

These are the minutes of the regular meeting of the Texas Transportation Commission held on April 24, 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
Robert C. Vaughn	Commissioner
Alex Meade	Commissioner
Steven D. Alvis	Commissioner

**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 2:28 p.m. on April 16, 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. The commission heard comments from Senator Cesar Blanco on El Paso projects.

**ITEM 3. Consider the approval of the Minutes of the March 27, 2025, regular meeting of the Texas Transportation Commission**

Commissioner Meade made a motion, which was seconded by Commissioner Alvis, and the commission approved the minutes of the March 27, 2025, regular meeting by a vote of 5-0.

**ITEM 4a. 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. Commissioner Alvis made a motion, which was seconded by Commissioner Vaughn, and the commission approved the following minute order by a vote of 5-0.

116927  
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 April 3 and 4, 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 New made a motion, which was seconded by Commissioner Meade, and the commission approved the following minute order by a vote of 5-0.

116928  
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 April 3 and 4, 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 5. 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 Aviation Division Director Dan Harmon. Commissioner Vaughn made a motion, which was seconded by Commissioner Alvis, and the commission approved the following minute order by a vote of 5-0.

116929  
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 March 28, 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 6. Design-Build Contract**

**Brazoria and Galveston Counties** - Consider authorizing the Texas Department of Transportation to issue a request for proposals to design, construct and maintain the SH 99 Grand Parkway Segment B-1 Design-Build Project and consider approving stipulated amounts as payment for the work product of unsuccessful proposers. The SH 99 Grand Parkway Segment B-1 Design-Build Project consists of two tolled lanes in each direction along SH 99 from south of FM 2403 to FM 646, and non-tolled operational improvements along SH 99 and SH 35 in Brazoria and Galveston counties (MO) (Presentation)

This item was presented by Alternative Delivery Division Director Greg Snider. Commissioner Alvis made a motion, which was seconded by Commissioner New, and the commission approved the following minute order by a vote of 5-0.

116930  
ALD

Transportation Code, Chapter 223, Subchapter F prescribes the process by which the Texas Department of Transportation (department) may enter into a design-build contract with a private entity that provides for the design, construction, expansion, extension, related capital maintenance, rehabilitation, alteration, or repair of a highway project. Transportation Code, § 223.242 authorizes the department to enter into, in each state fiscal biennium, up to six design-build contracts for highway projects with estimated construction costs of \$150 million or more.

Planning and development of SH 99 (Grand Parkway), a proposed 180-mile circumferential highway traversing seven counties and serving the Houston area has been underway since the 1980s. During that time, the department and the counties in which the highway is proposed to be located have been proceeding with the development of the Grand Parkway from SH 146 in Galveston County to SH 146 in Harris County.

In accordance with the requirements of Transportation Code, §228.0111 and the policies included in Minute Order 111410, the department and the counties in which the Grand Parkway is located entered into a Market Valuation Waiver Agreement, effective March 25, 2009, in which the parties agreed on the terms and conditions for the development, construction, and operation of the Grand Parkway as a toll project (Grand Parkway Project), agreed to waive the development of a market valuation of the Grand Parkway Project, and agreed to certain other provisions applicable to the development, construction, and operation of the Grand Parkway Project. Per the agreement, each of the counties has the right to develop, construct, and operate the portion of the Grand Parkway Project located within the territory of the county unless such right is waived.

The department entered into a Toll Project Agreement with Galveston County, effective February 7, 2023, reflecting the waiver of primacy by Galveston County for the portion of Segment B of the Grand Parkway Project located within Galveston County. In addition, the department entered into a Toll Project Agreement with Brazoria County effective February 7, 2023, which was amended effective February 26, 2024, reflecting the waiver of primacy by Brazoria County for the portion of Segment B of the Grand Parkway Project from the Brazoria/Galveston County line west to south of FM 2403 just south of Alvin. Both agreements together provide the department with the authority to develop, finance, refinance, construct, reconstruct, toll, maintain and/or operate the portion of Segment B from I-45 South to south of FM 2403 for a total distance of 14.2 miles (Segment B-1).

