

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 Grant Number B18MP480001.

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 on the east to Bevis St. on the west. The alignments also include Bevis St. from W 26th St. on the north to W 20th St. on the south, along W 20th St. from Bevis St. on the northeast to East T C Jester Boulevard on the southwest, and along W 18th St from its intersection with East T C Jester Boulevard on the east to White Oak Bayou on 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 Federal Flood Risk Management Standard (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 on-site 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.

The purpose of this project is to reduce flood risks and improve conveyance capacity within the Turkey Gully (tributary E106-00-00 to White Oak Bayou) watershed. The Turkey Gully has limited capacity and comes out of the banks during frequent flood events (10-year or smaller). Especially, it has less than a 2-year level of service between 23rd and 20th Street, which is the primary concern area of the Turkey Gully Drainage and Paving project. Homes are built along its banks. The Turkey Gully cannot be widened or deepened. During extreme storm events (100-year and above), the area near Turkey Gully gets flooded first from the water coming out of Turkey Gully and then will be inundated by White Oak at a later time (White Oak peaks several hours after Turkey Gully). The limited capacity in Turkey Gully resulted in localized structural flooding and excessive street ponding. The proposed project is functionally dependent on the floodplain.

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/wetland. The City has concluded that there is no reasonable alternative to improve drainage outside the floodplain that satisfies the purpose and need of the project. Alternatives to building on the site are as follows:

Alternative 1: Increase Conveyance of Culvert Crossings. This alternative evaluated resizing four culvert crossings along Turkey Gully to improve conveyance by matching or exceeding upstream opening areas. While this option reduced water surface elevations compared to existing conditions, it did not achieve a 2-year level of service between 23rd and 20th Streets and therefore did not meet the project purpose and need.

Alternative 2: Diversion with Mitigation. This alternative combined culvert improvements with a diversion from 23rd Street to 20th Street and construction of an off-channel mitigation basin to offset downstream impacts. The alternative achieved a minimum 2-year level of service throughout Turkey Gully and required significant land acquisition for the mitigation basin, resulting in an estimated total project cost of approximately \$19.1 million. Because of level of service this alternative was rejected.

Alternative 3: Full Diversion to White Oak Bayou (No Mitigation). This alternative evaluated full diversion of Turkey Gully flows to White Oak Bayou without detention or mitigation. The alternative achieved a 2-year level of service along Turkey Gully and resulted in an overall reduction in peak flows downstream of the diversion, with a maximum localized increase of approximately 38 cubic feet at the diversion outfall. The estimated project cost for this alternative is approximately \$13.2 million.

Alternative 4: Partial Diversion to White Oak Bayou with Channel Restoration (Preferred Alternative). This alternative includes multiple partial diversions from Turkey Gully to White Oak Bayou that converge into a single outfall, along with channel restoration through the Fredy's Used Car Sales property. Hydraulic modeling demonstrated that this alternative achieves a 10-year level of service throughout Turkey Gully with no measurable impacts to White Oak Bayou. The estimated total project cost is approximately \$28.3 million, including land acquisition and channel restoration. This alternative is preferred due to its superior flood risk reduction, drainage efficiency, and overall engineering and economic benefits with minimal downstream impacts.

No Action Alternative. Under the No Action Alternative, no improvements would be constructed. Flooding, street ponding, and associated safety risks would continue to affect surrounding communities and infrastructure. This alternative does not meet the project purpose and need, and is not considered viable.

With all alternatives considered, the option was chosen to continue the project as designed with the following mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain: **(1) Protecting lives and property.** Per Sec. 19-16 of Chapter 19, permits also require building in a manner that safeguards life, limb, property, and public welfare, plus per the City of Houston's Floodplain Management Office, the City addresses Emergency Preparedness and Flood Monitoring as follows: City facilities are equipped with flood warning systems to receive real-time flood alerts. Additionally, the City participates in the Flood Early Warning System (FEWS) and provides evacuation plans to ensure swift action if a flood event occurs; **(2) Protection of natural features.** Project design features include measures to provide and enhance adequate drainage, erosion, soil and vegetation quality, and preservation and enhancement of green features and space, and **(3) Adherence to federal and local floodplain guidelines.** The project will adhere to all HUD and City of Houston floodplain guidelines (Chapter 19), defaulting to the most conservative option when appropriate.

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 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 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 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.