



Texas General Land Office

PUBLIC NOTICE

Commissioner Dawn Buckingham, M.D.

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS AND FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A FEDERAL FLOOD RISK MANAGEMENT STANDARD (FFRMS) FLOODPLAIN AND WETLANDS

September 18, 2026

To: All interested Agencies, Groups and Individuals

These notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the Texas General Land Office (GLO) on behalf of the Harris County Flood Control District.

REQUEST FOR RELEASE OF FUNDS

On or about October 6, 2026, the GLO will submit a request to the U.S. Department of Housing and Urban Development (HUD) on behalf of the Harris County Flood Control District for the release of Community Development Block Grant Mitigation (CDBG-MIT) funds appropriated under the Supplemental Appropriations for Disaster Relief Requirement Act, 2017 (Pub. L. 115-56) and the Further Additional Supplemental Appropriations for Disaster Relief Requirements Act, 2018 (Pub. L. 115-123), as amended, to undertake a project known as the West T.C. Jester Stormwater Detention Basin Project for the purpose of improving stormwater conveyance and decreasing flood risk within the Cypress Creek watershed through construction of a dry-bottom stormwater detention basin with 210-acre feet of detention capacity, permanent maintenance access roads, a concrete stormwater inflow spillway, a piped outfall structure with headwalls and wingwalls, and minimal placement of riprap, covered and revegetated within alligator snapping turtle nesting habitat, at a total cost of \$17,700,941.45 (\$16,700,941.45 of which is grant funded). The proposed project is located on the north side of Cypress Creek (K100-00-00) and west of Spring Gully (K131-00-00) near TC Jester Boulevard and Cypresswood Drive in northern Harris County, Texas.



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FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN FEDERAL FLOOD RISK MANAGEMENT STANDARD (FFRMS) FLOODPLAIN AND WETLANDS

This is to give notice that GLO, under 24 CFR Part 58, has conducted an evaluation as required by Executive Order(s) 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 the U.S. Department of Housing and Urban Development (HUD)'s Community Development Block Grant-Mitigation (CDBG-MIT) Program, GLO Contract# 24-064-000-E151 and HUD Grant ID B-18-DP-48-0002. The proposed project is located on the north side of Cypress Creek (K100-00-00) and east of Spring Gully (K131-00-00) near TC Jester Boulevard and Cypresswood Drive in northern Harris County, Texas and is within the Federal Flood Risk Management Standard (FFRMS) floodplain and wetlands. The extent of the FFRMS floodplain was determined using the 0.2 Percent-Annual Chance Floodplain Approach.

The proposed project includes the construction of a dry-bottom stormwater detention basin with 210-acre feet of detention capacity, permanent maintenance access roads, a concrete stormwater inflow spillway, a piped outfall structure with headwalls and wingwalls, and minimal placement of riprap, covered and revegetated within alligator snapping turtle nesting habitat. The purpose of the project is to alleviate flooding within the Cypress Creek watershed, particularly in the adjacent T.C. Jester area, by maximizing floodwater storage capacity and flood damage along Cypress Creek (K100-00-00) and Spring Gully (K131-00-00) for storm events up to and including the 100-year event. Construction activities include clearing, excavation, grubbing, grading, and debris removal; driveway replacement; and installation of backslope swales with concrete interceptor structures and piping, stormwater silt fencing, alligator snapping turtle exclusion fencing to be installed prior to any fill activity, riprap, and associated appurtenances. Two existing electric power poles will be relocated within the project area, and two additional power poles are proposed within project area to avoid a conflict with the proposed weir, accommodating for the repositioned power poles and project impacts. The existing 30- and 60-foot-wide private easements that cross the basin property will require abandonment; however, no residences or businesses are located within these easements, and project activities will not result in displacements.



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Approximately 28.1 acres of the project site are within the FFRMS floodplain. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 8201C0265M (effective 10/16/2013) shows approximately 25.35 acres of the project area are in Zone AE floodway and 2.75 acres of the project area are in Zone AE 100-year floodplain. The project does not occur within the Zone X 500-year floodplain nor Zone X Minimal Flood Hazard. The proposed project is not a critical action and there are no buildings or structures that would require elevation. The proposed project activity is allowable within the regulated floodway under 24 CFR 55.8(a)(ii)(A) and qualifies as a functionally dependent use.

Approximately 2.11 acres of wetlands within the project area will be removed. The impacted wetlands provide no recreational, educational, scientific, cultural, or historic value. However, they do have the potential to provide similar benefits as those provided by the project, to include floodwater storage, erosion control, water quality maintenance and habitat for flora and fauna. The proposed action is needed to alleviate flooding within the Cypress Creek watershed and to remove the 100-year floodplain from approximately 72 structures identified in the flood hazard area. The Proposed Action will provide approximately two feet of flood reduction during the 10-year storm event and a maximum reduction of approximately 0.90 feet during the 100-year event.

