State Loop 82 (Aquarena Springs Drive)
Railroad Grade Separation Project

Public Hearing, San Marcos, Texas
March 21, 2013

The Texas Department of Transportation (TxDOT) and the City of San Marcos welcome you to tonight’s Public Hearing concerning plans to construct a grade separation over the Union Pacific Railroad tracks on State Loop (SL) 82 (Aquarena Springs Drive) from Thorpe Lane to Charles Austin Drive. An agenda of the hearing and information regarding the proposed improvements are attached for your information.

Please feel free to examine the exhibits on display from 6:00 pm to 6:30 pm. Project staff members will be available to answer your questions during this time. Presentations on the proposed improvements will begin at 6:30 pm, followed by a brief recess and public comment period.

If you wish to present verbal comments during the public comment portion of the hearing, please complete a speaker registration card (available at the registration table) and return it before the end of the recess. Comments may also be presented in writing.

For your convenience, a comment form is included in this information packet. Written comments not submitted during the hearing should be mailed to the TxDOT Austin District Environmental Coordinator, Texas Department of Transportation, P.O. Box 15426, Austin, Texas 78761-5426, or faxed to (512) 832-7157, or emailed to AUS_loop82@txdot.gov.

Written comments must be received by Monday, April 1, 2013 to be included in the official Public Hearing record. All verbal comments received at the Public Hearing, as well as written comments received by April 1, 2013 will be taken into consideration during future project development. Information about the project is available on the TxDOT web page at: http://www.txdot.gov/inside-txdot/get-involved/about/hearings-meetings/austin/sl82_032113.html.

Thank you for attending tonight’s Public Hearing. Public involvement is a vital part of the TxDOT project development process, and we sincerely appreciate your participation. If you have any questions after tonight’s hearing, please call Shelly Eason at (512) 832-7001.
PUBLIC HEARING AGENDA
State Loop 82 (Aquarena Springs Dr.)
Railroad Grade Separation Project
Hays County, Texas

INTRODUCTIONS AND HEARING FORMAT
Greetings and Format of the Hearing
Chris Bishop, TxDOT Public Information Officer

TECHNICAL PRESENTATION
Project History and Description of the Proposed Improvements
Mark Borenstein, Project Transportation Engineer

ENVIRONMENTAL PRESENTATION
Overview of the Environmental Process
Kim Johnson or Alexis Reynolds, Blanton and Associates, Inc.

RIGHT-OF-WAY ACQUISITION AND RELOCATION ASSISTANCE
Bob Harwood, TxDOT Assistant District Right-of-Way

BREAK

PUBLIC COMMENTS

ADJOURN
OVERVIEW OF THE PROPOSED PROJECT

State Loop 82 (Aquarena Springs Drive) Railroad Grade Separation Project
Hays County, Texas

The Texas Department of Transportation (TxDOT) and the City of San Marcos (City) are in the process of developing a project to construct a railroad grade separation along State Loop (SL) 82 (Aquarena Springs Drive) between Thorpe Lane and Charles Austin Drive over the Union Pacific Railroad track in the City of San Marcos, Hays County, Texas. Incidental work on Post Road between West Laurel Street and Bert Brown Road would also occur with these improvements including the replacement of street signs, lighting, and paving. A project location map is included in this packet of information.

The purpose of the proposed project is to increase mobility and safety by providing a means for traffic to travel along SL 82 within the City without the current interruptions resulting from daily multiple train crossings.

The project includes an overpass with two-12-foot travel lanes in each direction with a 4-foot wide flush median, 5-foot wide outside shoulders and 1-foot wide concrete rails. Access roads would include a 12-foot wide inner lane and a 14-foot wide outer lane in each direction with 6-foot wide sidewalks.

Post Road would be realigned and widened at its intersection with the proposed west-bound access road of SL 82 and include one 14-foot outer lane and one 12-foot inner lane in each direction, with 6-foot wide sidewalks on each side. The portion of Post Road north of this intersection would be modified to include a 14-foot wide southbound lane, a 14-foot wide southbound left turn only lane, a 16-foot wide northbound lane, and a 5-foot wide northbound sidewalk.

The project would also include improvements to an existing 7.11 acre detention basin and its associated easement, which is located at the southwest corner of the intersection of Charles Austin Drive and the UPRR easement.

