

Virtual Public Meeting with In-Person Open House Pre-Recorded Presentation

State Highway 99 (SH 99)
Highland Knolls/Bay Hill Boulevard to South Fry Road
Frontage Roads

Fort Bend County, Texas

Control Section Job (CSJ): 3510-04-066, etc.

October 2023

Script:

Fort Bend County, in cooperation with the Texas Department of Transportation, Houston District, would like to welcome you to this virtual public meeting with in-person open house. This presentation will provide information on the proposed SH 99 frontage road project. This is a pre-recorded presentation. My name is Karen Othon and I am part of the project team. I would like to thank you for participating in this public meeting.

During the virtual presentation you may pause the video and navigate forward or backward using your video player.



Please phone (713) 802-5199 if you have:

- Technical difficulties accessing public meeting information online
- Request for special accommodations
- Language or interpretation needs other than English and Spanish

Details on how to submit an official comment will be provided further in the presentation.



Script:

If you have any technical difficulties accessing the public meeting information, need special accommodations, or speak a language other than English or Spanish and have interpretation needs please contact Gabriel (GAY-bree-uhl) Adame, NEPA public engagement coordinator, at (713) 802-5199. Details on how to submit comments will be provided further in the presentation.



IN-PERSON OPEN HOUSE

Thursday, Oct. 5, 2023

5 to 7 p.m.

**Cinco Ranch 9th Grade Center
23440 Cinco Ranch Boulevard
Katy, Texas 77494**



Script:

The virtual public meeting is being held in conjunction with an in-person open house. The open house will be held on Thursday, October 5, 2023 from 5 to 7 p.m. at the Cinco Ranch 9th Grade Center at 23440 Cinco Ranch Boulevard, Katy, Texas 77494. The information presented in the virtual public meeting and the in-person option is identical, and the opportunities to comment do not differ.

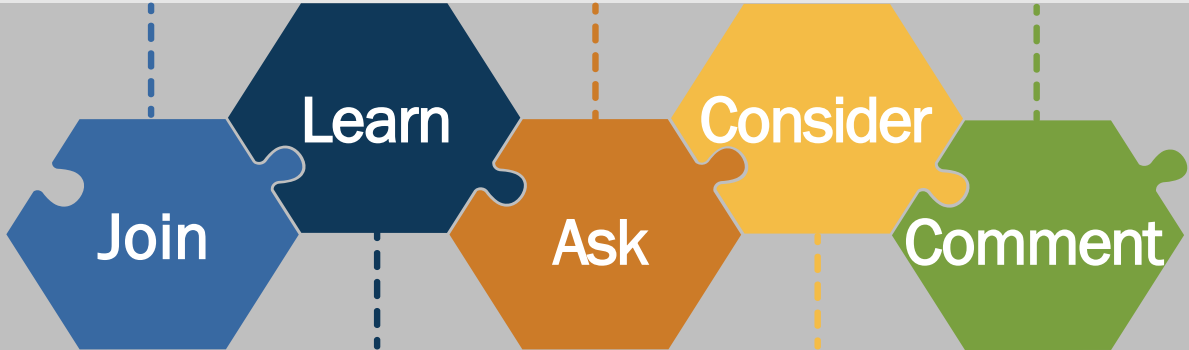
What is the Purpose of this Meeting?



Join the process by participating in this public meeting

Ask questions of the project team

Comment on the proposed improvements to help steer the decision-making process



Learn about the proposed project

Consider the proposed improvements

Script:

The purpose of this public meeting is to engage with stakeholders and the adjacent communities regarding the proposed project and to receive feedback. It also offers an opportunity for the project team to address any questions or concerns from the public.



National Environmental Policy Act (NEPA) Assignment to the Texas Department of Transportation

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 a Memorandum of Understanding dated December 9, 2019, and executed by the Federal Highway Administration (FHWA) and TxDOT.

