



Community Impacts Assessment Technical Report Form

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Project Name: Farm-to-Market Road (FM) 51 and State Highway (SH) 199 Intersection and Roadway Reconstruction

CSJ Number: 0313-02-057 and 0171-03-070

District(s): Fort Worth

County(ies): Parker

COMMUNITY PROFILE

Attach a map showing the community study area boundaries as well as the locations of any community facilities in the area (schools, places of worship, health care facilities, recreation centers, social services, libraries, etc).

I. General Information

What is the location of the community that may be impacted?

The proposed project would occur along FM 51 from north of Cottondale Road to Texas Drive. The proposed project would also extend along SH 199 from north of South Ash Street to north of Old Springtown Road. The Community Impacts Assessment (CIA) study area is comprised of 49 adjacent census blocks that fall within the 3 census block groups that encompass the proposed project area. The CIA study area is located within the city of Springtown, in Parker County, Texas.

The following reference materials have been attached to this report:

- Census Geographies Map
- Land Use, Community Facilities, and Potential Displacements Map
- Demographics, Income, and Limited English Proficiency Information
- Project Photographs

The following maps are available in the TXECOS file for the project:

- Project Description (0313-02-057 & 0171-03-070).pdf
- Project Location Map (0313-02-057 & 0171-03-070).pdf
- Project Layout (0313-02-057 & 0171-03-070).pdf
- Typical Sections (0313-02-057 & 0171-03-070).pdf
- Public Meeting Summary Documentation – Aug. 15, 2017 (0313-02-057 & 0171-03-070).pdf

II. Project Description

Briefly describe the proposed project.

Please see the following document that has been uploaded into TXECOS: Project Description (0313-02-057 & 0171-03-070).pdf.

As a result of the project, two commercial business displacements would occur, one at the northwest (real estate agent office) and one at the northeast intersection (auto garage) of FM 51 and SH 199. In addition to the commercial business displacements, an ATM machine at the northwest corner of the FM 51/SH 199 intersection would be impacted by the parcel acquisition.

III. General Character of the Community



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What is the name and general character of the community (scattered rural, planned suburban, urban, mixed use)?

The project is located within an existing two-lane Farm-to-Market roadway corridor that transverses north/south through the City of Springtown. The area is composed of a mix of office, institutional, commercial, and residential land uses. A natural gas processing plant is located just north of the project area on FM 51 and a cemetery is located in the southern limits of the project. There are multiple places of worship in the project area along the corridor. Community resources, such as parks, the library, City Hall, a funeral home, and a school are all within the project area and can be accessed by FM 51 (generally by car). While the area is urbanized, hosting a population of 2,658, the community is rural in nature with FM 51 acting as a linear node hosting community services for the town and outside rural population.

A map of the existing land uses along the proposed project corridor and the locations of the community facilities may be found on the attached "Land Use, Community Facilities, and Potential Displacements" Map.

Describe the community facilities (shown on attached map) in the area:

Name of Facility	Type of Facility	Public or private?	Does the facility serve a specific population? If so, who?	Additional details, if necessary
Hilltop Family Church	Place of Worship	Private	No	1227 Old Cottondale Road Springtown, Texas 76082
Springtown Lions Club	Service membership organization	Private	No	1103 N. Main Street Springtown, Texas 76082
Church of Christ	Place of Worship	Private	No	316 Church Street Springtown, Texas 76082
Springtown Area Senior Center	Senior Community Center	Private	Elders	1070 N. Main Street Springtown, Texas 76082
Springtown Intermediate School	Educational Facility (Middle School: 5th/6th Grade)	Public	Children	300 Pojo Road Springtown, Texas 76082
Springtown Legends Museum	Museum	Private	No	39 N. Main Street Springtown, Texas 76082
Springtown Public Library	Library	Public	No	626 N. Main Street Springtown, Texas 76082
First Baptist Church	Place of Worship	Private	No	500 N. Main Street Springtown, Texas 76082
Fundamental Baptist Church	Place of Worship	Private	No	433 N. Main Street Springtown, Texas 76082
First United Methodist Church	Place of Worship	Private	No	109 W. 3rd Street Springtown, Texas 76082
Springtown City Hall	City Hall	Public	No	102 E. 2nd Street Springtown, Texas 76082
Springtown Chamber of Commerce	Chamber of Commerce	Private	No	112 S. Main Street Springtown, Texas 76082



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Name of Facility	Type of Facility	Public or private?	Does the facility serve a specific population? If so, who?	Additional details, if necessary
Springtown Independent School District (ISD) Administration Office	ISD Administration Office	Public	Children	301 E. 5th Street Springtown, Texas 76082
Neighbor to Neighbors Food Pantry	Food Pantry	Private	Low-Income Persons	413 S. Main Street Springtown, Texas 76082
Springtown Park	Park	Public	No	201 S. Main Street Springtown, Texas 76082
Springtown Square Park	Park	Public	No	100 S. Main Street Springtown, Texas 76082
Springtown Cemetery	Cemetery	Private	No	433 S. Main Street Springtown, Texas 76082
Bethel Baptist	Place of Worship	Private	No	408 S. Ash Street Springtown, Texas 76082
Springtown Courthouse Annex Building	Public Administration	Public	Ne	100 E. 2nd Street Springtown, Texas 76082
Eureka Masonic Lodge	Community Center	Private	No	101 N. Main Street Springtown, Texas 76082

IV. Data

1. What data sources were used?

Yes U.S. Census Bureau

Yes American Community Survey (ACS)

No Texas State Data Center

Yes Other

If other, describe:

Parker County Appraisal District and aerial photography.

Attach tables or thematic maps detailing race (including Hispanics), language, income, disability, gender, and age data for the affected community study area. Tables and maps may be downloaded from FactFinder and the ACS Summary File. Instructions for navigating Fact Finder and ACS Summary File can be found in the Toolkit. A list of tables to use can be found in the Toolkit. If you prefer to use template tables see the Demographic Table Template in the Toolkit.

2. What is the current DHHS poverty level? \$25,100.00



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- 3. No Do any of the census geographies show over a 50% minority population?
- 4. No Do any of the census geographies show a median income below the DHHS poverty level?
- 5. Yes Do any of the census geographies show presence of persons who speak English "less than very well"?

Describe:

Limited English Proficiency (LEP) is defined as persons who speak English "less than very well." There are three census block groups adjacent to the proposed project; two of the three block groups contain LEP populations ranging from approximately 1.4 to 4.2 percent of the total population over the age of five, according to 2016 ACS data for the CIA study area. Of the 6,176 people over the age of five living in the three adjacent census block groups, approximately 2.4 percent (149 people) speak English "less than very well." The LEP population within the adjacent census block groups speak Spanish.

V. Site Visit

- 1. Yes Was a site visit conducted?
If yes, attach documentation, notes, and photographs from the field visit.

- 2. Yes Were there any signs observed in languages other than English?