In Minute Order 116626, dated January 17, 2024, the commission designated Segment B-1 as a toll project on the state highway system.

On December 17, 2024, by Minute Order 116850, the Texas Transportation Commission (commission) authorized the department to issue a request for qualifications (RFQ) for the design, construction, and maintenance of the SH 99 Grand Parkway Segment B-1 Design-Build Project. The project will increase capacity on a portion of Segment B-1 in Brazoria and Galveston counties through the construction of two tolled lanes in each direction along SH 99, from south of FM 2403 to FM 646, and certain non-tolled operational improvements along SH 99 and SH 35, including around the SH 35/SH 99 interchange.

The department issued the RFQ on January 3, 2025. Three proposer teams responded to the RFQ. Following the department's evaluation of the qualifications statements, the best qualified teams will be short-listed and requested to submit detailed proposals to design, construct, and maintain the project.

Transportation Code § 223.246 and 43 TAC § 9.153(d) provide that, if authorized by the commission, the department will issue a request for proposals (RFP) from all private entities qualified for the short list. The department intends to issue an RFP for the SH 99 Grand Parkway Segment B-1 Design-Build Project and to request detailed proposals from the short-listed teams to design, construct, and maintain the SH 99 Grand Parkway Segment B-1 Design-Build Project.

Transportation Code § 223.249(a) and 43 TAC § 9.153(f) require the department to pay an unsuccessful private entity that submits a detailed proposal that is responsive to the requirements of the RFP a stipulated amount in exchange for the work product contained in the proposal. The stipend must be a minimum of twenty-five hundredths of one percent of the contract amount, the stipulated amount must be stated in the RFP, and it may not exceed the value of any work product contained in the proposal that can, as determined by the department, be used by the department in the performance of its functions. Payment for this work product would allow the department to use the work product for the benefit of SH 99 Grand Parkway Segment B-1 Design-Build Project or other department projects without further payment to the unsuccessful proposer. Transportation Code § 223.249(b) and 43 TAC § 9.153(f) require the department to pay a partial stipend to a proposer that submits a proposal that is responsive to the requirements of the RFP in the event that a procurement is terminated before the execution of a design-build contract.

IT IS THEREFORE ORDERED by the commission that the department is authorized to issue an RFP to design, construct, and maintain the SH 99 Grand Parkway Segment B-1 Design-Build Project in Brazoria and Galveston counties.

IT IS FURTHER ORDERED that, after consideration of the criteria in 43 TAC § 9.153(f), the department is authorized to pay each proposer that submits a responsive, but unsuccessful, proposal for the SH 99 Grand Parkway Segment B-1 Design-Build Project an amount based upon the value of the work product provided in the proposal that can, as determined by the department, be used by the department in the performance of its functions, up to a maximum amount per proposer of 0.25% of the successful proposer's price for all work under the design-build contract.

IT IS FURTHER ORDERED that in the event the procurement is terminated prior to the execution of the design-build contract, and after consideration of the criteria in 43 TAC § 9.153(f), the department is authorized to pay each proposer that submits a proposal that is responsive to the requirements of the RFP a partial stipend based upon the value of the work product that can, as determined by the department, be used by the department in the performance of its functions, up to a maximum amount per proposer of \$4,850,000.

IT IS FURTHER ORDERED that payment for work product may only be paid to the extent that the work product submitted meets the minimum criteria and the proposer satisfies the conditions for payment identified by the department in the SH 99 Grand Parkway Segment B-1 Design-Build Project procurement documents.

**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 Vaughn, Commissioner Meade, and Commissioner Alvis (a vote of 5-0).

