



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P-A

February 15, 2019

The Honorable Pat Hallisey
Mayor, City of League City
300 West Walker Street
League City, Texas 77573

Community: City of League City,
Galveston County,
Texas

Community No.: 485488
Map Panels Affected: See FIRM Index

Dear Mayor Hallisey:

This is to formally notify you of the final flood hazard determination for the City of League City, Galveston County, Texas in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (44 CFR 67.11). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*. The flood hazard determinations for your community may include addition of and/or modification to Base Flood Elevations (BFEs), base flood depths, Special Flood Hazard Areas (SFHAs), zone designations, and regulatory floodways. SFHAs are the areas subject to inundation by the flood having a 1-percent change of being equaled or exceeded in any given year (base flood).

On September 22, 1999, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the SFHAs in your community. Recently, FEMA completed a re-evaluation of flood hazards in your community. On September 27, 2012 and February 28, 2018, FEMA provided you with Preliminary and Revised Preliminary copies, respectively, of the Flood Insurance Study (FIS) report and FIRM that identify existing flood hazards in your community. A notification of the proposed flood hazard determinations for your community was published in the *Daily News* on June 20, 2013 and June 27, 2013, and in the *Federal Register*, at Part 67, Volume 78, Pages 28890 and 28891 on May 16, 2013.

The statutory 90-day appeal period, which was initiated on the second newspaper publication date cited above, has ended. FEMA did receive an appeal during that 90-day period. The technical data submitted in support of the appeal have been evaluated, and the appeal has been resolved. Therefore, the determination of the Agency as to the flood hazard information for your community is considered final. FEMA will publish a notice of final flood hazard determinations in the *Federal Register* as soon as possible. The FIRM for your community will become effective on August 15, 2019. Before the effective date, FEMA will send you final printed copies of the FIS report and FIRM.

Because the FIS report establishing the flood hazard information for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to August 15, 2019, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d and e) of the NFIP regulations (44 CFR 59, etc.) by the

effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d and e) of the NFIP regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d and e);
2. Adopting all the standards of Paragraph 60.3(d and e) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d and e).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended.

In addition to your community using the FIS report and FIRM to manage development in the floodplain, FEMA will use the FIS report and FIRM to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified SFHAs. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. In general, flood insurance rates increase as the lowest floor elevations (including basements) of new and substantially improved structures decrease in relation to the BFEs or base flood depths (if determined). This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the revised FIRM panels become effective. Information on LOMCs is presented in four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM and FIS report for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions within Galveston County has been combined into one FIRM and FIS report. When the FIRM and FIS report are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide complete sets of the FIRM panels to county officials, where they will be available for review by your community.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

Our Regional Office staff would be happy to assist you with any difficulties you may encounter enacting the floodplain management ordinances. If you have questions regarding your application or any other questions, please feel free to contact one of the Regional contacts listed below for additional assistance:

For questions concerning:	Name	Telephone Number	Email
Engineering/Mapping	Mr. Larry Voice	(940) 898-5419	larry.voice@fema.dhs.gov
Community Outreach	Ms. Cynthia Wirz	(940) 898-5164	cynthia.wirz@fema.dhs.gov
Insurance	Mr. Gilbert Giron	(940) 898-5594	gilbert.giron@fema.dhs.gov
Compliance	Ms. Lauren Fulton	(940) 898-5474	lauren.fulton@fema.dhs.gov

If there are further questions regarding the FIS report and FIRM for the community, please contact Mr. Michael Segner, CFM. Mr. Segner, the NFIP State Coordinator, is accessible by telephone at 512-463-3509, in writing at 1700 North Congress Avenue, P.O. Box 13231, Austin, Texas 78711-3231, or by email at michael.segner@twdb.texas.gov.

Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structures*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at: <https://www.fema.gov/letter-final-determination>. Paper copies of these documents may also be obtained by calling our FMIX, toll free at the telephone number listed above.

Sincerely,



Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure:
Final SOMA

cc: Community Map Repository
Mr. Alex Noel, Floodplain Administrator, City of League City
Mr. Michael Segner, CFM, State NFIP Coordinator, Texas Water Development Board
Ms. Jennifer Moss, Deputy Regional Technical Coordinator, RSC 6

FINAL SUMMARY OF MAP ACTIONS

Community: LEAGUE CITY, CITY OF

Community No: 485488

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on August 15, 2019.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR	11-06-0863P	03/30/2011	WESTOVER PARK	4854880025D	48167C0207G

