



# Checklist for Section 4(f) *De Minimis* for Public Parks, Recreation Lands, Wildlife & Waterfowl Refuges, and Historic Properties

**Main CSJ:** 2979-01-011

**District(s):** Dallas

**County(ies):** Denton

**Property ID:** Denton CAD 247021 and 247020

**Property Name:** Lakeview Park

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.

The following checklist was developed as a tool to assist in streamlining the Section 4(f) *De Minimis* process and to ensure that all necessary information is documented in the File of Record (ECOS).

## What Type of Property is Being Evaluated?

- ☒ A park, recreation land, or wildlife/waterfowl refuge  
☐ A historic property

## Section 4(f) Defining Criteria for Parks, Recreation, and Refuge Properties

1. Yes Is the property publicly owned?
2. Yes Is the property open to the public (except in certain cases for refuges)?
3. Yes Is the property's major purpose for park, recreation, or refuge activities?
4. Yes Is the property significant?

## Defining the Property's Significance

**Note:** Significance is presumed in the absence of a determination with the official with jurisdiction.

1. Yes Does the property play an important role in meeting the park, recreation, or refuge objectives for the official with jurisdiction?
2. Yes Is the property's major purpose for park, recreation, or refuge activities?

## Establishing Section 4(f) Use of the Property

1. Yes Does the project require a use (i.e., new right of way, new easement(s), etc.)?



## Establishing Section 4(f) De Minimis Eligibility

1.  Yes  Was it determined that the project will not adversely affect the activities, features, or attributes that make the property eligible for Section 4(f) protection?
2.  Yes  Was a public notice and an opportunity for public review and comment provided?  
*(This requirement can be satisfied in conjunction with other public involvement procedures, such as those for NEPA process)*
3.  Yes  Did the Official with Jurisdiction concur that the property was significant and that the proposed project meets ALL conditions of items above?

### Section 4(f) Use:

At the intersection of FM 2931 and Lakeview Drive, TxDOT proposes the permanent incorporation into the right-of-way of a single park on two separate parcels separated by Lakeview Drive, Lakeview Park north and Lakeview Park south. The park is owned and maintained for public recreation purposes by the Town of Providence Village. The proposed widening of FM 2931 would require the acquisition of 0.49-acre from the park, all of which would lie on the TxDOT side of the white fence (see Attachments). No right of way acquisition would occur from within the fenced areas, no landscaping or trees would be affected, and no amenities would be affected by the proposed project.

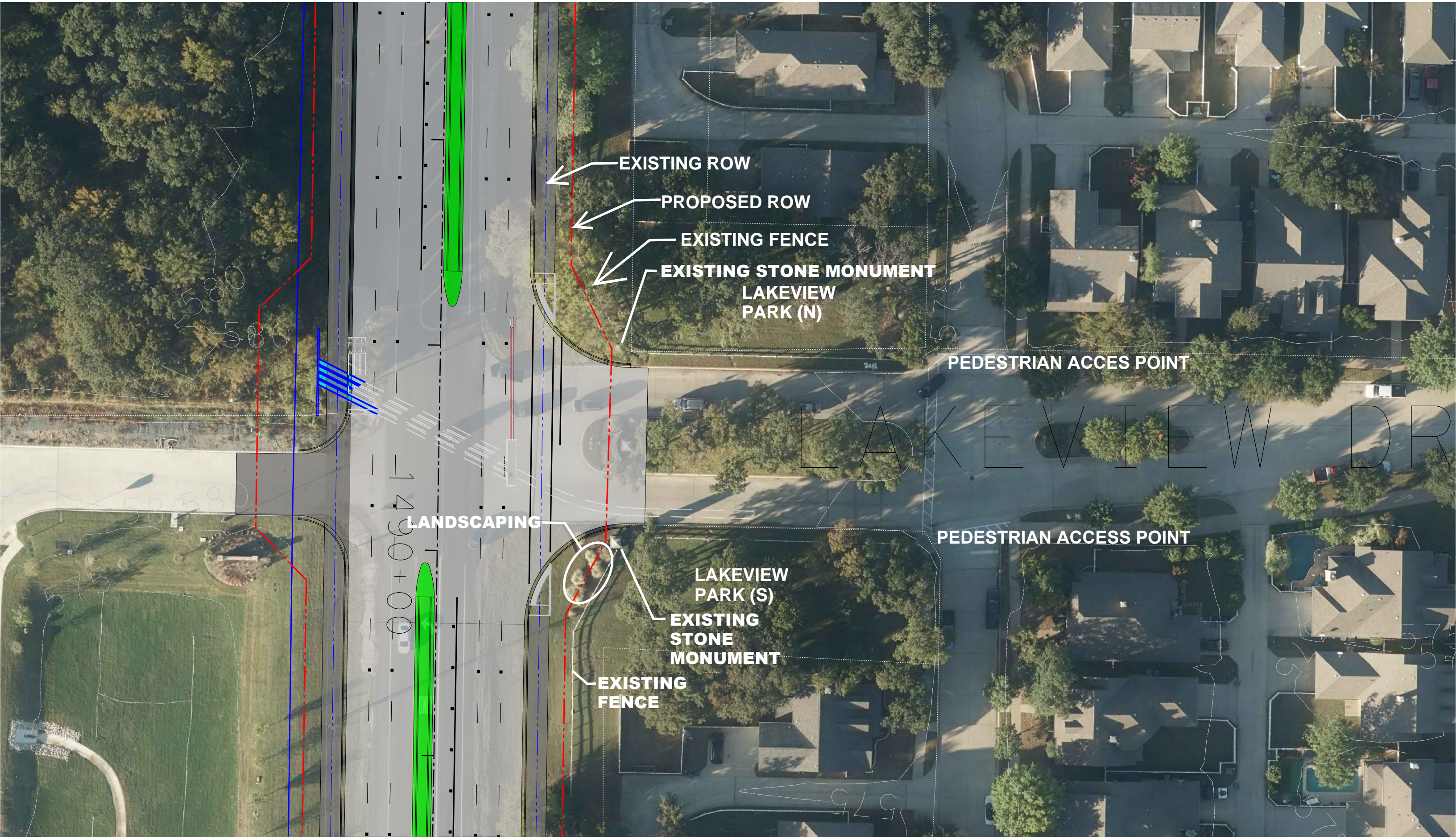
TxDOT has limited the proposed right-of-way to only that which is necessary to construct the proposed improvements to FM 2931. Furthermore, TxDOT intends to construct a dedicated shared use path for bicyclists and pedestrians within the portions of the park that would be included in the permanent State right-of-way. The functions of Lakeview Park would not be impaired, and the functions will not cease. Nor would the project impair the functions of the park overall. Therefore, these minor changes would have no adverse effect. The park would still possess significance after the project is complete.

