

Final Notice and Public Explanation of a Proposed Activity in a B- 100 YEAR and AH-500 Year Flood Zone

Date of Publication: Wednesday: October 8, 2025

To: All interested Agencies, Groups and Individuals

This is to give notice that the *City of Pharr under Part 58* has conducted an evaluation as required by *Executive Order # 11988*, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain will have on the human environment for the City of Pharr *Community Development Block Grant (CDBG) Program*. **The proposed projects are as follows:**

809 W. Juarez Ave, Pharr TX – (0.1194 ac impacted)-FEMA FIRM Panel # 480347-0005 C – Zone B – Demolition and reconstruction of a single family home.

801 E. Chapa, Pharr TX (0.0763 ac impacted)-FEMA FIRM Panel # 480347-0005 C – Zone AH – Demolition and reconstruction of a single family home.

The City of Pharr has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values:

There is a practical alternative available for the proposed demolition and reconstruction of the single-family homes. As such, the aforementioned areas are located within Flood Zones “B” and “AH” as per FEMA FIRM Community Panel Number 480347 0005 C. The city proposes the demolition and reconstruction of the home to provide safe, decent and affordable housing for this low-to-moderate income family. The benefits of this undertaking include improved living conditions and resiliency, enhanced quality of life, and community revitalization. The City used the 0.2% Annual Chance Floodplain Approach (0.2FPA) to identify the Federal Flood Risk Management Standard floodplain elevation requirements for substantial improvements, to determine the required elevation for the unit. The home is currently located in the 100-year flood plain. The City is proposing to elevate the home to the 500-year floodplain, in compliance with the new final rule.

The following alternatives have been considered to explore other options that could achieve the goals of the project, while avoiding or minimizing development in the floodplain.

City of Pharr has reevaluated the alternatives to building in the floodplain and has determined that it has a practical alternative. The City of Pharr has considered that the "No Action" alternative was considered and rejected. It would not alleviate the problems associated with the demolition and reconstruction of single-family homes. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, 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. This activity will not have significant adverse impacts on the floodplain due to the activity. It is also anticipated that the proposed construction of project components for the force main will have no quantifiable impact on plant and animal life.

The proposed demolition and reconstruction of the single family homes will be elevated to the base flood elevation. Where practicable, design or modify the proposed action to minimize the

potential adverse impacts to lives, property and natural value within the floodplain and to restore and preserve the values of the floodplain. There are no negative impacts identified for the reconstruction of the single-family homes, therefore, there is no impact to minimize, restore, and preserve the floodplain for this type of work.

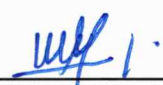
There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about wetlands/floodplains can facilitate and enhance Federal efforts to reduce the risks 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 the City of Pharr Grants Department at the following address **on or before October 16, 2025**. City of Pharr, GMCD Dept, 118 S. Cage Blvd., 2nd Floor, Pharr, Texas 78577, Phone (956) 402-4190, Attention: Napoleon D. Coca, Interim Director, during the hours of 8:00 a.m. to 5:00 p.m. Comments may also be submitted VIA email at **cdbg@pharr-tx.gov**.

I, The undersigned authority do certify that the above document of said notice is a true and correct copy and that said notice was posted on the bulletin board of City Hall, The Pharr Library, DRC and on the City's web page at www.pharr-tx.gov. This notice was posted at a place convenient and readily accessible to the general public at all times, and said notice was posted on Wednesday, October 8, 2025, at 5:00 p.m. and will remain posted continuously for the period of the aforementioned 7-day Comment Period in compliance with Chapter 551 of the Texas Government Code (Open Meeting Act)

WITNESS MY HAND AND SEAL, THIS 8TH DAY OF OCTOBER 2025





Alessandra Garcia, CPM
Assistant City Clerk