116931  
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-N. 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 1-64 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>
Brazoria	SH 332	55	1524-01-088	P00082424.001
Chambers	FM 565	22	1024-01-083	P00076347.001
Chambers	FM 565	23	1024-01-083	P00076348.001
Chambers	FM 565	24	1024-01-083	P00076352.001
Chambers	FM 565	25	1024-01-083	P00076356.001
Chambers	FM 565	26	1024-01-083	P00076358.001
Chambers	FM 565	27	1024-01-083	P00076362.001
Chambers	FM 565	28	1024-01-083	P00076367.001
Culberson	FM 2185	52	1158-05-003	P00066078.001
Culberson	FM 2185	53	1158-05-003	P00066079.001-.003
Culberson	FM 2185	54	1158-05-003	P00088766.001-.002
Galveston	FM 646	19	0978-02-073	407
Galveston	FM 646	20	0978-02-073	421
Galveston	FM 517	21	1002-02-022	186
Grimes	SH 30	4	0212-04-052	P00085245.001
Harris	SH 249	9	0720-03-150	22
Harris	SH 249	10	0720-03-150	73
Harris	SH 249	11	0720-03-150	75
Harris	SH 249	12	0720-03-150	78
Harris	SH 249	13	0720-03-150	82
Harris	SH 249	14	0720-03-150	111
Harris	SH 249	15	0720-03-150	116
Harris	SH 249	16	0720-03-150	124
Harris	FM 2100	29	1062-02-029	P00080705
Harris	FM 2100	30	1062-02-029	P00080706
Harris	FM 2100	31	1062-02-029	P00080710
Harris	FM 2100	32	1062-02-029	P00080711



**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>
Harris	FM 2100	33	1062-02-029	P00080713
Harris	FM 2100	34	1062-02-029	P00080716
Harris	FM 2100	35	1062-02-029	P00080717
Harris	FM 2100	36	1062-02-029	P00080719
Harris	FM 2100	37	1062-02-029	P00080721
Harris	FM 2100	38	1062-02-029	P00080723
Harris	FM 2100	39	1062-02-029	P00080724
Harris	FM 2100	40	1062-02-029	P00080725
Harris	FM 2100	41	1062-02-029	P00080726
Harris	FM 2100	42	1062-02-029	P00080727
Harris	FM 2100	43	1062-02-029	P00080729
Harris	FM 2100	44	1062-02-029	P00080731
Harris	FM 2100	45	1062-02-029	P00080733
Harris	FM 2100	46	1062-02-029	P00080734
Harris	FM 2100	47	1062-02-029	P00080735
Harris	FM 2100	48	1062-02-029	P00080736
Harris	FM 2100	49	1062-02-029	P00080738
Harris	FM 2100	50	1062-02-029	P00080739
Harris	FM 2100	51	1062-02-029	P00080740
Harrison	SL 390	56	1575-05-027	P00071591
Hidalgo	US 281	6	0255-07-142	P00091107.001-.007
Lamar	US 82	57	1690-01-139	P00078489
Lamar	US 82	58	1690-01-139	P00078490
Lamar	US 82	59	1690-01-139	P00078493
Lamar	US 82	60	1690-01-139	P00078503
Lamar	US 82	61	1690-01-139	P00078505.001-.002
Lamar	US 82	62	1690-01-139	P00078506.001-.002
Lamar	US 82	63	1690-01-139	P00078509.001-.002
Lamar	US 82	64	1690-01-139	P00078517
Lamar	US 82	1	1690-01-139	P00082811
Lamar	US 82	2	1690-01-139	P00082814
Lampasas	US 183	5	0272-06-041	P00085087.001
Lavaca	US 77	8	0269-02-072	P00088607
San Augustine	SH 21	3	0119-01-021	P00085556
Tom Green	US 277	7	0264-06-045	P00054538
Victoria	FM 236	17	0842-03-044	P00081486.001
Victoria	FM 236	18	0842-03-044	P00081488.001-.003

