Notice of Draft Environmental Assessment and Public Hearing with Virtual Option

US 281 SOUTH COMAL

From East Borgfeld Drive to SH 46

CSJ: 0253-03-076

Comal County, Texas

The Texas Department of Transportation (TxDOT) proposes to convert US 281 from East Borgfeld Drive to SH 46 in Comal County, Texas, from an existing four-lane divided roadway to a six-lane divided freeway with frontage roads and high-occupancy vehicle (HOV) lanes. This notice informs the public that a draft Environmental Assessment (EA) is available for public review and that TxDOT will conduct a public hearing with a virtual option on the proposed project. The public hearing will be held in an open house format. In-person attendees will be able to view a pre-recorded presentation, review hard copies of project materials, ask questions of TxDOT staff and/or consultants, and submit written comments. No live presentation will be given. **The public hearing will be held in-person on Tuesday, Nov. 10, 2026, from 5 p.m. to 7 p.m. at Bulverde Methodist Church – Community Center, 28300 US 281, San Antonio, Texas 78260.**

Additionally, TxDOT is providing a virtual option for individuals who would like to participate online instead of in-person. **The virtual option will consist of the same pre-recorded video presentation delivered at the public hearing and will include both audio and visual components. The presentation will be posted online by Tuesday, Nov. 10, 2026 at 5 p.m.**

To view the virtual option, go to the following web address on the date indicated above: **www.txdot.gov, keyword search "US 281 South Comal".** If you do not have internet access, you may call Lianna Ybarra, project consultant, at 210-349-3273

between the hours of 8 a.m. and 5 p.m., Monday through Friday, to ask questions and access project materials during the project development process.

The purpose of the proposed project is to reduce traffic congestion, improve mobility and enhance safety on US 281 within the project limits.

TxDOT proposes to convert US 281 from East Borgfeld Drive to SH 46 from an existing four-lane divided roadway to a six-lane divided freeway with new HOV lanes, controlled access via entrance and exit ramps, one-way frontage roads, grade separations, operational improvements at intersections, drainage accommodations and 10-foot shared-use paths. The existing right-of-way width ranges from approximately 225 to 315 feet. The proposed project would require the acquisition of approximately 104.5 acres of new right of way and 2.9 acres of permanent easements, resulting in a proposed right-of-way width ranging from approximately 238 to 460 feet. The proposed project limits extend approximately 6.7 miles along US 281.

The proposed project would, subject to final design considerations, require additional right of way and potentially displace nine businesses. Relocation assistance is available for displaced persons and businesses. Information about the TxDOT Relocation Assistance Program and services and benefits for those displaced and other affected property owners, as well as information about the tentative schedule for right-of-way acquisition and construction, can be obtained by calling Lianna Ybarra, project consultant, at 210-349-3273.

The proposed project is anticipated to impact one property protected under Section 4(f) of the Department of Transportation Act of 1966: the Uecker-Hitzfelder Ranch, located at 3715 FM 1863. The Uecker-Hitzfelder Ranch is recommended eligible for listing in the National Register of Historic Places. The proposed project would require approximately 1.99 acres of right of way from the 39.4-acre property. The proposed right-of-way acquisition would reduce a portion of the field/pasture zone; however, the domestic and agricultural zones containing the buildings and structures would remain intact. The Uecker-Hitzfelder Cemetery would also remain intact. TxDOT anticipates making a *de*

minimis impact determination for this use under Section 4(f) of the Department of Transportation Act of 1966.

The proposed project would involve work within a floodplain. In addition, the project would occur within the Edwards Aquifer recharge and contributing zones.

The draft EA, any maps and drawings showing the project location and design, tentative construction schedules, and other information regarding the proposed project are on file and available for inspection Monday through Friday from 8 a.m. to 5 p.m. at the TxDOT San Antonio District Office, located at 4615 NW Loop 410, San Antonio, Texas 78229; for an appointment, please call Lianna Ybarra, project consultant, at 210-349-3273. Project materials are also available online at www.txdot.gov, keyword search "US 281 South Comal". These materials will also be available in hard copy form for review at the public hearing.

The public hearing with a virtual option will be conducted in English. If you need an interpreter or document translator because English is not your primary language, or you have difficulty communicating effectively in English, one will be provided to you. If you have a disability and need assistance, special arrangements can be made to accommodate most needs. If you are a person who requires an accommodation to attend and participate in the public hearing or virtual option, please contact Lianna Ybarra, project consultant, at 210-349-3273 no later than 4 p.m. CT, Thursday, Nov. 5, 2026. Please be aware that advance notice is required as some services and accommodations may require time for the Texas Department of Transportation to arrange.

Written comments from the public regarding the proposed project are requested and may be submitted by mail to the TxDOT US 281 South Comal Project Team, c/o Poznecki-Camarillo, LLC, 4801 Northwest Loop 410, Ste. 108, San Antonio, TX 78229. Written comments may also be submitted by email to lybarr-c@txdot.gov. A court reporter will be available to record verbal comments at the public hearing. Comments can also be submitted via comment forms provided at the public hearing and via an

online comment form available at www.txdot.gov, keyword search "US 281 South Comal." **All written comments must be received on or before Wednesday, Nov. 25, 2026.** Additionally, members of the public may call 210-319-4938 and verbally provide testimony from 5 p.m. on Tuesday, Nov. 10, 2026, until 11:59 p.m. on Wednesday, Nov. 25, 2026. Responses to written comments received and public testimony provided will be available online at www.txdot.gov once they have been prepared.

If you have any general questions or concerns regarding the public hearing with virtual option or the proposed project, please contact Lianna Ybarra, project consultant, at 210-349-3273 or by email at lybarr-c@txdot.gov.

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 July 17, 2025, and executed by FHWA and TxDOT.