

These are the minutes of the regular meeting of the Texas Transportation Commission held on February 27, 2025, in Austin, Texas. The meeting was called to order at 10:00 a.m. by Chairman Bugg with the following commissioners present:

**Texas Transportation Commission:**

J. Bruce Bugg, Jr.	Chairman
Alvin New	Commissioner
Alex Meade	Commissioner
Steven D. Alvis	Commissioner

Commissioner Robert C. Vaughn did not attend the meeting.

**Administrative Staff:**

Marc Williams, Executive Director  
 Jeff Graham, General Counsel  
 Amanda Brown, Chief Clerk

A public notice of this meeting containing all items on the proposed agenda was filed in the Office of the Secretary of State at 2:20 p.m. on February 19, 2025, as required by Government Code, Chapter 551, referred to as “The Open Meetings Act.”

**ITEM 1. Safety Briefing**

Executive Director Marc Williams directed that the Greer building safety video be shown on the screens in the Ric Williamson hearing room.

**ITEM 2. Opening Comments from Commissioners and Executive Director**

The commissioners made opening remarks.

**ITEM 3. Consider the approval of the Minutes of the January 30, 2025, regular meeting of the Texas Transportation Commission**

Commissioner Alvis made a motion, which was seconded by Commissioner Meade, and the commission approved the minutes of the January 30, 2025, regular meeting by a vote of 4-0.

**ITEM 4. Acknowledgment of Service**

Recognize by resolution Wichita Falls District Engineer Michael D. Beaver for over 30 years of service to the department.

This resolution was presented by Chief Engineer Lance Simmons. Mr. Beaver thanked the commission and department for the opportunities that he had at TxDOT. The commissioners thanked Mr. Beaver and made additional remarks.

**ITEM 5a. Contracts**

Consider the award or rejection of contracts for highway construction, including a protest of the rejection of a contract bid and the exclusion from eligibility to bid, and maintenance, and construction and rehabilitation of buildings (Presentation)

**a. Highway Improvement and Other Transportation Facilities (MO)**

This item was presented by Construction Division Director Duane Milligan. The commission heard comments from Polk County Judge Sydney Murphy and Port of Corpus Christi Chief Executive Officer Kent Britton. Commissioner Meade made a motion, which was seconded by Commissioner Alvis, and the commission approved the following minute order by a vote of 4-0.

116895  
CST

Pursuant to Transportation Code, Chapter 223, Subchapter A, and Title 43, Texas Administrative Code, Chapter 9, Subchapter B, the Texas Department of Transportation (department) solicited and received sealed competitive bid proposals for improvement of the State Highway System, which were publicly opened and read on February 6 and 7, 2025, as shown on exhibit A.

Pursuant to cited code provisions highway improvement contract bids on a project may be accepted or rejected, but if accepted must be awarded to the lowest bidder.

An award is conditional in the event it is subject to Federal Highway Administration concurrence, third party funding or concurrence, and other conditions listed in the contract or an exhibit to this order.

The department recommends that the Texas Transportation Commission (commission) respectively consider the award to the lowest bidder, reject or defer, as indicated, those highway and transportation enhancement building construction contracts identified on attached exhibit A to this order.

IT IS THEREFORE ORDERED by the commission that the contracts described in exhibit A, be and are hereby respectively awarded to the lowest bidder or rejected or deferred as indicated therein.

If a contractual requirement of award is not satisfied within the prescribed time limit, including any extension of time allowed by the executive director or the director's designee, by reason of the action or inaction of the successful low bidder on any contract, including, but not limited to, disadvantaged business/historically underutilized business participation, the contract is automatically in default and the executive director is authorized and directed to retain and deposit the related contract proposal guaranty to the credit of the State Highway Fund and to readvertise that project for competitive bids at the earliest practical subsequent date.

If a condition of award is not satisfied, including, but not limited to, reason of nonconcurrence of the Federal Highway Administration, the failure of a third party to fund or concur, or failure to meet other conditions in the contract or an exhibit to this order, the respective award is voided, and the department will return the bid guaranty.

Note: Exhibit A is on file with the commission chief clerk.

**b Routine Maintenance (MO)**

This item was presented by Construction Division Director Duane Milligan. Commissioner Meade made a motion, which was seconded by Commissioner Alvis, and the commission approved the following minute order by a vote of 4-0.

