



Texas General Land Office

PUBLIC NOTICE

Commissioner Dawn Buckingham, M.D.

EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A FEDERAL FLOOD RISK MANAGEMENT STANDARD FLOODPLAIN OR WETLAND

To: All interested Agencies, Groups, and Individuals

Date: July 1, 2026

This is to give notice that the Texas General Land Office (GLO) under 24 CFR Part 58 has determined that the following proposed action under the Community Development Block Grant (CDBG)-Disaster Recovery Mitigation (MIT) program and TX GLO Grant Number 24-064-000-E151 (HUD Grant B-18-DP-48-0002) is located in the Federal Flood Risk Management Standard (FFRMS) floodplain and wetlands. As such, the GLO will be identifying and evaluating practicable alternatives to locating the action within the FFRMS floodplain and wetlands and the potential impacts on the FFRMS floodplain and wetlands from the proposed action, 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 Protection of Wetlands. The proposed project location is south of Cypresswood Drive and west of TC Jester Boulevard in northern Harris County, Texas (30.016892°, -95.496614°).

The proposed action (HCFCD Project ID K500-23-00-E005) will improve the stormwater conveyance through the construction of a single dry bottom stormwater detention basin and associated inflow and outfall structures located at the confluence of Spring Gully (K131-00-00) and the north bank of Cypress Creek (K100-00-00). The stormwater detention basin will impact 28.1-acres of a 50.3 acre-site that is partially wooded and owned by the Harris County Flood Control District (HCFCD). The basin site was partially excavated from previous construction projects and is south of Cypresswood Drive and west of TC Jester Boulevard in northern Harris County, Texas. The proposed project includes the construction of a stormwater detention basin, permanent maintenance access roads, a concrete stormwater inflow spillway/weir, a piped outfall structure with headwalls and wingwalls, and minimal placement of riprap, covered and revegetated within AST nesting habitat. Construction activities include vegetation and tree clearing, soil excavation and grading, backslope swales with concrete interceptor structures and piping, stormwater silt fencing and associated BMP's, alligator snapping turtle exclusion fence, driveway replacement, riprap placement, clearing, grubbing, debris removal, utility relocation, and associated appurtenances. Two existing electric power poles will be relocated within the



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project limits and two additional power poles are proposed within project limits to avoid a conflict with the proposed weir. There are existing thirty and sixty foot-wide private easements that cross the basin property that will require acquisition by the HCFCF, however, there are no residences or businesses within these easements, and there are no displacements associated with this project. Construction access will occur off TC Jester Blvd and Cypresswood Drive.

The proposed dry-bottom detention basin includes earthen 4:1 side slopes. The stormwater inflow structure for the proposed basin is an approximately 180-foot wide concrete weir with 20:1 side slopes which will be constructed within the northwest portion of the site. The weir location at Spring Gully (K131-00-00) was chosen to avoid impacts to high quality AST habitat present within Cypress Creek (K100-00-00) and at its confluence with Spring Gully (K131-00-00). The proposed inflow weir will allow flood waters to fill the basin primarily from Spring Gully (K131-00-00). Stormwater will drain out of the detention basin within a 48-hour period, once water levels recede in Cypress Creek (K100-00-00), through a proposed 36-inch outfall pipe, located at Cypress Creek (K100-00-00) in the southeast portion of the project site. The concrete weir paving will extend at a 3:1 side slope along the bank and down to the flowline of Spring Gully (K131-00-00). The paving perimeter will include three-foot-deep concrete toe walls to protect against potential undermining erosion of the weir structure.

The proposed detention basin will have a maximum depth of approximately 23 feet, with the lowest grade elevation at 77.00 feet above sea level and corresponding top of bank elevation at 98.73 feet. The proposed detention basin footprint will be approximately 20.1 acres in area at the top of bank and a bottom of approximately 10.6 acres.

The detention basin will be constructed by excavating soil to achieve the proposed depth and side slope configuration. Onsite excavated soil will be used to build a 30-foot-wide maintenance access berm and backslope swale drainage system around the basin top of banks. A 15-foot wide permanent access road from TC Jester Boulevard will run along a portion of the eastern maintenance berm (consisting of crushed limestone) then down the side slope (consisting of concrete) to provide access for the basin outfall pipe maintenance. Existing trees and vegetation within the basin footprint will be cleared while trees outside of the limits of construction work will be preserved. At completion of the project excavation and grading, the basin side slopes and bottom will be revegetated by sodding and broadcast hydroseeding. In coordination with HCFCF Property Management and Harris County Precinct 3, the existing Olde Oaks greenbelt earthen trail system will be realigned post completion of the basin revegetation. This trail system will be utilized for the



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placement of AST Exclusion Fence installation to avoid additional tree removal in an otherwise wooded environment.

Based on the effective FEMA FIRMs, 25.35 acres are in the Floodway, and 2.75 acres are in the 100-Year Floodplain. The project does not occur within the Zone X 500-year floodplain nor the Zone X Minimal Flood Hazard area. The proposed action includes 0.45 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 Spring watershed and to remove the 100-year floodplain from approximately 72 structures identified in the flood hazard area.

There are three primary purposes for this notice. First, people who may be affected by activities in the FFRMS 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. Commenters are encouraged to offer alternative sites outside of the FFRMS floodplain and wetlands, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about FFRMS floodplains 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 FFRMS floodplains and wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by GLO at the following address on or before July 17, 2026. A minimum 15 calendar day comment period will begin the day after the publication and end on the 16th 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



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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.hcfd.org/Community/Press-Room?post=Construction+Update%3A+T.C.+Jester+Stormwater+Detention+Basin>).

Comments may also be submitted via email at env.reviews@recovery.texas.gov.