

Early Notice and Public Review of a Proposed Activity in a Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that Karnes County has determined that the following proposed action under Texas Department of Housing and Community Affairs HOME Program and RSP 2024-0012 is located in the floodplain, and Karnes County will be identifying and evaluating practicable alternatives to locating the action within 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 and/or Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The proposed project will include the reconstruction of two (2) single family homes on their same footprint. Homes will be 2 and 3 bedrooms and approximately 1,500 square feet in size. The home sites are on scattered lots within Karnes County, Texas. Each property site is between approximately 4,600 to 7,600 square feet and are located in the 100-year floodplain. Each home footprint will be approximately 1,500 square feet. As the properties are fully developed and located within urbanized neighborhoods, the natural state of the floodplain has already been altered by the current home sites as well as roads and other infrastructure. The potential adverse effects are already in place as the flood waters which tend to pond are instead causing property damage and releasing debris and possibly sewage from septic systems in the area. The total number of acres of affected floodplains for all home sites listed is approximately one (1) acre. The proposed projects are located at the following addresses: 1008 Maytag, Kenedy and 300 W. Broadway, Karnes City in Karnes County.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains 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 project impacts on the floodplain. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains 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, it must inform those who may be put at greater or continued risk.

Written comments must be received by Karnes County at the following address on or before June 19, 2026: Karnes County, 101 N Panna Maria Ave, Ste 101, Karnes City, TX 78118 and 830-780-3732, Attention: Judge Wade Hedtke., County Judge. A full description of the project may also be reviewed from 8:00 a.m. until 5:00 p.m. at 101 N Panna Maria Ave, Ste 101, Karnes City, TX 78118. Comments may also be submitted via email at michelle.salais@co.karnes.tx.us.

Date: 6/2/26