116896  
MNT

Pursuant to Transportation Code, Chapter 223, Subchapter A, and Title 43, Texas Administrative Code, Chapter 9, Subchapter B, the Texas Department of Transportation (department) solicited and received sealed competitive bid proposals for maintenance of the State Highway System, which were publicly opened and read on February 6 and 7, 2025, as shown on exhibit A.

Pursuant to cited code provisions highway maintenance contract bids on a project may be accepted or rejected, but if accepted must be awarded to the lowest bidder.

An award is conditional in the event it is subject to Federal Highway Administration concurrence, third party funding or concurrence, and other conditions listed in the contract or an exhibit to this order.

The department recommends that the Texas Transportation Commission (commission) respectively consider the award to the lowest bidder, reject or defer, as indicated, those highway maintenance and department building construction contracts, identified on attached exhibit A to this order.

IT IS THEREFORE ORDERED by the commission that the contracts described in exhibit A be and are hereby respectively awarded to the lowest bidder or rejected or deferred as indicated therein.

If a contractual requirement of award is not satisfied within the prescribed time limit, including any extension of time allowed by the executive director or the director's designee, by reason of the action or inaction of the successful low bidder on any contract, including, but not limited to, disadvantaged business/historically underutilized business participation, the contract is automatically in default and the executive director is authorized and directed to retain and deposit the related contract proposal guaranty to the credit of the State Highway Fund and to readvertise that project for competitive bids at the earliest practical subsequent date.

If a condition of award is not satisfied, including, but not limited to, reason of nonconcurrence of the Federal Highway Administration, the failure of a third party to fund or concur, or failure to meet other conditions in the contract or an exhibit to this order, the respective award is voided, and the department will return the bid guaranty.

Note: Exhibit A is on file with the commission chief clerk.

**ITEM 6. Aviation**

**Various Counties - Consider the award of federal non-primary entitlement grant funding, federal apportionment grant funding, Infrastructure and Investment Jobs Act grant funding, and state grant funding for airport improvement projects at various locations (MO)**

This item was presented by Airport Planning and Programming Section Director Stephanie Kleiber. The commission heard comments from Fort Worth Regional Airport Executive Director Bill Magers. Commissioner Alvis made a motion, which was seconded by Commissioner Meade, and the commission approved the following minute order by a vote of 4-0.

116897  
AVN

The Texas Department of Transportation (department) is authorized under Title 49, United States Code, Chapter 471; Division J, Title VIII of the federal Infrastructure and Investment Job Act (IIJA); and Texas Transportation Code, Chapter 21, to award federal and state funding for capital improvement projects and to assist in the development and establishment of airports in the state of Texas.

Further, Texas Constitution, Article 3, §49-k(c) authorizes money in the Texas Mobility Fund (TMF) to be used to provide participation by the state in the payment of a portion of the costs of constructing and providing public transportation projects in accordance with the procedures, standards, and limitations established by law. Texas Transportation Code §201.943 provides that money in the TMF may be used in the payment of a portion of the costs for providing public transportation projects that are determined by the Texas Transportation Commission (commission) to be in the best interests of the state in its major goal of improving the mobility of the residents of the state.

The airports listed in exhibit A are currently in need of improvements to preserve the airports or to meet standards. The department recommends the award of federal non-primary entitlement grant funds, federal apportionment grant funds, federal IIJA grant funds, and state grant funds for the improvements.

On January 31, 2025, a public hearing was held. No comments were received.

Pursuant to Transportation Code §§201.943 and 201.946, the commission finds that the public transportation projects in exhibit A to be in the best interests of the state in its major goal of improving the mobility of the residents of the state and are eligible for TMF funds.

IT IS THEREFORE ORDERED by the commission that the executive director, or the director's designee, subject to applicable federal and state requirements, is authorized to enter into any necessary agreements to fund, through the Aviation Facilities Grant Program, the projects described in exhibit A.

Note: Exhibit A is on file with the commission chief clerk.

#### **ITEM 7. Eminent Domain Proceedings**

**Various Counties** - Consider the authorization of the filing of condemnation proceedings to acquire real property by eminent domain for non-controlled and controlled access highways (see attached itemized list) (MO)

This item was presented by Right of Way Deputy Division Director Greg Faber. Commissioner Alvis made a motion that the Texas Transportation Commission authorize the Texas Department of Transportation to use the power of eminent domain to acquire the properties described in the minute order set forth in the

agenda for the current month for construction, reconstruction, maintenance, widening, straightening, or extending the highway facilities listed in the minute order as a part of the state highway system, and that the first record vote applies to all units of property to be condemned. The motion was seconded by Commissioner Meade, and the following minute order was approved by Chairman Bugg, Commissioner New, Commissioner Meade, and Commissioner Alvis (a vote of 4-0).

