



Texas General Land Office

PUBLIC NOTICE

Commissioner Dawn Buckingham, M.D.

Final Notice and Public Explanation of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain or Wetland

To: All interested Agencies, Groups and Individuals

Date of Publication: June 3rd, 2025

This is to give notice that the Texas General Land Office (GLO) under 24 CFR Part 58 has conducted an evaluation as required by Executive Order 11988 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)-Disaster Recovery (DR) and Mitigation (MIT) programs and HUD Grant Number 24-064-000-E151. The proposed project is located in the Kingwood area in Harris and Montgomery Counties near Woodland Hills and Northpark Drive (30.079567, -95.199897) and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain and wetlands.

The proposed action (HCFCD Project ID G103-80-03.1-E001&2 / G503-06-00-E004) will improve the stormwater conveyance in Taylor Gully through channel dredging and bank lining as well as flowline improvements; increase stormwater detention volume with the construction of a wet bottom stormwater detention basin with 412 acre-feet of detention capacity; replace the Rustling Elms Drive bridge class culvert with a single span concrete bridge, which is required due to the channel improvements where Rustling Elms Drive crosses Taylor Gully; remove and replace several storm sewer pipes between 24" to 84" diameter that outfall into Taylor Gully; and remove and replace a 36" culvert at the upstream end of the channel with a reinforced concrete pipe. Based on the effective FEMA FIRMS, 25.6 acres are in the Floodway, 5.6 acres are in the 100-Year Floodplain, 3.7 acres are in the 500-Year Floodplain, and 88.1 acres are outside of the floodplain. The extent of the FFRMS floodplain was determined using the 500-year flood approach, totaling 3.7 acres in the FFRMS floodplain. The proposed action includes 0.9 acres of wetland impacts. The impacted wetlands provide no recreational, educational, scientific, cultural, or historic value beyond flood risk reduction. The proposed action is needed to alleviate flooding within the Taylor Gully watershed and to remove the 100-year floodplain from approximately 276 structures identified in the flood hazard area.

The GLO 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



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existing floodplain/wetland: Due to the nature of project activities to address flooding hazards by improving stormwater conveyance and increasing floodplain storage of Taylor Gully, there are limited opportunities to avoid the floodplain and/or wetlands while still meeting the project Purpose and Need. Initially, a total of twelve potential alternatives were developed using various combinations of channel conveyance improvement methods (grass-lined and concrete-lined channels were considered), stormwater detention basins, and culvert improvements. Out of the twelve, six alternatives were recommended to move forward for further evaluation based on the H&H analysis and the District's feedback on alternatives. The six Alternatives included various combinations of conveyance improvements only, stormwater detention only, a combination of both, and various basin locations, dry bottom vs wet bottom basins, and/or alternative methods for achieving the channel conveyance improvements, such as grass-lined vs. concrete lined improvements. All Action Alternatives considered would occur within the floodplain and result in some impacts to the floodplain, wetlands and/or waterbodies. The six action Alternatives were assessed regarding hydraulic performance, system capacity provided, costs and benefits in relation to the reduction in inundation area, and reduction of inundated structures or structures benefited; environmental impacts, and construction feasibility. The No Action Alternative was also considered and rejected because under the No Action Alternative, the surrounding area would continue to experience flood hazards and damages. Based on the Alternatives assessment, the Proposed Action (Alternative 6) was determined to be the most suitable Alternative. The project will result in beneficial impacts to human health, public property, and floodplain values and impacts to wetlands can be mitigated and minimized. To minimize adverse effects on downstream waterways and wetlands, construction best management practices including silt fencing, sod strips, inlet protection and vegetated buffers, will be utilized during construction to prevent sediments and construction site runoff from washing downstream. The District will coordinate with the local floodplain administrator and obtain required permits prior to initiating work, including any necessary certifications that encroachments within the adopted regulatory floodway would not result in any increase in flood levels within the community during the occurrence of the base flood discharge. The applicant must comply with any conditions of the permit. Additionally, impacts to wetlands will be mitigated in-situ through the construction of the vegetated shelf within the proposed wet bottom basin. The wetlands are considered non-jurisdictional, and therefore Clean Water Act Section 404 permitting is not required for wetlands. The project is in compliance with all federal, state, and local floodplain and wetland protection procedures.

The GLO has reevaluated alternatives to building in the floodplain and wetlands and has determined that it has no practicable alternative to floodplain and wetlands development.



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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 wetlands 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 and wetlands 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 and wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by the GLO at the following address a minimum 7 calendar day comment period (June 10th, 2025) will begin the day after the publication and end on the 8th day after the publication:

Texas General Land Office

Community Development & Revitalization (CDR) Division

PO Box 12873, Austin TX 78711-2873

(512) 475-5051

ATTN: David Camarena, Director of Environmental Oversight

A full description of the project may also be reviewed from 9 A.M. to 5 P.M at the address above and at:

<https://www.hcfcd.org/F-14Taylor>. Comments may also be submitted via email at env.reviews@recovery.texas.gov.