**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 99	K	3510-02-009	P00087684
Brazoria	SH 99	L	3510-02-009	P00091001
Harris	I-45	G	0500-08-002	529
Harris	I-45	H	0500-08-002	531
Harris	I-45	I	0500-08-002	717
Midland	I-20	M	0005-15-095	P00056457.001
Midland	I-20	N	0005-15-095	P00066771.001-.003
Tarrant	US 81	C	0014-15-083	P00062028.001
Tarrant	US 81	D	0014-15-083	P00062032.001-.004
Tarrant	US 81	E	0014-15-083	P00062033.001
Tarrant	SH 121	F	0363-03-055	P00070245
Taylor	I-20	A	0006-06-113	P00076158
Taylor	I-20	B	0006-06-113	P00080243
Walker	I-45	J	0675-06-111	P00014995

Note: Exhibits A-N and 1-64 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 Vaughn, and the commission approved the following minute orders by a vote of 5-0.

**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)**

116932  
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 commission established the Sponsorship Acknowledgement Program under 43 TAC Chapter 12, Subchapter K. The program, which is authorized by the Federal Highway Administration in FHWA Order 5610.1A, allows the department to place signs acknowledging donations made to the department to fund transportation related services. Exhibit B lists donations made to the department under the Sponsorship Acknowledgement Program.

The executive director has determined that the donations identified in the attached exhibits comply 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.

IT IS THEREFORE ORDERED by the commission that it acknowledges the acceptance of the donations identified in the attached exhibits A and B.

#### **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>
AAA Storage FM3405 DST	AUS	Williamson	Design and construction for widening a section of FM 3405 to accommodate two left turn lanes and two right turn lanes, along with two driveway approaches at the property located at 4651 FM 3405 in Georgetown.

**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>
Ellison Collections, LLC	HOU	Waller	Design and construction of turn lanes from northbound and southbound FM 359 into the Waller Trails development in Waller.
Shea Homes Houston, LLC	HOU	Montgomery	Design and construction of two left turn lanes from northbound and two right turn lanes from southbound FM 1486 and traffic signal installation into the Wildtree development in Montgomery.
Lennar Homes of Texas Land and Construction, Ltd.	SAT	Kerr	Design and construction of restriping Loop 534 northbound for a left turn deceleration lane, widening Loop 534 southbound for a right turn deceleration lane, and the installation of a traffic signal on Loop 534 at the future Chenault Boulevard, which is in Kerrville.
Integrated Fulshear II SLP, LLC	HOU	Fort Bend	Design and construction of a right turn lane on FM 359, 0.13 miles northbound of Polo Ranch Boulevard in Fulshear.
Carson 288, LLC	HOU	Harris	Design and construction of an acceleration right turn lane and intersection improvements from northbound SH 288 into the Carson 288 development in Houston.
Love's Travel Stops & Country Stores, Inc.	LBB	Swisher	Design and construction of reworking and widening SH 86 in Tulia.
TPHTL HBL, LLC	HOU	Montgomery	Design and construction of a right turn lane from northbound SH 99 service road into the Woodson's Reserve development in Conroe.

**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>
W-C CPB Owner IX, L.P.	AUS	Travis	Design and construction of roadway improvements to FM 973 that will serve the Clarius Development in Austin.
Century Land Holdings of Texas, LLC	HOU	Fort Bend	Design and construction of a right turn lane on FM 359, .39 miles southbound of Rogers Road in Fulshear.
Azam Real Estate Inc	WAC	McLennan	Design and construction of a deceleration/ right turn lane and an acceleration/highway entry lane into and out of the proposed business site at 531 Memorial Street in Riesel.
Chesmar Homes, LLC	AUS	Williamson	Design and construction to modify the existing traffic signal at SH 29 and to provide signalization for the proposed south leg widening at Cedar Hollow Road in Georgetown.
CB Wine Tourism Developments, LLC	AUS	Blanco	Design and construction of a left turn lane on US 290 West in Johnson City.
Excelite Development Ventures LLC	SAT	Atascosa	Design and construction of a right turn deceleration and acceleration lane along FM 2790 to provide for safe right turn movements into and out of the proposed development in Atascosa County.
FM1855 RE Investment LLC	AUS	Burnet	Design and construction of a left turn lane, smart right turn lane, smart right signalization at US 281 and FM 1855 intersection in Marble Falls.

