

Proposed Improvements: The initial proposed project for Segment 3a is the construction of the two-lane eastbound access road and the right-of-way acquisition for the ultimate facility, including interchanges, from the South Dallas Parkway to east of SH 289. The access road to be construction would operate as a non-tolled, two-way roadway until the westbound access road and/or the mainlanes are built.

Need and Purpose: The need for a new roadway from the South Dallas Parkway to east of SH 289 is to help address regional population and employment growth, support economic opportunities, and improve connectivity. Additionally, the Collin County Outer Loop is an essential element of the *Collin County Thoroughfare Plan, 2014 Update*. The purpose of the project is to:

- Help establish a transportation corridor to manage travel demand from rapid population and employment growth and development
- Increase the economic development opportunities in northern Collin County
- Provide roadway capacity, mobility, and accessibility for developing areas by providing more direct links to existing major radial highways
- Provide the basic transportation infrastructure necessary to allow for expansion that accommodates varied travel demands or modes as warranted

Environmental Documentation: A local environmental document was prepared for the project. The document mirrors the analysis required under the National Environmental Policy Act.

Notices: Notice for the public meeting was advertised on the Collin County website in Public Notices and General Announcements on October 7, 2015 (http://public1.co.collin.tx.us/public_notices/Lists/General%20Announcements/DispForm.aspx?ID=303&Source=http%3A%2F%2Fpublic1.co.collin.tx.us%2Fpublic_notices%2FLists%2FGeneral%2520Announcements%2FAllItems.aspx). Additionally, letters were sent to property owners and interested persons on the project mailing list. A copy of the notice is in Appendix A.

Public Meeting Date and Location: The public hearing was held Tuesday, October 27, 2015, at the Collin County Administration Building 4th Floor Commissioners Court Room located at 2300 Bloomdale Road, Suite 4192, McKinney, Texas, 75071.

Attendance: Fourteen interested persons attended. Two Collin County staff, two North Central Texas Council of Governments (NCTCOG) staff, and two members from the consultant team also attended. The sign-in sheet is included in Appendix B.

Exhibits and Handouts: An exhibit showing the route, preliminary design, right-of-way, and construction limits was displayed at the public meeting. The environmental document was available for review with an environmental constraints map.

Summary of Public Comments: No written comments were received at the public meeting. During the 10-day comment following the public meeting, four written comment were received (see Appendix C). The following summarizes the comments received and responses. Official written responses to two property owners for comments #2, #3, and #4 from Collin County are attached in Appendix C.

Commenter	Comment	Comment Received	Response Number
David Bradford 8903 Devonshire Dallas, TX	Send future correspondence to myself since I am the current president of the partnership for the property.	Written	1
Madeline Stone PO Box 1172 Van Alstyne, TX	Send future correspondence to myself since I am assuming responsibility for business affairs.	Written	1
Jason & Martha King 13730 W. 116 th Olathe, KS	We are opposed to the new alignment shift and request the alignment be moved to its previous alignment, split along CR 51.	Written	2
	Concern that the schematic doesn't address the planned north/south thoroughfare on the eastern side of our property that is on the city's current thoroughfare plan. The schematic should account for a future grade separation for this thoroughfare.	Written	3
Central Frisco LTD. 16400 Dallas Parkway #100 Dallas, TX	We are opposed to the new alignment shift and request the alignment be moved to its previous alignment, split along CR 51. We believe the alignment change was not properly vetted through the public and the ATMOS gas line constraint should have been already known and identified.	Written	2
	The proposed right-of-way acquisition along SH 289 for the future interchange would eliminate the median opening access along SH 289. We paid TxDOT for the turn lane and median cuts and would like reimbursement. Additionally, we request driveway cuts onto the northbound access ramp to northbound SH 289.	Written	4

Comment 1: Send future correspondence to the new point of contact.

Response 1: Thank you for your comment. All future correspondence will be sent to the new provided point of contact.

Comment 2: We are opposed to the new alignment and prefer the previous alignment split along CR 51. The ATMOS gas line should have been previously identified and the current alignment change has not correctly vetted through the public or constraints process.

Response 2: The original Technically Approved Alignment was based on high-level constraints and did not include detailed ground survey or subsurface exploration. Upon conducting the detail survey and ground work for this proposed project, it was determined that centering the alignment on CR 51 would result in the following major impacts:

- Substantial impacts to cross drainage
- Significant impacts to the TXI facility and adjacent BNSF railroad spur
- Significant impacts to the recent reconstruction of SH 289
- Major drainage channel re-grading at Carter Ranch development
- Costly ATMOS relocation from recent ATMOS facility improvements along their easement

These potential impacts along with other minor impacts resulted in the alignment shift to provide an alternative that would cause the least overall project impacts. The proposed project was redesigned to accommodate the new alignment and is being presented to the public at this public meeting for comments and suggestions. Additionally, a Meeting with Adjacent Property Owners (MAPO) occurred in August and September to detail this alignment to the adjacent property owners before being shown to the public.