## Documentation

The following **MUST** be attached to this checklist to ensure proper documentation of the Section 4(f) *De Minimis*:

- ☒ A detailed map of the Section 4(f) Property including current and proposed ROW; property boundaries; access points for pedestrians and vehicles and existing and planned facilities.
- ☒ Street level photograph of the property
- ☒ Concurrence letter from Official with Jurisdiction
- ☒ Copy of WPD I Screen from ECOS.





EXISTING ROW

PROPOSED ROW

EXISTING FENCE

EXISTING STONE MONUMENT  
LAKEVIEW  
PARK (N)

PEDESTRIAN ACCES POINT

LAKEVIEW DR

LANDSCAPING

PEDESTRIAN ACCESS POINT

LAKEVIEW  
PARK (S)

EXISTING  
STONE  
MONUMENT

EXISTING  
FENCE







Property Details for Account: 247021

General		Values					
Market Value	\$5,160.00	Imp. Total		\$0.00			
Address		Land Homesite		\$0.00			
Owner	PROVIDENCE VILLAGE, TOWN OF—100%	Land Non-Homesite		\$5,160.00			
Mailing Address	1745 FM 2931 PROVIDENCE VILLAGE TX 76227-5274	Agricultural Market		\$0.00			
Property Type	Real Property	Timber Market		\$0.00			
Area	0ft²	Timber Reduction		\$0.00			
Class		Homestead Cap		\$0.00			
Legal Description	PROVIDENCE PH 1 LOT 2(OPEN SPACE)	Appraised Value		\$5,160.00			
Geo ID	SD4013A-000000-0000-0000-0008	Assessed Value		\$5,160.00			
Subdivision	PROVIDENCE PH 1—SD4013A	Deed History					
Neighborhood	Exemption 11.11 Cities—EX11.11CTY						
Homestead Cap	\$0.00						
Taxing Jurisdictions	PROVIDENCE VILLAGE TOWN OF—C51 DENTON COUNTY—G01 DENTON ISD—S05 PROVIDENCE VILLAGE WCID (DISSO—W16						
Subdivision Stats		Date	Type	Seller	Buyer	Deed Number	Sale Price
PROVIDENCE PH 1		2015-08-15	OT	DENTON CO FRESH WATER SUPPLY DIST 9	PROVIDENCE VILLAGE, TOWN OF	2017-14922	Unavailable
Minimum Market		2005-12-28	SW	PROVIDENCE PHASE 1A HOA,VALERIAN PROP ASSOC LP P	DENTON CO FRESH WATER SUPPLY DIST 9	05-159866	Unavailable
Median Market		2000-05-04	SW	PRIOR OWNER	VALERIAN PROP ASSOC LP P	00-48674	Unavailable
Maximum Market							
Median Living Area							
Difference from Median Market							
Difference from Median Living Area							

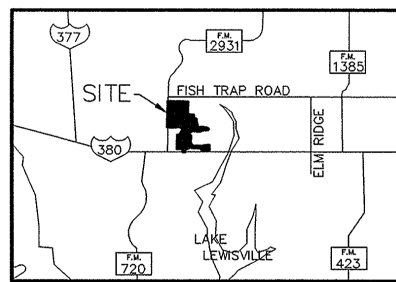


Property Details for Account: 247021

Land Segments		
Type	Acres	Area
0 - 0	1.29	56192 ft <sup>2</sup>



LEGEND	
UTRWD	UPPER TRINITY REGIONAL WATER DISTRICT
U.E./UTIL	UTILITY EASEMENT
D.E./DRAIN	DRAINAGE EASEMENT
S.S.	SANITARY SEWER EASEMENT
SWB.	SOUTHWESTERN BELL TELEPHONE EASEMENT
BL	BUILDING LINE
IRS	IRON ROD SET
IRF	IRON ROD FOUND
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
MON.	MONUMENT
	DENOTES STREET NAME CHANGE



- NOTES:
1. WATER SERVICE TO BE PROVIDED BY DENTON COUNTY FRESH WATER SUPPLY DISTRICT No. 9.
  2. UTILITY PROVIDERS:  
(1) ELECTRIC SERVICE: CO-SERV  
7701 SOUTH STEMMONS  
CORINTH, TEXAS 75065  
PHONE: 1-800-274-4014  
(2) TELEPHONE SERVICE: SOUTHWESTERN BELL TELEPHONE  
2301 RIDGEVIEW DRIVE  
PLANO, TEXAS 75025  
PHONE: (972) 569-3084
  3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION.
  4. PROPOSED SITE IS OUTSIDE THE EXTRA TERRITORIAL JURISDICTION OF ANY SURROUNDING CITY.
  5. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
  6. ALL UTILITIES AND DRAINAGE STRUCTURES ARE LOCATED IN THE RIGHT-OF-WAY EXCEPT AS SHOWN.
  7. ALL UTILITY EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT No. 9 UNLESS OTHERWISE NOTED.