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAP ACTIONS

Community: LEAGUE CITY, CITY OF

Community No: 485488

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	04-06-1253A	04/02/2004	OAK CREEK SUB, SEC. 2, BLK 2, LOTS 8-14, SEC. 3, BLK 2, LOTS 22-24 & 26	4854880025D	48167C0207G
LOMR-F	05-06-1164A	05/26/2005	TANGLEWOOD ISLAND, BLOCK B, LOT 207 -- 10303 CR 197	4854880030E	48167C0229G
LOMA	05-06-1481A	06/13/2005	FOODLION, PHASE II ADDITION, LOT 1 - 2212 EAST MAIN	4854880010D	48167C0039G
LOMA	05-06-1849A	08/09/2005	CROSSROADS AT CLEAR CREEK, RESERVE A-C	4854880010D	48167C0039G
LOMR-F	05-06-0913A	08/23/2005	AUTUMN LAKES, SECTIONS 1-2 & 4	48201C1070K	48167C0018G
LOMR-F	05-06-1856A	09/16/2005	OAK CREEK, SECTION 2, LOTS 15-16; SECTION 3, LOTS 21, & 27-33	4854880025D	48167C0207G
LOMR-F	06-06-BG45A	08/17/2006	COLONY COMMONS, RESERVE 2 (TX)	4854880030E	48167C0228G
LOMA	07-06-0578A	05/24/2007	LAKES AT BAY COLONY, SECTION 9 (TX)	4854880030E	48167C0228G
LOMR-F	09-06-1052A	05/28/2009	GREYSTAR BEACON LAKES APARTMENTS, LOT 2 -- 555 FM 646	4854880030E	48167C0230G
LOMA	09-06-1869A	06/18/2009	COUNTRYSIDE SECTION 3, BLOCK 15, LOT 46 -- 615 MEADOWBRIAR STREET	4854880025D	48167C0207G
LOMA	11-06-0173A	11/30/2010	LOT 38, BLOCK 1, WESTOVER PARK SECTION 12 --- 515 STONERIDGE TERRACE LANE	4854880025D	48167C0206G
LOMA	12-06-0836A	01/31/2012	M. PECK SUBDIVISION, BLOCK 1, LOT C1-A -- 880 LAWRENCE ROAD	4854880011D	48167C0041G
LOMA	15-06-2111A	04/24/2015	BAY COLONY POINTE WEST, SECTION 4, BLOCK 4, LOT 9, -- 3035 SWEET GUM BAY COURT	4854880030E	48167C0228G
LOMA	15-06-1876A	05/22/2015	BAY COLONY POINTE WEST, SECTION 4, BLOCK 1, LOT 2 -- 6723 STRAWBERRY LANE	4854880030E	48167C0228G
LOMA	15-06-3429A	08/05/2015	BAY COLONY POINTE WEST, SECTION 4, BLOCK 2, LOT 1 -- 6709 STRAWBERRY BROOK LANE	4854880030E	48167C0228G
LOMA	15-06-3665A	08/28/2015	BAY COLONY POINTE WEST, SECTION 2, BLOCK 1, LOT 16 -- 3006 KNIGHTSBRIDGE LANE	4854880030E	48167C0228G

FINAL SUMMARY OF MAP ACTIONS

Community: LEAGUE CITY, CITY OF

Community No: 485488

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	16-06-0278A	11/25/2015	BAY COLONY POINTE WEST, SECTION 2, BLOCK 2, LOT 30 -- 6728 HIDDEN COLONY LANE	4854880030E	48167C0228G
LOMA	16-06-1511A	03/23/2016	CENTERFIELD IN BAY COLONY, SECTION 1, BLOCK 2, LOT 17 -- 3002 COLONY DRIVE	4854880030E	48167C0229G
LOMR-F	18-06-4021A	12/06/2018	BAY COLONY POINT WEST, SECTION 11, BLOCK 3, LOTS 1-22, BLOCK 2, LOTS 1-47, BLOCK 1, LOTS 1- 8	4854880030E	48167C0228G
LOMR-F	19-06-0343A	12/12/2018	VICTORY LAKES, SECTION 7B, BL 1, LT 19; BL 2, LT 1-11; BL 3, LT 10-22; BL 4, LT 1-11; BL 5, LT 1-4	4854880030E	48167C0230G
LOMA	14-06-3502A		WHITELEY'S CLEAR CREEK COVE ESTATES, BLOCK 1, LOT 1, - 3007 MASSENGALE LANE	4854880005D	48167C0019G