Comment 3: Concerned the schematic does not address the future proposed north/south thoroughfare.

Response 3: Collin County is currently in the process of starting the detailed planning and design of the Collin County Outer Loop from the Denton County Line to FM 2478. Collin County is aware of the current planned north/south thoroughfare and this next planning effort will further coordinate these connections with the proposed Collin County Outer Loop.

Comment 4: We request compensation for the removal of median cuts and left turn lanes to SH 289. Additionally we request driveway access to the northbound frontage road to northbound SH 289.

Response 4: The proposed right-of-way and ultimate interchange configuration at the Collin County Outer Loop and SH 298 is based on a conceptual design to accommodate future traffic and may be modified when studied further through the environmental process. The current design was coordinated with TxDOT and any prior commitments or current median openings and turn lanes will be evaluated as potential damages during the appraisal process.

Recommendation: All comments have been adequately addressed. The current design of the project meets the need and purpose, as stated in the environmental document, while avoiding, minimizing, and mitigating potentially adverse impacts. No substantial changes to the environmental document are deemed necessary and the project is recommended for approval.

Appendix A

Public Notice

The Collin County Toll Road Authority (CCTRA) will conduct an Open House Public Meeting on Tuesday, October 27, 2015 at **6:30 PM at The Collin County Administration Building 4th Floor Commissioners Court Room, 2300 Bloomdale Road, Suite 4192, McKinney, TX 75071**. The purpose of the Open House is to present the Schematic for a two-lane service road from the DNT to just east of SH 289, Concept Plans for the Ultimate interchanges at the DNT and SH 289 and the Local Environmental Document. Attendees of the Open House will be provided the opportunity to view project exhibits and ask individual questions of CCTRA staff and the project team. No formal presentation will be made. Exhibits will also be available for viewing on the County's web site at:

<http://www.collincountytx.gov/mobility/Pages/outerloop.aspx>

All interested citizens are invited to attend the Open House to learn updates about the project and express their views. Those citizens interested in attending who have special communication or accommodation needs are encouraged to contact Teresa Nelson in the Collin County Engineering Department at 972-548-3727 at least 72 hours prior to the meeting time. The County will make every reasonable effort to accommodate those needs. The Open House will be conducted in English.

Comment forms will be available for citizens to enter comments for the official project record. Written comments can also be submitted to:

Tracy Homfeld, P.E.
Assistant Director of Engineering
4690 Community Ave., Suite 200
McKinney, Texas 75071

Comments may be submitted for a period of 10 days after the Open House and must be postmarked by November 6, 2015 to be included as part of the official project record. For additional information please contact Tracy Homfeld, P.E., at 972-548-3733, or email thomfeld@co.collin.tx.us

Appendix B

Public Meeting Sign-In Sheet

OPEN HOUSE PUBLIC MEETING: PUBLIC SIGN-IN SHEET

Project: Collin County Outer Loop Segment 3a frontage road,
DNT@OL and SH289 @ OL Concept Plans

Meeting Date: October 27, 2015
6:30-8:00

Facilitator: Collin County Engineering Department / CH2MHill

Place/Room: The Collin County Administration Building 4th
Floor Commissioners Court Room, 2300
Bloomdale Road, Suite 4192, McKinney, TX
75071

Name	Address	Company / Parcel Owner Representing	Phone	E-Mail
SANDY WESCH	616 SIX FLAGS Arlington TX	NCTCOG		
TRACY HOMFELD	4690 COMMUNITY AVE McKinney TX	CC		
NICK ATAIE	12750 MERIT DR. #1100 DALLAS, TX 75251	CH2M	972-663-2338	NICK.ATAIE@CH2M.COM
Seth Swearingen	12750 Merit Dr. #1100 Dallas, TX 75251	CH2M	972-663-2247	seth.swearingen@ch2m.com
JEFF DURHAM	4690 COMMUNITY AVE #200 MCKINNEY 75071	CC	972 5483723	jdurham@co.collin.tx.us
Herb + Melba Parker	2488 CR 342 MCKINNEY TX 75071	CC	972 837-4436	herbparker1969@gmail.com
Greg Chen	3313 Dartmouth Dr. Plano TX 75075	Art Anderson Winstedt Law firm	469-233-6168	Gregchen888@hotmail.com
Jeremy Stearnsen	5953 Bulks Pky Ste 200A Plano, TX 75093	Alex Group	614-696-8100	jstearnsen@alexgroup.com
Kevin Wier	765 Custer Rd. Suite 100 Plano TX 75075	Luas 209	972-2457127	Kevin.wier@sparsengmengineering.com
ADI TORKIYA	8920 SANTA FE 616 Six Flags Dr. Arlington, TX 76011	OWNER	972 742 3939	EGEG1999@gmail.com
Nathan Drozd	5750 Genesis Ct #200 Frisco, TX	NCTCOG		
Frank Abbot	12400 Preston Suite 100	Kimley-Horn/King Frost	972-3353528	frank.abbot@kimley-horn.com
Matthew Garcia	FRISCO TX 75093	REX Real Estate	972 250 1263	Matthew@RexRealEstate.com