THIS IS TO CERTIFY THAT NONE OF THE ABOVE SHOWN PROPERTY IS WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON MAP NO. 48121C0405 E, DATED APRIL 2, 1997 OF THE FLOOD INSURANCE RATE MAP.

### UTILITY COMPANY APPROVAL

ELECTRIC COMPANY:

*Michael Lauer* 5/20/02  
CO-SERV DATE

TELEPHONE COMPANY:

*W. Paul Smith* 5/20/02  
SOUTHWESTERN BELL TELEPHONE DATE

100 0 50 100 200  
1 inch = 100 feet

R-38113 A0662 TR 8 AC 187.3230/4

122.74 AC TO PROVIDENCE PHASE I

G01-505.W 16

FINAL PLAT SD04038

PROVIDENCE PHASE 1

SITUATED IN THE

MARSELLA JONES SURVEY, ABSTRACT NO. 662  
DENTON COUNTY, TEXAS

ENGINEER & SURVEYOR:

**P** **Petitt and Associates, Inc.**  
ENGINEERING & SURVEYING

10720 MILLER ROAD, SUITE 218 Tel. No. (214) 221-9955  
Dallas, Texas 75238 Fax No. (214) 340-3550

DATE: FEBRUARY 2, 2001

FILED FOR RECORD IN:  
JOB NO. 00001701FP-1.DWG 05/14/02 12:38:36 PM CDT  
CYNTHIA MITCHELL, COUNTY CLERK

OWNER: VALERIAN PROPERTIES ASSOCIATES, L.P.  
GENERAL PARTNER: FIRST REGENCY ENTERPRISES, INC.,  
LIMITED PARTNER: ASTER PROPERTIES, INC.,  
LIMITED PARTNER: MEADOWBROOK INVESTMENTS, INC.

CONTACT: PHILLIP W. HUFFINES, PRESIDENT  
OF BINARY INVESTMENTS, INC.  
VALERIAN'S AUTHORIZED AGENT  
8222 DOUGLAS AVE., SUITE 660  
DALLAS, TEXAS 75225  
PHONE (214) 526-3000

On May 22 2002  
At 2:00pm  
Receipt #: 29213  
Recording: 298.00  
Doc/Mgmt: 6.00  
Doc/Num: 2002-R0064392  
Doc/Type: PLA  
Deputy -Cristina

MATCH SHEET 2

MATCH SHEET 4

NUMBER

DRAWING NUMBER

402

DRAWING NUMBER

402





Property 247021 looking east from FM 2931



Property 247021 looking east from FM 2931





Property 247021 looking north from Lakeview Drive



Property 247021 looking north from Lakeview Drive





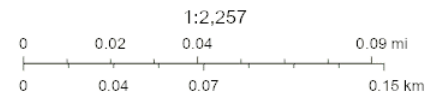
Property 247021 looking west from Devonshire Drive



# Denton CAD Webmap



November 3, 2020



GeoEye, Maxar, Microsoft

Property Details for Account: 247020

General		Values					
Market Value	\$3,440.00	Imp. Total			\$0.00		
Address		Land Homesite			\$0.00		
Owner	PROVIDENCE VILLAGE, TOWN OF—100%	Land Non-Homesite			\$3,440.00		
Mailing Address	1745 FM 2931 PROVIDENCE VILLAGE TX 76227-5274	Agricultural Market			\$0.00		
Property Type	Real Property	Timber Market			\$0.00		
Area	0ft²	Timber Reduction			\$0.00		
Class		Homestead Cap			\$0.00		
Legal Description	PROVIDENCE PH 1 LOT 1(OPEN SPACE)	Appraised Value			\$3,440.00		
Geo ID	SD4013A-000000-0000-0000-0007	Assessed Value			\$3,440.00		
Subdivision	PROVIDENCE PH 1—SD4013A	Deed History					
Neighborhood	Exemption 11.11 Cities—EX11.11CTY						
Homestead Cap	\$0.00						
Taxing Jurisdictions	PROVIDENCE VILLAGE TOWN OF—C51 DENTON COUNTY—G01 DENTON ISD—S05 PROVIDENCE VILLAGE WCID (DISSO—W16						
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Median Market		2000-05-04	SW	PRIOR OWNER	VALERIAN PROP ASSOC LP P	00-48674	Unavailable
Maximum Market							
Median Living Area							
Difference from Median Market							
Difference from Median Living Area							



Property Details for Account: 247020

Land Segments		
Type	Acres	Area
0 - 0	0.86	37461 ft <sup>2</sup>

F.M.

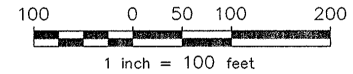
N0114°05'E

1/2" IRF

1/2" IRF

MATCH SHEET 1

Lab:U B:403



LEGEND

UTRW	UPPER TRINITY REGIONAL WATER DISTRICT
U.E./UTIL	UTILITY EASEMENT
D.E./DRAIN	DRAINAGE EASEMENT
S.S.	SANITARY SEWER EASEMENT
SWB.	SOUTHWESTERN BELL TELEPHONE EASEMENT
BL	BUILDING LINE
IRS	IRON ROD SET
IRF	IRON ROD FOUND
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
MON.	MONUMENT
◆	DENOTES STREET NAME CHANGE

FINAL PLAT  
PROVIDENCE PHASE 1  
SITUATED IN THE  
MARSELLA JONES SURVEY, ABSTRACT NO. 662  
DENTON COUNTY, TEXAS

ENGINEER & SURVEYOR:

**P** **Pettitt and Associates, Inc.**  
ENGINEERING & SURVEYING

10720 MILLER ROAD, SUITE 218  
Dallas, Texas 75238

Tel. No. (214) 221-9955  
Fax No. (214) 340-3550

DATE: FEBRUARY 2, 2001

Filed for Record in 100'  
JOB NO. DENTON COUNTY, TX  
CYNTHIA MITCHELL COUNTY CLERK

OWNER: VALERIAN PROPERTIES ASSOCIATES, L.P.  
40.08% GENERAL PARTNER: FIRST REGENCY ENTERPRISES, INC.,  
LIMITED PARTNER: ASTER PROPERTIES, INC.  
LIMITED PARTNER: MEADOWBROOK INVESTMENTS, INC.