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 existing floodplain and wetlands: Alternative 1) Full Buildout of the West T.C. Jester Stormwater Detention Basin Site and 2) No Action. The construction footprint of the full buildout of the basin site will extend project impacts beyond the 28.1 acres into the entire 50.3 acre site and will impact an existing protected environmental resource area located adjacent to Spring Gully (K131-00-00). Additionally, this alternative would remove 2.16 acres of wetlands and would result in greater permanent impacts to forested riparian habitats as its footprint encroaches upon Cypress Creek (K100-00-00) and Spring Gully (K131-00-00), removing bat foraging and roosting habitat, migratory bird nesting and foraging habitat, and high-quality alligator snapping turtle nesting habitat. Full buildout of the basin site would require abandonment of the existing 30- and 60-foot-wide private easements that cut through the middle of the basin property, and would require acquisition of a residential property and displacement of its resident. The full buildout of the basin site alternative would provide approximately 255 acre-feet of total volume of flood mitigation along Cypress Creek (K100-00-00) for storm events up to and including the 100-year event. While this alternative meets the project purpose and need, property



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acquisition and potential displacements, impacts to an existing environmental resource area, and impacts to wildlife habitat resulted in a lower viability than the Proposed Action. For these reasons, this alternative was not selected.

Under the No Action alternative, no stormwater detention basin would be constructed for flood reduction and flood mitigation. Flood elevations along Cypress Creek (K100-00-00) and Spring Gully (K131-00-00) would not decrease, and residents and businesses would continue to be affected by area flooding. Flooding in this area would continue to result in repetitive damage to property and infrastructure, and public health and safety would continue to be at risk. In addition, the intensity and frequency of storms is increasing. Severe rain events that result in flooding are also expected to increase in frequency and intensity, which will lead to more prolonged and damaging floods. Additionally, no structures will be removed from the 100-year floodplain. The No Action Alternative does not meet the purpose and need of the project and is not considered the recommended alternative.

The Proposed Action meets the purpose and need of the project while minimizing environmental impacts and therefore is the Preferred Alternative. To meet the purpose and need, the project must be located within the FFRMS floodplain so that the basin can receive stormwater overflows from Cypress Creek (K100-00-00) and Spring Gully (K131-00-00) during storm events and safely release it back once the storm has passed. The detention basin is designed to slow down and temporarily store stormwater runoff to decrease downstream flooding. The existing 30- and 60-foot-wide private easements that cut through the basin property will require abandonment; however, no residences or businesses are located within these easements, and project activities will not result in the displacements. The Proposed Action will require tree and vegetation removal which are habitat for wildlife, birds, and bats and will impact 2.11 acres of wetlands. However, the Proposed Action will avoid 0.09 acres of wetlands, an existing protected resource adjacent to Spring Gully (K131-00-00), as well as an existing residence to the north of the project area and south of Cypresswood Drive. The Proposed Action will create approximately 210 acre-feet of storage capacity and result in flood mitigation along Cypress Creek (K100-00-00) for storm events up to and including the 100-year event. Flood Control District considers the Proposed Action to be the least environmentally damaging practicable alternative that meets the purpose and need of the project.



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The GLO has reevaluated alternatives to building in the FFRMS floodplain and wetlands and has determined that it has no practicable alternative to the FFRMS floodplain and wetlands development. Environmental files documenting compliance with Executive Order 11988, 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 floodplains 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 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 floodplains 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:

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.hcfd.org/Activity/Projects/Cypress-Creek/TC-Jester-Stormwater-Detention-Basins>). Comments may also be submitted via email at env.reviews@recovery.texas.gov.



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FINDING OF NO SIGNIFICANT IMPACT

The GLO, on behalf of the Harris County Flood Control District, has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Texas General Land Office's Community Development & Revitalization (CDR) Division, located at 1700 Congress Ave., Austin TX 78701-1495, as well as the Harris County Flood Control District, located at 9900 Northwest Freeway, Houston TX 77092, and may be examined or copied weekdays 9A.M to 5 P.M. The ERR will also be made available to the public for review electronically and can be requested at env.reviews@recovery.texas.gov.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Texas General Land Office's Community Development & Revitalization (CDR) Division. All comments received by October 5, 2026, will be considered by the GLO prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The GLO on behalf of the Harris County Flood Control District certifies to HUD that Jet Hays in his capacity as Deputy Director of Integration consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Harris County Flood Control District to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the GLO's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:



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- (a) the certification was not executed by the Certifying Officer of the GLO;
- (b) the GLO has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58;
- (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or
- (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Disaster Recovery and Special Issues Division at: 2415 Eisenhower Avenue, Alexandria, Virginia 2231 or by email at disasterrecovery@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Jet Hays, Deputy Director of Integration

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