Script:

Although not anticipated, should this project receive federal funds TxDOT is required to assess the potential environmental effects of the proposed project in accordance with Federal standards. The process that is followed is called the National Environmental Policy Act process, otherwise known as NEPA. The NEPA process provides analyses of the potential impacts to the natural and manmade environment and helps the decision maker to make an informed decision on whether or not to proceed with the project. On December 9, 2019, TxDOT received a signed Memorandum of Understanding from the Federal Highway Administration that permits TxDOT to assume responsibility from the Federal Highway Administration for reviewing and approving certain assigned NEPA projects.

Public Meeting Agenda



Outreach and Notifications



Project Overview and Background



Need for and Purpose of the Proposed Project



Proposed Project Details



Environmental Analysis



Funding Information and Next Steps



How to Comment

SH 99 Frontage Road, Fort Bend County

October 5, 2023

6

Script:

In this presentation I will first outline the notification process leading up to this public meeting.

Then I will provide an overview of the project, discuss background information, and explain the need for and purpose of the project.

Followed by a detailed discussion of the proposed improvements and the environmental analysis


Next steps and funding information will be provided following the engineering and environmental discussion.

Toward the end of this presentation there are instructions on how to submit written comments, as well as project contact information.


Outreach and Notification Methods



 Information was posted to the TxDOT website on September 7, 2023

 Elected Official Letters were sent by mail and email on September 8, 2023

 Notices were published in the *Houston Chronicle-Katy Rancher* and *Katy Times* on September 13 and September 14, 2023, respectively, and in Spanish in *La Voz* and *Buena Suerte* on September 13 and September 15, 2023, respectively

 Approximately 31,000 postcards were mailed directly to mailboxes in neighborhoods adjacent to the project within 77450 and 77494 on September 21, 2023

 Notices were mailed directly to adjacent property owners and local schools, emergency services, and neighborhood associations on September 21, 2023

 Changeable message boards with meeting information were placed along SH 99 from September 21 to October 5, 2023

 Social Media posts were made on TxDOT Twitter and Facebook pages

SH 99 Frontage Road, Fort Bend County

October 5, 2023

7

Script:

In preparation for this public meeting, notices in both English and Spanish were published on the Fort Bend County and TxDOT webpages on September 7, 2023.

Elected officials were notified of this public meeting by mail and email on September 8, 2023

Notices were published in the *Houston Chronicle-Katy Rancher* and *Katy Times* on September 13 and September 14, 2023, respectively, and in Spanish in *La Voz* and *Buena Suerte* on September 13 and September 15, 2023, respectively.

Approximately 31,000 postcards were mailed out using Every Door Direct on September 21, 2023, to mailboxes within the 77450 and 77494 zip codes.

Notices in both English and Spanish were then mailed to adjacent landowners on September 21, 2023, along with project location maps.

TxDOT advertised the meeting on roadside variable message signs along SH 99 from September 21 to October 5, 2023.

In addition, links to the meeting notice were posted on the TxDOT Facebook page and TxDOT Houston District Twitter page.

Project Overview



Location

- SH 99

Limits

- From Highland Knolls/Bay Hill Boulevard to South Fry Road

County

- Fort Bend County

Length

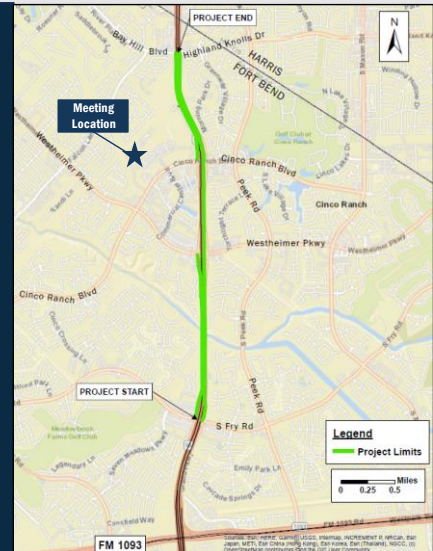
- Approximately 3 miles

Right of Way

- 6.77 acres (no residential/commercial displacements)

