



FM 663 Public Meeting Presentation Script

SLIDE 1 – Welcome Slide

Hello and welcome to the public meeting for the Farm-to-Market Road (FM) 663 project from FM 875 to U.S. Highway (US) 287. This public meeting has been convened by the Texas Department of Transportation and is being held to receive and consider comments from the public. We appreciate your interest in this project and thank you for your participation.

Please note, you may pause this presentation at any point to allow more time to review the information.

SLIDE 2 – End the Streak

November 7, 2000 was the last deathless day on Texas roadways. That means for over 24 years, at least one person has died every single day. We all have a part to play to change that. This message is that reminder – to End the Streak of deaths on Texas highways. We need drivers and passengers to act more responsibly and help us reach our goal of zero deaths by 2050. Texans can play a major role in ending fatal crashes with a few simple driving habits: wear seatbelts, drive the speed limit, put away the phone and other distractions, and never drive under the influence of alcohol or drugs. So please do your part and share this message with your friends and family.

SLIDE 3 – Public Meeting Purpose

You may have attended previous public meetings conducted by TxDOT. However, for the benefit of those of you who have never attended one, we will explain why and how the Department conducts a public meeting.

A public meeting has four essential purposes:

1. To inform the public of the status of planning efforts on the project and present the recommendations based on technical analysis performed to date.
2. To describe the project to the public including known and potential impacts to the human and natural environment.
3. To provide the public an opportunity to view information and express their ideas and concerns at this stage in the planning process while the ability to respond to comments is still flexible and before location and design decisions are finalized.
4. And finally, to develop a record of public views and participation to accompany recommendations for subsequent decisions.

This public meeting is being held in compliance with both federal and state laws. Documentation of this meeting will be made available for the official record.

Slide 4 – Project Location

The FM 663 project limits are from FM 875 to US 287. The total project length is approximately 3.5 miles and is located within the City of Midlothian in Ellis County, Texas.



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SLIDE 5 – Project Purpose and Need

The purpose of the proposed project is to reduce congestion, improve mobility, and meet current design standards.

The proposed project is needed to accommodate current and future traffic volumes, that result in congestion and reduced mobility.

SLIDE 6 – Existing Facility

The existing FM 663 facility mostly consists of two 12-foot-wide lanes with 2-foot-wide shoulders and a two-way center turn lane. There is currently no center median, sidewalks, shared-use paths and no grade separated intersections along the corridor. The typical right of way width on the existing roadway is approximately 80 feet.

SLIDE 7 – Proposed Facility

The proposed project consists of widening the existing roadway to an interim 4-lane (ultimate 6-lane) urban roadway with a raised median. The proposed improvements include 12-foot-wide travel lanes, a shared use path on the southbound side and a sidewalk on the northbound side of the roadway. Turn lanes and intersection improvements, where applicable, are proposed at side and cross streets. The proposed right of way width varies from 125 feet to 185 feet.

SLIDE 8 – Projected Construction Cost and Schedule

The proposed project Ready to Let date is to be determined. “Letting” is when TxDOT notifies the construction community that a project is ready to be bid on. Construction on a project begins after the letting process is complete. The estimated construction cost for the project is approximately \$90 million. The project is not yet funded, and the costs are subject to change. The project cannot let until full funding has been identified; however, right of way acquisition can proceed even if the project is not funded for construction.

SLIDE 9 – NEPA Assignment to the TxDOT

Prior to December 16, 2014, the Federal Highway Administration, or FHWA, reviewed and approved documents prepared under the National Environmental Policy Act, known as NEPA; however, on December 16, 2014, the Texas Department of Transportation assumed responsibility from FHWA through a Memorandum of Understanding to review and approve certain assigned NEPA environmental documents. This Memorandum of Understanding between TxDOT and FHWA was updated on December 9, 2019. The review and approval process applies to this project.



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Environmental studies will begin in 2026 to support an environmental clearance in accordance with NEPA. These environmental analyses are necessary to identify, avoid, minimize and mitigate impacts to the human and natural environment.

SLIDE 10 – Environmental Constraints

The project Environmental Constraints Map is used to help planners and engineers determine the least impactful method to fulfill the purpose of the project. Some environmental constraints along the corridor include residential structures, businesses, places of worship, a school, a fire station, wetlands, and streams. This map can be viewed at full size on the project website.

SLIDE 11 – Proposed Right of Way

The proposed project would, subject to final design considerations, require additional right of way and potentially displace residences and non-residential structures within the project limits.

Relocation assistance is available for displaced persons and businesses. All right of way acquisitions would be completed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Brochures, including two booklets titled “The Purchase of Right of Way,” and “Relocation Assistance,” are also available on the project website. These booklets contain detailed information to inform you of your rights and provide information about the TxDOT right-of-way acquisition process.

SLIDE 12 – Next Steps and Project Timeline

The project timeline is shown on the screen and can also be viewed on the project website. Following this public meeting, the project design will be refined per public input. After further schematic design development in 2025 and environmental studies to begin in 2026, environmental clearance is expected in 2028. Advancement from phase to phase is contingent upon the outcome of the previous phase and funding availability. The project schedule is subject to change pending coordination and public involvement.

SLIDE 13 – How to Submit Your Comments

Comments will be accepted in a variety of ways as listed on the screen. Comments must be received or postmarked by Friday, May 30, 2025, to be included in the official public meeting record.

Following this public meeting, the project team will proceed with the preparation of the schematic design and environmental analysis and documentation. Your comments will be addressed in this document and will be given full consideration in the preparation of the final recommendations and design for FM 663.



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SLIDE 14 – Thank You

We sincerely appreciate your participation and interest concerning proposed improvements to FM 663. Your questions, comments, and concerns will receive careful consideration.

Thank you, this concludes the presentation.