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

FINAL SUMMARY OF MAP ACTIONS

Community: LEAGUE CITY, CITY OF

Community No: 485488

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMR-F	00-06-950A	05/12/2000	BAY COLONY COMMERCIAL RESERVES, SECTION 2, RESERVE B	3
LOMR-F	01-06-1084A	06/29/2001	THE MEADOWS IN BAY COLONY, SEC. 1, BLK 3, LTS 1-5; BLK 1, LTS 79-81 & PT OF LT 78; BLK 2, LTS 11-14	6
102	01-06-673P	03/21/2002	499-ACRE CYPRESS REALTY TRACT	4
LOMR-F	02-06-1959A	07/12/2002	ENCLAVE AT BAY COLONY, BLK 1, LTS 1-44 AND BLK 23, LTS 1-24	6
LOMA	02-06-2626X	10/30/2002	ENCLAVE AT BAY COLONY, BLOCK 1, LOTS 1-44 AND BLOCK 2, LOTS 1-24	3
LOMR-F	03-06-770A	03/14/2003	MEADOWS IN BAY COLONY, SEC. 2; BLK. 1 LOTS 1-17, BLK. 2, LOTS 21-22, BLK. 4, LOTS 7-26, BLK. 5, LOT	3
LOMA	03-06-2552A	08/29/2003	JARBOE ADDITION, BLOCK 2, A PORTION OF LOT 12; 1401 MARINA BAY DRIVE	2
LOMR-F	03-06-1583A	01/30/2004	TWIN OAKS, SECTION 1	3
LOMR-F	04-06-1402A	05/07/2004	A PORTION OF THE JOHN DICKINSON LEAGUE, ABSTRACT NO. 9; MAGNOLIA ESTATES	3
LOMR-F	04-06-A026A	09/08/2004	PARK ON CLEAR CREEK, BLOCK 1, LOTS 1-163, BLOCK 2, LOTS 1-8	3
LOMA	05-06-1132A	06/09/2005	REGATTA TOWNHOMES, LOT 6 -- 456 MARINERS DRIVE	3
LOMA	06-06-0221A	01/03/2006	CROWS NEST CONDOMINIUMS, BLDGS A-F, H & OFFICE -- 501 DAVIS ROAD	6

FINAL SUMMARY OF MAP ACTIONS

Community: LEAGUE CITY, CITY OF

Community No: 485488

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMR	05-06-1666P	03/31/2006	BAY COLONY WEST SECTION ONE	4
LOMR-F	07-06-0403A	03/01/2007	TWIN OAKS SUBDIV, SECTION 2 (TX)	3
LOMA	08-06-1684A	05/08/2008	THE WHARF AT CLEAR LAKE, PHASE 2, BLOCK 12, LOT 1 -- 699 DAVIS ROAD	2
LOMA	09-06-0363A	12/09/2008	SUBDIVISION A, LOT 5 -- PORTION OF PERRY & AUSTIN UPPER LEAGUE, ABST. 19	3
LOMA	09-06-0118A	02/10/2009	THE CROW'S NEST, DIVISION C OF LEAGUE CITY, PORTION OF LOT 1 - 501 DAVIS ROAD, BLDGS H AND G	2
LOMR	08-06-3081P	04/29/2009	River Bend at Clear Creek	4
LOMR-F	09-06-2945A	09/29/2009	Cypress Bay Sections 1 through 3	3
LOMR-FW	09-06-3450A	12/18/2009	LOT 6, SAWYER SUBDIVISION	2
LOMR-F	11-06-4237A	09/20/2011	PENINSULA AT CLEAR LAKE SEC II 24-34 & 17-19 LOTS 1-5 842-850 COASTAL COURT, 841-856 SIGNATURE COVE	3
LOMR-F	12-06-0091A	11/07/2011	Beacon Island at South Shore Harbour (Tracts I & II)	3
LOMA	13-06-1738A	03/07/2013	CLEAR CREAK VILLAGE, SECTION 6, PHASE II, BLOCK 15, LOT 33 -- 2313 ACACIA STREET	2
LOMR	13-06-3403P	12/26/2014	BAY COLONY WEST	5
LOMR-F	15-06-1298A	02/19/2015	STEPHEN AUSTIN LEAGUE, ABSTRACT 3, RIVER BEND AT CLEAR CREEK	3
LOMA	16-06-2585A	06/17/2016	BAY COLONY POINTE WEST, SECTION 2, BLOCK 2, LOT 25 -- 6718 HIDDEN COLONY LANE	4

FINAL SUMMARY OF MAP ACTIONS

Community: LEAGUE CITY, CITY OF

Community No: 485488

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	16-06-2342A	07/08/2016	BAY COLONY POINTE WEST SECTION TWO, BLOCK 2, LOT 14 -- 6713 RIVER RIDGE LANE	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	00-06-302A	01/18/2000	LAKES IN BAY COLONY, SECT. ONE, BLK. 1, LOTS 44-51	4854880030E	48167C0228G
LOMA	01-06-1586A	08/01/2001	MEADOWS IN BAY COLONY, BLOCK 3, LOTS 1-5 AND LOTS 79-81, BLOCK 2, LOTS 11-14, AND BLOCK 1, PT OF LO	4854880030E	48167C0229G