

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

To: All interested Federal, State, and Local Agencies, Groups, and Individuals

This is to give notice that the Texas Department of Housing and Community Affairs (TDHCA) under 24 CFR Part 58 has determined the following proposed action under Title II of the Cranston Gonzalez National Affordable Housing Act of 1990 is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and TDHCA 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.

Pine Creek Senior Apartments will include new construction of a 52-unit senior multifamily development to be located on approximately 7 acres of undeveloped land along Lovers Lane, Bastrop, Bastrop County, Texas 78602. As proposed, the project will consist of one (1) three-story residential building, parking, and stormwater detention. The units will be restricted to seniors (55+)

Approximately 5.85 acres of the property is within the 500-year (0.2 percent annual chance) floodplain with the remaining 1.15 acres within the 100-year (Zone AE) floodplain of Gills Branch, tributary to the Colorado River according to the effective FEMA Flood maps. Impacts to the floodplain will include construction of one residential building, parking, driveway, and a stormwater detention pond. No wetland areas will be impacted. 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 HUD at the following address on or before **July 24, 2026**: Please submit your request by U.S. mail to TDHCA at 221 E. 11th Street, Austin, TX 78701, or by email to: environmental@tdhca.texas.gov. A full description of the project may also be reviewed from 8am to 5pm at the same address as above.

Date: July 8, 2026