

**Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard (FFRMS) Floodplain**

To: All interested Agencies, U.S. Department of Housing and Urban Development, FEMA- Texas Division of Emergency Management, Groups and Individuals

This notice is to inform that the **Responsible Entity under 24 CFR Part 58, City of Houston**, has determined that the following proposed action under the Community Development Block Grant (CDBG) Mitigation (MIT) program Grant Number B18MP480001 is located in the Federal Flood Risk Management Standard (FFRMS) floodplain. As such, the City of Houston will be identifying and evaluating practicable alternatives to locating the action within the FFRMS floodplain and the potential impacts on the FFRMS floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The proposed activity is known as the Turkey Gully Drainage and Paving Improvements Project. The proposed project totals 9.35 acres (ac) and consists of approximately 3,800 lineal feet along W 22nd St., W 24th St., and W 25th St. from their intersections with Turkey Gully in the east to Bevis St. in the west. The alignments also include Bevis St. from W 26th St. in the north to W 20th St. in the south, along W 20th St. from Bevis St. in the northeast to East T C Jester Boulevard in the southwest, and along W 18th St from its intersection with East T C Jester Boulevard in the east to White Oak Bayou in the west. (Project Area) in Houston, Harris County, Texas (29.801811, -95.425410). The FEMA Flood Panel No. is 48201C0670M, effective date 6/9/2014. The extent of the FFRMS floodplain was determined using the 0.2 Percent Annual Chance Flood Approach. Climate Informed Science Approach (CISA) data is not available since the Federal Flood Standard Support Tool (FFSST) is no longer available as of May 7, 2025.

The proposed action will address flooding, roadway deterioration, and utility needs in the Bevis Street and surrounding areas. This project entails right-of-way acquisition and installation of new storm sewers to redirect runoff to White Oak Bayou and reconstructing roads with concrete curb-and-gutter, upgraded sidewalks, and traffic signals at 20th Street and E. TC Jester Boulevard to improve traffic flow and safety. Additional improvements include replacing aging waterlines with PVC or ductile iron lines, targeted pavement and sidewalk upgrades, and traffic adjustments such as closing the 18th Street intersection with 20th Street. The floodplain type is FFRMS with no Coastal High Hazard Area (V Zone), or Limit of Moderate Wave Action / and no wetlands as defined by HUD based on an onsite assessment. The proposed action includes an impact area of 9.35 acres, within which there are approximately 3.6 acres within the Regulatory Floodway, 5.3 acres within the 100-year Floodplain, and 0.45 acres within the 500-year Floodplain. Proposed activities will occur above the ordinary high-water mark (OHWM). No wetlands were observed within the impact area; However, two riverine features are mapped by the National Wetlands Inventory (NWI) within the impact area, which are consistent with the footprint of White Oak Bayou and Turkey Gully. No wetlands or aquatic features would be impacted by proposed Project activities, and the Project would avoid impacts to White Oak Bayou and Turkey Gully. City of Houston is coordinating with USACE to determine if there are jurisdictional waters (Waters of the U.S. or WOTUS) within the project area and obtain the no permit required letter.

The existing natural and beneficial functions (e.g. floodwater storage and conveyance, groundwater discharge or recharge, erosion control, water quality maintenance, and habitat for flora and fauna) are

relatively limited due to previous disturbance and existing site elevations. Since the site is in a designated urbanized area, intrinsic values (e.g. recreational, educational, scientific, historic, and cultural) of the floodplain potentially adversely affected by the activity is limited. This project will provide significantly enhanced flood control and mitigation for the surrounding community.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Houston at the following address on or before January 15<sup>th</sup>, 2026, **City of Houston Housing & Community Development Dept.**, 2100 Travis St, 9<sup>th</sup> Floor Houston, TX 77002. Attention: HCD Environmental Team. A full description of the project may also be reviewed from 8:00 AM to 5:00 PM at the address listed above or upon request to [hcdenvironmental@houstontx.gov](mailto:hcdenvironmental@houstontx.gov). Appointments for office visits to view the project description/environmental review in person are recommended to avoid any potential for delays. Comments or questions may also be submitted via email at the same address or (832) 394-6319.

Date: Wednesday, December 31<sup>st</sup>, 2025.