Estimated Cost:

- \$87M (local funding)



SH 99 Frontage Road, Fort Bend County

October 5, 2023

8

Script:

The proposed project is approximately three miles long and would add continuous two-lane frontage roads along five sections of SH 99 between Highland Knolls/Bay Hill Boulevard and South Fry Road in Fort Bend County. A section of frontage road would be constructed along SH 99 northbound from South Fry Road to Highland Knolls/Bay Hill Boulevard. Two additional sections of frontage road would be constructed along SH 99 southbound from (1) Highland Knolls/Bay Hill Boulevard to Cinco Ranch Boulevard and then (2) from Westheimer Parkway to South Fry Road. The proposed project would also include adjustments of ramp access locations, curb and gutter with storm sewer, and would provide a 10-foot-wide continuous shared-use path to accommodate bicycles and pedestrians. This proposed shared-use path would connect with the existing shared-use path from Highland Knolls/Bay Hill Boulevard to South Fry Road.

Within this project area, approximately 6.77 acres of right of way would be required. No residential or commercial displacements are anticipated.

The total estimated cost of the proposed project is \$87 million and is funded by Fort Bend County.

This information can also be found in the project handout, for quick reference.

Purpose and Need of the Proposed Project



Project Purpose:

- Reduce demand on SH 99 mainlanes for local traffic
- Improve safety by providing local access
- Improve multimodal mobility within the project area

Project Need:

The proposed project is needed to accommodate population growth, reduce congestion, and improve safety and mobility in the project area.

Script:

The purpose of the proposed project is to reduce demand on SH 99 mainlanes for local traffic, improve safety by providing local access, and improve multimodal mobility within the project area.

The project is needed to accommodate population growth, reduce congestion, and improve safety and mobility in the project area.

Preliminary Design Schematic Legend



	PROPOSED FRONTAGE ROADS		MUD/HOA PROPERTY
	PROPOSED SHARED-USE PATH		EXISTING RIGHT-OF-WAY
	PROPOSED MAINLANE AUXILIARY LANE		PROPOSED RIGHT-OF-WAY
	PROPOSED BRIDGE		PROPOSED ON-ROW NOISE BARRIER
			PROPOSED OFF-ROW NOISE BARRIER

Script:

The next few slides will show the preliminary design schematic for the proposed project. Shown here is the legend that depicts the colors and lines for the proposed design. Let's walk through what each color and line represents on the schematics.

- The dark blue color represents the proposed frontage roads
- The pink color represents the proposed shared-use path
- The orange color represents the proposed mainlane auxiliary lane
- The red color represents the proposed bridge
- The light blue color represents the municipal utility district/homeowner's association property
- The orange line indicates existing right of way
- The white line indicates proposed right of way
- The green line indicates proposed on right of way noise barrier, and
- The light blue line indicates proposed off right of way noise barrier

Proposed Project - Segment 1 (CSJ: 3510-04-066)



SH 99 Southbound Frontage Road

- From Highland Knolls/Bay Hill Boulevard to Cinco Ranch Boulevard
- Add two-lane southbound frontage road on the west side of SH 99
- Proposed improvement would remain within the existing right of way, no additional right of way would be needed
- No anticipated floodplains or wetlands impacts



SH 99 Frontage Road, Fort Bend County

October 5, 2023

11

Script:

Let's now walk through each of the sections of proposed frontage roads.

The first segment of the proposed project is on SH 99 southbound from Highland Knolls/Bay Hill Boulevard to Cinco Ranch Boulevard on the west side of SH 99. The proposed project would add a two-lane frontage road and would also include adjustments of ramp access locations, curb and gutter with storm sewer, and would provide a 10-foot-wide continuous shared-use path to accommodate bicycles and pedestrians. This proposed shared-use path would connect with the existing shared-use path from Highland Knolls/Bay Hill Boulevard to South Fry Road.

