

A collage of three photographs showing a public meeting. The top left photo shows a woman pointing at a map on a wall. The top right photo shows a man speaking at a podium with a 'WELCOME!' sign. The bottom photo shows a group of people gathered around a large table, looking at a map with a blue line drawn on it.

**In-Person Public Meeting with  
Virtual Option  
Paris District**

**State Highway (SH) 289 Widening**  
From: Farm-to-Market Road (FM) 120  
To: End of State Maintenance (Elks Boulevard)  
County: Grayson, Texas  
CSJs: 0091-01-052; 0202-08-067

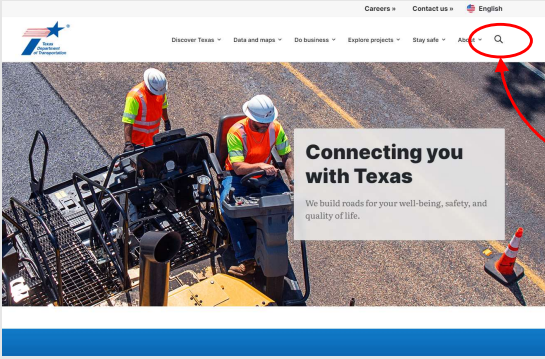
Pre-Recorded Presentation

November 9, 2023

Welcome to the public meeting for the proposed improvement project to widen State Highway (SH) 289 from Farm-to-Market Road (FM) 120 to End of State Maintenance (Elks Boulevard) in Grayson County, Texas.

Welcome

**Welcome by Dan Perry, P.E.**  
**Director of Transportation Planning and Development for the Paris District, Texas Department of Transportation (TxDOT)**



Virtual Public Meeting documents available online at the website [www.txdot.gov](http://www.txdot.gov).

Type “SH 289 from FM 120” in the keyword search

SH 289

November 9, 2023

2

Thank you for joining us. My name is Dan Perry and I serve as the Director of Transportation Planning and Development for the Paris District of the Texas Department of Transportation, better known as TxDOT.

The virtual public meeting, presented by TxDOT, is being provided to share information and to encourage comments from the public regarding the proposed SH 289 Project from FM 120 to the End of State Maintenance at Elks Boulevard. This presentation and other documents are available online and can be viewed or downloaded by visiting TxDOT’s website at [www.txdot.gov](http://www.txdot.gov), and typing “SH 289 from FM 120” in the keyword search.

Help End the Streak 

**HELP**  
**#EndTheStreakTX**  
End the streak of daily deaths on Texas roadways.

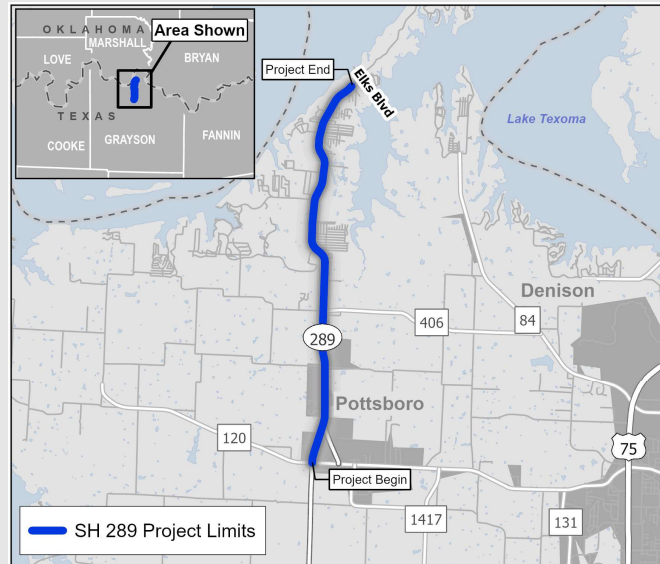
TxDOT.gov (Keyword: #EndTheStreakTX)    #EndTheStreakTX Toolkit 

SH 289 November 9, 2023 

November 7, 2000 was the last deathless day on roadways in Texas. That means that for 23 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 your 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.

## Project Limits

- 7.01 miles long
- From: FM 120
- To: End of State Maintenance (Elks Boulevard)
- Grayson County, Texas
- City of Pottsboro



SH 289

November 9, 2023

4

The proposed project length is approximately 7.01 miles long from FM 120 to the End of State Maintenance at Elks Boulevard in Grayson County, Texas. Portions of the project lie within the City of Pottsboro.

