



CITY OF BAYTOWN

PUBLIC NOTICE

2401 Market Street • P.O. Box 424
Baytown, Texas 77522-0424
281-422-8281

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: 8-STEP PROCESS - FLOODPLAIN

Project Name: Baytown - West Baytown Drainage Improvements
Responsible Entity: City of Baytown

Project Location:

All work will occur in the City of Baytown, Harris County, Texas at the following locations:

- Along Oklahoma Street, extending from approximately from 29.729937438, -95.006429591 to 29.721861468, -95.007779769
- Staging Area, located at 3223 Minnesota St, Baytown, TX 77520.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
Flood and Drainage Facilities

The scope of this project includes drainage improvements to the existing right-of-way (ROW) area within Oklahoma Street extending from Minnesota Street to San Jacinto Bay. The design will also include sidewalk, full reconstruction of Oklahoma Street pavement and any water, wastewater utilities and pavement that will need to be replaced in order to construct the new storm sewer system consisting of 60-inch diameter, 10'x5' reinforced concrete boxes and 10'x7' outfall into San Jacinto Bay along with inlets, leads and manholes.

Step 1: Determine whether the action is located in a Federal Flood Risk Management Standard (FFRMS) floodplain.

Exemptions to Part 55:

Actions listed in the revised 24 CFR 55.12 that are exempt from the floodplain management requirements of Part 55 include:

- Exempt activities and actions that are Categorical Exclusions Not Subject to 50.4 or 58.5
- Restoration or preservation of floodplains, acquisition of floodplains property provided the site is used for flood control or open space but only if structures are cleared and improvements are specifically limited
- Receivership or foreclosure and related actions
- Policy-level actions not involving site-based work
- Issuance of non-project-based housing vouchers
- A minor amendment to a previously approved action

The project is subject to Part 55 because it meets the criteria for none of the exemptions.

Critical Actions:

Critical action means any activity for which even a slight chance of flooding would be too great because such flooding might result in loss of life, injury to persons, or damage to property. Critical actions include activities that create, maintain, or extend the useful life of those structures or facilities that:

- Produce, use, or store highly volatile, flammable, explosive, toxic, or water-reactive materials
 - Provide essential and irreplaceable records or utility or emergency services that may become lost or inoperative during flood and storm events (e.g., community stormwater management infrastructure, water treatment plants, data storage centers, generating plants, principal utility lines, emergency operations centers including fire and police stations, and roadways providing sole egress from flood-prone areas)
 - Are likely to contain occupants who may not be sufficiently mobile to avoid loss of life or injury during flood or storm events, e.g., persons who reside in hospitals, nursing homes, convalescent homes, intermediate care facilities, board and care facilities, and retirement service centers; housing for independent living for the elderly is not considered a critical action
- Because the project meets none of the above criteria, it is not considered a critical action.

Because the project meets none of the above criteria, it is not considered a critical action.

How FFRMS was determined:

The FFRMS is determined by utilizing a tiered approach:

- ***Climate-Informed Science Approach (CISA) - Preferred Method***
- *0.2-Percent-Annual Chance Floodplain Approach (0.2PFA)*
- *Freeboard Value Approach (FVA)*

Climate-Informed Science Approach (CISA)

- *Federal CISA data must be equal to or greater than base flood elevation (BFE) to be used.*

According to the Federal Flood Standard Support Tool (FFSST), it was concluded that there is no CISA data available for the project area. As such, this approach could not provide a determination as to whether the project was in the FFRMS floodplain. The next tiered approach, 0.2PFA (500-year floodplain method), was therefore considered.

FEMA 0.2PFA (500-year floodplain)

- *FEMA maps must show a 500-year floodplain to be used*
- *Critical Actions require both the 0.2PFA and the Freeboard Value Approach (FVA) be used to determine which elevation is higher, the 0.2PFA or FVA.*

According to FEMA floodplain map #48201C0935M (Effective Date 1/6/2017), the project is located in Zone AE (100-year floodplain and Zone X (500-year floodplain). Since both zones are considered FFRMS floodplains, the 8-step process is required. Further, since the 500-year floodplain was shown on the map and the project is not a critical action, this method can be used to determine the FFRMS floodplain.

Area of Disturbance: 4.55 acres

Additional Mapping Considered

In order to ensure that all appropriate FEMA floodplain data was considered and the most stringent data source was used for the comparable flood data, all available effective, preliminary and pending FIRMS were reviewed:

Effective Maps - 52
Preliminary Maps - 0
Pending Maps - 0

Upon completion of this review, it was concluded that no additional information exists which would change the FFRMS determination.

Step 2: Notify the public for early review of the proposal and involve the affected and interested public in the decision-making process.

There are designated floodplains associated with the proposed project sites. An early floodplain notice was posted regarding the project, affording the opportunity for public input. No comments were received.

Posting Date: 5/15/25

Step 3: Identify and evaluate practicable alternatives.

The City project site selection criteria are:

- (a) The project cannot cause current residents to become displaced;
- (b) The project must be within the City in order for grant proceeds to be used;
- (c) The project must address infrastructure which was damaged due to recent flooding.

The City considered several alternative sites and actions:

1. **Do work only outside the floodplain.** It is not possible to complete work without disturbing the floodplain.
2. **Obtain a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR).** - The City also considered applying for a LOMA Map Amendment or Letter of Map Revision but it was determined that this site would not be a good candidate for such action and the time required to request such action could not be justified.
3. **Other infrastructure considered.** - Other infrastructure projects were also considered within the City Jurisdictional limits. However, the City concluded that this project was the highest priority of any eligible projects.
4. **No Action or Alternative Actions that Serve the Same Purpose.** - A no-action alternative was considered but the storm drainage system in the project area is not currently not functioning properly which could pose a health hazard to the community. 4

Step 4: Identify Potential Direct and Indirect Impacts of Associated with Floodplain Development.