Describe the languages(s) observed, frequency, and general location of signs in other languages (throughout the study area, concentrated in a particular vicinity, etc.) :

A single sign at an auto repair shop (Rae's Service, Inc.) located southwest of the intersection of FM 51/SH 199 was observed indicating the facility was capable of conducting business in Spanish, "Hablamos Espanol!" (We Speak Spanish); all other signs for the establishment were in English. No other signs in other languages were observed in the study area.

- 3. No Were there places of worship, businesses, or services that target or serve specific minority groups?
- 4. Yes Were there signs of disabled persons such as ramps on homes or public transportation vehicles or stops specifically designed for disabled persons?

Describe:

Two detached single family homes along FM 51 were observed to have ramps.

- 5. Yes Were there signs of other vulnerable populations such as children or elderly (presence of day cares, elementary schools or assisted living facilities)?

Describe:

In the northern area of the project, there is a Senior Center and Intermediate School. The Springtown Area Senior Center provides a space for seniors to gather; the facility hosts dance nights two times a week. The Intermediate School serves 5th and 6th grade students.

- 6. Yes Were there any signs of low-income families or neighborhoods (subsidized housing, homes or cars in need of repair, used goods stores, low-cost health care facilities)?

Describe:

A small manufactured home park is located west of FM 51, south of Mockingbird Lane along N. Ash Terrace, but not immediately adjacent to the project area. A relatively small amount of single family homes along the FM 51 corridor were in need of repair. Near the southern terminus of the project, the Neighbor to Neighbors



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food pantry operations are housed in a small structure adjacent to the cemetery. The Neighbor to Neighbors not-for-profit serves low-income families in need living within the boundaries of the Springtown Intermediate School District. Refer to Sheets 2 and 4 on the "Land Use, Community Facilities, and Potential Displacements" Map.

7. No **Are there signs of other modes of transportation?**

8. Yes **Is there any additional information about this community that will be helpful?**

Describe:

The "Land Use, Community Facilities, and Potential Displacements" Map in the Supplemental Information attachment includes a map of existing land uses along the proposed project limits. Project Photographs, also contained in the Supplemental Information attachment, are provided to characterize conditions of the built and social environment.

9. Yes **Is public involvement planned for this project?**

Results from the Scope Development Tool

1. No **Did the Scope Development Tool identify the need for a residential displacements analysis?**

2. Yes **Did the Scope Development Tool identify the need for a commercial displacements analysis?**

Select the level of analysis identified on the Scope Development Tool:

- Low level commercial displacements analysis
- Medium level commercial displacements analysis
- High level commercial displacements analysis

3. No **Did the Scope Development Tool identify the need for an other displacements analysis?**

4. Yes **Did the Scope Development Tool identify the need for an access and travel patterns analysis?**

Select the level of analysis identified on the Scope Development Tool:

- Medium risk access and travel patterns analysis
- High risk access and travel patterns analysis

5. No **Did the Scope Development Tool identify the need for a community cohesion analysis?**

Commercial Displacements

Consider the community facilities and vulnerable populations other than EJ populations listed in your Community Profile answers.

1. **What types of businesses exist in the study area?**

At the northern end of the project area, there is a natural gas processing plant. The majority of traditional community services are located along the SH 51 project corridor and within the study area, these include schools, places of worship, the City Hall, offices, a seed and feed store, gas stations, restaurants, and financial institutions. A cemetery is located at the southernmost end of the project area.



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2. How many businesses will be displaced or impacted in a manner that would prevent them from continuing to operate (loss of parking or access)?

Two businesses would be displaced as part of the project, along with one bank owned/operated Automatic Teller Machine (ATM). Displacements are shown on "Land Use, Community Facilities, and Potential Displacements" Map. Displacement 1 (D1) is the Springtown Century 21 Judge Fite Real Estate office located at 100 W. Hwy 199, Springtown, TX 76082 (Parcel ID No. R000046121). Displacement 2 (D2) is Layne's Automotive Machine Shop, located at 123 W. Hwy 199 Springtown, TX 76082 (Parcel ID No. R000004358 and R000004357). Displacement 3 (D3) is a Pinnacle Bank drive-up ATM located at 102 W. Hwy 199, Springtown, TX 76082. It is located on the same Parcel as the Real Estate Office (Parcel ID No. R000046121).

3. No Are these businesses unique to the area?

4. No Do these businesses serve a specific population (specific ethnic group, disabled, low-income families, etc.)?

Explain:

The business on the northwest corner of FM 51 and SH 199 is a real estate agent's office and the business on the northeast corner is an auto repair shop; these are privately owned business that do not serve a "specific" population. The ATM is open to anyone with a banking account.

5. No Have the businesses indicated if they would relocate?

NOTE: The conclusion statement should be included in the NEPA document if one is being produced. Upon completion, upload this Documentation Standard to the Community Impacts and EJ section of the Documents page in ECOS.

Conclusion: Based on the information above, how will displacements associated with the proposed project impact the community?

Displaced businesses may have limited opportunity to relocate in the project area due to limited stock of commercial structures in the City of Springtown that would meet their unique spatial needs. Because services provided by the displaced business are located within the project area, and in other readily accessible area of Parker County, no impacts to the community are assumed.

Because the real estate office at the northwest corner also acts as an advertisement for their services, it may be difficult for the agent(s) to find an office at a high traffic signalized intersection with the same advertising opportunities. Using LoopNet.com (2/2018), a search of available commercial/office spaces for sale or lease with high visibility in Springtown yielded one comparable result for lease approximately 0.4 miles away from the anticipated displacement. One additional property was found for sale, but it is located outside Springtown city limits and would not offer the same visibility. The auto garage operates in a low cost facility where maintenance on the structure has been deferred, but is still operational. While relocation opportunities exist in the project area and in the vicinity of Springtown along the FM 51 and SH 199 corridor, it may be difficult for proprietors to find sites in and adjacent to the immediate project area that match their existing spatial characteristics. The ATM should be able to be relocated in close vicinity to its existing location with limited impediments.

ACCESS AND TRAVEL PATTERNS



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1. How do people currently access adjacent parcels (car, walking, cycling, mass transit)?

Generally, even for short trips, community members access parcels along FM 51 and SH 199 with cars. Pedestrian traffic is not common within the proposed project limits. With the exception of the historical downtown square surrounding Springtown Square Park, the project area lacks sidewalks.

2. Describe the permanent changes to access and/or travel patterns.

The proposed project includes reconstruction of FM 51 from North of Pojo Road to Roberson Avenue, reconstruction of the FM 51 and SH 199 intersection with additional turn lanes, and a bridge replacement and center turn lane on FM 51. The proposed project would provide congestion mitigation for Parker County residents by providing additional left turn lanes at the intersection of FM 51 and SH 199, thus improving mobility. Driveway access for the two service stations at the southwest and southeast intersection of FM 51 and SH 199 would be modified to accommodate the proposed design, but access to these businesses would not be hampered; one of the two driveways at the Neighbor to Neighbors food pantry would be removed. Access drive modifications are not anticipated to adversely impact operations, but rather improve safety and access for patrons.

