



FEMA

September 22, 2022

The Honorable Ben Zeller
Judge, Victoria County
101 North Bridge Street
Room 102
Victoria, TX 77901

RE: Revised Preliminary Flood Insurance Rate Map and Flood Insurance Study Report
for the Unincorporated Areas of Victoria County, Texas, Community No. 480637,
Panels Affected: Entire County

Dear Judge Zeller:

On April 30, 2020, the Federal Emergency Management Agency (FEMA) provided your community with preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) Report for Victoria County, Texas, and incorporated areas. Since that release, FEMA Region 6 has determined that revisions to several FIRM panels and the FIS Report are required. Enclosed for your information are copies of the Revised Preliminary FIRM panels and FIS Report dated September 22, 2022, for Victoria County, Texas, and incorporated areas. This revised edition of the study reflects changes to Base Flood Elevations, Special Flood Hazard Areas, and Map Panel Layout/Type. We have enclosed only those FIRM panels with these changes that actually cover your community.

On September 22, 2022, FEMA posts digital copies of the Revised Preliminary FIRMs, FIS Report materials, and supporting database on the Flood Map Service Center. This data may be reviewed at <https://www.fema.gov/preliminaryfloodhazarddata>. This webpage contains a number of frequently asked questions pertaining to Preliminary Flood Hazard Data. If you click on the link, "[View your community's preliminary flood hazard data](#)," you will be connected to the Preliminary FEMA Map Products page. On this page, you may select your state and county from drop down menus to access the current Revised Preliminary FIRM, FIS Report materials, and supporting database. We request that your community make the hard copy Revised Preliminary FIRM and FIS Report available for review at your community's map repository located at the Dr. Pattie Dodson Public Health Center, 2805 North Navarro Street, Suite 106, Victoria, Texas 77901.

Digital Flood Hazard Data is now also available for viewing on the Flood Map Changes Viewer (FMCV) at <https://msc.fema.gov/fmcv>. The FMCV is a single interactive viewer that allows the user to access flood hazard data at several points along the study process. Flood risk data available on the viewer include: the preliminary National Flood Hazard Layer (NFHL), preliminary Changes Since Last FIRM (CSLF), the Preliminary Map Comparison Tool, the

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pending NFHL, and the NFHL. To review the preliminary data accompanying this letter, the preliminary NFHL will provide a view of the updated flood hazard data resulting from the current study.

We encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the Revised Preliminary FIRM and FIS Report so that they will have the opportunity to review them. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the FIRM or in the FIS Report. Please submit comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM and FIS Report become effective. Comments may be sent to:

Roosevelt Grant
Mitigation Division Director
clo Diane Howe, Appeals Coordinator
FEM A Region 6
Federal Regional Center
800 North Loop 288
Denton, TX 76209-3698

To assist you in this effort, we have listed the contact information of representatives who can answer your questions and respond to your concerns:

- Mapping - Larry Voice, larry.voice@fema.dhs.gov, (940) 898-5419
- Compliance – Michael Segner, michael.segner@fema.dhs.gov, (940) 268-8368
- Insurance – Gilbert Giron, Jr., gilbert.giron@fema.dhs.gov, (940) 765-9956

We will initiate a statutory 90-day appeal period for certain communities within Victoria County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (one percent-annual-chance) Flood Elevations, base flood depths, Special Flood Hazard Areas, flood zone designations, or regulatory floodways within a community, as shown on the Revised Preliminary FIRM. If your community is identified as requiring an appeal period, we will send you a letter approximately two weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the *Federal Register* and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date.

After the appeal period has ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM and FIS Report. The new FIRM and FIS Report for your community will become effective approximately seven to ten months later. Please note, your current effective mapping will continue to be used until the revised information is issued effective.

Prior to the effective date, you will be notified in writing of the official FIRM and FIS Report effective date and asked to adopt floodplain ordinances or modify existing ordinances, as necessary, that correspond with the new FIRM or FIS Report. If you or other community officials have any questions regarding floodplain ordinances, you may address them with our FEMA Regional Office or you may discuss those issues with your National Flood Insurance Program (NFIP) State Coordinator. Several months before the effective date, we will mail one set of printed, and one set of digital copies of the finalized FIRM and FIS Report. Instructions for downloading the digital data will be included.

A copy of the preliminary Summary of Map Actions (SOMA) was originally sent to your community on April 30, 2020. Since the distribution of the preliminary SOMA, there have been changes or additional Letters of Map Change (LOMCs) issued.

To assist your community in maintaining the FIRM, the enclosed Revised Preliminary SOMA documents previous LOMC actions that will be affected when the FIRM becomes effective. A fact sheet is included in this transmittal to assist your community in the review of this SOMA.

Your community should be aware that recently approved LOMCs, specifically Letters of Map Revision (LOMRs), may have been issued for your community. The LOMR process is dynamic, and FEMA is reviewing LOMR applications regularly. To complete production of the Preliminary and Revised Preliminary FIRM, which includes incorporating the effects of *mappable* LOMRs issued since the last map effective date, a specific cutoff was established. FEMA will address any approved LOMRs issued after the cutoff date when the final SOMA is distributed. If your community has concerns regarding a specific case, please submit the LOMR case number, as well as any appropriate documentation, to our FEMA Regional Office before the end of the comment or appeal period.

Your community's comments on the enclosed materials are an important part of our review process and will be carefully considered before we publish the FIRM in its final form. If you are interested in discussing the enclosed materials, the FEMA Regional Office in Denton, Texas is available to assist your community at (940) 898-5127.

Sincerely,

ROOSEVELT A.
GRANT III

Roosevelt Grant

Mitigation
Division Director

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Enclosures: Revised Preliminary FIRM panels for the entire county

Revised Preliminary FIS Report

Revised Preliminary SOMA

*How to Access Your Digital Preliminary Flood Hazard Products Via FEMA's
Flood Map Service Centers*

Understanding FEMA's Summary of Map Actions and Revalidation Letter

cc: Ariel Gomez, County Engineer, Victoria County

Manny Razo, Interim NFIP State Coordinator, Texas Water Development Board
(electronic copy)

Daniel Zell, Compass Region 6 Regional Director, RSC 6 (electronic copy)