



Federal Emergency Management Agency

Washington, D.C. 20472

September 18, 2023

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 23-06-0998R

The Honorable Hoppy Haden
Caldwell County Judge
110 South Main Street, Room 101
Lockhart, TX 78644

Community Name: Caldwell County, TX
Community No.: 480094

104

Dear Judge Haden:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for your community.

If you have any questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP) in general, or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Federal Emergency Management Agency (FEMA) Regional Office in Denton, Texas, at (940) 898-5127, or the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Enclosure:

Conditional Letter of Map Revision Comment Document

cc: The Honorable Ruben Becerra
Hays County Judge

The Honorable Charles Bisson
Mayor, City of Niederwald

Eric Van Gaasbeek, R.S., CFM
Floodplain Administrator
Hays County

Ricardo J. Zamora, P.E., CFM
Floodplain Administrator
City of Niederwald

David Clark, P.E., CFM
County Engineer
Caldwell County

Hugo Elizondo, Jr., P.E., CFM
Principal
Cuatro Consultants, Ltd.



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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	Caldwell County Texas (Unincorporated Areas)	FILL CHANNELIZATION CULVERT	HYDROLOGIC ANALYSIS 1D HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 480094		
IDENTIFIER	Strasse Vista	APPROXIMATE LATITUDE AND LONGITUDE: 30.012, -97.733 SOURCE: OTHER DATUM: NAD 83	
AFFECTED MAP PANELS			
TYPE: FIRM* NO.: 48055C0025E DATE: June 19, 2012	* FIRM - Flood Insurance Rate Map		

FLOODING SOURCE AND REACH DESCRIPTION

Unnamed Tributary of Elm Creek - from approximately 470 feet downstream of State Highway 21 to approximately 420 feet upstream of Schubert Lane

PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Unnamed Tributary of Elm Creek	Fill Placement	From the upstream side of State Highway 21 to the downstream side of Niederwald Strasse
	New 6-barrel, 10' x 5' Box Culvert	Approximately 660 feet upstream of State Highway 21
	New 6-barrel, 10' x 5' Box Culvert	Approximately 1,200 feet downstream of Niederwald Strasse
	Channelization	From the upstream side of State Highway 21 to the downstream side of Niederwald Strasse

SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Unnamed Tributary of Elm Creek	No BFEs*	BFEs	YES	NONE
	Zone A	Zone AE	None	YES
	Zone A	Zone A	NONE	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE

* BFEs - Base (1-percent-annual-chance) Flood Elevations

COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood). If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

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**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT (CONTINUED)**

OTHER COMMUNITIES AFFECTED BY THIS CONDITIONAL REQUEST

CID Number: 481670

Name: City of Niederwald, Texas

TYPE: FIRM* NO.: 48209C0315F DATE: September 2, 2005

CID Number: 480321

Name: Hays County, Texas

TYPE: FIRM* NO.: 48209C0315F DATE: September 2, 2005

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**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling reflecting the existing conditions.

The table below shows the changes in the base flood water-surface elevations (WSELs).

Base Flood WSEL Comparison Table

Flooding Source: Unnamed Tributary of Elm Creek		Base Flood WSEL Change (feet)	Location of maximum change
Proposed vs.	Maximum increase	0.03	Approximately 470 feet downstream of State Highway 21
Existing	Maximum decrease	0.1	Approximately 160 feet downstream of State Highway 21

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

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**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM and FIS report. If the project is built as proposed and the data below are received, a revision to the FIRM and FIS report would be warranted.

- Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1, entitled "Overview and Concurrence Form," must be included. A copy of this form may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>.
- The detailed application and certification forms listed below may be required if as-built conditions differ from the proposed plans. If required, please submit new forms, which may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>, or annotated copies of the previously submitted forms showing the revised information.

Form 2, entitled "Riverine Hydrology and Hydraulics Form." Hydraulic analyses for as-built conditions of the base flood and 0.2 percent annual chance floods must be submitted with Form 2.

Form 3, entitled "Riverine Structures Form."

- A certified topographic work map showing the revised and effective base and 0.2 percent annual chance floodplain boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach.
- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised base and 0.2 percent annual chance floodplain boundary delineations shown on the submitted work map and how they tie into the base and 0.2 percent annual chance floodplain boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach.
- As-built plans, certified by a registered Professional Engineer, of all proposed project elements.
- Documentation of the individual legal notices sent to property owners who will be affected by any widening or shifting of the base floodplain and/or any BFE establishment along Unnamed Tributary of Elm Creek.

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**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR (continued)

• FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/status/flood-map-related-fees>. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please either forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse
Attention: LOMR Manager
3601 Eisenhower Avenue, Suite 500
Alexandria, VA 22304-6426

or submit the LOMR using the Online LOMC portal at: <https://hazards.fema.gov/femportal/onlinelomc/signin>

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM and FIS report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

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**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

COMMUNITY REMINDERS

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Roosevelt Grant
Director, Mitigation Division
Federal Emergency Management Agency, Region VI
800 North Loop 288
Denton, TX 76209
(940) 898-5127

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