



Sept. 30, 2025

Business (BU) 77 and State Loop (SL) 484

**From I-35 to FM 434 (University Parks Drive)
McLennan County, Texas
CSJs: 0014-10-064, 0049-01-103**

Public Meeting #1

Hello and welcome to the public meeting for Business (BU) 77 and State Loop (SL) 484 from I-35 to FM 434 also known as University Parks Drive. This meeting has been convened by the Texas Department of Transportation and is being held to receive and consider comments from the public.

Please note, you may pause this presentation at any point to allow more time to review the information.

Table of Contents

| | | | |
|----------|-----------------------------|-----------|-----------------------------------------|
| 4 | Project Location & Overview | 10 | Right of Way & Access |
| 6 | Typical Sections | 11 | Learn More |
| 8 | Environmental | 12 | How to Provide Feedback & Ask Questions |
| 9 | Project Timeline | | |

In this presentation we will cover several topics regarding the BU 77 and SL 484 project. We will begin with an overview of the project, including its location and project limits and objectives. We will then look at the existing conditions for this corridor, as well as discuss the proposed improvements.

Finally, we'll explain right of way, what the anticipated timeline of this project looks like, and how you can provide input.

Drive Like A Texan

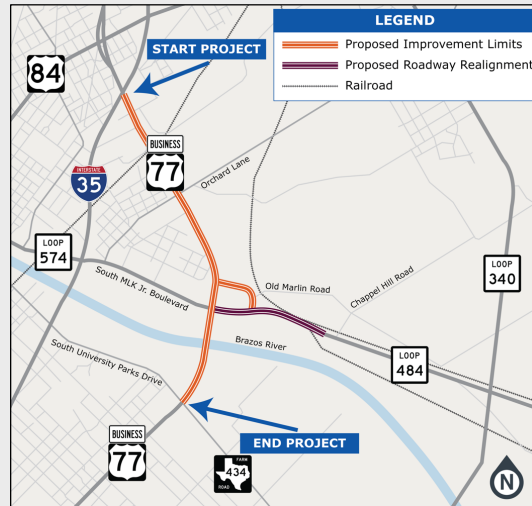


3

Because safety is a priority at TxDOT, we begin each meeting with a safety minute. Today we will highlight TxDOT's new safety campaign, Drive Like a Texan.

No matter where we start, every mile brings us closer. And as Texans, we take care of each other along the way. We lend a hand. Slow down. And take our time. At the end of the day, we all want to get home safe. Drive like a Texan. Kind. Courteous. And safe.

Project Location Map



4

TxDOT is proposing improvements to Business (BU) 77 from I-35 to University Parks Drive in McLennan County, Texas. The existing BU 77 corridor is proposed to be reconstructed from I-35 on the north end to University Parks Drive on the south end. Improvements on existing SL 484 are proposed from west of SL 340 and will realign the roadway into SL 574 (South MLK Jr. Boulevard).

Project Overview and Objectives

Proposed improvements:

- BU 77
 - Remove the existing concrete roadway and reconstruct the corridor as an urban boulevard
 - Provide pedestrian and bicycle accommodations
 - Improve access to adjacent properties
- SL 484
 - Realign SL 484 to connect to the intersection of BU 77 with SL 574 (South MLK Jr. Boulevard)
 - Provide pedestrian and bicycle accommodations

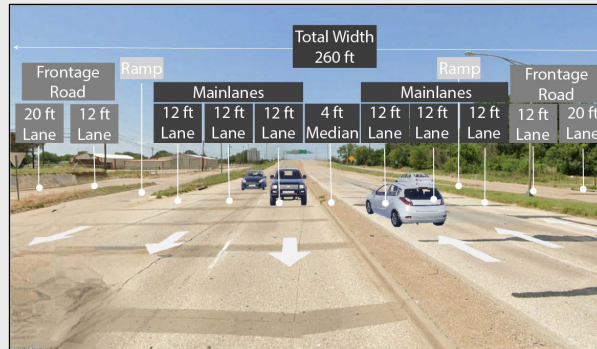
5

BU 77 is currently an access-controlled facility that includes frontage roads and ramps. Business routes are not typically freeways. The proposed improvements for this project would include:

- Removing the existing concrete roadway and reconstructing the corridor as an urban boulevard
- Providing pedestrian and bicycle accommodations; and
- Improving access to adjacent properties

A separate project improvement includes realigning State Loop (SL) 484 into SL 574 (which is designated South MLK Jr. Boulevard). The proposed roadway realignment will be an urban boulevard that includes pedestrian and bicycle accommodations.

Existing Typical Section

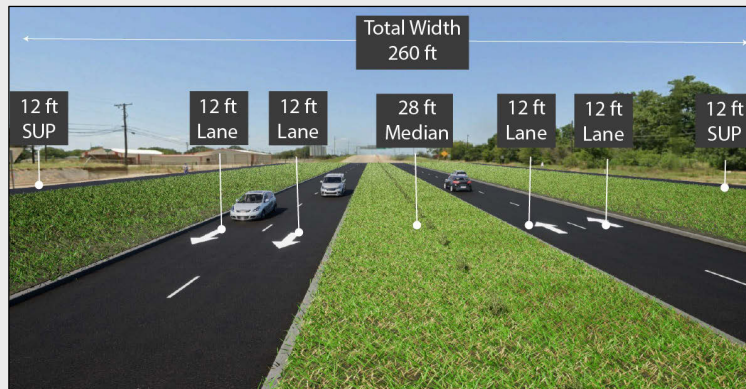


- Three 12-foot-wide travel lanes in each direction divided by a 4-foot-wide raised median
- Existing right of way is 260 feet wide
- No existing bicycle or pedestrian facilities

6

The existing roadway on BU 77 from I-35 to University Parks Drive consists of three 12-foot-wide travel lanes in each direction divided by a 4-foot-wide raised median. The existing right of way is 260 feet wide. There are no existing sidewalk, bicycle or pedestrian facilities along BU 77.