116898  
ROW

To facilitate the safety and movement of traffic and to preserve the financial investment of the public in its highways, the Texas Transportation Commission (commission) finds that public necessity requires the laying out, opening, constructing, reconstructing, maintaining, widening, straightening, extending, and operating of the highway facilities listed below as a part of the State Highway System (highway system).

As provided for by Transportation Code, Chapter 203, Subchapter D, including Sections 203.051, 203.052, and 203.054, the commission finds and determines that each of the parcels of land listed below, and more particularly described in the attached exhibits (parcels), are necessary or convenient as a part of the highway system to be constructed, reconstructed, maintained, widened, straightened, or extended (constructed or improved) and it is necessary to acquire fee simple title in the parcels or such lesser property interests as set forth in the attached exhibits.

The commission finds and determines that the highway facilities to be constructed or improved on the parcels identified and listed below under "CONTROLLED ACCESS" are designated as a Controlled-Access Highway in accordance with Transportation Code, Section 203.031; and where there is adjoining real property remaining after acquisition of a parcel, the roads are to be constructed or improved as a part of the highway facility with the right of ingress and egress to or from the remaining real property adjoining the highway facility to be permitted or denied, as designated and set forth on each of the attached exhibits A-U. Where there is adjoining real property remaining after acquisition of a parcel with respect to the highway facilities to be constructed or improved on the parcels identified as listed below under "NON-CONTROLLED ACCESS," roads are to be constructed or improved as a part of the highway facility with the right of ingress and egress to or from the remaining real property adjoining the highway facility to be permitted or denied, as designated and set forth on each of the attached exhibits 1-51 in accordance with Transportation Code, Sections 203.002 and 203.003.

The commission finds and determines that condemnation of the parcels is required.

IT IS THEREFORE ORDERED that the initiation of condemnation proceedings for the parcels is adopted and authorized by a single order for the parcels, and this first vote by the commission applies to all parcels.

IT IS FURTHER ORDERED that the executive director is hereby authorized to proceed to condemnation on the parcels and directed to transmit or cause to be transmitted this request of the commission to the Office of the Attorney General to file or cause to be filed against all owners, lienholders, and any owners of any other interests in the parcels, proceedings in condemnation to acquire in the name of and

on behalf of the state, fee simple title to each parcel or such lesser estates or property interests as are more fully described in each of the attached exhibits, save and excepting oil, gas, and sulfur, as provided by law, as follows:

**Eminent Domain**

**Non-Controlled Access**

<b><u>County</u></b>	<b><u>Highway</u></b>	<b><u>Exhibit</u></b>	<b><u>ROW CSJ No.</u></b>	<b><u>Parcel</u></b>
Brazos	SH 6	1	0049-12-138	P00061248
Brazos	SH 6	2	0049-12-138	P00061250
Brazos	SH 6	3	0050-02-120	P00061287
Collin	SS 399	51	0047-10-004	P00069747
Falls	FM 434	35	1077-01-027	P00071339.001
Galveston	FM 517	34	1002-02-022	191
Harris	SH 249	18	0720-03-150	6
Harris	SH 249	19	0720-03-150	8
Harris	SH 249	20	0720-03-150	16
Harris	SH 249	21	0720-03-150	24
Harris	SH 249	22	0720-03-150	41
Harris	SH 249	23	0720-03-150	64
Harris	SH 249	24	0720-03-150	69
Harris	SH 249	50	0720-03-150	74
Harris	SH 249	25	0720-03-150	92
Harris	SH 249	26	0720-03-150	93
Harris	SH 249	27	0720-03-150	99
Harris	SH 249	28	0720-03-150	100
Harris	SH 249	29	0720-03-150	106
Harris	SH 249	30	0720-03-150	110
Harris	SH 249	31	0720-03-150	124
Harris	SH 6	46	1685-05-134	P00060730.001
Harris	SH 6	47	1685-05-134	P00060740.001
Harris	SH 6	48	1685-05-134	P00061243.001
Harris	SH 6	49	1685-05-134	P00061245.001
Harrison	SL 390	37	1575-05-027	P00071543
Harrison	SL 390	38	1575-05-027	P00071549
Harrison	SL 390	39	1575-05-027	P00071554
Harrison	SL 390	40	1575-05-027	P00071561
Harrison	SL 390	41	1575-05-027	P00071562
Harrison	SL 390	42	1575-05-027	P00071571
Harrison	SL 390	43	1575-05-027	P00071582
Harrison	SL 390	44	1575-05-027	P00071584
Harrison	SL 390	45	1575-05-027	P00071600
Montgomery	SH 105	14	0338-02-043	P00063641.001
Nueces	FM 70	36	1558-03-113	P00073580
Sabine	FM 1	6	0064-05-067	P00085861