Appendix C

Written Comments and Official Responses

David T. Bradford
Walton Bradford Family Partnership, LP
1207 West 12th St.
Austin, TX 78703
Tel.: 512-663-4400

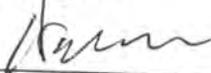
Tracy Homfeld, P.E.
Collin County Engineering Dept.
4690 Community Ave., Suite 200
McKinney, TX 75071

October 21, 2015

Dear Tracy Homfeld:

I recently received correspondence from the Engineering Dept. about the upcoming meeting on October 27th. It was sent to the wrong person (Mrs. Tommie Bradford Walton) and to an outdated address (8903 Devonshire Dr., Dallas TX 75209). I am enclosing the envelope in which the correspondence was sent. Mrs. Walton, my mother, is deceased. I am the President of the Partnership. For future communications, please use my name and the address above. I also prefer not to receive certified mail requiring a signature, although I recognize that the County may require this.

Thank you.


David T. Bradford

Encl.



Engineering
4690 Community Avenue
Suite 200
McKinney, Texas 75071



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10/09/2015

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WALTON BRADFORD FAMILY PARTNERSHIP LP
C/O TOMMIE BRADFORD WALTON
8903 DEVONSHIRE
DALLAS, TX 75209

750 NFE 1 61510010/09/15
NOTIFY SENDER OF NEW ADDRESS
WALTON
1207 W 12TH ST
AUSTIN TX 78703-4136

SC: 78703413607 *4102-00194-09-41

78703@4136



David T. Bradford
1207 West 12th St.
Austin, TX 75703



AUSTIN TX 787
RIO GRANDE DISTRICT
22 OCT 2015 PM 3:1



Tracy Houtfeld
Collin County Engineering Dept
4690 Community Ave., Ste. 200
McKinney, TX 75071

75071254190



Due to Mrs Stone's declining health,
I am assuming the responsibility of
helping her with her business
affairs. I am her niece & power of
attorney. In the future, please
send correspondence to:

Mary L. Bell
903-476-5582

Madeline Stone
Po Box 1172
Van Alstyne Tx
75495

Madeline Stone

Po Box 1172

Van Alstyne Tx 75495

✓ CHANGE OF ADDRESS

NORTH TEXAS TX PSDC
DALLAS TX 750
15 OCT 2015 PM 6 L



Engineering
4690 Community Avenue
Suite 200
McKinney, Texas 75071





Engineering
4690 Community Avenue
Suite 200
McKinney, Texas 75071

CERTIFIED MAIL™



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HUBERT WAYNE STONE
PO BOX 398
CELINA, TX 75009

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(Segment 3a – Preston Rd to DNT)

As a follow up to Collin County's public meeting held October 27th, 2015 on the proposed Outer Loop), please accept the following responses made on behalf of Martha Ann King (landowner):

We are opposed to having the entire ROW taken off our property in lieu of it being centered on the existing C.R. 51 as depicted on the County's approved and publicly noticed preferred alignment. Taking the entire ROW off of one landowner is unfair and unreasonable. It is our understanding the shift of the alignment is due to an existing Atmos Gas line and metering station that was not identified on the County's route analysis. If it is truly such a major constraint that justifies the need to shift the alignment as proposed, it should have been considered and publicly noticed as part of the County's route alternative analysis. If we had known that such a constraint did exist, we would have opposed the current alignment and suggested shifting the alignment to a more northerly option. It is also our understanding other landowners in this immediate corridor have similar concerns. Given the detrimental impact to the landowners such as ourselves, we would recommend the County work with the City and the affected landowners to see if a more equitable and reasonable alignment be developed, even if it means stepping back and going through another public hearing with notice to all of the affected landowners in this immediate corridor.