CONTACT: PHILLIP W. HUFFINES, PRESIDENT OF BINARY INVESTMENTS, INC.  
VALERIANS AUTHORIZED AGENT  
8222 DOUGLAS AVE., SUITE 660  
DALLAS, TEXAS 75225  
PHONE (214) 526-3000

On May 22 2002  
At 2:00pm  
Receipt #: 29213  
Recording: 298.00  
Doc/Mgmt: 6.00  
Doc/Num: 2002-00064392  
Doc/Type: PLA  
Deputy - Cristina

MATCH SHEET 3

MATCH SHEET 4

NUMBER

DRAWING NUMBER

DRAWING NUMBER  
**403**

SABCO PRODUCTS • NEW HOPE, MINNESOTA  
REPRODUCED BY PART NUMBER 6592

F:\2000\00017 SURVEY\0001701FP-1.DWG 05/14/02 12:38:36 PM CDT





Property 247020 looking northeast from FM 2931



Property 247020 looking east from FM 2931





Property 247020 looking south from Lakeview Drive



Property 247020 looking west from Devonshire Drive





4777 E. HIGHWAY 80, MESQUITE, TEXAS 75150-6643 | 214.320.6200 | WWW.TXDOT.GOV

February 23, 2022

**District:** Dallas

**County:** Denton

**CSJ#:** 2979-01-011

**Highway:** Farm-To-Market (FM) 2931

**Project Limits:** US 380 to FM 428

**Section 4(f) Property:** Lakeview Park North and Lakeview Park South

**SUBJECT: NOTIFICATION OF INTENT TO PURSUE *DE MINIMIS* TO SECTION 4(f)  
(23 CFR 774.3(b))**

Mr. Brian Roberson, Town Manager  
Town of Providence Village, Texas  
Town Hall  
1755 Main Street  
Providence Village, TX 76227  
[broberson@pvtx.gov](mailto:broberson@pvtx.gov)

Dear Mr. Roberson:

In accordance with 23 CFR 774.3(b), we are seeking concurrence for the above referenced project, which will be carried out with Federal funds. This letter requests review and consultation concerning the determinations of significance and findings of no adverse effects. TxDOT also intends to pursue a Section 4(f) *de minimis* determination.

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.

## Introduction

The Texas Department of Transportation (TxDOT) proposes to widen FM 2931 from US 380 to FM 428 from two lanes with no median to six lanes with a raised median and left-turn bays; no cross-street improvements are proposed. The existing right-of-way along the corridor is approximately 100 feet wide, while the typical proposed right-of-way would be approximately 130 feet wide.

At the intersection of FM 2931 and Lakeview Drive, TxDOT proposes the permanent incorporation into the right-of-way of portions of two separate parcels, Lakeview Park North and Lakeview Park South, both owned and maintained for public recreation purposes by the Town of Providence Village. The proposed widening of FM 2931 would require the acquisition of 0.26 acre from Lakeview Park North and 0.23 acre from Lakeview Park South, all of which would lie on the TxDOT side of the white fence (see Attachments – Exhibit 1-Location Map, Exhibit 2-Aerial Map

OUR VALUES: People • Accountability • Trust • Honesty

OUR MISSION: Connecting You With Texas

An Equal Opportunity Employer

Mr. Brain Roberson

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February 23, 2021

of Lakeview Park North and Lakeview Park South, Exhibit 3 – Insert from Schematic, and Photos 1 thru 3). No right of way acquisition would occur from within the fenced areas, no landscaping or trees would be affected, and no amenities would be affected by the proposed project.

TxDOT has limited the proposed right-of-way to only that which is necessary to construct the proposed improvements to FM 2931. Furthermore, TxDOT intends to construct a dedicated shared use path for bicyclists and pedestrians within the portions of Lakeview Park North and South that would be included in the permanent State right-of-way.

### **Determination of No Adverse Effects and Certification of Section 4(f) *De Minimis***

Survey determined that the Lakeview Park North and Lakeview Park South properties on which the **use** will take place have significance under the requirements of 23 CFR 774.3(b). In order to qualify for a Section 4(f) *de minimis*, it was established that the project activities would not adversely affect the activities, features, or attributes that make the properties eligible for Section 4(f) protection.

The functions of Lakeview Park North and Lakeview Park South would not be impaired, and their functions will not cease. Nor would the project impair the functions of the properties overall. Therefore, these minor changes would have no adverse effect. The properties would still possess their significance after the project is complete.

If you feel that TxDOT has met the above requirements and have no additional comments about the project, then please endorse this letter and return it to us by **March 23, 2022**. This endorsement will signify your concurrence that there is no adverse effect to the above properties. Additional information about Section 4(f) requirements can be found at the following or you may request additional information from TxDOT:

[http://environment.fhwa.dot.gov/\(S\(1vyep545s3wmhuubnvexkmm2\)\)/4f/index.asp](http://environment.fhwa.dot.gov/(S(1vyep545s3wmhuubnvexkmm2))/4f/index.asp)

### **Conclusion**

In accordance with 23 CFR 774.3(b), I hereby request your signed concurrence with the finding of no adverse effects. Furthermore, TxDOT determined that the proposed project activities meet the requirements of a *de minimis* finding under Section 4(f).



Mr. Brian Roberson

3

February 23, 2021

Thank you for your assistance with the federal review process. If you need further information, please call me at (214) 320-6686.