## Project Purpose



The purpose of this project is to:

- Improve safety
- Improve regional mobility and connectivity
- Address roadway deficiencies

SH 289

November 9, 2023

5

My name is Sarah and I am both a part of and representing Stantec, the consulting team that is working on this project on behalf of the Texas Department of Transportation. I would like to welcome you and thank you for participating in this virtual public meeting. The purpose of the proposed improvements to SH 289 is to: improve safety, improve regional mobility and connectivity, and address roadway deficiencies.

## Project Considerations



- Upgrade highway to current design standards
- Improve regional mobility and connectivity
- Add highway capacity for increasing traffic volumes
- Accommodate bicyclists and pedestrians
- Minimize right of way and environmental impacts
- Minimize utility impacts where feasible

SH 289

November 9, 2023

6

Important considerations for the proposed project include: upgrading the highway to current design standards; improving regional mobility and connectivity; adding highway capacity for increasing traffic volumes; accommodating bicyclists and pedestrians; minimizing right of way and environmental impacts; and minimizing utility impacts where feasible.

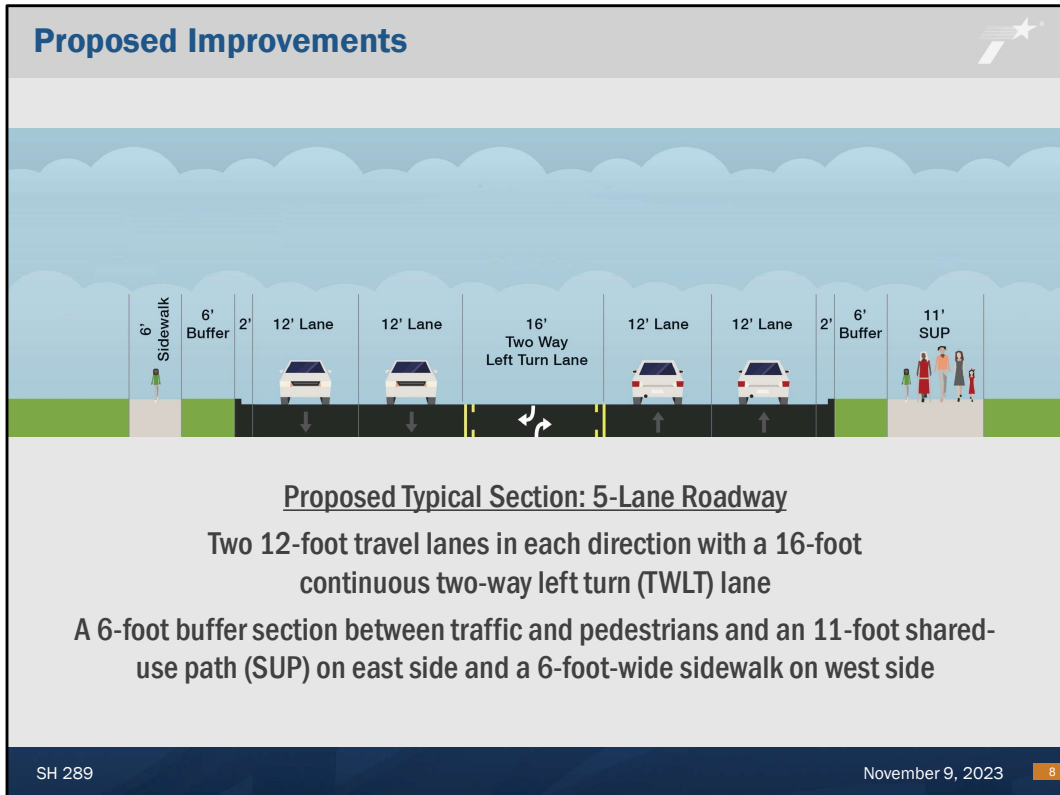
**Existing Roadway Layout**

**Existing Typical Section: Two-Lane Undivided**

One 11-foot travel lane in each direction with varying shoulder width, ranging from two- to ten-foot-wide.