The project would also provide sidewalks within the project limits to improve pedestrian mobility and safety, potentially changing the way community members access local services. New crosswalks and a traffic signal would be installed adjacent to the Springtown Intermediate School, at Pojo Road and FM 51, as well as at the intersection of W. 5th Street and FM 51, and within the historic downtown core at W. 1st Street and FM 51 (an additional crosswalk would be installed immediately to the south of W. 1st Street at Optimist Drive, but with no signal). These improvements are intended to improve safety and mobility for school aged children going to/from school and their homes located on either side of FM 51. Additional sidewalk and crosswalk improvements would occur at the intersection of FM 51 and SH 199.

3. What neighborhoods and businesses will be affected by these changes?

As discussed in the Commercial Displacements section of this report, two businesses and one ATM would be displaced by the proposed project. The changes proposed for the FM 51 corridor and the FM 51/SH 199 intersection would affect residences and businesses located along the FM 51 corridor in that sidewalks would be included as part of the project, allowing people an alternative to driving for short trips. It is assumed the project improvements to the intersection would improve access to local services by improving safety and efficiency of the road network.

4. Yes Are any community facilities affected?

Are any of them "essential services" such as clinics, schools, or emergency responders?

A driveway at the Neighbor to Neighbors Food Pantry (413 S. Main St.) would be removed, while their primary parking access will undergo improvements. Operations at the food pantry are not anticipated to be adversely impacted, as there is a second driveway on the parcel that the food pantry would be able to utilize.

5. How will emergency response times be affected?

The proposed roadway improvements are intended to enhance the operational efficiency along FM 51/SH 199, thus improving emergency response times.

During construction of planned improvements, the construction of the FM 51/SH199 intersection would be completed in phases with single various lane closures. FM 51 would be constructed in phases to provide one travel lane in each direction, open at all times. When the new bridge over Walnut Creek is constructed, FM 51 would be closed and traffic routed to 1st Street. Traffic heading north would take 1st Street to FM 51 and turn left. Traffic heading south on FM 51 would turn right onto 1st Street and connect with SH 199. A temporary traffic signal would be installed at the intersection of 1st Street and SH 199.

No emergency services are located immediately adjacent to FM 51 or within the project limits.



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6. For mass transit, walking, cycling impacts, which mode(s) will be permanently impacted?

No transit routes or cycling facilities currently serve the existing FM 51 corridor or the FM 51 and SH 199 intersection. The project would provide sidewalks within the project limits to improve pedestrian mobility and safety.

7. How far will the user of this/these modes have to travel to find a comparable route/service? How much time will be added to their trips?

No adverse impacts to pedestrian, transit, or cycling travel time are anticipated because there are limited fragments of sidewalks in the project area and no transit routes, or cycling facilities serving the project corridor.

8. No Are any design elements proposed to mitigate adverse impacts to these modes?

NOTE: The conclusion statement should be included in the NEPA document if one is being produced. Upon completion, upload this Documentation Standard to the Community Impacts and EJ section of the Documents page in ECOS.

Conclusion: Based on the information above, how will the proposed project impact access and travel patterns for the community?

Re-construction of the FM 51/SH 199 intersection would be completed in phases with single various lane closures. FM 51 would be constructed in phases to provide one travel lane in each direction, open at all times. When the new bridge over Walnut Creek is constructed, FM 51 would be closed and traffic routed to 1st Street. Traffic heading north would take 1st Street to FM 51 and turn left. Traffic heading south on FM 51 would turn right onto 1st Street and connect with SH 199. A temporary traffic signal would be installed at the intersection of 1st Street and SH 199.

The proposed project is anticipated to result in long term beneficial impacts to access and travel patterns for the immediate community. Mobility and safety would be enhanced for most users of the facility in relation to the intersection turn improvements and sidewalk infrastructure.

ENVIRONMENTAL JUSTICE

1. Yes Will there be displacements?

How many are in predominantly minority and/or low income census geographies versus non-minority and non-low income geographies?

None. There are no predominately minority and/or low income census geographies in the project area.

2. Yes Will there be access and travel pattern impacts?

What types of impacts are in predominantly minority and/or low income census geographies versus non-minority and non-low income geographies?

While there would be access modifications to some of the properties adjacent to the FM 51/SH 199 intersection, there are no predominately minority and/or low income census geographies in the project area.

3. No Will there be community cohesion impacts?

4. No Will the community experience any negative impacts to air quality or water quality from increased noise level or from hazardous materials?



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- 5. No **Has the community experienced substantial impacts from past transportations projects such as a new roadway causing large number of displacements or introducing a barrier and separating parts of the community?**
- 6. No **Has the community experienced substantial impacts from any other major projects such as utilities, industry, etc?**
- 7. No **Is there any mitigation proposed to specifically lessen the severity of these impacts on EJ populations?**
- 8. No **If there are any impacts to minority or low-income populations would these impacts still be considered disproportionately high and adverse after mitigation has been applied?**

NOTE: The conclusion statement should be included in the NEPA document if one is being produced. Upon completion, upload this Documentation Standard to the Community Impacts and EJ section of the Documents page in ECOS. If it is concluded that there will be disproportionately high and adverse impacts to EJ communities, consult the CIA handbook or further guidance.

Conclusion: Based on the information above and information in the community profile, will the proposed project have disproportionately high and adverse impacts on minority and/or low-income populations?

Disproportionately high and adverse impacts on minority and/or low-income populations resulting from the implementation of the proposed project are not anticipated.

Limited English Proficiency

- 1. Yes **Were there LEP persons identified in the project area?**

What languages do they speak?

There are three census block groups adjacent to the proposed project and two of the three block groups contain LEP populations, ranging from approximately 1.4 to 4.2 percent of the total population over the age of five. The LEP population within the adjacent census block groups speaks Spanish.

- 2. **What public involvement techniques were used or is planned to be used?**

Please note in the response whether public involvement notices are available to view under the Public Involvement or Community Impacts section of ECOS.

A public meeting was held on August 15, 2017 in the City of Springtown. Notices for the public meeting were published in English in the Springtown Epigraph (print and online) and the Weatherford Democrat. Notices were also mailed to adjacent property owners and local officials in English. The mailed notices encouraged those who have special communication or accommodation needs to contact the Fort Worth District staff prior to the meetings in order to request language interpreters of other special communication needs. The "Notice of Public Meeting" has been uploaded into TXECOS: Public Meeting Summary Documentation – Aug. 15, 2017 (0313-02-057 & 0171-03-070).pdf.

- 3. No **Was assistance in a language other than English requested or is it anticipated to be requested?**

- 4. **How were LEP persons accommodated during the public involvement process?**

Please note in the response if copies of public involvement materials are available to view under the Public Involvement or Community Impacts section of ECOS.

Notices for the public meeting were published in local newspapers in English in the Springtown Epigraph (print and online) and the Weatherford Democrat. Notices were also mailed to adjacent property owners and local officials in English. The notices encouraged those who have special communication or accommodation needs to contact the Fort



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Worth District staff prior to the meetings in order to request language interpreters of other special communication needs.

5. Yes Is any more public involvement planned?

Yes Will LEP persons continue to be accommodated?

