

State Highway 99



FM 1093 to I-10: Main Lanes, Frontage Roads and Noise Barrier Update

PROJECT NEWS

May 2023

Quick Facts

Project Location

Harris and Fort Bend Counties

Project Length

Approximately 5.9 miles

Project Limits

Farm to Market (FM) 1093 to Interstate 10

Estimated Cost & Funding

Main lane project: Approximately \$85 million

Frontage road projects: To be determined

Project Reference Numbers

Main lane project: CSJ: 3510-04-019, 3510-05-040

Right of Way Needs

Main lane project: 0.96 acre

Frontage road projects: To be determined

Timeline

Main lane construction began in May 2023

Construction duration

Approx 30 months

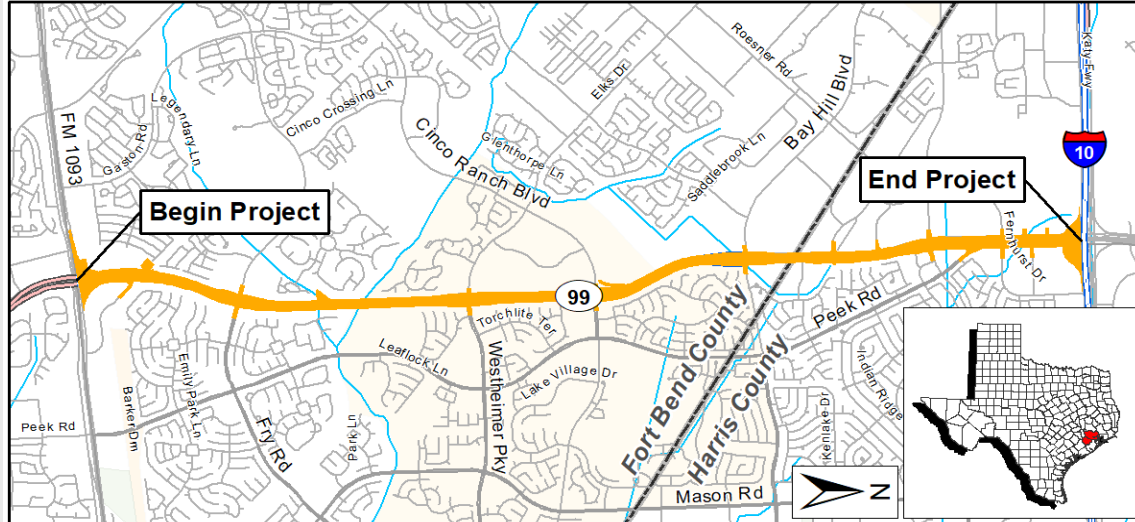
Potential Displacements

No potential displacements anticipated

Upcoming Meeting(s)

June 30, 2023-Status Meeting for HOAs/MUDs at Cinco Ranch Administration Building regarding off-ROW noise barriers starting at 1:00 p.m.

Fort Bend County frontage road project public meeting: August 2023



Project Update: May 2023

TxDOT and Fort Bend County are developing projects to construct additional main lanes and connect frontage roads on SH 99 between FM 1093 and I-10. In January 2023, the main lane project was let for construction which allowed contractors to bid on the project. Actual construction of the main lane project began May 8, 2023. Please see the Project History section below and the back of this newsletter for general project information.

TxDOT continues to make progress determining locations of proposed off-right of way (ROW) noise barriers. Between January and May 2023, TxDOT met with Cinco Ranch, Grand Lakes and Falcon Point Homeowners Associations (HOAs) to discuss proposed noise barrier locations and options available to the HOAs for constructing off-ROW noise barriers.

Noise barrier meetings were held with The Lakes at Cinco Ranch Apartments (noise barrier 7) and The Grand at La Centerra Apartments (noise barrier 8) in September 2022. Both noise barriers will be located on State owned ROW and have been incorporated into the construction plans.