Sincerely,

Sandra Williams  
Environmental Program Manager  
Dallas District- DAL-ENV  
Texas Department of Transportation  
4777 E. Highway 80  
Mesquite, TX 75150-6643

<b>CONCUR: NO ADVERSE EFFECT</b>	
<b>DETERMINATION OF <i>DE MINIMIS</i> IMPACT UNDER SECTION 4(f) GUIDELINES</b>	
DocuSigned by: <b>NAME</b> <u>Mr. Brian D. Roberson, Town Manager, Providence Village</u>	<b>DATE</b> <u>2/22/2022</u>
<small>[Insert Name and Title of Official with Jurisdiction]</small>	

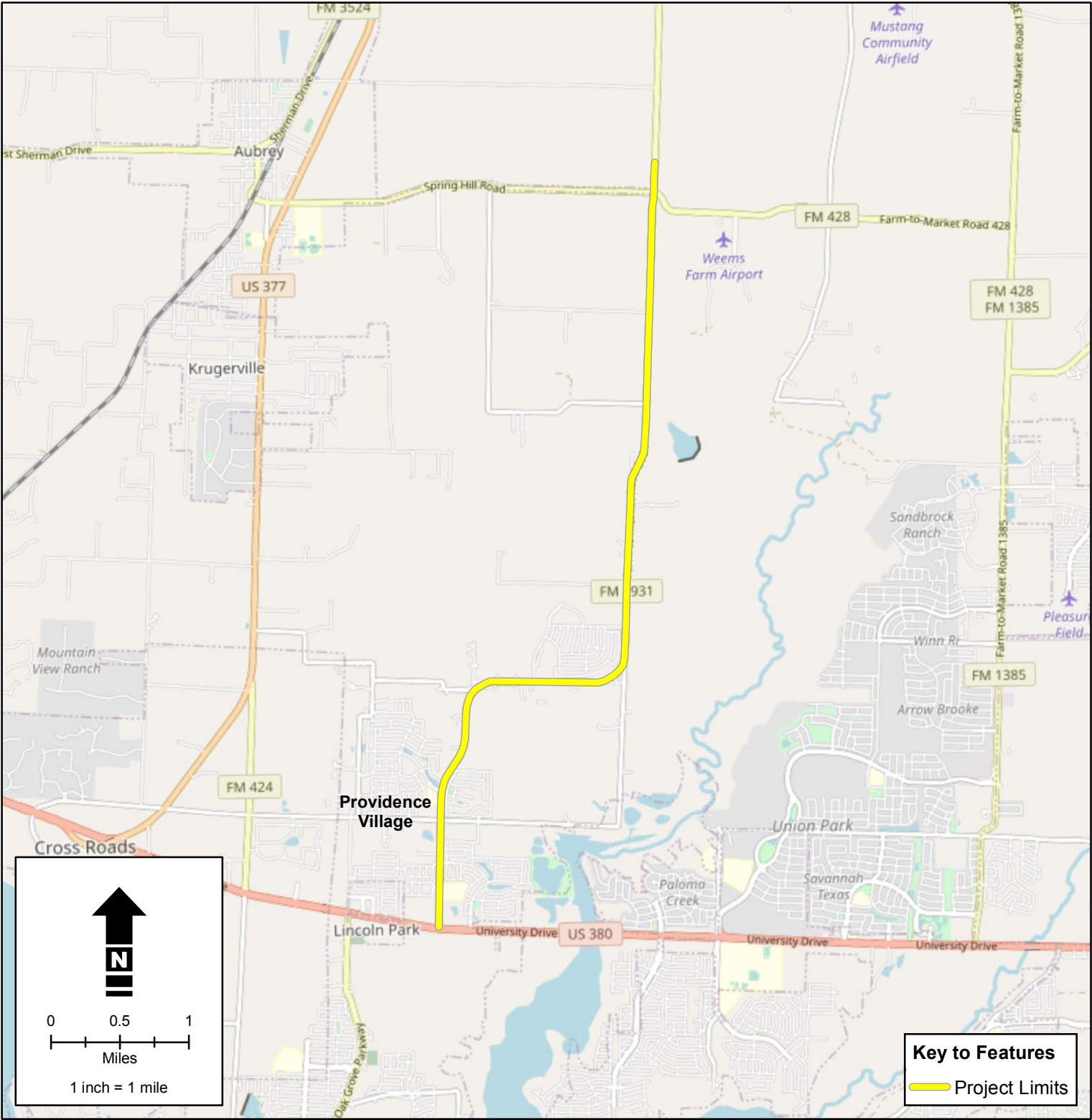


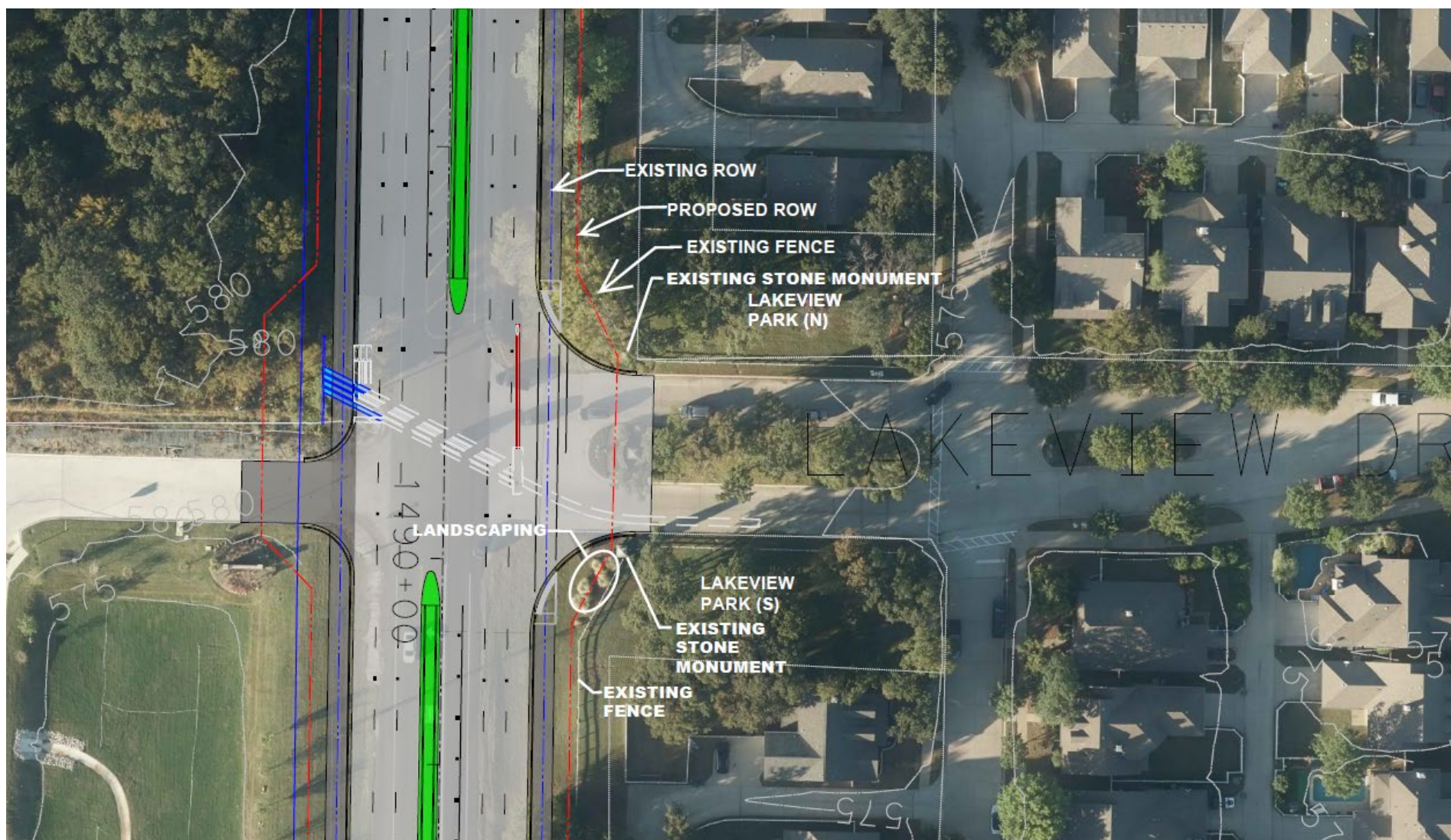
Exhibit 1

Project Location

FM 2931 from FM 428 to US 380  
Denton County, Texas  
CSJ: 2979-01-011