**Eminent Domain****Non-Controlled Access (continued)**

<b><u>County</u></b>	<b><u>Highway</u></b>	<b><u>Exhibit</u></b>	<b><u>ROW CSJ No.</u></b>	<b><u>Parcel</u></b>
Sabine	FM 1	7	0064-05-067	P00085862
Sabine	FM 1	8	0064-05-067	P00085863
San Augustine	FM 1	4	0064-04-046	P00075729
San Augustine	FM 1	5	0064-04-046	P00075730
San Augustine	SH 21	9	0119-01-021	P00085556
San Augustine	SH 21	10	0119-01-021	P00087690
San Patricio	SH 35	11	0180-06-125	P00082043
San Patricio	SH 35	12	0180-06-125	P00082044
San Patricio	SH 35	13	0180-06-125	P00082045
Travis	RM 620	15	0683-02-083	185
Travis	RM 620	16	0683-02-083	189
Travis	RM 620	17	0683-02-083	196
Victoria	FM 444	32	0840-05-024	P00087262
Victoria	FM 236	33	0842-03-044	P00081495.001

**Eminent Domain****Controlled Access**

<b><u>County</u></b>	<b><u>Highway</u></b>	<b><u>Exhibit</u></b>	<b><u>ROW CSJ No.</u></b>	<b><u>Parcel</u></b>
Brazoria	SH 35	H	0178-02-093	P00087689
Brazoria	SH 99	F	3510-02-009	P00087686
Brazoria	SH 99	G	3510-02-009	P00087687
Ector	I-20	A	0005-13-066	P00056522.001
Harris	I-69	E	0027-13-226	216AAQ
Harris	I-10	I	0271-07-347	246
Harris	I-45	L	0500-03-615	961
Harris	I-45	M	0500-08-002	718
Harrison	I-20	J	0495-09-066	P00071628
Harrison	I-20	K	0495-09-066	P00074790
Harrison	SL 390	N	1575-05-027	P00071545
Harrison	SL 390	O	1575-05-027	P00071558
Harrison	SL 390	P	1575-05-027	P00071567
Harrison	SL 390	Q	1575-05-027	P00071572
Harrison	SL 390	R	1575-05-027	P00071575
Harrison	SL 390	T	1575-05-027	P00071587
Harrison	SL 390	U	1575-05-027	P00071592
Harrison	SL 390	S	1575-05-027	P00071599
Hunt	I-30	D	0009-13-187	P00063156
Taylor	I-20	B	0006-06-113	P00076152
Taylor	I-20	C	0006-06-113	P00080245

Note: Exhibits A-U and 1-51 are on file with the commission chief clerk.

## **ITEM 8. Routine Minute Orders and Reports**

This item was presented by Executive Director Marc Williams. Commissioner Meade made a motion, which was seconded by Commissioner New, and the commission approved the following minute orders by a vote of 4-0.

### **a. Donations to the Department**

**Various Districts - Consider the acknowledgment of donations with a value of \$500 or more, including donations of money, materials, services, or real property, that are made to the department for the purpose of assisting the department in carrying out its functions and duties or for improving access to or from a highway on the state highway system (see attached itemized list) (MO)**

116899  
CSD

Transportation Code, §201.206, authorizes the Texas Department of Transportation (department) to accept a donation in any form, including realty, personalty, money, materials, and services, for the purpose of carrying out its functions and duties. Government Code, Chapter 575, requires the governing board of a state agency to acknowledge the acceptance of a donation valued at \$500 or more by majority vote at an open meeting, not later than the 90th day after the date the donation is accepted. It also prohibits a state agency from accepting a donation from a person who is a party to a contested case before the agency until the 30th day after the date the decision in the case becomes final.

