

Sand Creek Village Drainage Improvement Project. Updated Projection of Work Completion and Schedule Projection as of January 30, 2026

The Sand Creek HOA continues to monitor the progress on the Sand Creek Village Drainage Project by Houston Public Works (HPW). There was NO progress on site in January that follows at least two weeks of NO progress in December. Phase 2, Step 4 is still 60% complete. Overall Phase 2 is still 19% complete. Progress is stuck waiting for one change order approval. We are holding our next completion projection until the work progresses after restart. We could see completions in 2nd quarter 2026.

The contractor has announced they will restart work on Monday Feb 2nd. This delay was caused by the discovery of a water main that must be relocated to allow for the new storm drainpipe. Contractor found it a larger diameter than the plans and sent notice to the City the week of Dec. 22nd. City engineers provided technical solutions, and the contractor submitted a change order. It then took the City 3 weeks to get the change order approved and issued on Jan 27th.

The first week back will be remobilizing and relocating the water main. They will then continue setting large manholes and pipe. The following weeks will see the 5'x8' drain boxes staged along the street for installation underneath Highland Laurels towards Deer Hollow.

Alert to local homeowners: The first week back will have several water shutdowns as they cut and relocate the water main. The contractor will try to directly alert each home 24 hours in advance. If you're selected it may help to isolate your house from the water main before restart of the water shutdown and after restart drain from an outside faucet near your house main shutoff to minimize chance for muddy water to enter the house system.

Traffic Safety: Traffic signs, barriers and flagman will return for the remainder of the project and be maintained. Many of the drive through travelers ignore the signage. Remember that Highland Laurels construction zone is legally considered a one-way street and could result in legal action for stealing or ignoring the signs. During the past work stoppage, traffic safety was at high risk with signage that was moved and stolen resulting increased traffic going the wrong way many times. Thankfully we only had a few close calls.