The proposed improvement would remain within the existing right of way. No additional right of way would be needed.

The proposed project is not anticipated to impact floodplains or wetlands in this section.

Proposed Project - Segment 2 (CSJ: 3510-04-072)



SH 99 Northbound Frontage Road

- From Cinco Ranch Boulevard to Highland Knolls/Bay Hill Boulevard
- Add two-lane northbound frontage road on the east side of SH 99
- Approximately .77 acre of right of way needed
- No residential or commercial displacements
- Extension of culverts could impact jurisdictional waters of the United States



SH 99 Frontage Road, Fort Bend County

October 5, 2023

12

Script:

The second segment of the proposed project is on SH 99 northbound from Cinco Ranch Boulevard to Highland Knolls/Bay Hill Boulevard on the east side of SH 99. The proposed project would add a two-lane frontage road and would also include adjustments of ramp access locations, curb and gutter with storm sewer, and would provide a 10-foot-wide continuous shared-use path to accommodate bicycles and pedestrians. The proposed shared-use path would connect with the existing shared-use path from Highland Knolls/Bay Hill Boulevard to South Fry Road.

Approximately .77 acre of right of way would be needed within this segment, as shown on the white line on the slide. No residential or commercial displacements are anticipated.

The proposed project would include work to extend culverts that could potentially impact jurisdictional waters of the United States at Willow Fork. TxDOT and Fort Bend County will coordinate with the U.S. Army Corps of Engineers to obtain the appropriate permit.

Proposed Project - Segment 3 (CSJ: 3510-04-070)



SH 99 Northbound Frontage Road

- From Westheimer Parkway to Cinco Ranch Boulevard
- Add two-lane northbound frontage road on the east side of SH 99
- Approximately 2.29 acres of right of way needed
- No residential or commercial displacements
- No anticipated floodplains or wetlands impacts



SH 99 Frontage Road, Fort Bend County

October 5, 2023

13

Script:

The third segment of the proposed project is on SH 99 northbound from Westheimer Parkway to Cinco Ranch Boulevard on the east side of SH 99. The proposed project would add a two-lane frontage road and would also include adjustments of ramp access locations, curb and gutter with storm sewer, and would provide a 10-foot-wide continuous shared-use path to accommodate bicycles and pedestrians. The proposed shared-use path would connect with the existing shared-use path from Highland Knolls/Bay Hill Boulevard to South Fry Road.

Approximately 2.29 acres of right of way would be needed within this segment, as shown on the white line on the slide. No residential or commercial displacements are anticipated.

The proposed project is not anticipated to impact floodplains or wetlands in this section.

Proposed Project – Segment 4 (CSJ: 3510-04-069)



SH 99 Northbound Frontage Road

- From South Fry Road to Westheimer Parkway
- Add two-lane northbound frontage road on the east side of SH 99
- Approximately 2.14 acres of right of way needed
- No residential or commercial displacements
- Construction anticipated to impact less than .10 acre of wetlands
- Construction of bridge foundations and columns anticipated within floodplain



SH 99 Frontage Road, Fort Bend County

October 5, 2023

14

Script:

The fourth segment of the proposed project is on SH 99 northbound from South Fry Road to Westheimer Parkway on the east side of SH 99. The proposed project would add a two-lane frontage road and would also include adjustments of ramp access locations, curb and gutter with storm sewer, and would provide a 10-foot-wide continuous shared-use path to accommodate bicycles and pedestrians. The proposed shared-use path would connect with the existing shared-use path from Highland Knolls/Bay Hill Boulevard to South Fry Road.

Approximately 2.14 acres of right of way would be needed within this segment, as shown on the white line on the slide. No residential or commercial displacements are anticipated.