SH 289 November 9, 2023 7

The existing roadway, as seen on the slide, consists of an 11-foot-wide travel lane in each direction with varying shoulder widths. Shoulder widths range from two- to ten-foot-wide. Drainage along SH 289 is carried in open ditches, and there are no pedestrian or bicycle accommodations. Existing right of way is approximately 80-foot-wide throughout the project limits.



This is a visual representation of the proposed typical section that includes two 12-foot-wide travel lanes in each direction with a 16-foot-wide continuous two-way left turn lane. The east side of SH 289 would contain an 11-foot-wide shared-use path and the west side would have a six-foot-wide sidewalk. Drainage throughout the corridor would be converted from open ditches to a curb and gutter drainage system.



## Schematic Review

**LEGEND**

- POTENTIAL DISPLACEMENT
- PROPOSED MAINLANES
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK WALL
- EXIST ROW
- EXIST EASEMENT
- PROPERTY LIMITS
- PROPOSED ROW

The schematic shows an aerial view of a roadway corridor. A central gray-shaded area represents the proposed mainlanes. To its right is a pink-shaded area for the proposed sidewalk. A red-shaded area indicates potential displacements. Various colored lines (black, green, blue, pink, orange) delineate different boundaries and easements. Station markers (225+00, 230+00, 235+00) are visible along the roadway. Property numbers (62, 64, 65, 66, 67, 68, 256, 257, 258, 259) are scattered throughout the area. An 'ELECTRICAL TRANSFER STATION' is labeled near property 256. A north arrow is in the top right corner.

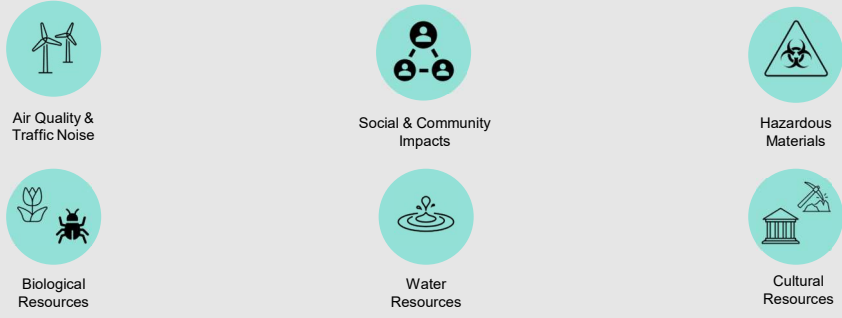
- Schematic can be downloaded on the project website at [www.txdot.gov](http://www.txdot.gov) search “SH 289 from FM 120”.
- It is located in “Meeting Materials”

SH 289
November 9, 2023
9

A sample of the project schematic can be seen on the slide. The black and gray dotted line is a proposed sidewalk wall; the green dotted and dashed line is the existing right of way; the blue dotted line is existing easements along the corridor. Property lines are indicated by the pink dotted and dashed line, and the proposed right of way line is the orange dotted and dashed line. The gray-shaded area is the proposed mainlanes for the SH 289 roadway. The pink-shaded area is sidewalk and shared-use path for pedestrian and bicycle accommodations. The red-shaded area is the location of potential displacements. The full schematic is available for download on the project website at [www.txdot.gov](http://www.txdot.gov), search “SH 289 from FM 120”, available in the “Meeting Materials” section.

**Environmental Process**

Environmental Documentation will be prepared in accordance with the National Environmental Policy Act (NEPA).



Air Quality & Traffic Noise

Social & Community Impacts

Hazardous Materials

Biological Resources

Water Resources

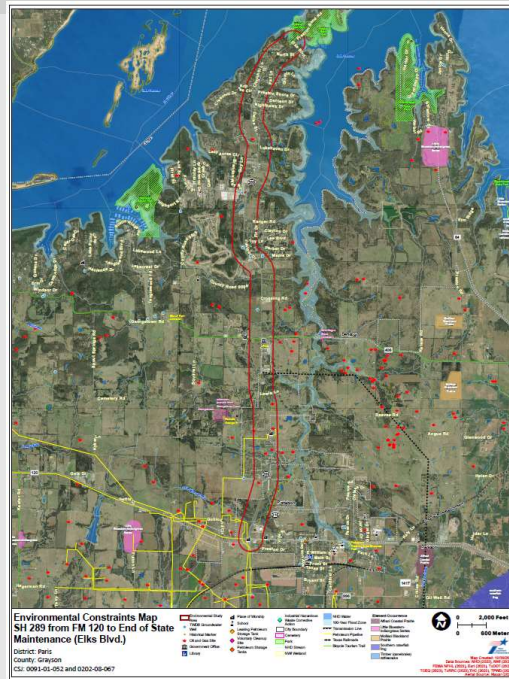
Cultural Resources

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 9, 2019 and executed by FHWA and TxDOT.