Fort Bend County continues to develop frontage road projects. The southbound frontage road between FM 1093 and Fry Rd. is approved for construction and is included in construction plans for the main lane project. The southbound frontage road between Westheimer Pkwy. and Cinco Ranch Blvd. is included in a separate set of plans that is due to begin construction by June 2023. Five additional frontage roads are in the preliminary engineering stage of development. Seven areas along the Fort Bend County frontage road projects may require additional ROW. A public meeting to present the frontage road projects is anticipated in August 2023. Due to the evolving frontage road projects' design development and the need for additional ROW for the five proposed frontage roads, the locations for off-ROW noise barriers are being adjusted. TxDOT continues to coordinate with Fort Bend County on the frontage road designs. TxDOT is re-modeling specific areas of the corridor regarding anticipated noise impacts at the revised proposed noise barrier locations. This work is currently in progress.

Constructability Analysis

Concurrent with the HOA meetings, the Project Team has been conducting a Constructability Analysis for each proposed off-ROW noise barrier. A Constructability Analysis involves a detailed look into the location of existing utilities and other potential conflicts including proposed frontage road locations that may interfere with the construction of a noise barrier. Right of entry (ROE) to HOA properties is required to perform the site visits needed for the constructability analysis, and as of May 2023 all but one ROE authorization has been received by TxDOT. Results from the completed Constructability Analyses determined that some of the previously shown noise barrier locations require adjustments to minimize impacts to existing utilities.

Project History

Main lane Project: A public meeting was held in October 2017 to introduce the main lane project and receive feedback from the community. A public hearing was conducted in September 2021. The project received environmental approval in August 2022. Historical project information may be found at: <https://www.txdot.gov/content/txdotreimagine/us/en/home/projects/hearings-meetings/houston/archive/083121.html>



The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and Memorandum of Understanding dated December 9, 2019, and executed by FHWA TxDOT.

Noise Barriers

Twelve noise barriers were proposed as part of TxDOT's main lane project, four within TxDOT ROW and eight outside of TxDOT ROW. With the addition of Fort Bend County's frontage road projects within the corridor, some proposed off-ROW noise barrier locations are subject to change. TxDOT and Fort Bend County are working together to progress noise barrier discussions with the affected property owners, homeowner associations and municipal utility districts. TxDOT would schedule noise workshops for any off-ROW noise barrier if approvals are received from MUDs or HOAs.

TxDOT would coordinate and schedule noise workshops with adjacent property owners for any additional on-ROW noise barriers if, through the frontage road projects, it is determined that noise barriers could be placed within TxDOT ROW.

Questions or Need Help

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Off-Right of Way Noise Barriers

Eight off-ROW noise barriers were proposed for the SH 99 project.

Per State regulations, off-ROW noise barriers are required to be coordinated through a governmental entity because the State of Texas is prohibited from making improvements to private property.

TxDOT, Fort Bend County, affected HOAs and Municipal Utility Districts (MUDs) are discussing potential agreements for adding the off-ROW noise barriers to the project.

TxDOT and Fort Bend County are also coordinating regarding any potential adjustments needed to the locations of the proposed off-ROW noise barriers.

This process is complex and takes time.

Next Steps

A meeting with all HOAs and MUDs is scheduled for June 30, 2023, at the Cinco Ranch Administration Building starting at 1 p.m. The meeting will provide an update on the status of the project, present the refined noise barrier locations based on the Constructability Analysis, and further evaluate interest to progress any off-ROW noise barrier agreements. Should agreements be made to progress the noise barriers, noise workshops would be scheduled with adjacent property owners.

TxDOT and Fort Bend County anticipate holding a public meeting in August 2023 (location to be determined) regarding the following proposed frontage roads:

- Southbound frontage road between Fry Road and Westheimer Parkway
- Northbound frontage road between Fry Road and Westheimer Parkway
- Northbound frontage road between Westheimer Parkway and Cinco Ranch
- Southbound frontage road between Cinco Ranch and Bay Hill Boulevard
- Northbound frontage road between Cinco Ranch and Bay Hill Boulevard

TxDOT and Fort Bend County thank you for your continued interest and participation in the project development process for these important projects.

Timeline

