

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

To: All interested Agencies, Groups and Individuals

This is to give notice that Nueces County has conducted an evaluation as required by Executive Order 11988, as amended by Executive Order 13690, 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 Nueces County Colonia Self Help Center, **Contract No. CSH22-0202**. The proposed project locations are 846 Chapa, Robstown, Texas 78380, 924 Chapa, Robstown, Texas 78380, and 836 Mesquite St, Robstown, TX 78380 in Nueces County, Texas and are in the Federal Flood Risk Management Standard (FFRMS) floodplain. The extent of the FFRMS floodplain was determined using a 0.2 percent flood approach. Proposed activities are the rehabilitation of existing single-family housing units, funded through this contract to bring the home up to local and state code requirements, which will only have effect on the proposed site locations. These properties are in the 100 year floodplain (Zone AE) of the FFRMS and will have no effect on 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) or intrinsic values (e.g. recreational, educational, scientific, historic, and cultural) of the floodplain. The potential impact on this floodplain is the size of the lot, which is approximately less than an acre for each lot.

Nueces County determines that there is no practicable alternative for locating the project within the FFRMS floodplain. This is due to: 1) the need to provide housing and services to these families; 2) the requirements to rehabilitate within the Bluebonnet colonia; 3) the desire to not displace residents; 4) the need to construct an economically feasible project; and 5) the ability to mitigate and minimize impacts on human health, public property, and floodplain values. Nueces County considered several alternative sites and actions in terms of the goals identified in the project description and reviewed or considered through the lenses of natural, social, and economic values explained at 24 CFR 55.20(c)(2):

- A. Locate the Project Outside of the Floodplain
 - 1. Relocation- The residents have expressed that they have no place to go, therefore relocation cannot be considered an option.
 - 2. Other sites considered- The entirety of Bluebonnet colonia is in an FFRMS Floodplain, making other sites not available without the same issue.
- B. No Action or Alternative Actions that Serve the Same Purpose

No alternative action was also considered and rejected because of the need for affordable housing in the Bluebonnet colonia. The goal of the colonia self-help center is to aid underserved communities, in which case taking no action would not satisfy the goals set forth in the program.

The proposed project would provide stable living conditions for those living in the Bluebonnet colonia, by allowing them to bring their homes up to code requirements and therefore making them a better place to live. Residents' lives would be enriched through access to much needed home repairs. Mitigation measures taken to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland include:

(a) Preserving Lives: To preserve lives, local law enforcement and the emergency broadcast system will implement an early warning system should flooding conditions arise. In addition to the warning system, law enforcement has an emergency evacuation and relocation plan. The plan includes a process for evacuating individuals with special needs. All residents will also be briefed on the location of the flood hazard area and evacuation plans upon occupancy.

(b) Preserving Property: To preserve property, the building will be elevated to the FFRMS floodplain.

(c) Preserving Natural Values and Minimizing Impacts: In addition to avoiding impervious surfaces in and adjacent to the floodplain, the project will involve elevation and positioning of the building to preserve the floodplain. By elevating the buildings and disallowing impervious surfaces in and around the floodplain, the construction will have minimal effects on water resources.

These projects will comply with state and local floodplain protection procedures.

Nueces County 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, are available for public inspection, review and copy 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 this 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 comments about this 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 a floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by Nueces County at the following address on or before March 3, 2026: Nueces County Coastal Parks, 15820 Park Road 22 Corpus Christi Texas 78418 and (361) 949-8122, Attention: Scott Cross, Director. A full description of the project may also be reviewed from 9am to 4pm Monday through Friday at Nueces County Coastal Parks, 15820 Park Road 22 Corpus Christi Texas 78418 and (361) 949-8122 and Nuecescountytx.gov. Comments may also be submitted via email at nueces.ballipark@nuecescountytx.gov

Date: February 23, 2026