1. Preventing loss of life and property as a result of flooding is the highest priority. Another flood could damage the new infrastructure.
2. In addition to concerns for life and property, the City has considered the natural values of the floodplain. The natural resources of the floodplain include water, biological, and societal resources. The proposed project will have minimal impacts to the floodplain because necessary mitigation measures will be incorporated into the project.
3. After reviewing a Threatened and Endangered Species Assessment of the project area, it was concluded that the project will have no quantifiable impact on plant and animal life as appropriate mitigation measures will be incorporated into the project. Only native plants are to be used in the floodplain and on the site.
4. Societal resources should also be considered during the design process. The designs are meant to complement the natural features of the area and to offer an aesthetically pleasing structure. The site will not have an effect on agricultural lands.

Step 5: Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain/ and to restore, and preserve the values of the floodplain.

Mitigation Requirements:

CFR 55.20 (e)(1):

For actions in the FFRMS floodplain, the required elevation described in this section must be documented on an Elevation Certificate or a Floodproofing Certificate in the Environmental Review Record prior to construction, or by such other means as HUD may from time to time direct, provided that notwithstanding any language to the contrary, the minimum elevation or floodproofing requirement for new construction or substantial improvement actions shall be the elevation of the FFRMS floodplain as defined in this section.

Non-Critical Actions

CFR 55.7(d)(1):

- The FFRMS floodplain includes those areas that result from adding an additional two feet to the base flood elevation based on best available information.

Critical Actions

CFR 55.7(d)(2):

- The FFRMS floodplain includes those areas that result from adding an additional three feet to the base flood elevation based on best available information.

Applicable Projects

According to the HUD Exchange on Floodplain Management (Complying with 24 CFR Part 55 (2)), if a project involves new construction or substantial improvement, elevation requirements apply.

Substantial Improvement:

A substantial improvement is any repair, reconstruction, modernization or improvement of a structure, including one of the following:

1. The cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or, if the structure has been damaged and is being restored, before the damage occurred
2. That results in an increase of more than 20 percent in the number of dwelling units in a residential project or in the average peak number of customers and employees likely to be on-site at any one time for a commercial or industrial project

Certain types of projects are specifically not considered substantial improvement under Part 55.

- Any project solely for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications that is solely necessary to assure safe living conditions
- Any alteration of a structure listed on the National Register of Historical Places or on a State Inventory of Historic Places
- Structural repairs, reconstruction, or improvements not meeting the definition for substantial improvement are considered "minor improvements."

Because a portion of the project does not involve a structure as defined by HUD, elevation requirements do not apply.

Mitigation Measures:

1. Preserving Property: Project designs should, to the best extent possible, incorporate measures to reduce the risk of damage to the new infrastructure via a flood.
2. Preserving Natural Values and Minimizing Impacts: After construction is completed, the disturbed area will need to be immediately re-vegetated with native grasses. Only native plants are to be used in the floodplain, and on the site.
3. Deposition and excavation of materials will need to be performed in such a manner that erosion and sedimentation will be controlled.
4. Precautions will need to be taken in the handling of fuels or other hazardous materials to prevent discharge or spillage resulting in lower groundwater quality.
5. Erosion control measures such as hay bales or silt screen barriers will need to be implemented and maintained during construction as required.
6. The project engineer will need to incorporate best management practices into the specifications and plans.

Step 6: Reevaluate the Alternatives.

1. **Do work only outside the floodplains.** Completing the project without disturbing any floodplain is not possible. (Not Viable)
2. **Obtain a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR).** - It was determined that neither a LOMA nor a LOMR was likely nor practical for the project area. (Not Viable)
3. **Other infrastructure considered.** - After considering other potential projects in the City, it was determined that of the eligible projects, this project was of the highest priority. (Not Viable)
4. **No Action or Alternative Actions that Serve the Same Purpose.** - The current storm drainage system in the project area is inadequate and must be addressed to prevent public health hazards. (Not Viable)

Step 7: Determination of No Practicable Alternative

It is our determination that there are no practical alternatives for locating the project in the floodplain:

A final notice was posted detailing the reasons why the project must be located in the floodplain, a list of *alternatives* considered, and all mitigation measures taken to minimize adverse impacts and preserve natural and beneficial floodplain values. No concerns were expressed by the public concerning this notice.

June 12, 2025

Step 8: Implement the Proposed Action

The City will assure that this plan, as modified and described above, is executed and necessary language will be included in all agreements with participating parties. The City will also take an active role in monitoring the construction process to ensure no unnecessary impacts occur nor unnecessary risks are taken.

The City of Baytown is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. For assistance please call the ADA Compliance Coordinator at 281-420-6522, Fax 281-420-6586, or contact 281-420-6522 via Relay Texas at 711 or 1-800-735- 2988 for TYY services. For more information concerning Relay Texas, please visit <http://relaytexas.com>. Individuals who require auxiliary aids or services for this meeting should contact the City of Baytown at least two (2) days before the meeting so that appropriate arrangements can be made.

For more information or questions, please contact the City Clerk at 281-420-6504.

(SEAL)
Angela Jackson, City Clerk
Posting Date: June 12, 2025
Time: 12:00 P.M.

The seal of the City of Baytown, Texas, is circular with a blue border. The outer ring contains the text "CITY OF BAYTOWN, TEXAS" at the top and "OF TEXAS" at the bottom, separated by two stars. The center of the seal features a five-pointed star with a smaller star in the middle, all within a decorative frame.