**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>
Casey's Marketing Company	ABL	Taylor	Design and construction of approximately 180 linear feet of 15' wide asphalt paved driveway/access road with prepared base and subgrade at FM 89 just north of FM 707 in Abilene.
Eric Raamot	STD	N/A	In-kind donation of consulting services to the Cooperative and Automated Transportation Program including but not limited to the review of documents, attending meetings, assisting in developing project scopes of work, project implementations, and specifications.
Sitterle Homes, Ltd.	SAT	Comal	Design and construction of a left turn lane and right turn lane on FM 3351 located at the intersection of Honeycomb Rock and FM 3351 in Fair Oaks Ranch.
North Central Texas Council of Governments	RRD	N/A	Funds to cover the shortfall in the state's Fiscal Year 2024 appropriation for the federally required Amtrak Heartland Flyer operating subsidy.
Daniel Floyd	AUS	Burnet	Funds toward the state's cost to design and construct a right turn deceleration lane on SH 29 in Burnet.
Corona De Vida	WAC	Bell	Design and construction of a deceleration/ right turn lane into the church located at 14025 FM 2410 in Harker Heights.

**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>
Texas Chapter of the American Traffic Safety Services Association	MTD	N/A	Scholarship for Evan Watkins, Chemist, to attend the 2025 American Traffic Safety Services Association Convention and Expo in Orlando, Florida from February 28 through March 4, 2025.
Association for Materials Protection and Performance	BRG	N/A	Registration fee for Almuthanna AlRusan to attend the Association for Materials Protection and Performance (AMPP) annual conference in Nashville, Tennessee, April 6-10, 2025.
Audrea Blake	HRD	Travis	Wooden skee ball game to be used at the Stassney Campus in Austin, Travis County, Texas.
Redpoint Insurance Group, LLC	AUS	Travis	Revenue generation through the Sponsor a Highway Program. This is a contract renewal on an existing sign location.
SNP Pet Care, LLC	AUS	Travis	Revenue generation through the Sponsor a Highway Program. This is a new contract on an existing sign location.
Cook DWF Enterprises, LLC dba Cook DFW Roofing & Restoration	DAL	Collin	Litter pick-up throughout a corridor on the state's right of way through the Sponsor a Highway Program.
Dallas Basketball Limited d/b/a Dallas Mavericks	DAL	Dallas	Litter pick-up throughout a corridor on the state's right of way through the Sponsor a Highway Program.
Kidd Roofing	DAL	Dallas	Litter pick-up throughout a corridor on the state's right of way through the Sponsor a Highway Program.

**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>
Texas First Bank	HOU	Harris	Litter pick-up throughout a corridor on the state's right of way through the Sponsor a Highway Program.
The University of Texas Medical Branch at Galveston – UTMB Health	HOU	Harris	Litter pick-up throughout a corridor on the state's right of way through the Sponsor a Highway Program.
Texas First Bank	HOU	Montgomery	Litter pick-up throughout a corridor on the state's right of way through the Sponsor a Highway Program.
Milestone Environmental Services, LLC.	ODA	Upton	Litter pick-up throughout a corridor on the state's right of way through the Sponsor a Highway Program.
Mini Pools LLC	SAT	Comal	Litter pick-up throughout a corridor on the state's right of way through the Sponsor a Highway Program.

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

**b. Real Estate Dispositions**

**(1) Cottle County - FM 104 - Consider an easement release to the underlying fee owner (MO)**

116933  
ROW

Near the city of Childress, Cottle County, on FM 104, the state of Texas acquired easement interests in certain lands by an instrument recorded in Volume 52, at page 622, of the Deed Records of Cottle County, Texas.

A portion of the easement interests, which portion 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.