SH 289 November 9, 2023 10

Environmental documentation will be prepared in accordance with the National Environmental Policy Act, or NEPA, process. This will include reviewing Air Quality, Traffic Noise, Social and Community Impacts, Hazardous Materials, Biological Resources, Water Resources, and Historic and Archeological Resources. Impacts are then evaluated and compared to the environmental constraints. Once the environmental technical reports and environmental document are complete, they will be available for public review and comment.

## Project Environmental Constraints Map



Environmental Constraints map can be downloaded on the project website at [www.txdot.gov](http://www.txdot.gov) search "SH 289 from FM 120" under "Meeting Materials"

SH 289

November 9, 2023

11

Environmental constraints were gathered from readily available data sources to evaluate potential constraints along the project corridor. This is a visual representation of the potential environmental constraints anticipated for this project and is available for viewing and download on the project webpage. This map is available for download on the project website at [www.txdot.gov](http://www.txdot.gov), search "SH 289 from FM 120", available in the "Meeting Materials" section.

## Right of Way Acquisition

- Approximately 32 acres of new Right-of-Way on both sides of the road
- Anticipated: 26 potential displacements
  - Both residential and commercial
  - Not all would be a full displacement
  - Subject to change as project develops

\*Subject to change



### THE STATE OF TEXAS LANDOWNER'S BILL OF RIGHTS

This Landowner's Bill of Rights applies to any attempt to condemn your property. The contents of this Bill of Rights are set out by the Texas Legislature in Texas Government Code section 462.033 and chapter 21 of the Texas Property Code. Any entity exercising eminent domain authority must provide a copy of this Bill of Rights to you.

1. You are entitled to receive adequate compensation if your property is condemned.
2. Your property can only be condemned for a public use.
3. Your property can only be condemned by a governmental entity or private entity authorized by law to do so.
4. The entity that wants to acquire your property must notify you that it intends to condemn your property.
5. The entity proposing to acquire your property must provide you with a written appraisal from a certified appraiser detailing the adequate compensation you are owed for your property.
6. If you believe that a registered easement or right-of-way agent acting on behalf of the entity that wants to acquire your property has engaged in misconduct, you may file a written complaint with the Texas Real Estate Commission (TREC) under section 1034.001 of the Texas Occupations Code. The complaint should be signed and may include any supporting evidence.
7. The condemning entity must make a bona fide offer to buy the property before it files a lawsuit to condemn the property—meaning the condemning entity must make a
8. good faith offer that conforms with chapter 21 of the Texas Property Code.
9. You may hire an appraiser or other professional to determine the value of your property or to assist you in any condemnation proceeding.
10. You may hire an attorney to negotiate with the condemning entity and to represent you in any legal proceedings involving the condemnation.
11. Before your property is condemned, you are entitled to a hearing before a court-appointed panel of three special commissioners. The special commissioners must determine the amount of compensation the condemning entity owes for condemning your property. The commissioners must also determine what compensation, if any, you are entitled to receive for any reduction in value of your remaining property.
12. If you are unsatisfied with the compensation awarded by the special commissioners, or if you question whether the condemnation of your property was proper, you have the right to a trial by a judge or jury. You may also appeal the trial court's judgment if you are unsatisfied with the result.