The proposed project would involve construction that could impact less than .10 acre of wetlands. TxDOT and Fort Bend County will coordinate with the U.S. Army Corps of Engineers to obtain the appropriate permit.

The proposed project would involve construction of bridge foundations and columns within areas of the Federal Emergency Management Agency (FEMA) designated floodplain.

Proposed Project - Segment 5 (CSJ: 3510-04-071)



SH 99 Southbound Frontage Road

- From Westheimer Parkway to South Fry Road
- Add two-lane southbound frontage road on the west side of SH 99
- Approximately 1.57 acres of right of way needed
- No residential or commercial displacements
- No anticipated wetlands impacts
- Construction of bridge foundations and columns anticipated within floodplain



SH 99 Frontage Road, Fort Bend County

October 5, 2023

15

Script:

The fifth segment of the proposed project is on SH 99 southbound from Westheimer Parkway to South Fry Road on the west side of SH 99. The proposed project would add a two-lane frontage road and would also include adjustments of ramp access locations, curb and gutter with storm sewer, and would provide a 10-foot-wide continuous shared-use path to accommodate bicycles and pedestrians. The proposed shared-use path would connect with the existing shared-use path from Highland Knolls/Bay Hill Boulevard to South Fry Road.

Approximately 1.57 acres of right of way would be needed within this segment, as shown on the white line on the slide. No residential or commercial displacements are anticipated.

The proposed project is not anticipated to impact wetlands in this section.

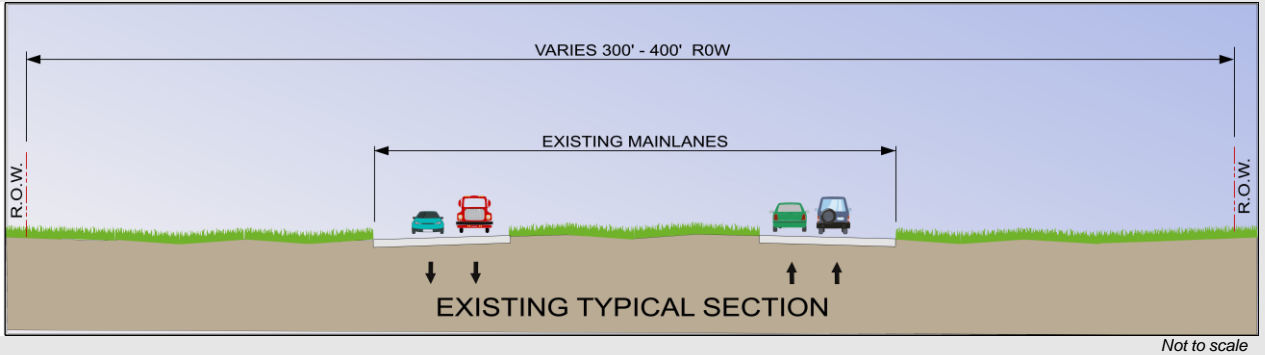
The proposed project would involve construction of bridge foundations and columns within areas of the Federal Emergency Management Agency (FEMA) designated floodplain.

To view these proposed improvements in more details, the schematic exhibits can be downloaded from the project webpage or viewed at the in-person open house.

Project Details: Existing Typical Section



- Two 12-foot-wide mainlanes in each direction with inside and outside shoulder lanes



