

Final Notice and Public Explanation of a Proposed Activity in an FFRMS Floodplain

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

This is to give notice that the Responsible Entity under 24 CFR Part 58, City of Houston has conducted an evaluation as required by Executive Order 11988 as amended by Executive Order 13690 and Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under Community Development Block Grant (CDBG) Mitigation (MIT) program, Federal Award Number B-18-DP-48-0002 (GLO contract No. 22-082-006-D574).

The proposed project is located on 144.00 acres (ac) and consists of two areas: the Braeburn Glen neighborhood (130.29 ac) extending from Interstate Highway 69 (I-69) to South Gessner Road, including a portion of Braeburn Glen Boulevard extending across Brays Bayou (29.682161, -95.531078); and a proposed detention pond area (13.71 ac) located at 9100 Fondren Road, southwest of the intersection of Fondren Road and Wanda Lane (29.677546, -95.509378) in Houston, Harris County, Texas.

The proposed action includes infrastructure improvements to upsize the storm sewer system within the Braeburn Glen neighborhood in order to convey a greater volume of stormwater during storm events. To mitigate for increased flows to Brays Bayou during storm events from the upgraded storm sewer system, the proposed project includes the construction of a downstream stormwater detention basin with a storage capacity of 57.49 acre-feet. The proposed action includes an impact area of 144.00 ac, within which there are approximately 11 ac within the Regulatory Floodway and approximately 133 ac within the 100-year Floodplain (panel numbers 48201C0845M, effective May 2, 2019, and 48201C0835L, effective June 18, 2007). Within the Braeburn Glen neighborhood portion of the Project Area (130.29 ac), 8.19 ac are located within the Regulatory Floodway and 122.10 ac are located within the 100-year floodplain. Proposed activities within the floodway include the installation of upsized storm sewer outfalls above the ordinary high water mark (OHWM) of Brays Bayou. Within the detention pond area of the Project Area (13.71 ac), 2.93 ac are located within the Regulatory Floodway, and 10.78 ac are located within the 100-year floodplain. Proposed activities within the floodway include the construction of an overflow structure and 24-inch reinforced concrete pipe outfall and the placement of stabilizing riprap above the OHWM of Brays Bayou. A wetland delineation of the impact area was conducted on September 10, 2024, and determined that one perennial stream (Brays Bayou), one ephemeral drainage ditch, and one dry-bottom stormwater detention basin are located within the impact area. No wetlands were observed within the impact area; as such, no wetlands would be impacted by proposed project activities. One riverine feature is mapped by the National Wetlands Inventory (NWI) within the impact area, which is consistent with the footprint of Brays Bayou. The proposed project has been designed to avoid all impacts to Brays Bayou, as well as the ditch and the detention basin that were observed during the wetland delineation. No aquatic features would be impacted by the proposed project. The impacted floodplain provides the following natural and beneficial functions: floodwater conveyance and storage, wildlife habitat, and groundwater recharge. The floodplain does not provide recreational, educational, scientific, cultural, or historical value. The proposed action is needed to provide flood risk reduction for the Braeburn Glen neighborhood.

The City of Houston has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain:

Alternative 1) The design for the proposed action as described in this notice.

Alternative 2) Similar design with storm sewer lines from S Gessner Road to Brays Bayou installed through Lee LeClear Tennis Courts.

Alternative 3) Identical design as the proposed action without the use of federal funds; and

Alternative 4) No-Action Alternative.

The installation of the storm sewer lines through Lee LeClear Tennis Courts would result in greater impacts to recreational resources and would result in greater overall costs. For these reasons, Alternative 2 was not selected.

Constructing the proposed action exclusively with non-federal funds would fail to use available CDBG-MIT funds meant to serve the need of the project, would cause the proposed action to be delayed until additional funding sources were allocated, and would be subject to downsizing if funding were not secured. For these reasons, Alternative 3 was not selected.

Under the No Action alternative, no storm sewer improvements would be constructed, the floodplain would not be impacted beneficially or adversely, and the surrounding communities, businesses, and infrastructure would continue to be affected by street ponding during storm events. The existing outdated storm sewer system would likely continue to degrade over time, eventually losing function and efficiency, causing additional impacts, costs, and safety concerns. The No Action Alternative fails to meet the purpose and need of the project. Given that this alternative does not meet the purpose and need, it is not a viable alternative.

The proposed action is the Preferred Alternative because it meets the project purpose and need while minimizing impacts to the human and natural environments. In order to accomplish this, the project must be located in the Federal Flood Risk Management Standard (FFRMS) floodplain because the existing outdated storm sewage infrastructure is located within the floodplain. A Hydraulic and Hydrologic Analysis was conducted for the project and determined that the proposed action will not cause adverse impact to the surrounding properties and existing drainage system, the receiving stream (Brays Bayou), and within the City of Houston for the storm events up to and including the 100-year storm. The proposed action will comply with all state and local floodplain protection procedures.

The City of Houston has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988 as amended by Executive Order 13690 and Executive Order 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in the 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. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about the floodplain 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 February 4th, 2026, **City of Houston Housing & Community Development Dept.**, 2100 Travis St, 9th 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. 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, January 28, 2026.