Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard Designated (FFRMS) Floodplain

To: All interested Agencies, U.S. Department of Housing and Urban Development, FEMA- Texas Division of Emergency Management, Groups and Individuals

This is to give notice that City of Houston Housing & Community Development Department (HCD) under 24 CFR Part 58 has determined the following proposed action under the Community Development Block Grant - Disaster Relief 2024 (CDBG-DR24) program is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and HCD will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Cullen Villas will include new construction of a 252-unit multifamily development to be located on approximately 10.223 acres of undeveloped land at 11001 Cullen Boulevard, Houston, Harris County, Texas 77047. As proposed, the project will consist of ten (10) three-story residential buildings, amenity areas, parking, and stormwater detention.
Approximately 10.133 acres of the property is within the 500-year (0.2 percent annual chance) floodplain of Sims Bayou according to the effective FEMA FIRM 48201C0890M, revised May 2, 2019. Impacts to the floodplain will include construction of ten residential buildings, parking, driveway, amenity areas, and a stormwater detention pond. No wetland areas will be impacted. The extent of the FFRMS floodplain was determined using the 0.2 Percent Annual Chance Flood Approach. Climate Informed Science Approach (CISA) data is not available since the Federal Flood Standard Support Tool (FFSST) is no longer available as of May 7, 2025.

Natural and beneficial functions of the floodplain include floodplain storage and attenuation. There is minimal potential for historic or cultural resources due to a lack of known historic sites in the vicinity. No suitable habitat for federal or state-listed species is present on the property. Due to private ownership and lack of unique natural features, there is no expected public interest for recreational, scientific, or educational purposes.

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. Commenters are encouraged to offer alternative sites outside of the floodplain or wetland, 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 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 HCD at the following address on or before November 25, 2026. City of Houston Housing & Community Development Dept., 2100 Travis St, 9th Floor Houston, TX 77002. Attention: HCD Environmental Team. A full description of the project may also be reviewed from 8:00 AM to 5:00 PM at the address listed above or upon request to hcdenvironmental@houstontx.gov. Comments or questions may also be submitted via email at the same address or (832) 394-6319.

Date: November 10, 2026