SH 99 Frontage Road, Fort Bend County

October 5, 2023

16

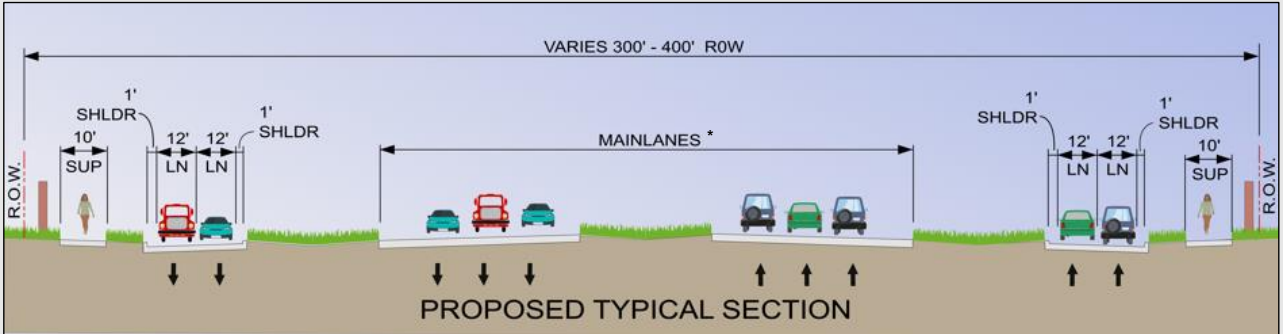
Script:

On this slide is an illustration of the existing typical section of SH 99. A typical section is a cross-section of the road how it looks today. There are two 12-foot-wide mainlanes in each direction on SH 99 with inside and outside shoulders. There are no frontage roads within these limits.

Project Details: Project Proposed Typical Section



- Two 12-foot-wide frontage road lanes in each direction
- Curb and gutter system along both sides of the frontage road
- 10-foot-wide shared use path



SUP - Shared Use Path

* Additional mainlanes currently under construction as part of a separate TxDOT project

Not to scale
Not all improvements would be within existing right of way as shown

SH 99 Frontage Road, Fort Bend County

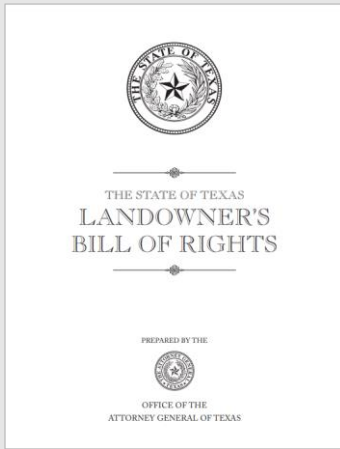
October 5, 2023

17

Script:

This slide illustrates the proposed typical section, or a cross-section of what the road would look like with the proposed project.

The proposed project would include adding two 12-foot-wide frontage road lanes in each direction within the project limits, adjusting ramp access locations, adding curb and gutter with storm sewer, and a 10-foot-wide shared-use path.



- Approximately 6.77 acres of right of way would be required for the proposed project
- No residential or commercial displacements are anticipated
- Information about the Right-of-Way Acquisition schedule can be obtained by calling (713) 869-3433 or email sh99fr@binkleybarfield.com.

Script:

Approximately 6.77 acres of right of way would be needed for the proposed project. No residential or commercial displacements are anticipated.

Should displacements be identified through design refinements, Fort Bend County offers relocation counseling and financial assistance to residences and businesses that are displaced by the acquisition of highway right-of-way in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

Information concerning services and benefits available to affected property owners and information about the tentative schedule for right-of-way acquisition may be obtained by Matt Billiot, P.E., project manager, at (713) 869-3433 or by email at sh99fr@binkleybarfield.com.

Environmental Analysis



SH 99 Frontage Road, Fort Bend County

October 5, 2023

19

Script:

The project team is identifying and evaluating potential environmental impacts that could occur as a result of constructing the proposed project.

Areas that are under review include community impacts, biological resources, non-archeological historic properties, traffic noise, archaeological resources, environmental justice, water resources and hazardous materials.

The project would be designed to avoid or minimize impacts to the greatest amount practicable.

Once completed, technical reports documenting the analysis and conclusions of these studies will be available for review upon request.