The planned maximum right-of-way width for this project would be approximately 155 feet. The project improvements would require approximately 3.06 acres of additional right-of-way, which is proposed to be acquired from both sides along the entire project area and includes both Texas State University (TSU) and private properties. Of the approximately 3.06 acres of additional right-of-way needed for the project, approximately 1.4 acres is within a publically owned recreation area/historic site. No easements would be required. No residential or commercial displacements would result from this project. A summary of the policies and process for right-of-way acquisition are included in this packet of information.

Displays of the proposed improvements are available at this hearing and on TxDOT’s web page at http://www.txdot.gov/inside-txdot/get-involved/about/hearings-meetings/austin/sl82_032113.html.

The objective of tonight’s hearing is to present the proposed project including the acquisition of approximately 1.4 acres of the Texas State Golf Course, a publically owned recreation area/historic site owned by TSU. The use of this property has been coordinated with TSU and they have concurred that this would not adversely affect the activities, features and/or attributes that qualify the golf course for protection under Section 4(f) of the U.S. DOT Act of 1966.
After tonight’s hearing, responses to all comments will be compiled into a summary and analysis and changes to the design may occur. If FHWA determines that the project environmental documentation is complete, right-of-way acquisition may begin and once complete, utility relocation and construction could commence.
RIGHT-OF-WAY ACQUISITION
AND
RELOCATION ASSISTANCE

State Loop 82 (Aquarena Springs Drive)
Railroad Grade Separation Project
Public Hearing

March 21, 2013

The subject of tonight’s Public Hearing is the proposed construction of a grade separation along State Loop 82 (Aquarena Springs Drive) over the Union Pacific Railroad track in the City of San Marcos. The proposed project is described in the Project Overview, which is included in this information package.

The acquisition of additional right-of-way would be required to construct the proposed project; however, no residences or businesses would be displaced. For each property acquired, with the exception of donated properties, an appraisal would be completed to determine just compensation under the laws of the State of Texas. The determined value would then be offered to each property owner. Each property owner would be afforded the opportunity to accompany the appraiser(s) during the inspection of the property.

In all cases, the property owner would be reimbursed for any reasonable, incidental expenses necessarily incurred in transferring the title to the property for use by TxDOT. Expenses eligible for reimbursement generally include recording fees, and similar expenses incidental to conveying the real property to the State and penalty costs that are required for prepayment of any pre-existing recorded mortgage entered into in good faith encumbering the real property.

Relocations are not anticipated to be required as a part of the proposed project on State Loop 82. However, if relocations become necessary, it is the policy of TxDOT that no family or individual would be required to relocate unless and until adequate replacement housing has been made available to all affected persons. Further, replacement housing must be offered to all affected persons regardless of race, color, religion, sex or national origin. All replacement housing must be fair housing, open to all persons regardless of race, color, religion, sex, or national origin.

The information brochure *Relocation Assistance* is available at this Public Hearing. The brochure outlines the services offered and any payments for which displaced individuals, families, businesses, and non-profit organizations may be eligible to receive, such as moving expenses and replacement housing payments for residential owners and tenants. The brochure also outlines the eligibility requirements for receiving these payments. A representative from the TxDOT Austin District Right-of-Way Office is available to answer any questions you may have.
COMMENT SHEET

Public Hearing
SL 82 (Aquarena Springs Drive) Railroad Grade Separation Project
from Thorpe Lane to Charles Austin Drive.

City of San Marcos Activity Center – March 21, 2013

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Name: ________________________________________________________________
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Please include your name and mailing address with all written comments. Comment
sheets and/or letters should be mailed to: TxDOT Austin District Environmental
Coordinator, P.O. Box 15426, Austin, Texas, 78761-5426 or faxed to 512-832-7157 or e-
mailed to AUS_loop82@txdot.gov. All written comments received on or before
Monday, April 1, 2013 will be included in the official Public Hearing record. If you
have any questions, please contact Shelly Eason at 512-832-7001.

This form may be used to provide written comments on this project. Any questions placed on this form will not be
considered an open records request and will not be treated as such. If you have an open records request it must be
submitted under a separate letter. (Texas Transportation Code, §201.811(a)(5)): Check each of the following
boxes that may apply to you:
□ I am employed by TxDOT
□ I do business with TxDOT
□ I could benefit monetarily from the project or other item about which I am commenting on