

Tyler County Commissioners
Suggested Route for the
Woodville-Colmesneil Relief Route

Infrastructure Projects Affecting Tyler County 10 Year View

- HY69 Expansion - TxDOT Western Route requires 1600+ acres removed from tax roll
TxDOT Eastern Route destroys 46 homes and 5 businesses, loss of \$\$\$
27 miles of Relief Route around every city along existing HY69
- I14 (replaces HY190 in east Texas) - will request an interstate RoW and 1200+ acres
- I287 (replaces HY287) - will request a 400' RoW and require 1500+ acres
- 500KV Transmission Line with Redunancy will demand 1000+ acres of 300' easement
- Water Well and 30" Pipeline from Tyler Co to Montgomery Co coming next

Quantifying Impact on Tyler County Property Tax

Tax Payer Segment	Acres	<u>Before</u>		<u>After 4 Big Projects</u>		<u>Estimated Impact</u>
			\$Value	Acres	\$Value	
State Owned Land	large	*	\$24m	+6000	\$122m	\$98m 15% reduction

* roads, roadside parks, etc

Impact of Big Projects 12% reduction in Property Tax Reciepts in Year 1
 \$7m impact over the 30 year life of the projects

40% of Property Tax Base is Over 65

Estimate 23% Increase in Property Tax for the Under 65 (and increasing property taxes for everyone over time due to acreage coing off the tax rolls - affect due to inflation are not included and would increase this estimate)

Tyler County HY69 Options Existing and Under Discussion

		<u>Total of Project</u>	<u>Existing Owned</u>	<u>Must Purchase</u>
TxDOT Westerly Route (+400ft RoW)	27 miles	1620 acres	50 acres	1570 acres
TxDOT Easterly Route (+400ft RoW)	25 miles	1270 acres	287 acres	980 acres
Tyler Co - Comm Route (240ft RoW consistent with all area 4-lane highways)	25 miles	725 acres	370 acres	356 acres

Tyler County Impact - HY69 Expansion

<u>Route Details on Evaluation</u>	<u>Homes</u>	<u>Business</u>	<u>Acreage</u>	<u>Notes</u>
TxDOT Proposed East Route	60 + 46 *	7	1200+	400' RoW
TxDOT Proposed West Route	15	0	1600+	400' RoW
Note * - 60 residential displacements + 46 other structure displacements				
Tyler Co - Commissioners Route (being developed for approval)	12	0	350 - 360	240' RoW
Impact - Warren area	2	homes + 1 unlivable mobile (can be moved)		
Impact - Hillister area	6	homes + 2 RV move		
Impact - Woodville area	4	1 of 4 can be moved only 2 being lived in now		
Impact - Doucette area	0	route comes off railroad RoW to miss homes		
Impact - Colmesneil area	0	route comes off railroad RoW to connect up N		
Impact - RR255 N to Neches River	0	route follows existing HY69 with expansion		

Tyler County - TxDOT proposed 27 mile relief route

What Happens to our County?

- **Business in Tyler County suffers - and suffers greatly with a slow agonizing decline/death**
- **When Relief route opens - 70% to 90% of all HY69 through traffic moves to the relief route.**
 - Impact - 7 of 10 service stations along prior HY69 will likely close (job loss estimate - 30)
 - Impact - Walmart, Tractor Supply and national chains (Sonic, etc) move to the relief route or close. Local business owners decline in sales (job loss estimate - 20 to 200+ if WalMart chooses to not rebuild)
 - Impact - Local restaurant owners see loss of through traffic sales. (job loss - 20 to 50 jobs)
 - Impact - Local schools lose students to loss of jobs in area (50 - 300 fewer students and 20 teachers lost)
 - Impact - CourtHouse square and surrounding area becomes even more of a government center only.
- **The DEVASTATING CONSEQUENCES of the 27 mile Relief Route**
 - Woodville Sales Tax Loss could be \$0.75M to \$1.5M annually requiring reduction in services
 - Tyler County Hospital could be impacted due to property tax revenue shortfall or increase tax
 - Colmesneil, Doucette, Hillister and Warren all but 'dry up' and disappear
 - Tyler County schools would each see a decline in enrollment with the loss in business jobs
 - No guarantee of increased development along the Relief Route 6 miles west or 1 mile east