PREPARED BY THE OFFICE OF THE ATTORNEY GENERAL OF TEXAS - JANUARY 2022



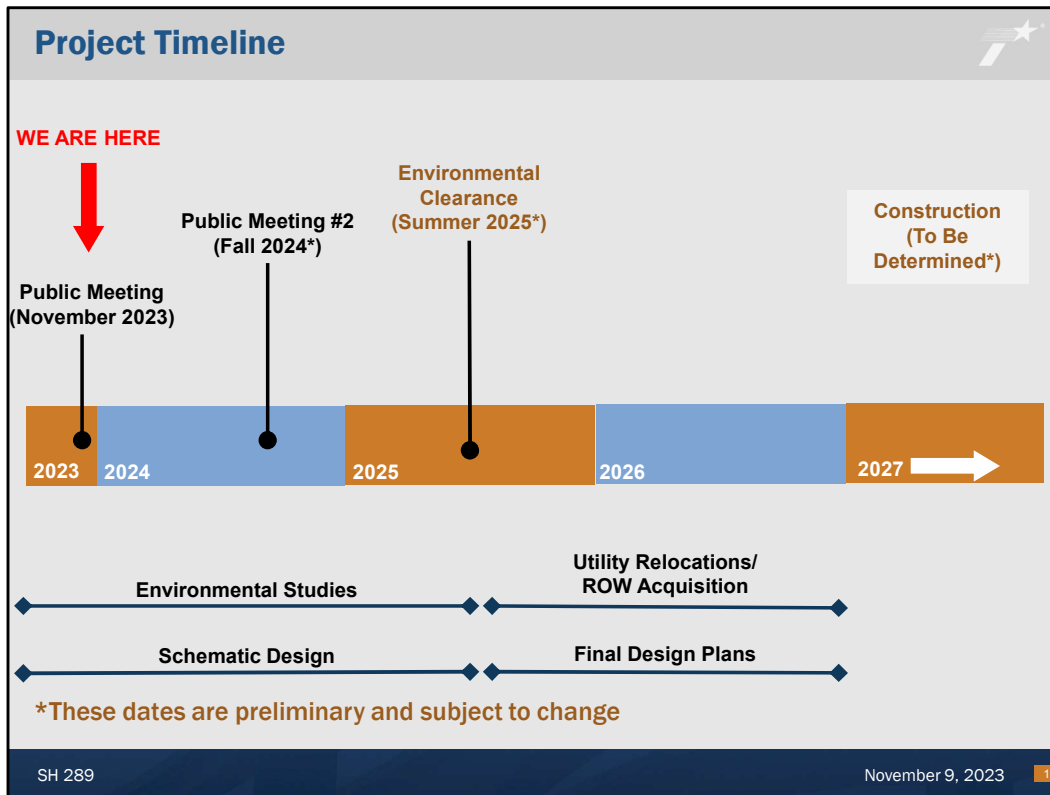
Information is available on the TxDOT Website outlining property owners' rights, the right of way process, and the help provided by the department in relocating tenants and property owners. These can be found online at: <https://www.txdot.gov/business/right-of-way.html>

SH 289

November 9, 2023

12

Due to the widening of SH 289, new right of way would be required to accommodate the proposed travel lanes, shared-use path and sidewalk. Preliminary schematic design indicates approximately 32 acres of new right of way would be required throughout the corridor on both sides of the road. As a result, TxDOT anticipates a combined total of 26 residential and commercial potential displacements. Not all displacements would be a full displacement of the property; some acquisitions would result in only a partial displacement of the property. As the project plans develop, the right of way needs are subject to change and therefore displacements may change. On the schematic layout, potential displacements are shaded in red and are available for viewing and download on the project website. If your property is identified as a potential displacement, project staff are available to answer questions. Right of way agents are available to answer questions about the right of way process, your rights, and about relocation assistance. Information is also available on the TxDOT website at <https://www.txdot.gov/business/right-of-way.html> outlining property owners' rights, the right of way process, and the help provided by the department in relocating tenants and property owners.

