

FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

Location of Posting: City of Bandera – City Hall
Date of Posting: December 18, 2025 through December 29, 2025
Address: City of Bandera
511 Main Street
Bandera, Texas 78003
(830) 796-3765

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Bandera has conducted an evaluation as required by Executive Order(s) 11988, as amended by Executive Order 13690, and/or 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 Texas Community Development Block Grant Program and #CRC23-0540. The proposed projects shall take place along: **Sidewalk Improvements** – along Main Street approx. 350 linear feet, SH 16 approx. 350 linear feet, Cedar Street approx. 250 linear feet (both sides of roadway), and 12th Street approx. 360 linear feet (both sides of roadway); **Street Improvements** – 12th Street from SH 16 to end; and **Downtown Parking Improvements** – Cedar and 12th Streets within the historic and downtown areas of the City of Bandera, Bandera County, Texas.

The City of Bandera shall construct two (2) public parking areas by installing hot mix asphalt pavement, twenty (20) bollards; install overhead lighting at public parking area 1 to assist nighttime pedestrian and vehicular visibility, install 1,310 linear feet of concrete sidewalk; and reconstruct 200 linear feet of roadway, including excavation, base course, and hot mix asphaltic concrete pavement, 200 linear feet of concrete curbing, and all associated appurtenances. Project will also include all associated administration and engineering services.

The proposed improvements are located in the City of Bandera. Approximately 0.43 acres of the project is within Zone AE of the 100-year floodplain and 500-year floodplain per FEMA FIRMette 48019C377F, effective 5/15/2020, however, none of the project will occur within a delineated wetland area.

The City of Bandera 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: (i) Reasons why the action must take place in a floodplain: These improvements will increase economic opportunities for all residents of the City of Bandera by increasing accessibility, promoting non-motorized travel, and improving economic growth by promoting crossover of interests. The proposed improved improvements will increase job creation and retention facilitate growth/expansion of businesses and assist in overall community revitalization. (ii) Alternatives considered: Constructing these improvements outside the floodplain were considered; but projects would not be economically feasible. No action; but that would allow the project areas to remain unrepaired, resulting in risks to public health and safety or proceed with the improvements as proposed in a FEMA documented special flood hazard area. (iii) Mitigation measures: 1) All proposed repairs/improvements must be performed within the existing footprint only and not widened, whereby no new or additional impacts to waters of the U.S., or other waters, are incurred. 2) Texas Commission on Environmental Quality (TCEQ) best management practices (BMP's) must be incorporated to ensure that water quality standards are maintained. BMP's that should be implemented during and after construction activities may include, but are not limited to, the following: a) installation of hay bales and/or silt fencing along portions of the project route to minimize soil erosion if deemed necessary; b) Routine visual inspections of the project route after rainfall events; and 3) Seed the appropriate areas of the project route with perennial grasses following the completion of construction activities to reduce erosion.

The City of Bandera 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, and/or 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 a 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. Commenters are encouraged to offer alternative sites outside of the floodplain, 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 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 the City of Bandera at the following address on or before December 29, 2025: City of Bandera, P.O. Box 896, Bandera, Texas 78003, Attention: The Honorable Denise Griffin, Mayor. A full description of the project may also be reviewed from 8:30 AM to 4:30 PM at the address above. Comments may also be submitted via email at denise.griffin@banderatx.gov.