Tyler County - Commissioners Recommendation

TxDOT constructs the 'Blue Route' as outlined by the Tyler County Commissioners

Tyler County Commissioners recommend and approve 'entry / exit points' for new HY69

TxDOT minimizes the local impact to homes, business and churches along railroad RoW

TxDOT assists 'cities' in Tyler County with 'signage' on HY69 to encourage through traffic commerce with 'well thought out' entry and exit points for all cities

Tyler County Commissioners and TxDOT sign-off on final 'Blue Route' plans

This establishes a 'working plan' for HY69, I14, I287 and all future infrastructure plans.

Very large support from Tyler County citizens, businesses, cities, schools, etc.

Neighboring County TxDOT- RoW Measured

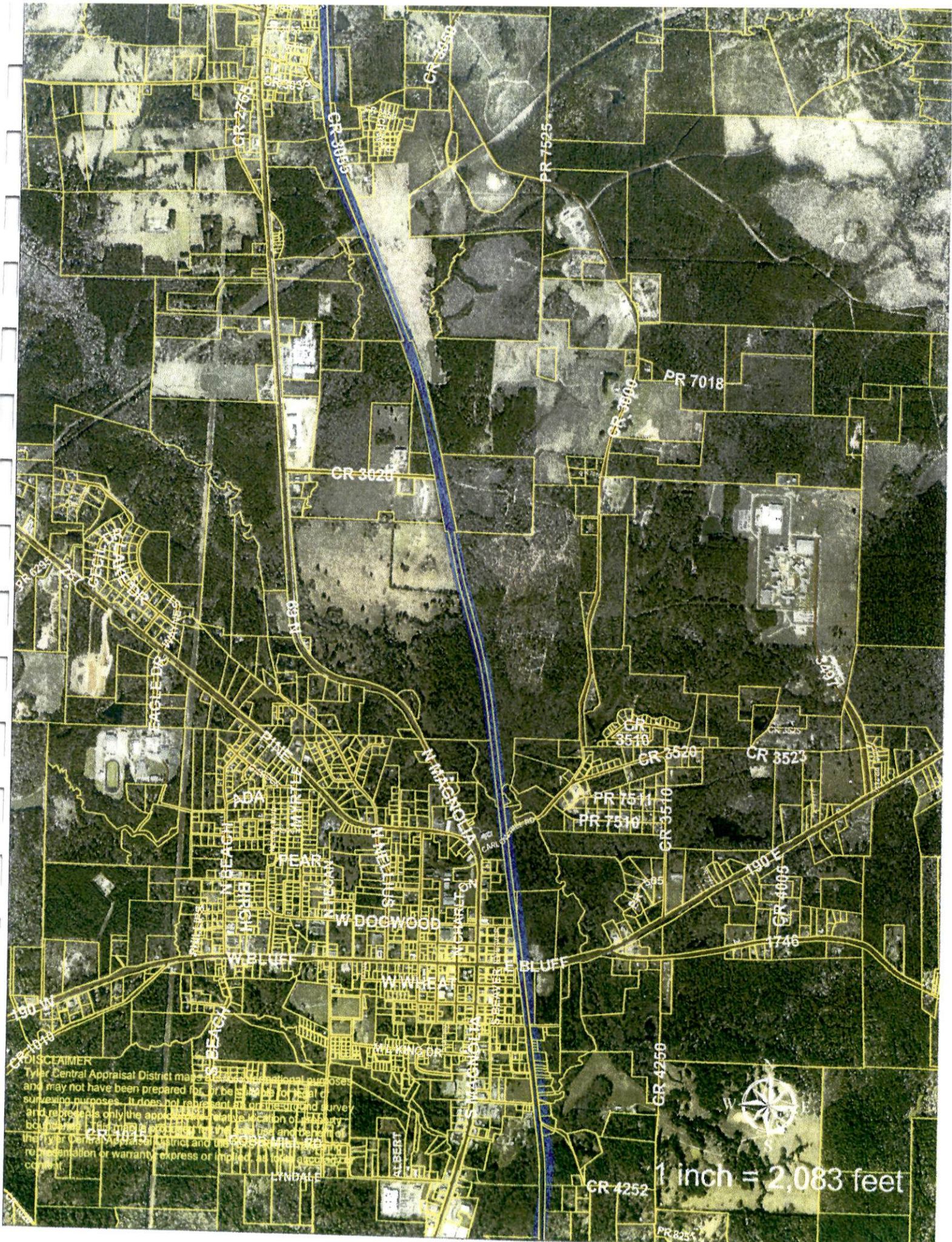
Polk County - 7 miles N of Livingston	220'	4 lane divided highway
Polk County - 4 miles N of Livingston	210'	4 lane divided highway
Polk County - 2 miles E of Livingston	190'	4 lane divided highway
Angelina Co - 1 miles S of Zavalla	240'	4 lane divided highway
Angelina Co - 2 miles S of Zavalla	240'	4 lane divided highway
Angelina Co - 3 miles S of Zavalla	240'	4 lane divided highway
Jasper County - 1 mile W of Jasper	150'	4 lane divided highway
Jasper County - 11 miles S of Jasper (HY96)	240'	4 lane divided highway
Hardin County - 2.5 miles S of Village Cr	250'	4 lane divided highway
Cherokee Co - 2 miles S of Wells	240'	4 lane divided highway