Stacey F. Lynn is the owner of the fee interest in the property and has requested to purchase the easement interest for \$11,300.00.

The commission finds \$11,300.00 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 the state's right, title, and interest in the easement interest to Stacey F. Lynn for \$11,300.00.

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

(2) **Harris County** - I-69 - Consider the sale of right of way to a governmental entity with the authority to condemn the property and the quitclaim of an interest that might have accrued to the state by use (MO)

116934  
ROW

In the city of Houston, Harris County, on I-69/US 59, the state of Texas acquired certain land for highway purposes by instruments recorded in Volume 5732, at page 569, Volume 5732, at page 561, Volume 5246, at page 553, Volume 5517, at page 268, Volume 5517, at page 272, Volume 5195, at page 622, and in Volume 5683, at page 394, of the Deed Records of Harris County, Texas, and in File Number E-643628 of the Official Records of Real Property of Harris County, Texas, and used certain other land for highway purposes without record title to the property.

Portions of the land, which portions are described in exhibits A, B, C, and D (tracts), are 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 real property no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property and, as to property without record title in the state, may recommend the quitclaim of any interest that might have accrued to the state by use to the municipality where the property is located.

The city of Houston, Texas, is a governmental entity with the authority to condemn the property and has requested to purchase the tracts described in exhibits A and B for \$60,000.00.

The commission finds \$60,000.00 to be a fair and reasonable value of the state's right, title, and interest in the tracts described in exhibits A and B.

The city of Houston, Texas, has requested a quitclaim of any interest in the tracts described in exhibits C and D that might have accrued to the state by use.

It is the opinion of the commission that it is proper and correct that the state quitclaims its right and interest in the tracts described in exhibits C and D to the city of Houston, Texas.

IT IS THEREFORE ORDERED by the commission that the tracts are no longer needed for a state highway purpose. The commission authorizes the executive director of the Texas Department of Transportation to execute proper instruments conveying all of the state's right, title, and interest in the tracts described in exhibits A and B to the city of Houston, Texas for \$60,000.00 and quitclaiming all of the state's rights and interest in the tracts described in exhibits C and D to the city of Houston, 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 described in exhibits A and B.

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

**(3) Henderson County - SH 198 - Consider the exchange of drainage easements as part of a transaction to acquire drainage easements needed for a state highway purpose (MO)**

116935  
ROW

Near the city of Mabank, Henderson County, on SH 198, the state of Texas acquired easement interests in certain lands by an instrument recorded in Volume 1241, at page 414, of the Deed Records of Henderson County, Texas.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, §202.024, the Texas Transportation Commission (commission) may recommend the exchange of an interest in real property acquired but not needed for a highway purpose as whole or partial consideration for another interest in real property needed for a state highway purpose.

The easements encumbering the land, described as Tract 1 and Tract 2 in exhibit A, (tracts) are no longer needed for a state highway purpose. The value of the easements encumbering the tracts is \$5,566.00.

The drainage easements needed for a state highway purpose, encumbering the land described as Parcel 1 and Parcel 2 in exhibit B, (parcels) are to be conveyed to the state by SatisfactionStorage LLC, a Texas limited liability company. The value of the easements encumbering the parcels is \$5,566.00.

SatisfactionStorage LLC, a Texas limited liability company, is the owner of the fee interest in the tracts and has requested that the easements encumbering the tracts be released to it in exchange for the easements encumbering the parcels in accordance with an executed exchange agreement.

It is the opinion of the commission that it is proper and correct that the state release the easements encumbering the tracts to SatisfactionStorage LLC, a Texas limited liability company, as consideration for the easements encumbering the parcels.

IT IS THEREFORE ORDERED by the commission that the easement interests encumbering the tracts, described as Tract 1 and Tract 2 in exhibit A, 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 the state's rights, title, and interest in the easement interests to SatisfactionStorage LLC, a Texas limited liability company, in exchange and as consideration for the easements encumbering the parcels.