NOTE: The conclusion statement should be included in the NEPA document if one is being produced. Upon completion, upload this Documentation Standard to the Community Impacts and EJ section of the Documents page in ECOS.

Conclusion: Based on the information above and public involvement documentation, were LEP persons given the opportunity for meaningful involvement in the NEPA process?

Yes, LEP persons have been afforded the opportunity to participate in the decision making process. A public meeting was held for the proposed project on August 15, 2017. Notices for the public meeting were published in English in locally circulated newspapers. All mailed notices were printed in English. Reasonable steps will continue to be taken to ensure persons have meaningful access to the programs, services, and information TxDOT provides.

Prepared By:

Courtney Filer, AICP and Annie Boggs
Preparer Name

CIA Experts
Title

Courtney H. Filer
Preparer Signature

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DN: cn=Courtney H. Filer, o=Cox/McLain Environmental Consulting, ou,
email=courtney@coxmclain.com, c=US
Date: 2018.02.07 09:01:49 -06'00'

February 7, 2018
Date



Supplemental Information Community Impacts Analysis Form

Farm-to-Market Road (FM) 51 and State Highway (SH) 199

Intersection and Roadway Reconstruction

CSJs: 0313-02-057 and 0171-03-070

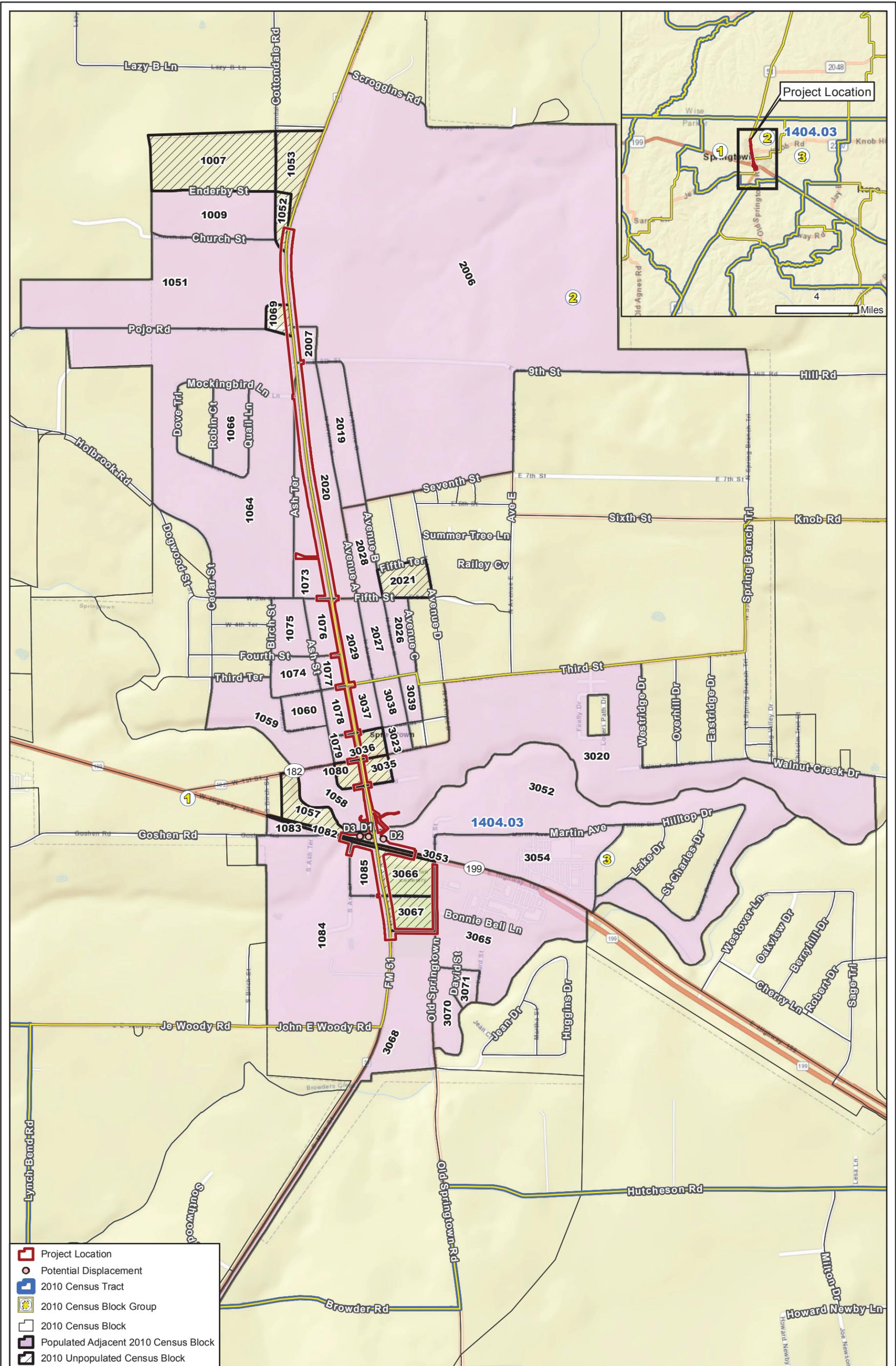
Parker County, Texas

TxDOT Fort Worth District

February 2018

The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated December 16, 2014, and executed by FHWA and TxDOT