DISCLAIMER

Tyler Central Appraisal District maps are for informational purposes and may not have been prepared for, or be suitable for legal or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This map is produced for the sole use and benefit of the Tyler Central Appraisal District and the "DISTRICT" makes no representation or warranty, express or implied, as to its accuracy or content.



1 inch = 12,799 feet



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1 inch = 2,083 feet

1 Mile South of Zavalla 240 feet ROW

Legend

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 240.32 Feet

Ground Length: 240.32

Heading: 93.48 degrees

Mouse Navigation

Save Clear

Google Earth

© 2024 Airbus

300 ft



1 Mile West of Jasper 150 feet ROW

Legend

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 150.28 Feet

Ground Length: 150.28

Heading: 347.47 degrees

Mouse Navigation

Save Clear

Google Earth

Image © 2024 Airbus



200 ft

2 Miles East of Livingston 190 feet ROW

Legend

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length:	190.89	Feet
Ground Length:	190.89	
Heading:	352.38	degrees

Mouse Navigation

Save Clear

Google Earth

200 ft



2 Miles South of Zavalla 240 feet ROW

Legend

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 240.33 Feet

Ground Length: 240.33

Heading: 95.85 degrees

Mouse Navigation

Save Clear

Google Earth

Image © 2024 Airbus

300 ft



2 Miles SE of Wells 240 feet ROW

Legend

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 240.21 Feet

Ground Length: 240.21

Heading: 28.49 degrees

Mouse Navigation Save Clear

Google Earth

Image © 2024 Airbus

200 ft



2 Miles SE of Wells, 240 feet ROW

Legend

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground:

Map Length:	240.21	Feet
Ground Length:	240.21	
Heading:	28.49	degrees

Mouse Navigation

Google Earth

Image © 2024 Airbus

200 ft

2.5 Miles South of Village Creek 250 feet ROW

Legend

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length:	250.81	Feet
Ground Length:	250.81	
Heading:	76.30	degrees

Mouse Navigation

Google Earth



300 ft



3 Miles South of Zavalla 240 feet ROW

Legend

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 237.87 Feet

Ground Length: 237.67

Heading: 95.32 degrees

Mouse Navigation

Save Clear

Google Earth

Image © 2024 Airbus

200 ft



4 Miles North of Livingston 210 feet ROW

Legend

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length:	210.51	Feet
Ground Length:	210.51	
Heading:	124.99	degrees

Mouse Navigation

Save Clear

Google Earth

200 ft



7 Miles North of Livingston 220 feet ROW

Legend

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length:	218.86	Feet
Ground Length:	218.86	
Heading:	296.15	degrees