The Texas Transportation Commission (commission) has adopted 43 TAC §§1.500-1.506, which relate to the department's acceptance of donations. Section 1.503 authorizes the executive director to approve acceptance of donations to the department and requires that donations valued at \$500 or more must be acknowledged by order of the commission not later than the 90th day after the date the donation is accepted by the department. It further prohibits acceptance of a gift or donation when the donor is subject to department regulation or oversight or when the donor is interested in or likely to become interested in any contract, purchase, payment, or claim with or against the department, except as provided by that section. It also provides that the executive director may approve the acceptance of a donation, notwithstanding the foregoing proscriptions in the rules, if the executive director determines that acceptance would provide a significant public benefit and would not influence or reasonably appear to influence the department in the performance of its duties.

Transportation Code, §223.049 authorizes the department to contract with an owner of land adjacent to a highway that is part of the state highway system to construct an improvement on the highway right of way that is directly related to improving access to or from the owner's land. Exhibit A lists donations resulting from a contract executed by the department under Transportation Code, §223.049 and other donations accepted under Transportation Code, §201.206.

The executive director has determined that the donations identified in the attached exhibit A complies with the applicable provisions of 43 TAC §§1.500-1.506, 43 TAC §12.353, Government Code, Chapter 575 and Transportation Code,



§201.206, §223.049 and §224.001, and has approved acceptance of those donations. All required donation agreements have been executed under 43 TAC §1.504 and §1.506, as applicable.

**DONATIONS TO THE DEPARTMENT**

<b><u>DONOR</u></b>	<b><u>DD</u></b>	<b><u>COUNTY</u></b>	<b><u>DONATION DESCRIPTION</u></b>
1605 Investments, Ltd.	HOU	Waller	Design and construction of a traffic signal installation from westbound and eastbound FM 1488 at Birch Arbor Drive into the Woodhaven development in Magnolia.
1605 Investments, Ltd.	HOU	Waller	Design and construction of a right turn lane and left turn lane from westbound and eastbound FM 1488 at Birch Arbor Drive into the Woodhaven development in Magnolia.
249 SH Holdings LLC	HOU	Montgomery	Design and construction of two northbound left turn lanes, two southbound right turn lanes and the installation of two traffic signals from all directions of FM 1486 into the Kresston development in Montgomery.
Aguilas Robles, LLC	SAT	Comal	Design and construction of a traffic signal at FM 1102 and W. Watson Lane in Comal County.
Austin Hills Commerce Center, LLC	AUS	Travis	Design and construction of one two-way left turn lane and two northbound right turn lanes on FM 973, and one southbound right turn lane and one acceleration lane on SH 130 in Austin.

**DONATIONS TO THE DEPARTMENT (continued)**

<b><u>DONOR</u></b>	<b><u>DD</u></b>	<b><u>COUNTY</u></b>	<b><u>DONATION DESCRIPTION</u></b>
Bailey Community Development, Inc.	AUS	Hays	Design and construction of three traffic signals on FM 1626 at the intersections of Lakewood Drive, Lewis Lane, and SH 45, extending the center turn lane and converting into a dedicated left turn lane on FM 1626 into Lakewood Drive, a southbound lane on SH 45 to FM 1626 westbound, and a shared use path along FM 1626 from SH 45 to 270 feet west of Lakewood Drive in Buda.
Binnacle Texas City 51 LLC	HOU	Galveston	Design and construction of a left turn lane striping, widening, and street tie in from northbound and southbound FM 2004 into the Brookwater Section 1 development in Texas City.
BW Gas & Convenience Real Estate, LLC	ODA	Ector	Design and construction of roadway improvements at the northwest corner of I-20 and FM 866 that lead to the entrance of Allsup's Convenience Store in Odessa.
BW Gas & Convenience Real Estate, LLC	ODA	Ector	Design and construction of roadway improvements to I-20 and FM 1053 that leads to the entrance of Allup's Convenience Store in Monahans.
Forestar (USA) Real Estate Group Inc.	AUS	Caldwell	Design and construction of two left turn lanes on FM 2720 from 0.1 miles northwest of Jolly Road to 0.13 miles northwest of County View Drive in Lockhart.