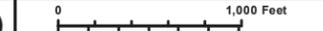
Figures



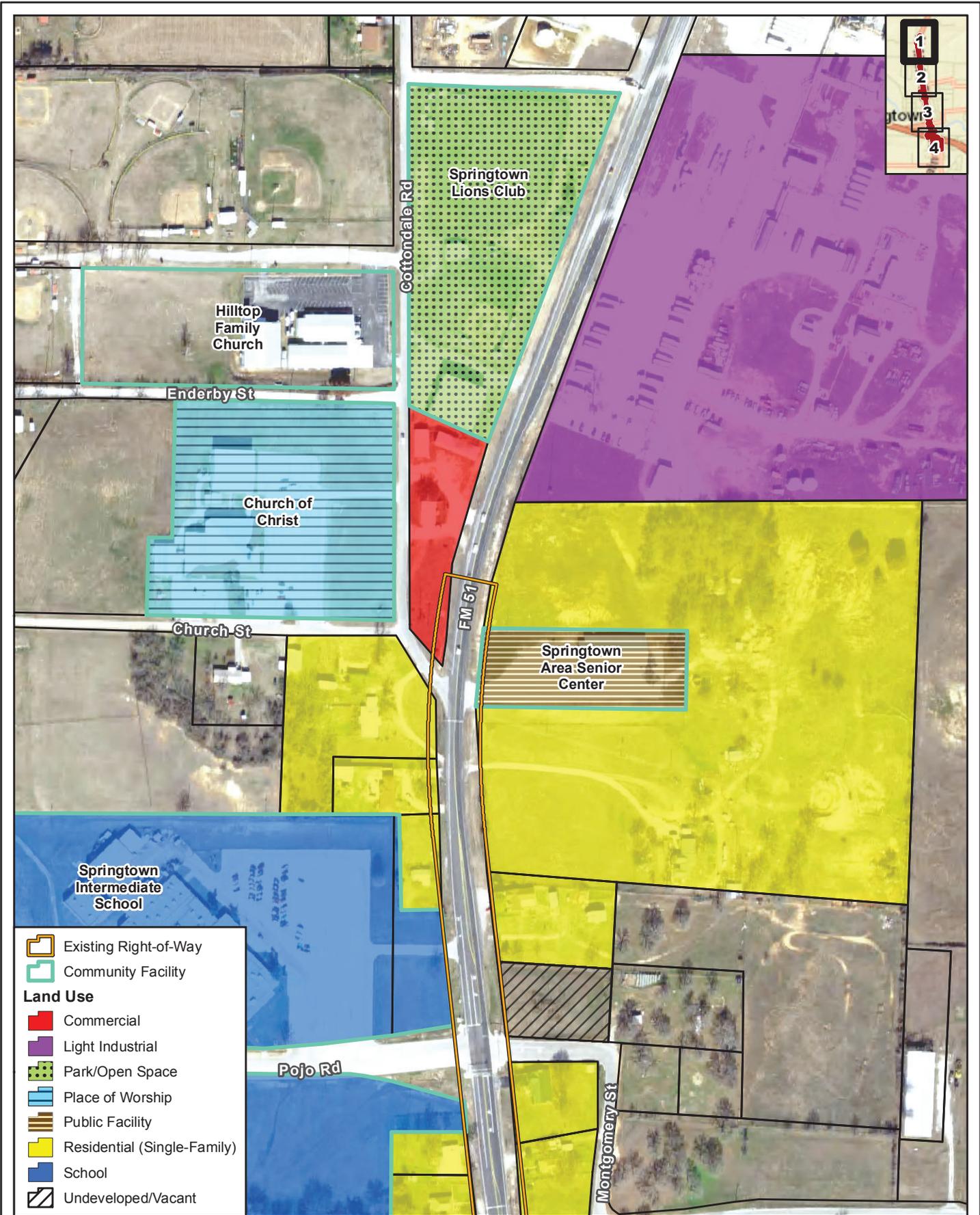
-  Project Location
-  Potential Displacement
-  2010 Census Tract
-  2010 Census Block Group
-  2010 Census Block
-  Populated Adjacent 2010 Census Block
-  2010 Unpopulated Census Block

Census Geographies

SH 199 and FM 51 Intersection and Roadway Reconstruction

	
	
Prepared for: TxDOT	1 in = 1,000 feet
Data Source: US Census Bureau (2010)	Scale: 1:12,000
Basemap Source: ESRI (2017)	Date: 2/5/2018
CSJ: 0313-02-057, 0171-03-070	

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- Existing Right-of-Way
- Community Facility
- Land Use**
- Commercial
- Light Industrial
- Park/Open Space
- Place of Worship
- Public Facility
- Residential (Single-Family)
- School
- Undeveloped/Vacant

Land Use, Community Facilities, and Potential Displacements

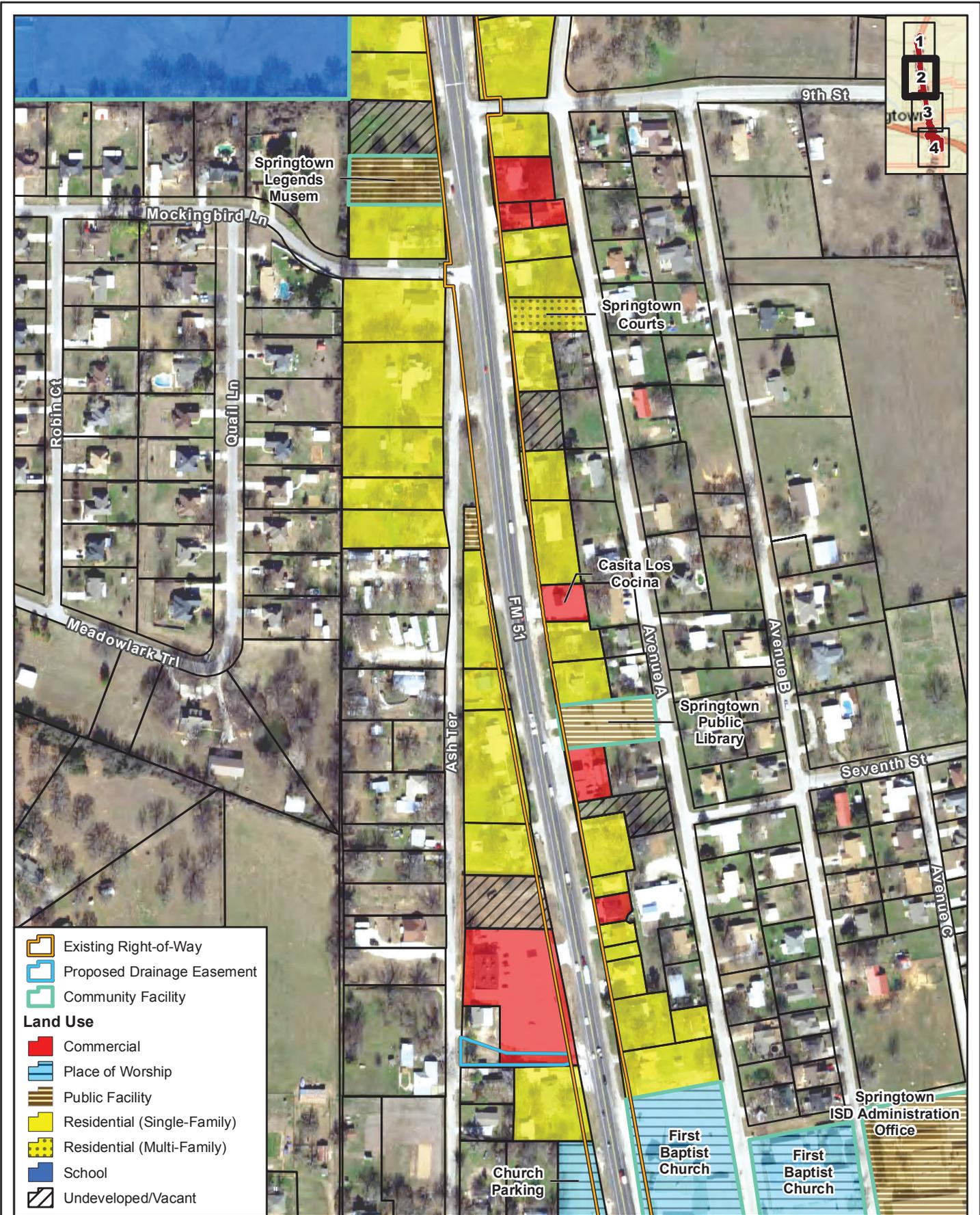
Sheet 1 of 4

SH 199 and FM 51 Intersection and Roadway Reconstruction

Data Sources: PCAD (2017), CMEC (2017)
Aerial Source: TNRIS (2015)