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

(4) **Maverick County** - US 57 - Consider the sale of real property to the successful bidder (MO)

116936  
ROW

In the city of Eagle Pass, Maverick County, on US 57, the state of Texas acquired certain land for highway purposes by an instrument recorded in Volume 1420, at page 83, of the Deed Records of Maverick County, Texas.

All of the land, 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 real property no longer needed for a state highway purpose to the general public by sealed bid.

The tract was advertised for sale, and the Kickapoo Traditional Tribe of Texas submitted a bid of \$3,000,000.00, which was the highest valid bid.

The commission finds \$3,000,000.00 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 is 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 tract to the Kickapoo Traditional Tribe of Texas for \$3,000,000.00; 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.

(5) **Tom Green County** - US 67 - Consider the exchange of a drainage easement as part of a transaction to acquire a drainage easement needed for a state highway purpose (MO)

116937  
ROW

In the city of San Angelo, Tom Green County, on US 67, the state of Texas acquired an easement interest in certain land by an instrument recorded in Volume 499, at page 487, of the Deed Records of Tom Green County, Texas.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, §202.024, the Texas Transportation Commission (commission) may recommend the exchange of an interest in real property acquired but not needed for a highway purpose as whole or partial consideration for another interest in real property needed for a state highway purpose.

The easement encumbering a portion of the land, described as Tract 1 in exhibit A, (tract) is no longer needed for a state highway purpose. The value of the easement encumbering the tract is \$50,000.00.

A drainage channel easement needed for a state highway purpose, encumbering the land described in exhibit B (parcel) is to be conveyed to the state by

RS Sherwood, LLC, a Texas limited liability company. The value of the easement encumbering the parcel is \$50,000.00.

RS Sherwood, LLC, a Texas limited liability company, is the owner of the fee interest in the tract and has requested that the easement encumbering the tract be released to it in exchange for an easement encumbering the parcel in accordance with an executed exchange agreement.

It is the opinion of the commission that it is proper and correct that the state release the easement encumbering the tract to RS Sherwood, LLC, a Texas limited liability company, as consideration for the easement encumbering the parcel.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described as Tract 1 in exhibit A, is 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 easement interest to RS Sherwood, LLC, a Texas limited liability company, in exchange and as consideration for the easement encumbering the parcel.

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

#### **c. Reports**

##### **(1) Compliance Division Report**

Note: Confidential report to commission.

##### **(2) Letting Allocation Report**

Quarterly report on the Fiscal Year 2025-2026 letting allocation, the actual allocation utilized through the quarter, and proposed remaining highway maintenance and construction contract letting for the fiscal year (Report)

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

##### **(3) Quarterly Cash Report**

Quarterly report on Fiscal Year 2025 State Highway Fund 6 cash activity (Report)

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

#### **d. Speed Zones**

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

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.

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, and C, 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 city of Van Alstyne Mayor Jim Atchison on the expansion of US 75 in Grayson County; Eagle Pass El Paso Metropolitan Organization (MPO) Director Placido Madera spoke about Eagle Pass and Eagle Pass MPO transportation projects; EMC President & CEO Ernie Gonzalez spoke about the Peco Relief Route; Mr. James Wolske spoke about funding of the I-35 construction project; El Paso County Commissioner Precinct 4 Sergio Coronado, El Paso Chamber of Commerce President & CEO Ricardo Mora, El Paso Chamber Chairwoman Elizabeth O'Harra, and El Paso MPO Executive

Director Eduard Calvo spoke about El Paso MPO items; and Amier Abdulkarim requested the Texas Department of Transportation remove a wooden pole blocking the entrance to his residence. 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 5-0 to adjourn. The regular meeting of the Texas Transportation Commission was adjourned at 11:38 a.m.

APPROVED by the Texas Transportation Commission on May 21, 2025:



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 April 24, 2025, in Austin, Texas.



Amanda Brown, Commission Chief Clerk  
Texas Department of Transportation