Proposed Typical Section



- Urban boulevard section with a 4-lane divided roadway and 28-foot-wide grassy median
- 12-foot-wide shared-use path on each side
- Maintain existing right of way of 260 feet wide

7

The proposed project would maintain the existing right-of-way width of 260 feet and create an urban boulevard section with a four-lane divided roadway divided by a 28-foot-wide grassy median. A 12-foot-wide shared-use path would be added on each side.

National Environmental Policy Act (NEPA) Assignment to the Texas Department of Transportation

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.

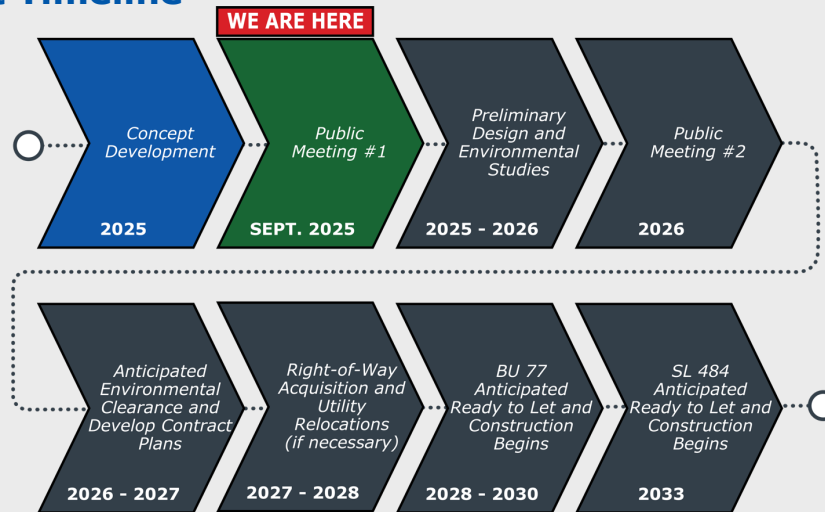
La revisión ambiental, consultas y otras acciones requeridas por las leyes ambientales federales aplicables para este proyecto están siendo o han sido, llevado a cabo por TxDOT en virtud de 23 U.S.C. 327 y un Memorando de Entendimiento fechado el 17 de julio del 2025, y ejecutado por la FHWA y TxDOT.

8

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.

Environmental studies will be conducted for the proposed project to support an environmental clearance in accordance with NEPA. These environmental analyses are necessary to identify, avoid, and minimize effects to the human and natural environments. These studies will begin in the next project phase.

Project Timeline



The BU 77 and SL 484 project is currently in the conceptual design phase with the first public meeting currently taking place to collect public and stakeholder feedback. The second public meeting is anticipated to take place in 2026, and more detailed environmental and design information will be available at that time.

Environmental clearance and the development of contract plans is expected between 2026 and 2027, and right-of-way acquisition and utility relocations is expected between 2027 and 2028, if necessary. Construction is anticipated to begin for BU 77 by 2028, and construction is anticipated to begin for SL 484 by 2033. All anticipated timelines are preliminary and subject to change.

Right of Way and Access

Here are some things to know about right of way and access



This project is in its early stages of project development, and right-of-way needs and access consideration are not yet determined -- but let's cover what this typically entails. It is important to understand that access and right-of-way recommendations vary based on the needs of any given project. The proposed right-of-way width depends on the design requirements, including accommodation for required number of lanes, pedestrian and bicycle facilities, and drainage and utility requirements. Furthermore, access and right of way can be impacted by various factors. These can include construction costs, property-acquisition costs, access costs and economic development preferences of the community. Right-of-way acquisition would not begin until after the project is environmentally cleared.

Learn More



For more information about this project, please scan the QR code above or visit www.txdot.gov, keyword search "**BU 77 Blvd.**"

11

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How to Provide Feedback and Ask Questions



COMMENT BOX

- In person at the public meeting
- Online



EMAIL

ldeitemeyer@jmt.com



MAIL

Nancy Ledbetter & Associates
Attn: BU 77/SL 484 Project
P.O. Box 14622
Austin, TX 78761

Comments must be received or postmarked by **Wednesday, Oct. 15, 2025**, to be included in the official public meeting summary.

12

Your feedback is an important component of this project and TxDOT wants to hear from you. To be included in the official project documentation, all comments must be received or postmarked by Wednesday, Oct. 15, 2025.

Comments may be provided:

- In person at the public meeting or online
- By email sent to ldeitemeyer@jmt.com
- Or by mail sent to:

Nancy Ledbetter & Associates
Attn: BU 77/SL 484 Project
P.O. Box 14622
Austin, TX 78761

Following the public meeting and comment period, the project team will review all comments received during the comment period, assess their feasibility for incorporation into the study and develop responses, which will be available online at TxDOT.gov once they have been prepared.

Thank You!

13

Thank you for your interest in the BU 77 and SL 484 improvements in McLennan County.