Prepared for: TxDOT	1 in = 300 feet
CSJ: 0313-02-057, 0171-03-070	Scale: 1:3,600
	Date: 2/5/2018

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- Existing Right-of-Way
- Proposed Drainage Easement
- Community Facility
- Land Use**
- Commercial
- Place of Worship
- Public Facility
- Residential (Single-Family)
- Residential (Multi-Family)
- School
- Undeveloped/Vacant

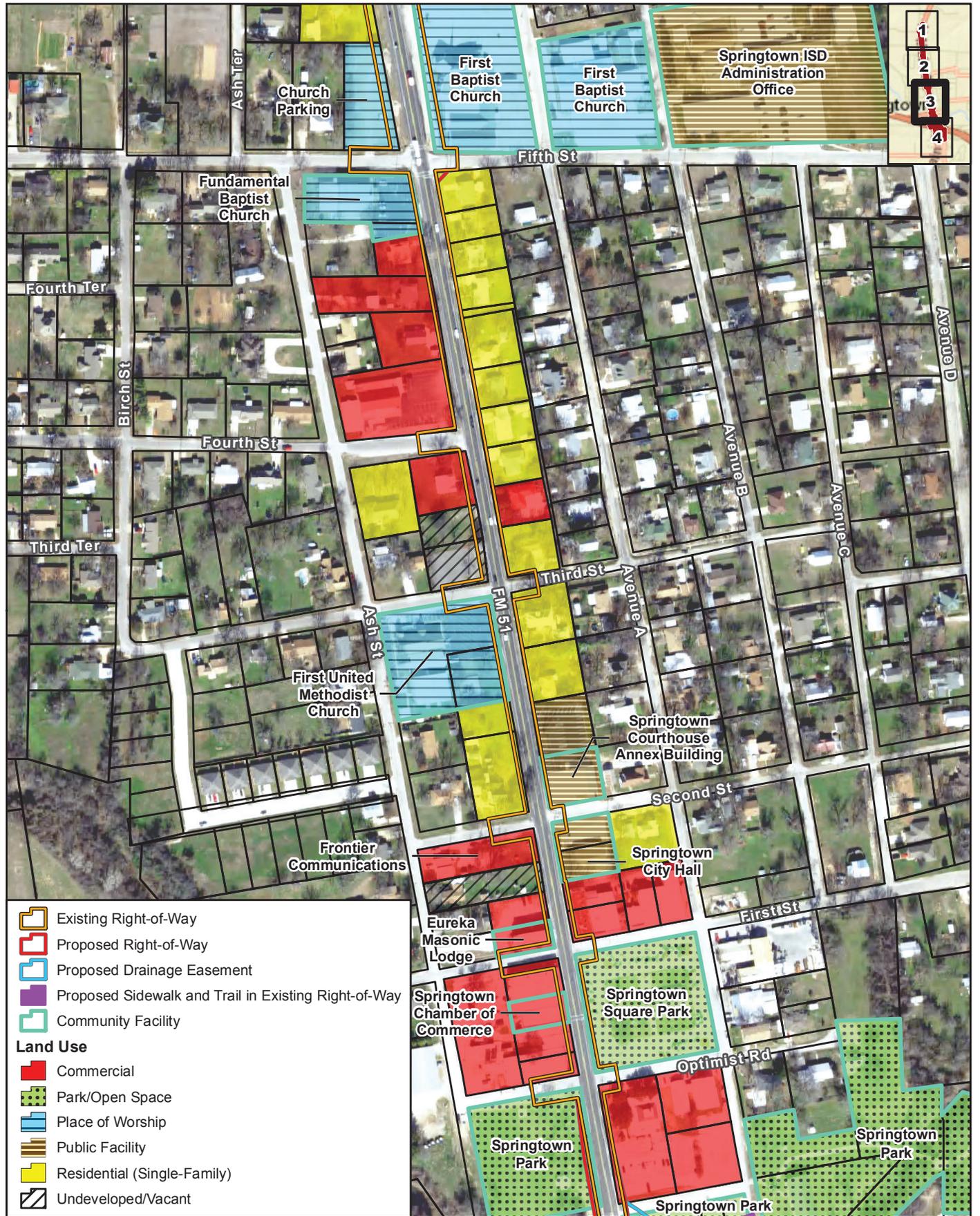
Land Use, Community Facilities, and Potential Displacements

Sheet 2 of 4

SH 199 and FM 51 Intersection and Roadway Reconstruction

Prepared for: TxDOT	1 in = 300 feet
Aerial Source: TNRIS (2015)	Scale: 1:3,600
CSJ: 0313-02-057, 0171-03-070	Date: 2/5/2018

Data Sources: PCAD (2017), CMEC (2017)
Aerial Source: TNRIS (2015)



-  Existing Right-of-Way
-  Proposed Right-of-Way
-  Proposed Drainage Easement
-  Proposed Sidewalk and Trail in Existing Right-of-Way
-  Community Facility
- Land Use**
-  Commercial
-  Park/Open Space
-  Place of Worship
-  Public Facility
-  Residential (Single-Family)
-  Undeveloped/Vacant