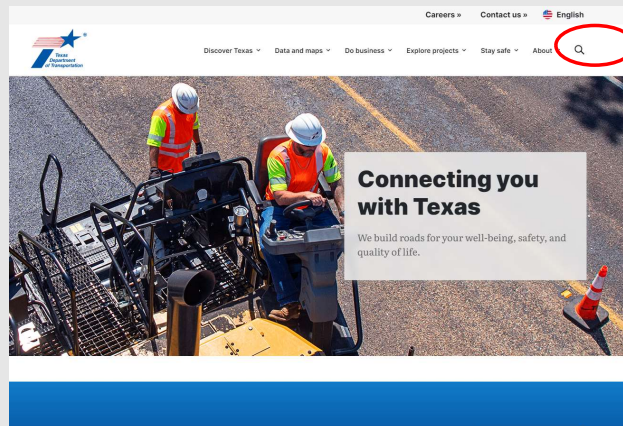


The schedule provided on the screen is the anticipated project schedule for the proposed project which includes today’s November 9, 2023, In-Person Public Meeting with Virtual Option. Schematic design is already underway, and after this meeting, the environmental studies will begin, including the development of technical reports and conducting additional public involvement. We anticipate a second public meeting in the Fall of 2024. After the environmental studies have concluded, TxDOT will issue environmental clearance, anticipated in the Summer of 2025. The utility relocations, right of way acquisition, and final design plan development will begin in the Summer of 2025, just before environmental clearance is issued. At this time, the project is currently not funded, so a letting date and construction start date have not been determined; once funding is available for this project, a letting date will be assigned.

## Public Meeting Information and Downloads



Public Meeting information available for download at [www.txdot.gov](http://www.txdot.gov)  
search “SH 289 from FM 120”



SH 289

November 9, 2023

14

The Public Meeting presentation and additional project information are available for viewing and download at [www.txdot.gov](http://www.txdot.gov). To visit the project webpage, type in “SH 289 from FM 120” in the keyword search at the top right of the TxDOT homepage.

**Share Your Input**

**Submit e-mail or mail-in comments by:**

- Emailing: [Duane.Good@txdot.gov](mailto:Duane.Good@txdot.gov)
- Filling out a comment card and mail to:
 

Texas Department of Transportation  
ATTN: Duane Good, P.E.  
1365 N. Main Street  
Paris, TX 75460

**Download the comment form online**

- Visiting the website [www.txdot.gov](http://www.txdot.gov). Then type “SH 289 from FM 120” in the keyword search
- Comment form available under “Meeting Materials”

**Public Meeting Comment Form**  
SH 289 from FM 120 to End of State Maintenance (Elks Blvd)  
Grayson County, Texas  
CSJcs: 0093-01-052 and 0202-05-067

This form is provided to receive your comments regarding proposed improvements to SH 289 in Grayson County, Texas. Please use the space provided, attaching additional pages as necessary, and mail the form to the address below. You can also email the comment form to [Duane.Good@txdot.gov](mailto:Duane.Good@txdot.gov). Comments must be received or postmarked by Friday, December 1, 2023 to be included in the formal meeting documentation.

Comments:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please select each of the following that apply to you (Texas Transportation Code, §201.611(a)(5)):  
 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

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 9, 2013, and executed by FHWA and TxDOT.

Please Print  
 Name: \_\_\_\_\_  
 Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_

**While comments are always welcome, they must be received on or before Friday, **December 1, 2023**, to be included in the official meeting documentation.**

**The public may call TxDOT Project Manager, Duane Good at (903) 737-9282 during regular office hours or by email at [Duane.Good@txdot.gov](mailto:Duane.Good@txdot.gov) at any time in the project development process.**

SH 289 November 9, 2023 15

TxDOT is committed to continuing our efforts to gain public feedback about this project. We understand this virtual public meeting format is a bit different, so let’s take a few minutes and explain the comment process – which is the most important part of this video.

The Paris District is asking the public to provide their comments in the following ways:

1. You may contact the TxDOT Project Manager Duane Good by email at [Duane.Good@txdot.gov](mailto:Duane.Good@txdot.gov)
2. You can fill out the comment form available for download on the project webpage and mail your comments to:
 

Texas Department of Transportation  
ATTN: Duane Good, P.E.  
1365 N. Main Street  
Paris, TX 75460
3. You may submit your comments online by visiting TxDOT’s website at [www.txdot.gov](http://www.txdot.gov), then by typing “SH 289 from FM 120” in the keyword search. The comment form is available under “Meeting Materials”.

While comments are always welcome, they must be received on or before Friday, December 1, 2023, to be included in the official meeting documentation. Please ensure your comment is received or postmarked by this date. The public may call TxDOT Project Manager, Duane Good at (903) 737-9282 during regular office hours or email [Duane.Good@txdot.gov](mailto:Duane.Good@txdot.gov) at any time in the project development process.

Thank you for participating in the SH 289 Public Meeting. This concludes our presentation.