Mouse Navigation Save Clear

Google Earth

200 ft



11 Miles South of Jasper 240 feet ROW

Legend

11 miles south of jasper 240 ft

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 240.76 Feet

Ground Length: 240.76

Heading: 64.02 degrees

Mouse Navigation

Save Gear

Google Earth

Image © 2024 Airbus



100 ft

Minute Maid Park Eastex Fwy 240 feet ROW

Legend

Minute Maid Park

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 239.69 Feet

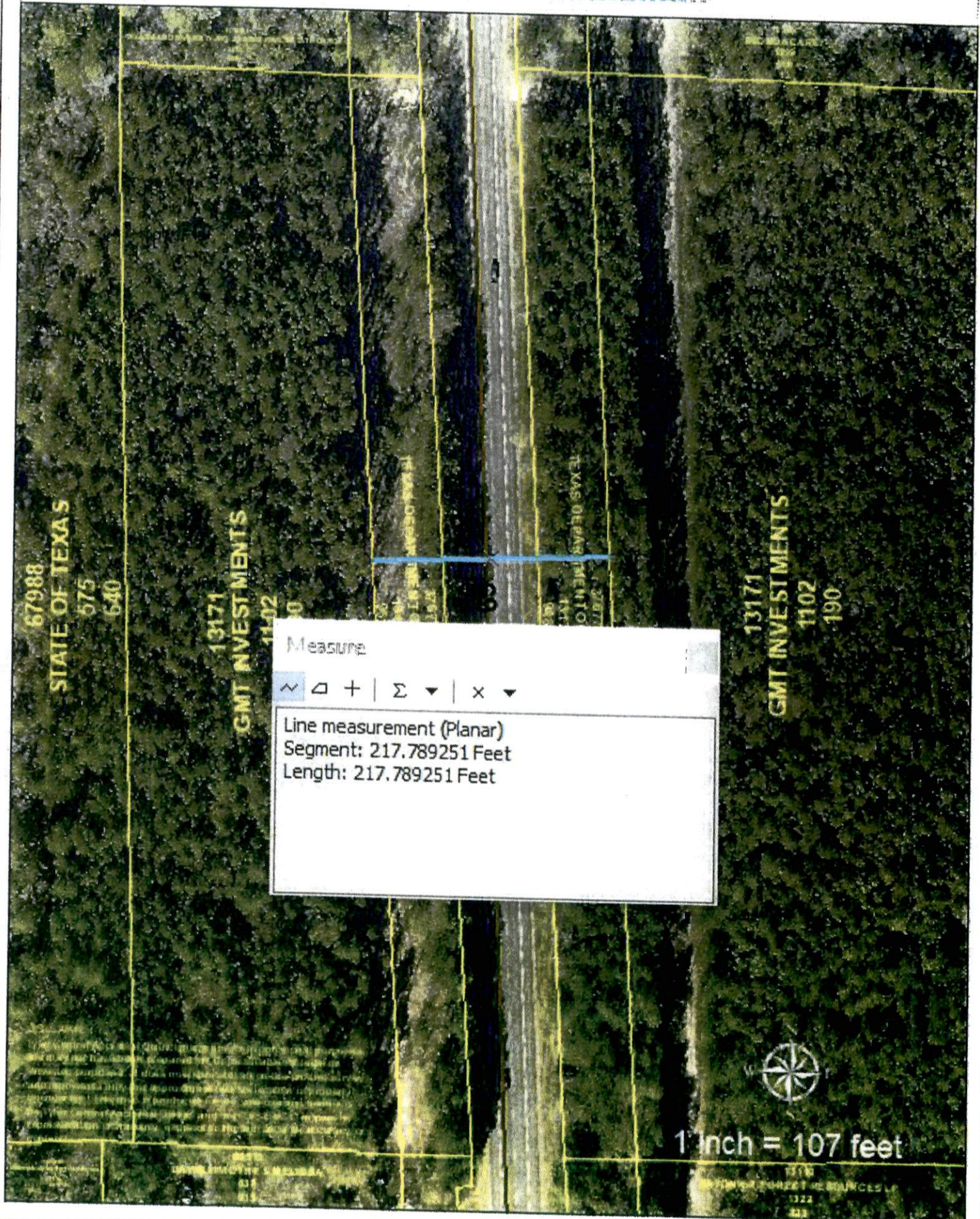
Ground Length: 239.69

Heading: 121.95 degrees

Mouse Navigation

Save Clear

Sample South of Warren
2.5 miles North of County Line.