Land Use, Community Facilities, and Potential Displacements

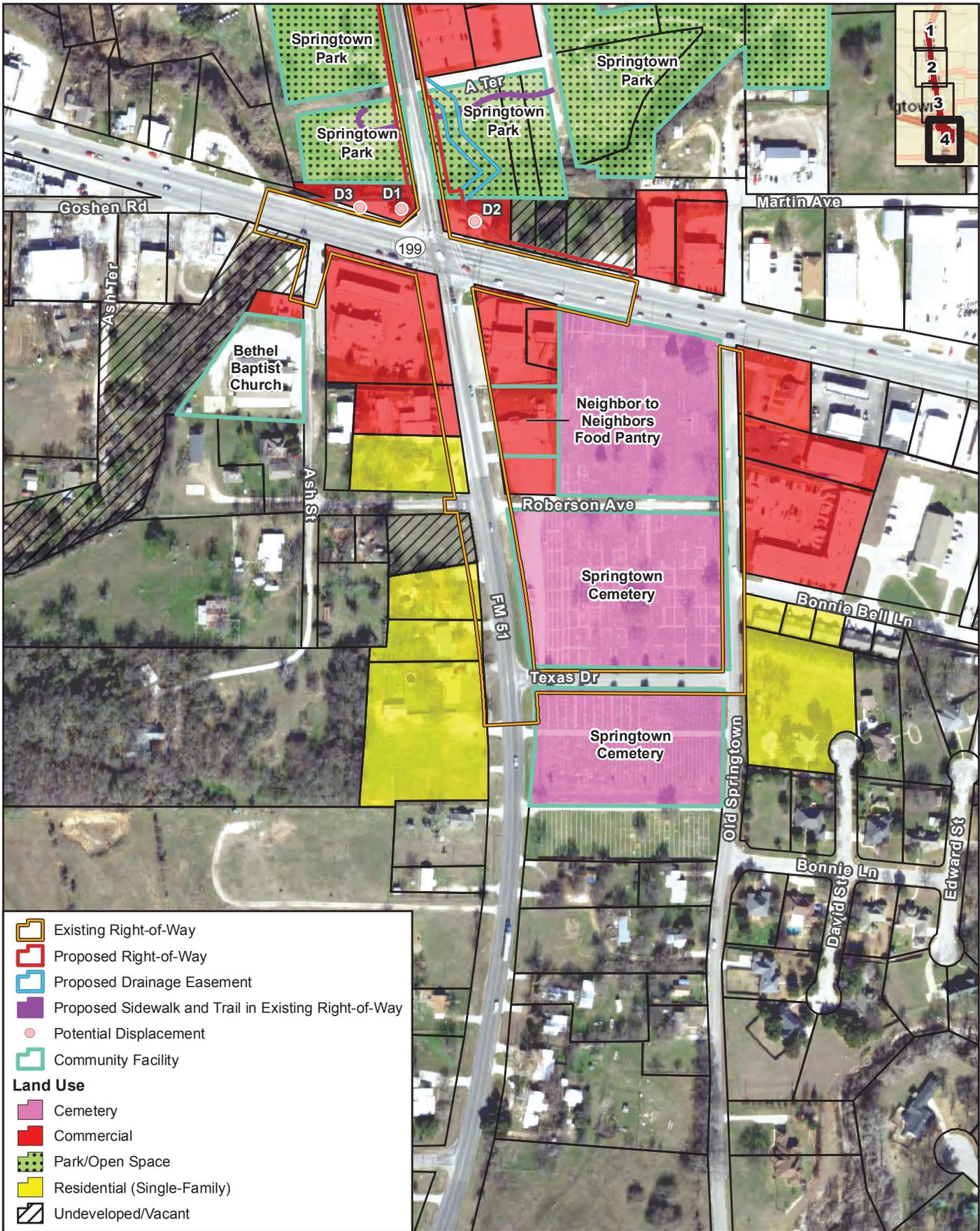
Sheet 3 of 4

SH 199 and FM 51 Intersection and Roadway Reconstruction

Data Sources: PCAD (2017), CMEC (2017)
Aerial Source: TNRIS (2015)

 0 300 Feet
0 100 Meters
Prepared for: TxDOT 1 in = 300 feet
Scale: 1:3,600
CSJ: 0313-02-057, 0171-03-070 Date: 2/5/2018

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- Existing Right-of-Way
 - Proposed Right-of-Way
 - Proposed Drainage Easement
 - Proposed Sidewalk and Trail in Existing Right-of-Way
 - Potential Displacement
 - Community Facility
- Land Use**
- Cemetery
 - Commercial
 - Park/Open Space
 - Residential (Single-Family)
 - Undeveloped/Vacant

Land Use, Community Facilities, and Potential Displacements

Sheet 4 of 4

SH 199 and FM 51 Intersection and Roadway Reconstruction

Data Sources: PCAD (2017), CMEC (2017)
Aerial Source: TNRIS (2015)

Prepared for: TxDOT	1 in = 300 feet
CSJ: 0313-02-057, 0171-03-070	Scale: 1:3,600
	Date: 2/5/2018

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**Demographics, Income, and Limited English Proficiency Information within the
FM 51/SH 199 Intersection and Roadway Reconstruction Project Area**

	3067	-	-	-	-	-	-	-	-	-	-
	3068	34	82.4% (28)	-	2.9% (1)	-	-	-	5.9% (2)	8.8% (3)	17.6% (6)
	3070	11	81.8% (9)	18.2% (2)	-	-	-	-	-	-	18.2% (2)
	3071	10	100% (10)	-	-	-	-	-	-	-	-

Source: 2010 Census Summary File 1—Texas [machine-readable data files]/prepared by the U.S. Census Bureau, 2011. Table P9.

* The complete Census race descriptions are as follows: White alone; Black or African American alone; American Indian and Alaska Native alone; Asian alone; Native Hawaiian and Other Pacific Islander alone; Some Other Race alone; and Two or More Races. Note: Blocks in **bold** have more than 50 percent minority populations.

** See 2010 Census Summary File 1 Technical Documentation for additional information about race and origin here: <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

Table 2: Median Household Income (American Community Survey 2012-2016)			
Census 2010 Geography	Total Households	Median Household Income in the Past 12 months (in 2016 inflation adjusted dollars)	2018 DHHS Poverty Guideline (family of four)
City of Springtown	1,104	\$48,478	\$25,100
Parker County	43,270	\$67,979	
Census Tract 1404.03	2,399	\$54,335	
Census Tract 1404.03 / BG 1	926	\$54,390	
Census Tract 1404.03 / BG 2	482	\$50,833	
Census Tract 1404.03 / BG 3	991	\$57,159	

Source: U.S. Census Bureau, 2012-2016 American Community Survey, Tables B11001 and B19013
 ACS data are estimates; they are not counts. Income data is provided in 2016 inflation adjusted dollars.

Table 3: Persons Who Speak English Less Than Very Well (American Community Survey 2012-2016)

Census Tract/ Block Group	Population 5 years & over	No. LEP	Total Percent LEP	Languages Spoken by LEP Populations							
				No. Spanish	Percent Spanish of Pop. 5 years & over	No. Indo-European	Percent Indo-European of Pop. 5 years & over	No. Asian & Pacific Islander	Percent Asian & Pacific Islander of Pop. 5 years & over	No. Other	Percent Other of Pop. 5 years & over
City of Springtown	2,539	111	4.4%	111	4.4%	-	-	-	-	-	-
Parker County	116,152	3,763	3.2%	3,472	3.0%	48	0.04%	198	0.2%	45	0.04%
Census Tract 1404.03	6,176	149	2.4%	149	2.4%	-	-	-	-	-	-
Census Tract 1404.03 / BG 1	2,288	31	1.4%	31	1.4%	-	-	-	-	-	-
Census Tract 1404.03 / BG 2	1,098	-	-	-	-	-	-	-	-	-	-
Census Tract 1404.03 / BG 3	2,790	118	4.2%	118	4.2%	-	-	-	-	-	-
Total (Block Groups)	6,176	149	2.4%	149	2.4%	-	-	-	-	-	-

Source: U.S. Census Bureau, 2012-2016 American Community Survey (ACS) Table B16004.

Note: ACS data are estimates; they are not counts.

Project Photographs



Photo 1: Near the northern project limits, a view of Springtown Intermediate School facing west from FM 51.



Photo 2: Facing east from FM 51, a view of the Enbridge Processing Plant.



Photo 3: Facing west from FM 51, a view of the Springtown Legends Museum.



Photo 4: Facing west from FM 51, a view of the Springtown Lions Club Ballfields.



Photo 5: Multi-family development (multiple duplex homes) on the east side of FM 51.



Photo 6: Example of single-family residence on the east side of FM 51.



Photo 7: A view of a local business in a converted single-family home on FM 51, facing east.



Photo 8: A view of Springtown Public Library, facing east from FM 51.



Photo 9: Facing east, a view of Springtown Kwik Stop #2.



Photo 10: Rough-cut stone-lined drainage swale on the west side of FM 51 between the First Baptist Church and the Fundamental Baptist Church.