**Exhibit 2 - Aerial Map of Lakeview Park North and Lakeview Park South**

**Farm-To-Market (FM) 2931  
Project Limits: US 380 to FM 428  
Denton County  
CSJ 2979-01-011**



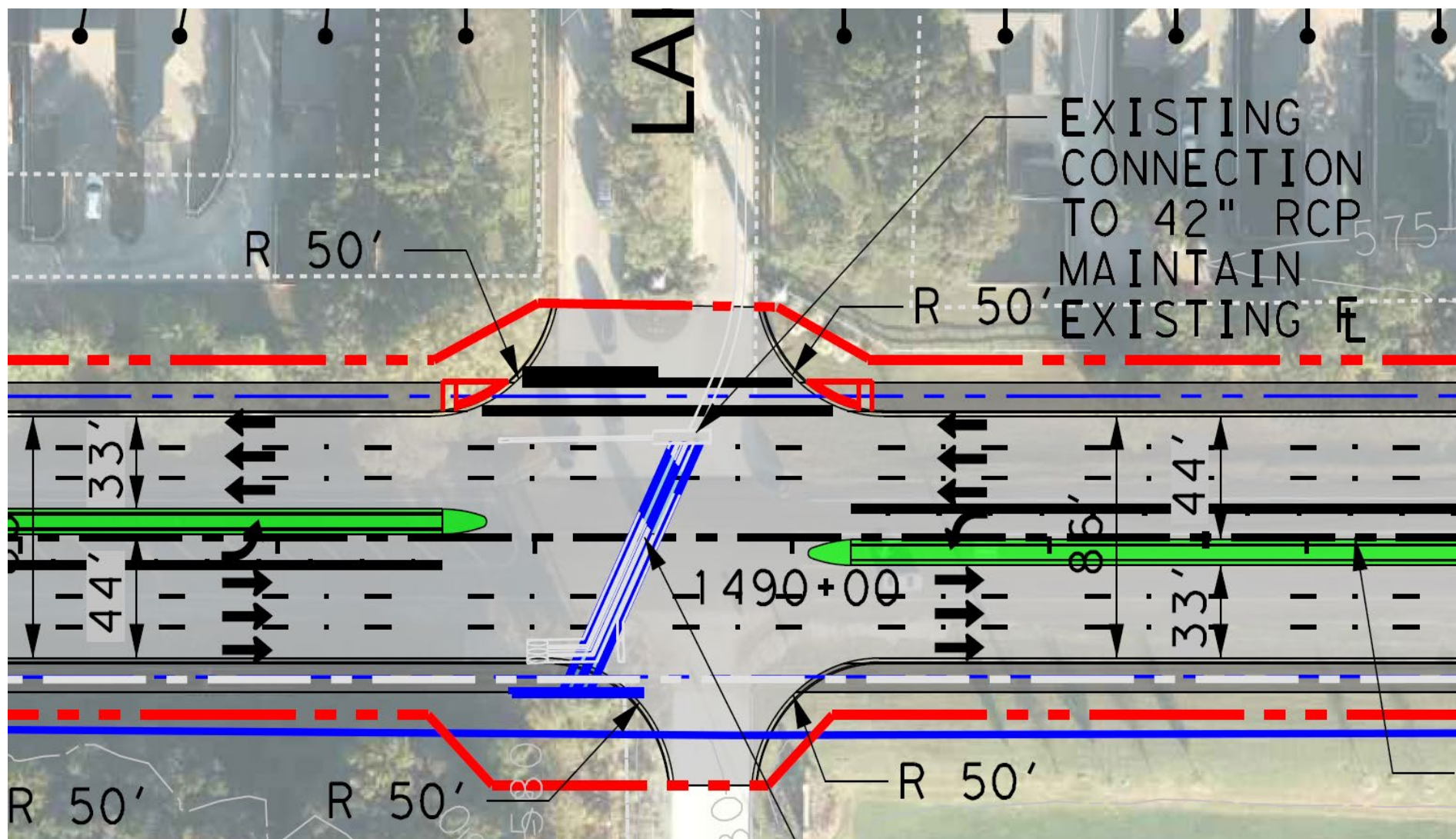


Exhibit 3 – Insert from Schematic of Lakeview Park North and Lakeview Park South

Farm-To-Market (FM) 2931  
Project Limits: US 380 to FM 428  
Denton County  
CSJ 2979-01-011



## LAKEVIEW DRIVE & LAKEVIEW PARK (NORTH & SOUTH)



**Photo 1 - Lakeview Park North and Lakeview Park South**

**Farm-To-Market (FM) 2931  
Project Limits: US 380 to FM 428  
Denton County  
CSJ 2979-01-011**



## LAKEVIEW PARK (SOUTH)

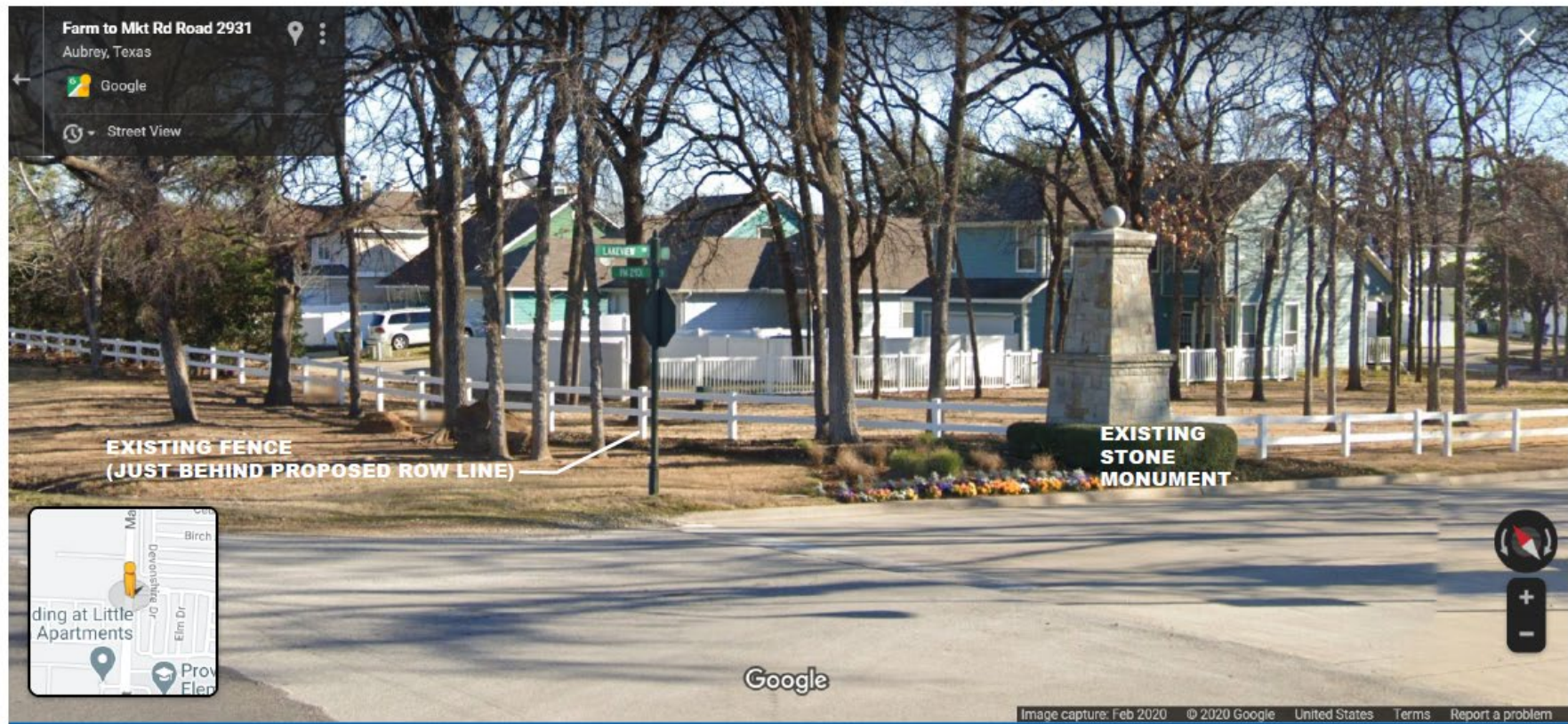


Photo 2 - Lakeview Park South

Farm-To-Market (FM) 2931  
Project Limits: US 380 to FM 428  
Denton County  
CSJ 2979-01-011



## LAKEVIEW PARK (NORTH)



**Photo 3 - Lakeview Park North**

**Farm-To-Market (FM) 2931  
Project Limits: US 380 to FM 428  
Denton County  
CSJ 2979-01-011**

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- [WPD Section II - Tool](#)
- [WPD Section III - Project Work Plan](#)
- [WPD Section IV - Findings](#)

Print this Page

## Project Definition

Project Name: 2979-01-011 FM 2931 Widening

CSJ: 2979 - 01 - 011

Anticipated Environmental Classification: CE

Type: (D)-List

Criterion: Open-Ended D

Is this an FHWA project that normally requires an EIS per 23 CFR 771.115(a)?