67988
STATE OF TEXAS
575
640

13171
GMT INVESTMENTS
1102
190

13171
GMT INVESTMENTS
1102
190

Measure

~ □ + | Σ ▼ | x ▼

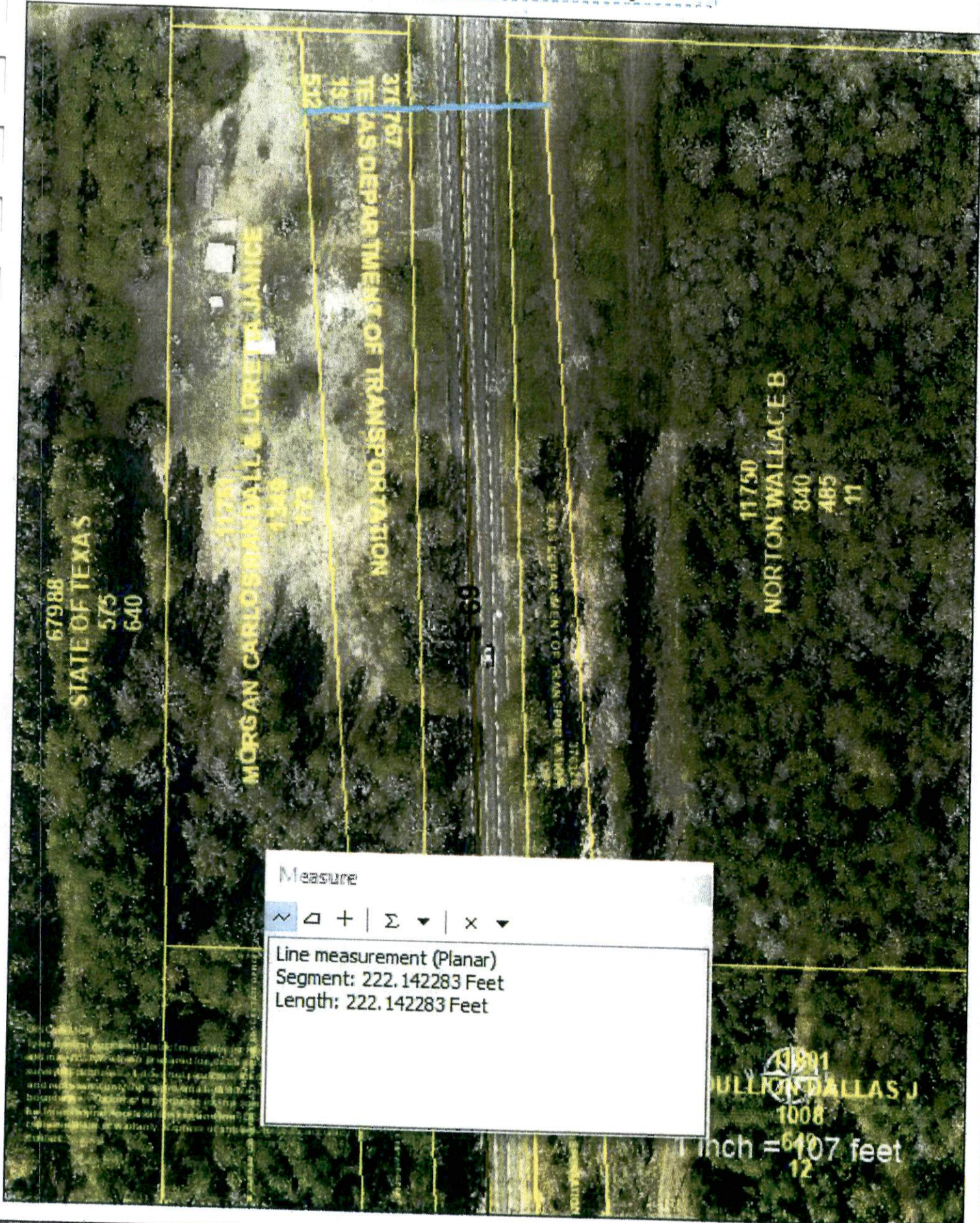
Line measurement (Planar)
Segment: 217.789251 Feet
Length: 217.789251 Feet