**DONATIONS TO THE DEPARTMENT (continued)**

<b><u>DONOR</u></b>	<b><u>DD</u></b>	<b><u>COUNTY</u></b>	<b><u>DONATION DESCRIPTION</u></b>
HDC HWY 211 LLC	SAT	Bexar	Design and construction of a right turn lane and traffic signal on SH 211 located approximately 1.3 miles north of US 90 at Briggs Ranch in Bexar County.
H-E-B, LP	SAT	Bexar	Funds to cover the state's cost to construct a deceleration lane and drainage culverts on SH 211 located approximately 100 feet to 400 north of FM 471 in Bexar County.
High Time Ventures LLC	HOU	Montgomery	Design and construction of a right turn deceleration lane northbound and a left turn lane southbound FM 1314 into Primespot Commercial development in Conroe.
Lennar Homes of Texas Land and Construction, Ltd.	AUS	Travis	Design and construction of one traffic signal at the intersection of US 290 and a proposed development driveway in Elgin.
My Real Life	AUS	Travis	Design and funds to cover the state's cost of construction towards roadway improvements on RM 1826 in Austin.
SEC Kallison Retail, Ltd.	SAT	Bexar	Funds sufficient to cover the state's cost to construct a deceleration lane, driveway, and drainage culvert on FM 471 located approximately 500 feet east of Talley Road in San Antonio.
Tyler Fortune LLC	TYL	Smith	Design and construction of a right turn lane on westbound frontage road I-20 at FM 14 to allow access to Roadster Travel Center in Tyler.

**DONATIONS TO THE DEPARTMENT (continued)**

<b><u>DONOR</u></b>	<b><u>DD</u></b>	<b><u>COUNTY</u></b>	<b><u>DONATION DESCRIPTION</u></b>
Z-Modular Austin, LLC	AUS	Travis	Design and construction to widen from a two-lane roadway to a five-lane roadway, including the addition of two turnarounds and a signalized intersection on FM 973 in Austin.

Note: Exhibit A is on file with the commission chief clerk.

**b. Real Estate Dispositions**

**(1) Dallas County - FM 1382 - Consider the sale of right of way to an abutting landowner (MO)**

116900  
ROW

In the city of Cedar Hill, Dallas County, on FM 1382, the state of Texas acquired certain land for highway purposes by an instrument recorded in Volume 2001166, at page 02154, of the Official Public Records of Dallas County, Texas.

A portion of the land, which portion is described in exhibit A (tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Cedar Hill TC LLC, a Texas limited liability company, is an abutting landowner and has requested to purchase the tract for \$35,750.00.

The commission finds \$35,750.00 to be a fair and reasonable value of the state’s right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract, described in exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the Texas Department of Transportation to execute a proper instrument conveying all of the state’s right, title, and interest in the tract to Cedar Hill TC LLC, a Texas limited liability company, for \$35,750.00; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state’s right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Note: Exhibit A is on file with the commission chief clerk.

**(2) Nueces County - SS 407 - Consider the removal from the system, transfer of jurisdiction, control, and maintenance, and transfer of right of way to the city of Corpus Christi, Texas (MO)**

116901  
ROW

In the city of Corpus Christi, Nueces County, on SS 407, the state of Texas acquired certain land for highway purposes.

All land, described in exhibits A, B, C, D, E, F, and G (tracts), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes.

If the tracts are no longer used for public road purposes, if the unrestricted motor vehicle lanes are reduced in number or width, or if the capacity of the roadway is reduced at all, said real property shall immediately and automatically revert to the state of Texas.

The city of Corpus Christi, Texas, is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tracts be transferred to the city of Corpus Christi, Texas.

IT IS THEREFORE ORDERED by the commission that the tracts, as shown on exhibits A, B, C, D, E, F, and G, are removed from the state highway system.

IT IS FURTHER ORDERED by the commission that the tracts are no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tracts to the city of Corpus Christi, Texas; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

IT IS FURTHER ORDERED that, if the tracts are no longer used for public road purposes, if the unrestricted motor vehicle lanes are reduced in number or width, or if the capacity of the roadway is reduced at all, said real property shall immediately and automatically revert to the state of Texas.

Note: Exhibits A, B, C, D, E, F, and G are on file with the commission chief clerk.

**(3) San Patricio County - SH 361 - Consider the sale of right of way to an abutting landowner (MO)**

116902  
ROW

In the city of Ingleside, San Patricio County, on SH 361, the state of Texas acquired certain land for highway purposes by an instrument recorded in Volume 6, at page 193, of the Condemnation Court Minutes of San Patricio County, Texas.

A portion of the land, which portion is described in exhibit A (tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Dennis Knippa is an abutting landowner and has requested to purchase the tract for \$48,500.00.

The commission finds \$48,500.00 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract, described in exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the Texas Department of Transportation to execute a proper instrument conveying all of the state's right, title, and interest in the tract to Dennis Knippa for \$48,500.00; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Note: Exhibit A is on file with the commission chief clerk.