## Project Association(s)

Auto Associate CSJ from DCIS

Manually Associate CSJ:

Add

CSJ	DCIS Funding	DCIS Number	Env Classification	DCIS Classification	Main or Associate	Doc Tracked In	Actions
There are currently no Project Associations added to this project.							

## DCIS Project Funding and Location

## Funding

DCIS Funding Type:

☒ Federal☒ State☐ Local☐ Private

## Location

DCIS Project Number: STP ( )

Highway: FM 2931

District: DALLAS

County: DENTON

Project Limit -- From: US 380

Project Limit -- To: FM 428

Begin Latitude: + 33 . 29920667

Begin Longitude: - 96 . 93672356

End Latitude: + 33 . 22205016

End Longitude: - 96 . 96502996

## DCIS &amp; P6 Letting Dates

DCIS District: 06/45

DCIS Approved:

DCIS Actual:

P6 Ready To Let:

P6 Proposed Letting:

## DCIS Project Description

Type of Work: Spell

Layman's Description:

CONSTRUCT NEW ROADWAY LANES

DCIS Project Classification: WNF - WIDEN NON-FREEWAY

Design Standard: 4R - New Location and Reconstruction

Roadway Functional Classification: 5 - Rural major collector or urban collector street



☐ Jurisdiction

Does the project cross a state boundary, or require a new Presidential Permit or modification of an existing Presidential Permit?

Who is the lead agency responsible for the approval of the entire project?

☒ FHWA - Assigned to TxDOT ☐ TxDOT - No Federal Funding ☐ FHWA - Not Assigned to TxDOT

Who is the project sponsor as defined by 43 TAC 2.7?

Is a local government's or a private developer's own staff or consultant preparing the CE documentation, EA or EIS?

Does the project require any federal permit, license, or approval?

☒ USACE ☐ IBWC ☐ USCG ☐ NPS ☐ IAJR ☐ Other

Does the project occur, in part or in total, on federal or tribal lands?

☐ Environmental Clearance Project Description

#### Project Area

Typical Depth of Impacts:  (Feet) Maximum Depth of Impacts:  (Feet)

New ROW Required:  (Acres)

New Perm. Easement Required:  (Acres) New Temp. Easement Required:  (Acres)

#### Project Description

Describe Limits of All Activities:

The project is proposing to widen FM 2931 from US 380 to FM 428 in Denton County, Texas. The FM 2931 reconstruction project includes widening approximately 6.37 miles of FM 2931 with a 1,300-foot transition north of FM 428/Spring Hill Road; no cross-street improvements are proposed.

The existing right-of-way (ROW) width is approximately 100 feet. The typical proposed ROW would be approximately 130 feet wide, with the minimum and maximum ROW width ranging from 126 feet to 244 feet, respectively. The project would require the acquisition of approximately 15 feet of new ROW on both sides of FM 2931 along the length of the corridor, varying in places depending on the configuration of the proposed roadway. A total of approximately 45.9 acres of new ROW and 2.1 acres of permanent easement would be required.

Describe Project Setting:

The project area is historically rural, transitioning to suburban in recent years with new residential subdivisions currently under construction. The City of Providence Village is the main feature of the project corridor, and that has developed since 2010.

The developed areas are a mix of rural residential and high-density, newer subdivisions, with light commercial development, several churches and Providence Elementary School.

Vegetation generally consists of pasture and urban vegetation associated with developments, with riparian areas along drainages in the northern half of the project area.

There are several small streams crossing the roadway, all draining south toward Lewisville Lake which is outside the project area.

There are two publicly-owned Town of Providence Village parks on the east side of FM 2931 at Lakeview Drive. These are Lakeview Park North and Lakeview Park South.

There are no cemeteries within or adjacent to the project area. There are no historic markers, known NRHP-listed or -eligible properties, or historic districts within or adjacent to the project area.

#### Describe Existing Facility:

The existing FM 2931 is a rural 2-lane undivided roadway with 10-foot wide travel lanes and no shoulders. There is a center-left turn lane at the intersection with US 380, and right- and left-turn lanes at Cape Cod Boulevard.

Existing drainage is provided by vegetated ditches. Several culverts carry existing cross drainage from northwest to southeast along the corridor.

The existing ROW width is approximately 100 feet.

#### Describe Proposed Facility:

The project is proposing to widen FM 2931 to a 6-lane urban roadway section with a raised median and left-turn lanes in various locations. The proposed roadway would include three, 11 or 12-foot wide (depending on the section) travel lanes in each direction with no shoulders, a raised median, and a 10-foot wide shared use path on each side of the roadway.

The drainage would be closed storm-sewer with curb and gutter.

The typical proposed right-of way would be approximately 130 feet wide, with the minimum and maximum ROW width ranging from 126 feet to 244 feet, respectively. A total of approximately 45.9 acres of new ROW and 2.1 acres of permanent easement would be required.



Would the project add capacity?

☐ Transportation Planning

Is the project within an MPO's boundaries?

Does the project meet the definition for a grouped category for planning and programming purposes?

The project is located in  area.

This status applies to:

☐ CO - Carbon Monoxide

☒ O3 - Ozone

☐ NO2 - Nitrogen Dioxide

☐ PM10 - Particulate

☐ PM2.5 - Particulate

☐ Environmental Clearance Information

Environmental Clearance Date:

Environmental LOA Date:

Closed Date:

Archived Date:

Approved Environmental Classification:

☐ Project Contacts

Created By:

Date Created:

Project Sponsor: ☒ TXDOT (Or) ☐ Local Government

Sponsor Point Of Contact:

Delegate Point Of Contact:

Other Point of Contact(s):

Last  
Updated By: Sandra Williams

Last Updated Date: 02/24/2022 01:33:48