1 inch = 107 feet

1318
GMT INVESTMENTS
1322
190

Sample South of Warren
3.5 miles North of County Line



Measure

~ □ + | Σ ▼ | × ▼

Line measurement (Planar)
Segment: 222.142283 Feet
Length: 222.142283 Feet

1 inch = 6407 feet
12

Sample South of Warren
4 miles North of County Line



1 inch = 107 feet

Texas Relief Route Examples / Impact (slides 2 through 5)

Data Source

<https://library.ctr.utexas.edu/ctr-publications/1843-3.pdf>

Bowie Texas website

Google search engine

Bowie Texas Relief Route - 1978 Project

- 4 mile HY 287 relief route that is 0.75 miles from the prior city center with 4 access points to the city of Bowie Texas (only Bowie bypassed)
- Within the City Limits now; not at the time of conception
- Area - Decatur is 25 miles to the south, Denton is 55 miles to the southeast, and Ft Worth is 70 miles away along I-287
- Census - 1970 5000 residents, 1990 5000 residents, 2010 5200 residents, and 2020 5500 residents living in 1900 homes
- Bowie is becoming a bedroom community of Ft. Worth
- Sales Tax - 6.25% (state level) + 2.00% Bowie City sales tax add
- Property Tax - \$0.5430 increasing 10% from 2015 to 2023
- Property Tax Revenue - \$3.7M and Sales Tax Revenue \$1.2M in 2023

Bowie Texas Relief Route - early challenges

- Failed to pass early city vote and was rejected
- TxDOT threatened to move the relief route out 7 miles and bypass Bowie completely and without any consideration to city residents
- Prior city executive intervened and bypass was approved on 2nd vote
- Merchants were significantly against and citizens slightly for the bypass. Pass on a very close vote and with great animosity among the city.
- Relief route was designed to be 4 miles in length, 0.75 miles from the prior city center with 4 access points along the relief route.
- The city did not have city services or city limits covering the relief route.

Bowie Texas Relief Route - what happened

- Some say marginally successful and others say not so good
- Ft Worth and Denton are booming so Bowie gets some bedroom growth. With a 10% population growth over 45 years or 0.2% per year with most growth occurring within the past 10 years
- WalMart moved to the relief route. Relief route arrivals - Americas Best & Best Western along with Exxon.
- Business along the prior (now business 287) changed or closed as service station business almost disappeared with vacant service stations now as plant stores, mom/pop restaurant, misc use or vacant.
- Business in downtown did not thrive. Niche downtown with artsy crafts, attempt at tourist attraction, and marginal success. Bedroom growth slow
- Estimate is 1/3 of prior through business traffic / service station major fail

Livingston TX Relief Route - 1981 Completion

- 3 mile relief route approx 1 mile west from prior HY59, complete in 1981
- Downtown is now basically courthouse and related gov business only
- NO development on prior HY59
- 9 service stations and most hotels went out of business
- Relief Route prospered as City successfully moved west and annexed
- Traffic patterns

	1978	1981	1996
• Prior Hy59	14,420	4,700	3,500
• Relief Route		8,300	16,500
• % Decline on Prior Hy59		69%	76%
- Devastating for the prior Hy59 business owners

TYLER COUNTY COMMISSIONERS COURT

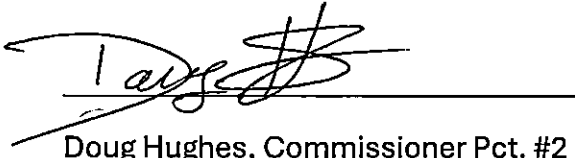
Signed this 28th day of June, 2024.



Milton Powers, County Judge



Joe Blacksher, Commissioner Pct. #1



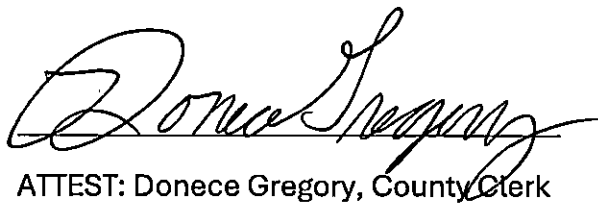
Doug Hughes, Commissioner Pct. #2



Mike Marshall, Commissioner Pct. #3



Buck Hudson, Commissioner Pct. #4



ATTEST: Donece Gregory, County Clerk

