance policies don't cover damage from floods. Halton City participates in the National Flood Insurance Program (NFIP) which means that federally subsidized flood insurance is available to everyone in the city. Remember there is a 30-day waiting period before a policy becomes effective. Some people have purchased flood insurance because it was required by the bank or loan company when they obtained a mortgage or home improvement loan. Usually these policies just cover the building's structure and not the contents. During the kind of flooding that happens in Halton City, there is usually more damage to furniture and the contents than there is to the structure. Remember that a flood insurance policy must be renewed each year.

**Mandatory Purchase Requirement:** The mandatory purchase requirement applies to all forms of federal or federally related financial assistance for buildings located in a Special Flood Hazard Area (SFHA). This requirement affects loans and grants for the

purchase, construction, repair, or improvement of any publicly or privately owned buildings in the SFHA, including machinery, equipment, fixtures and furnishings contained in such buildings. If a building is located in a SFHA, the agency or lender is required by law to require the recipient to purchase a flood insurance policy on the building.

For more information about flood insurance

visit: [www.haltomcitytx.com](http://www.haltomcitytx.com)  
[www.fema.gov/nfip](http://www.fema.gov/nfip)

or contact: Haltom City Public Works Department  
Haltom City Public Library  
Your Insurance Agent

## PROPERTY PROTECTION

Rather than wait for a flood to occur, you can act now to protect your property from flood damage. Various alternatives are available to help minimize flooding. If the floor level of your property or structure is lower than the Base Flood Elevation (BFE) shown on the City's Flood Insurance Rate Map (FIRM), consider ways to prevent flooding from occurring such as retrofitting your building. "Retrofitting" means altering your building to eliminate or reduce flood damage.

### Retrofitting measures include:

1. Elevating the building so that flood waters do not enter or reach any damageable portion of it,
2. Constructing barriers out of fill or concrete between the building and flood waters,
3. "Dry flooding" to make the building walls and floor watertight so water does not enter.
4. "Wet floodproofing" to modify the structure and relocate the contents so that when flood waters enter the building there is little or no damage, and
5. Preventing basement flooding from sewer backup or sump pump failure.

There are several good references on retrofitting at the Haltom City Public Library. Many of these will inform you about retrofitting techniques and help you decide which is best for you.

## NATURAL AND BENEFICIAL FUNCTIONS

Haltom City is a beautiful place to live. The undisturbed creek bottoms and wetlands provide a wide range of benefits to the human and natural systems. They provide flood storage and conveyance, reduce flood velocities and flood peaks. Water quality is improved through the river bottoms and wetlands ability to filter nutrients and impurities from runoff and process organic wastes.

The local river bottoms and wetlands provide breeding and feeding for fish and wildlife, create and enhance waterfowl habitat, and protect habitats for rare and endangered species. The floodplains are an important asset. They provide open space, aesthetic pleasure, and areas for active and passive uses.

## FLOOD WARNING SYSTEM

If flooding is imminent and evacuation of the City is advised, citizens will be notified through local radio and television. Additionally, the City will be receiving information from NOAA Weather Station Radio broadcasts weather information 24 hours a day and from the National Weather Service Offices in Texas. The local contact number is 817-429-2631. Please call in reference to evacuation notices, procedures and shelters.

## FLOODPLAIN DEVELOPMENT PERMIT REQUIREMENTS

All floodplain development in Haltom City requires permitting. Contact the Haltom City Engineering Department at 817-834-9036 for advice before you build, fill, place a manufactured home or otherwise develop. The zoning ordinance, flood control ordinance and the international building codes have special provisions regulating construction and other developments within floodplains. Without these provisions, flood insurance through the National Flood Insurance Program (NFIP) would not be available to property owners in Haltom City. Any development in the floodplain without a permit is illegal: such activity can be reported to the Haltom City Public Works Department at 817-834-9036.

## SUBSTANTIAL IMPROVEMENT REQUIREMENTS

What is substantial improvement? The National Flood Insurance Program (NFIP) requires that any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement, must conform or meet the same construction requirements as a new building and be constructed 2 feet above the minimum Base Flood Elevation (BFE) listed on the City's Flood Insurance Rate Map (FIRM).

What is substantial damage? Substantial damage means damage of any origin sustained by a building or structure when the cost of restoring the building to its pre-damaged condition would equal or exceed 50% of the market value of the building before the damage occurred. Substantial damage is determined regardless of the actual repair work performed.

Haltom City requires, by ordinance, that any substantial improvement or substantial damage improvement must have a building permit. Permit information can be obtained at the Haltom City Permit Department located at 5024 Broadway Ave or by calling 817-222-7730.

## DRAINAGE SYSTEM MAINTENANCE

It is illegal to dump any type of debris into a canal, stream, river or drainage ditch in Haltom City. This debris impedes drainage causing the flow of water to back up. Citizens of Haltom City should also keep drainage ditches on their property free of debris, foliage and vegetation that would impede the flow of water. Debris dumping should be reported to the Haltom City Code Enforcement Department at 817-222-7730.

## FLOOD INFORMATION

Citizens of Haltom City can obtain flood information concerning flooding, floodway, flood depths, natural floodplain functions, historical flood information, flood maps, mandatory flood insurance purchase requirements, flood insurance requirements and inquiries, and flood zone determinations from the Haltom City Public Works Department located at 4200 Hollis St. or by calling 817-834-9036.

Elevation Certificates of some properties in the Special Flood Hazard Areas (SFHA) are available and on file at the Office of the Public Works Department and copies are available upon request.

Real time river gauge information can be obtained through the following websites:

[http://nwis.waterdata.usgs.gov/nwis/peaksite\\_no=08050100&agency\\_cd=USGS&format=html](http://nwis.waterdata.usgs.gov/nwis/peaksite_no=08050100&agency_cd=USGS&format=html)  
or [www.usgs.gov](http://www.usgs.gov)

## FLOOD PROTECTION ASSISTANCE

Concerned citizens and the general public can obtain information on flood protection assistance from the Haltom City Public Works Department at 817-834-9036. Haltom City provides flood protection guidance based on FEMA flood related data and historical flooding in the neighborhood so citizens can react to any potential flood threats to their property.

List of Services Provided:

1. Provide a list of names of contractors and consultants knowledgeable or experienced in retrofitting techniques and construction.
2. Provide materials on how to select a qualified contractor and what recourse citizens have if they are dissatisfied with the contractor's performance.
3. Make site visits to review flooding, drainage and sewer problems and provide one-on-one advice to property owners.
4. Provide advice and assistance on retrofitting techniques, such as elevating buildings above flood levels or the Base Flood Elevation (BFE), dry floodproofing, wet floodproofing and protecting basements from sewer backup. Also, information on the installation of barriers, levees, and floodwalls around individual buildings or structures is available.