Traffic Noise

Traffic Noise Analysis Update – In Progress



- The frontage roads are being added to the existing traffic noise model from the main lanes project
- Existing and predicted noise levels are being modeled with new traffic data
- Proposed noise barrier heights are being checked for feasibility and reasonableness

Script:

The project team understands that traffic noise is an important topic in this community. In public involvement events held over the past two years for the main lane project currently under construction, the project team has provided updates on the proposed noise barriers. With new frontage roads being introduced the previous traffic noise analysis is required to be updated, adding proposed locations of the frontage roads to the model. The update to the Traffic Noise Analysis is currently in progress and the proposed noise barriers shown on the schematics in this meeting are preliminary and subject to change pending the final design and the approved updated Traffic Noise Analysis.



Proposed Noise Barrier Locations

(Preliminary Subject to Change)

Barrier	Subdivision/Location	Length (ft)	Height (ft)
# 1	Seven Meadows	1,804	16
# 2	Grand Lakes	3,181	16
# 3	Grand Lakes Phase 4	2,095	16
# 4	Cinco Forest	2,926	16
# 5	Cinco Ranch West	1,994	16
# 6	Greenway Village	2,195	16
# 7	The Lakes at Cinco Ranch Apartments	360	16
# 8	The Grand at La Centerra	400	16
# 9	Falcon Landing (Falcon Point)	389	16
# 10	Greenway Village	3,100	16
# 14	Willow Fork Park	1,422	18

On TxDOT ROW Barriers
 Off TxDOT ROW Barriers
 Currently on TxDOT ROW, Previously off TxDOT ROW

Script:

Knowing your community's interest to remain updated on the proposed noise barriers, the project team would like to provide the latest information from the Traffic Noise Analysis that is being updated. The table you are now seeing shows the current length and height of the proposed noise barriers for the eight subdivisions, two apartment complexes and one park where noise barriers were proposed by the initial traffic noise analysis that would be affected by the frontage roads project. The color coding that you are seeing on this slide is as follows:

- Barriers 7, 8 and 14 highlighted in green represent proposed noise barriers located on TxDOT right of way. Please note that noise barriers 7 & 8 are along a frontage road segment that was let with the main lanes project and therefore are not shown in the segment slides.
- Barriers 3, 4, 5, 9 and 10 highlighted in gray represent proposed noise barriers located off TxDOT right of way.
- Barriers 1, 2 and 6 highlighted in orange represent a location adjustment of proposed noise barriers now on TxDOT right of way that were previously off TxDOT right of way as a result of right-of-way being acquired for the frontage roads including them. Please note that proposed noise barrier 1 is along a frontage road segment that was let with the main lanes project and therefore is not shown in the segment slides.

Proposed noise barriers are shown on the design schematic and may also be viewed at the Google Earth Station at the in-person public meeting. They may also be viewed online at: <https://tinyurl.com/SH-99-Segment-D>.

Note that until the updated Traffic Noise Analysis is approved and the constructability analysis is completed this information is preliminary and subject to change.

The final decision to construct any proposed noise barriers would not be made until completion of the project design, utility evaluation, and polling of all benefited and adjacent property owners and residents. Please feel free to talk with project staff regarding traffic noise or any other questions you may have.