**(4) Travis County - US 183 - Consider an easement release to the underlying fee owner (MO)**

116903  
ROW

In the city of Austin, Travis County, on US 183, the state of Texas acquired a drainage easement interest in certain land by an instrument recorded as Document No. 2004232359 of the Official Public Records of Travis County, Texas.

All of the easement, which easement encumbers the real property described in exhibit A (tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

Loyola Junction LLC, a Texas limited liability company, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$99,000.00.

The commission finds \$99,000.00 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the Texas Department of Transportation to execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to Loyola Junction LLC, a Texas limited liability company, for \$99,000.00.

Note: Exhibit A is on file with the commission chief clerk.

**c. Reports**

**(1) Compliance Division Report**

Note: Confidential report to commission.

**(2) Quarterly Investment Report**

Quarterly Investment Report for all funds invested at the direction of the Texas Transportation Commission (Report)

Note: The Report will remain on file with the commission chief clerk for two years.

**d. Land Acquisition for Facilities**

**Eastland County - Consider the grant of authority to the Texas Department of Transportation to acquire real property for facilities (MO)**

116904  
SSD

Transportation Code §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction and maintenance of a comprehensive system of state highways and public roads.

Transportation Code Chapter 203 authorizes the commission to acquire an interest in real property that the commission determines is necessary or convenient to construct or operate a facility used in connection with the construction, maintenance or operation of a state highway or toll project, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation or operation of a state highway.

The Texas Department of Transportation (department) proposes to acquire the properties listed on the attached exhibit A for the construction of new facilities and expansion of existing facility sites. Funds for the purchase of these properties were appropriated by 88th Legislature, General Appropriations Act for the 2024-2025 Biennium.

The commission finds that the acquisition of the properties listed in exhibit A is necessary for the overall efficiency of the construction, maintenance and operation of the state highway system.

IT IS THEREFORE ORDERED by the commission that the purchase prices for the individual properties listed on exhibit A may be expended to pay for such properties, together with such additional funds as may be required to pay any necessary and customary incidental expenses of performing due diligence and acquiring fee simple title to the properties.

IT IS FUTHER ORDERED by the commission that the executive director, or his designee, is authorized to negotiate and execute earnest money contracts or purchase agreements containing such terms as determined necessary to purchase the properties. The executive director, or his designee, may terminate such contracts or agreements if the department determines that one or more of the properties is unsuitable for its intended purpose.

IT IS FURTHER ORDERED by the commission that the executive director, or his designee, is authorized to close the acquisition of the properties and execute any related closing documents, to expend funds for the applicable purchase prices, surveys, due diligence, title insurance, and any other necessary ancillary expenses, and to take other actions necessary to acquire fee simple title to the properties, consistent with the provisions of this minute order.

Note: Exhibit A is on file with the commission chief clerk.

**e. Designation of Access Control**

**Fort Bend County - US 59 northbound frontage road (NBFR), east of FM 2759 to 2.7 miles west of SH 6 - Rescind Minute Order 116866, dated December 17, 2024, to correct discrepancies within the attached exhibit, and re-consider the designation of one location on the east side of US 59 NBFR at which access will be permitted to the abutting property (MO)**

116905

DES

In FORT BEND COUNTY, on United States Highway 59 (US 59), a designated controlled-access highway, the state of Texas, acting by and through the State Highway and Public Transportation Commission, acquired certain land for highway purposes by an instrument recorded in Volume 1821 at page 962 of the Official Public Records of Fort Bend County, Texas, with denial of access to the abutting property as described in the instrument.

DEVAP, LLC, the current owner of the abutting property, has requested designated access to and from the east side of US 59 for proposed access at one location along the property line described in exhibit A.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and determine the type and extent of access permitted at each location.

In Minute Order 116866, dated December 17, 2024, the commission found that a new access point would not compromise the mobility, safety or operation of the existing state highway facility, and designated a new access point as a location where ingress and egress would be permitted to and from the east side of US 59. The designated access was fully described in exhibit A to Minute Order 116866.

Subsequent to the adoption of Minute Order 116866, discrepancies in the minute order exhibit were discovered and, to clarify the public record, the commission desires to (i) rescind and withdraw Minute Order 116866, and (ii) adopt this new minute order with a correct exhibit attached.

IT IS THEREFORE ORDERED by the commission that Minute Order 116866 is rescinded and withdrawn.

NOW, THEREFORE, the commission finds that the new access point will not compromise the mobility, safety, or operation of the existing state highway facility, and designates the new access point described in exhibit A as a location where ingress and egress are permitted to and from the northbound frontage road of US 59.