Photo 11: Example of a converted single-family home used as an office on the west side of FM 51.



Photo 12: The eastern side of First United Methodist Church, facing west from FM 51.



Photo 13: Facing west toward the historic commercial district across from the Tabernacle Square on the west side of FM 51.



Photo 14: South façade of historic commercial square on the east side of FM 51, surrounding Tabernacle Park.



Photo 15: General view of Springtown Park located on the west side of FM 51, immediately north of SH 199.



Photo 16: Pedestrian path along Walnut Creek under FM 51 bridge structure.



Photo 17: Potential displacement (D1, commercial building) located at northwest corner of intersection of FM 51 and SH 199.



Photo 18: Potential displacement (D3, ATM) located at northwest corner of intersection of FM 51 and SH 99.



Photo 19: Potential displacement (D2, auto repair garage) located at northeast corner of intersection at FM 51 and SH 199.



Photo 20: Springtown Cemetery located near southern terminus of the project on the east side of FM 51.

Supporting Documentation for Commercial Displacements

This Retail Property is For Sale.

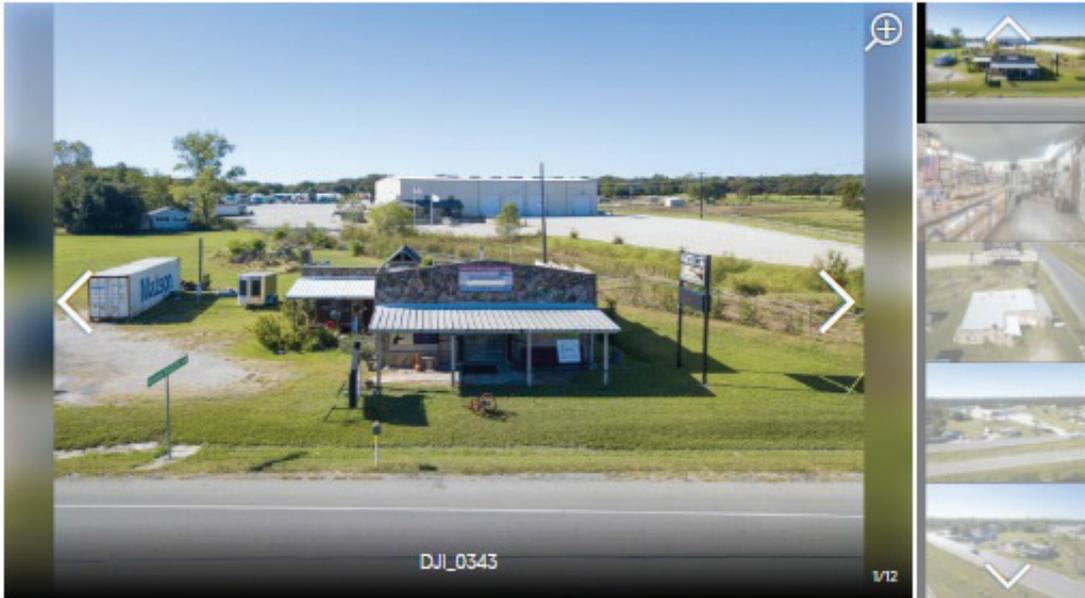
5050 E Highway 199

Springtown, TX 76082 - Retail For Sale

\$230,000

Share - Watch Property - Create Report - Print

Get Financing



Retail Property For Sale

Price	\$230,000	No. Stories	1
Property Type	Retail	Year Built	1928
Property Sub-type	Storefront Retail/Residential	Tenancy	Single
Building Class	C	Zoning Description	Outside city limits
Sale Type	Owner User	APN / Parcel ID	R000052342
Lot Size	1.51 AC	Walk Score ®	22 (Car-Dependent)

Gross Leasable Area 2,000 SF
[Find out more...](#)

Listing ID: 9574520

Date Created: 10/13/2017

Last Updated: 01/17/2018

Description

Unique rock building estimated built in late 1920s with great visibility and road frontage. Wonderful retail location located directly on Highway 199 between Azle and Springtown. Endless possibilities on total of 1.38 acres. Located outside of city limits. Water well and septic onsite. City water is available. Currently leased to retail tenant, requires 30 day notice to vacate. Some fixtures are owned by Tenant and do not convey. Tenant on MTM at \$600/month and would like to stay.

Highlights

- Great road frontage

Sale Notes

Currently leased on MTM to small gunsmith for \$600/month. Will vacate with 30 day notice or would like to stay and continue to lease.

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
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Presented by Commercial Market Exchange

Contact Listing Broker

Matt Delahoussaye
(512) 585-5313

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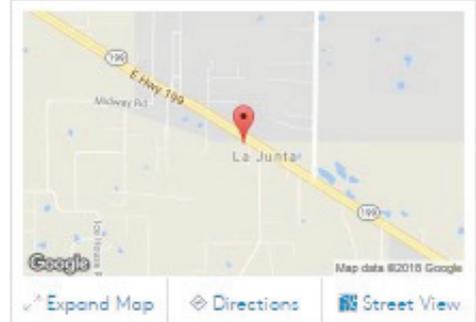
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Phone Number Ext.

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501 E Highway 199

Springtown, TX 76082 · Office/Medical For Lease

\$13.00 /SF/Yr

Share · Watch Property · Get Alerts · Create Report · Print



Springtown Shopping Center

Rental Rate	\$13.00 /SF/Yr	Year Built	1996
Property Type	Retail	Walk Score ®	47 (Car-Dependent)
Gross Leasable Area	62,718 SF	Find out more...	

Listing ID: 9868437 Date Created: 11/04/2017 Last Updated: 02/01/2018

1 Space Available

Display Rental Rate as Entered

1st Floor Ste 495

Rental Rate	\$13.00 /SF/Yr	Lease Term	Negotiable
Service Type	Triple Net	Date Available	Immediate
Space Available	3,600 SF	Built Out As	Standard Medical
Space Type	New	Space Use	Office/Medical

- Join Brookshire's, Snap Fitness, and Subway - 40 minutes NW from Downtown FW - Great Visibility on Hwy 199 - Ample Parking - Seven plumbed exam rooms and three offices - Fronting High Traffic Highway (21,000 VPD)

Amenities

Laboratory

ATTACHMENTS

501 E Hwy 199 Springtown - Brochure

Attachments

501 E Hwy 199 Springtown - Brochure.pub

Presented by Vision Commercial RE DFW LLC

Contact Listing Broker



Roger Smeltzer
(817) 803-3287

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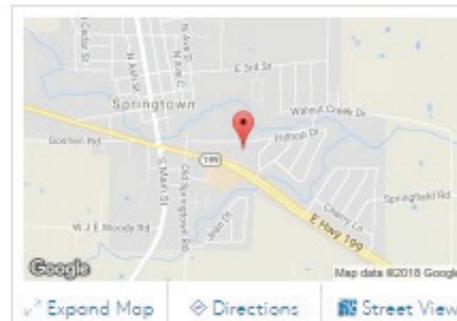
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