

June 2, 2026**To the Mayor and Members of the City Council**

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**SUBJECT: UPCOMING FEDERAL EMERGENCY MANAGEMENT AGENCY
(FEMA) FLOODPLAIN MAPPING UPDATES**

The purpose of this Informal Report is to provide an update on the Stormwater Management Program's efforts to revise several areas of Federal Emergency Management Agency (FEMA) floodplain mapping.

On September 28, 2021, Mayor and Council Communication (M&C) 21-0755 authorized a Professional Services Agreement with Walter P. Moore, Inc. (City Secretary Contract No. 56946) to update Federal Emergency Management Agency (FEMA) floodplain maps for three parts of the City:

- Lake Worth in Council District 7
- Sycamore Creek Tributary SC-7 Watershed in Council Districts 6 and 8
- Eastland Creek from generally Miller Avenue downstream to Lake Arlington in Council Districts 5 and 11

City engineering evaluations and modeling for these areas showed significant differences in the FEMA mapping driving the need to officially update the FEMA mapping. Flood risk mapping can change over time due to growth and redevelopment, changing rainfall amounts, and improvements to the technology used to model flood risk. The primary components of the mapping updates included refining the existing flood risk boundaries and developing flood risk maps consistent with FEMA mapping requirements through the Letter of Map Revision (LOMR) process.

The City evaluates FEMA floodplain mapping updates across the City and prioritizes updates focusing on areas where the current maps significantly differ from the actual flood risk. Updating the FEMA floodplain maps is the best way to communicate more accurate flood risks and helps property owners and developers make informed decisions. Accurate maps also help the City identify and prioritize maintenance and capital improvement needs.

Mapping updates can affect flood insurance and development requirements for property owners. The updates will result in some residents having future federally mandated flood insurance requirements added and others having insurance requirements removed. Properties that become mapped within the FEMA floodplain will have to obtain a Floodplain Development Permit for many types of activities such as significant yard grading, adding or replacing fences, or building new structures or additions. Permits are required to allow the City to review work to ensure plans will not increase flooding. Any new, enlarged, or renovated structures may also be required to be elevated or floodproofed to be protected from flooding.

During the FEMA review process, impacted residents are notified of mapping changes following FEMA's public notification requirements which only entails either public notice in the newspaper or certified mailers. For future map updates, the City is evaluating additional outreach efforts such as electronic outreach, web viewers showing proposed mapping changes, and/or public meetings to

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improve communication of changes and implications of mapping on flood insurance and development requirements.

After the City submits updated mapping to FEMA, it usually takes approximately 9 months for the maps to become official but is dependent upon FEMA review timelines. The Letter of Map Revision (LOMR) for Lake Worth was already submitted to FEMA and became official on April 22, 2024. The Sycamore Creek Tributary SC-7 Watershed draft maps were also submitted to FEMA and are estimated to become official in July 2026. The remaining study area, Eastland Creek, is anticipated to be submitted to FEMA for a second round of review in the Fall of 2026 with FEMA adoption anticipated in 2027.

In September 2025, the City sent certified mailers to property owners impacted by the proposed Sycamore Creek Tributary SC-7 Watershed FEMA mapping update. The property owners will receive another direct mailer once the mapping becomes effective. The mailer will include a link to the City's website with maps showing the changes and frequently asked questions about the update.

The City has already started to engage the residents that will be impacted by the Eastland Creek FEMA mapping update. Due to the larger impact, a public meeting advertised via direct mailer and electronic notifications was held on March 23, 2026. The meeting was recorded and placed on the City's website at <https://bit.ly/4baogS4> along with exhibits showing the currently proposed map changes and frequently asked questions about the effort. The impacted property owners will receive another direct mailer once the mapping becomes effective.

An upcoming M&C will be presented to Council in June to amend City Secretary Contract Number 56946 due to the need to address additional comments from the Federal Emergency Management Agency (FEMA) and City Floodplain Administrator's review of the draft mapping. Based on review comments, the remaining updates include refining existing flood risk mapping based on new data and engineering modeling methodologies.

For questions regarding this information, please contact Lisa Biggs, Floodplain Administrator & Engineering Manager, Transportation & Public Works Department at (817) 392-2446.

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