IT IS FURTHER ORDERED by the commission that the executive director or his designee is hereby authorized to execute any necessary documents containing terms consistent with the provisions of this order.

Note: Exhibit A is on file with the commission chief clerk.

**f. Speed Zones**

**Various Counties - Consider the establishment or alteration of regulatory and construction speed zones on various sections of highways in the state (MO)**

116906  
TRF

Transportation Code, §545.352 establishes prima facie reasonable and prudent speed limits for various categories of public roads, streets and highways.

Transportation Code, §545.353 empowers the Texas Transportation Commission (commission) to alter those prima facie limits on any part of the state highway system as determined from the results of an engineering and traffic investigation conducted according to the procedures adopted by the commission.

The Texas Department of Transportation (department) has conducted the prescribed engineering and traffic investigations to determine reasonable and safe prima facie maximum speed limits for those segments of the state highway system shown in exhibits A and B.

Exhibit A lists construction speed zones in effect when signs are displayed within construction projects. The completion and/or acceptance of each project shall cancel the provision of this minute order applying to said project and any remaining construction speed zone signs shall be removed.

Exhibit B lists speed zones for sections of highways where engineering and traffic investigations justify the need to alter the speeds.

It has also been determined that the speed limits on the segments of the state highway system, previously established by the commission by minute order and listed in exhibit C, are no longer necessary or have been incorporated by the city which has the authority to set the speed limits on these sections of the highway.

The department, in consultation with the Texas Commission on Environmental Quality, has also determined that the environmental speed limit on the segment of highway established by Minute Order 109064, dated October 31, 2002 and listed in exhibit D, is no longer necessary.

IT IS THEREFORE ORDERED by the commission that the reasonable and safe prima facie maximum speed limits determined in accordance with the department's "Procedures for Establishing Speed Zones" and shown on the attached exhibits A and B are declared as tabulated in those exhibits. The executive director is directed to implement this order for control and enforcement purposes by the erection of appropriate signs showing the prima facie maximum speed limits.

IT IS FURTHER ORDERED that a provision of any prior order by the commission which is in conflict with a provision of this order is superseded to the extent of that conflict, and that the portions of minute orders establishing speed zones shown on the attached exhibit C are canceled.

Note: Exhibits A, B, C, and D are on file with the commission chief clerk.

**OPEN COMMENT PERIOD** - At the conclusion of all other agenda items, the commission will allow an open comment period, not to exceed one hour, to receive public comment on any other matter that is under the jurisdiction of the department. No action will be taken. Each speaker will be allowed a maximum of three minutes. Speakers must be signed up prior to the beginning of the open comment period.

The commission heard comments from Pearland Mayor Kevin Cole about Pearland Day; BayTran President and Chief Executive Officer Amy Skicki spoke about SH 99 segments B&C, Pelican Island Bridge, SH 225-1610 Bridge, and public transportation enhancements; Keep Texas Beautiful Executive Director Suzanne Kho spoke about Keep Texas Beautiful's partnership with TxDOT; TAG Houston Executive Director Christine Cabral spoke about TAG Houston's Green Light Coalition; Atkins Realis Vice President Donna Adams spoke about 36A Coalition; and Jim Wolske spoke about trimming trees next to the roads. The commission received no further comments.

**ITEM 9. Executive Session Pursuant to Government Code, Chapter 551 Section 551.071**

Consultation with and advice from legal counsel regarding any item on this agenda, pending or contemplated litigation, or other legal matters.

The commission did not meet in executive session.

Commissioner Alvis motioned adjournment and Commissioner Meade seconded the motion. The commission voted 4-0 to adjourn. The regular meeting of the Texas Transportation Commission was adjourned at 11:00 a.m.

APPROVED by the Texas Transportation Commission on March 27, 2025:

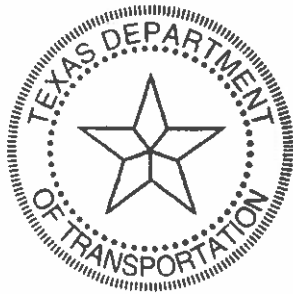


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J. Bruce Bugg, Jr., Chairman  
Texas Transportation Commission

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I hereby certify that the above and foregoing pages constitute the full, true, and correct record of all proceedings and official records of the Texas Transportation Commission at its regular meeting on February 27, 2025, in Austin, Texas.



*Amanda Brown*

Amanda Brown, Commission Chief Clerk  
Texas Department of Transportation