Project Funding



SH 99 Frontage Road, Fort Bend County

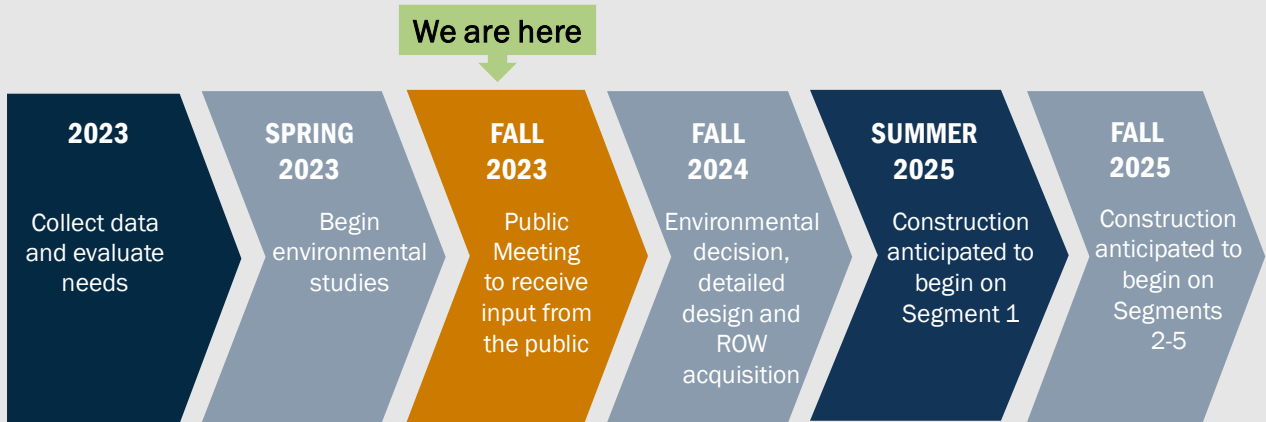
October 5, 2023

22

Script:

The proposed project would be funded completely by local funds for a total of approximately \$87 million.

Timeline and Next Steps



* This schedule is approximate and subject to change

Script:

We want to highlight the estimated project timeline. Look for the green “We are here” arrow at the top middle of your screen. After the comment period closes, the project team will review the comments received, make appropriate design changes and prepare official public meeting documentation. Public meeting documentation will be posted to the project meeting webpage when complete.

The next steps include receiving an environmental decision, beginning detailed design activities and acquiring right of way.

A letting date is anticipated for summer 2025 on segment one followed by fall 2025 for the remaining segments. The project team estimates that construction would take approximately one and a half years to complete.

The start of construction on the proposed frontage roads would occur during the final phase of ongoing mainlane construction.

Quick Contacts – Engage TxDOT Online



- Contact the project manager anytime during the project development
Matt Billiot, P.E.
Phone (713) 869-3433
Email: sh99fr@binkleybarfield.com
- To access the public meeting page visit fbctx.gov/SH-99 or scan the QR code on the right
- Follow us: Twitter - Houston:
<https://twitter.com/TxDOTHouston>
- Like us: TxDOT Facebook:
<https://www.facebook.com/txdothouston/>
- Follow us: Instagram:
<https://www.instagram.com/txdothouston/>



SH 99 Frontage Road, Fort Bend County

October 5, 2023

25

Script:

Please don't hesitate to contact us with any questions, and feel free to contact Matt Billiot, P.E., at (713) 869-3433 or email sh99fr@binkleybarfield.com with any questions or comments at any time during the project development process. And don't forget to click on these links and follow us on Twitter for ongoing road closures and construction updates on the Houston District Twitter page. You may also keep up with TxDOT news on our Facebook page or follow us on our Instagram page.



HELP #EndTheStreakTX

End the streak of daily deaths on Texas roadways.

TxDOT.gov (Keyword: #EndTheStreakTX)



#EndTheStreakTX Toolkit



Script:

November 7, 2000, was the last deathless day on roadways in Texas. That means for nearly 23 years, at least one person has died every single day. We all have a part to play to change that. This message is that reminder – to End the Streak of deaths on Texas highways. We need drivers and passengers to act more responsibly and help us reach our goal of zero deaths by 2050. Texans can play a major role in ending fatal crashes with a few simple driving habits: wear seatbelts, drive the speed limit, put away the phone and other distractions, and never drive under the influence of alcohol or drugs. So please do your part and share this message with your friends and family



**Thank you for participating in
this public meeting**

**Please remember to submit comments by
Monday, October 23, 2023.**

Script:

Thank you for participating in this public meeting. Please remember to submit your comments no later than Monday, October 23, 2023, to be included in the official public meeting documentation.