We also have concerns that the proposed schematic does not recognize a planned north/south thoroughfare on the eastern side of our property as shown on the City's current thoroughfare plan. We believe the schematic should account for a future grade separation for this planned thoroughfare. We would like to see how the ultimate schematic will address this thoroughfare since it will provide valuable access to not only our property but the surrounding properties as well.

We respectfully request the County work with our representatives, adjacent landowners and the City to establish the locations of the future entrance and exit ramps for the proposed future outer loop. We would like this done on the front end so we can establish how the property will achieve access and lead to enhanced economic value to the City and County. Without setting these locations, we cannot properly plan how development will occur on the remaining parcels.

Upon review, please advise us of any questions and/or comments. We look forward to your responses and the opportunity to being part of the efforts to develop a much needed Regional Roadway facility.

King
13730 West 116th Terr.
Olathe KS 66062

KANSAS CITY MO
65109-2005-1



Collin County Engineering Dept.
4690 Community Ave.)
Suite 200

McKinney TX 75071
75071254190


CENTRAL FRISCO LTD.

November 5, 2015

Collin County Engineering Department
4690 Community Avenue, Suite 200
McKinney, Texas 75071

Re: Public Meeting
Collin County Outer Loop
October 27, 2015 – 6:30 pm

Gentlemen:

Attached please find our Outer Loop Comment Form and Supplemental Form indicating our objection regarding Segment 3a of the Collin County Outer Loop Project.

If you need anything further or if you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Robin D. McGuire
VP Land and General Counsel

RDM:cd
Enclosures

Supplement to Outer Loop Comment Form

1. Eland Energy, Inc. and Central Frisco LP (collectively, "Respondent") object to the latest adopted alignment for Segment 3a of the Collin County Outer Loop for the following reasons:

Respondent submits that proper procedures were not followed in the selection by the County of the alignment for Segment 3a which was revealed as the technically preferred route at the meeting held October 27th, 2015 (the "October 2015 Alignment"). If proper procedures had been followed, Respondent would have received notice of the consideration being given to the October 2015 Alignment by the County and would have had an opportunity to comment on the deficiencies of said alignment.

At the October 27th meeting, it was suggested that the shift by the County to the October 2015 Alignment was due to the location of an existing Atmos Gas Line and metering station. Clearly, such a major constraint should have been previously identified and accounted for as part of the alternative alignments to be considered.

This latest change to the alignment for Segment 3a was not a minor change to the noticed alignments. It was a significant deviation which has a major detrimental impact to Respondent's property. It unfairly bisects Respondent's property from the southwest corner to the northeast corner and creates unusable tracts due to the angles created by said alignment.

If proper notice had been given, Respondent would have objected to the alignment and asked that it be centered on its north property line (along the originally proposed orange route) or that the purple or the originally proposed brown alignments (each of which followed the centerline of CR 88) be adopted instead.

The October 2015 Alignment is not consistent with the published preferred alignment which depicts the right of way for Segment 3a being split evenly along CR 88 so that takings will come from landowners on each side of the road. Taking the entire right of way from one landowner is unfair and unreasonable. This is especially egregious in light of the fact that the City had the landowner to the south reserve a strip for future right of way acquisition along CR 88 and the City supported an alignment which followed the centerline of CR 88. In fact, the overriding reason for choosing the purple and the originally noticed brown alignments was their use of the centerline of CR 88. This issue affects Respondent and all the other landowners between Preston and the Dallas North Tollway.

In consideration of the above, the County should re-notice and consider comments to the various alternative alignments. We understand this reconsideration of alignments would be similar to the action the County undertook to the east (which led to the consideration of the purple alignment and ultimately to the previous last minute unnoticed change that affected Respondent's property). Let the property owners in the area, as well as the City, have a say in the matter with another formal public hearing since

the October 2015 Alignment adversely affects so many of them. Respondent believes most the landowners involved would be in favor of the orange route rather than the October 2015 Alignment. A more northerly alignment along our (and our neighbors to the west of Preston) north property line will make much more since given how the Outer Loop will extend west of the Dallas North Tollway in the future. Clearly, the County and City should work together, along with the landowners, to establish the future alignment of the Outer Loop.

2. In addition to the foregoing reasons for the County re-noticing the alternative alignments, Respondent submits that the County should consider the following in connection with the taking and design of the ROW for the Outer Loop:

The right of way take along Preston eliminates Respondent's property's median opening access along Preston. Respondent has paid TXDOT to have this median opening and turn lane installed and will expect reimbursement for this cost and loss of direct access. Respondent requests formal confirmation that we will be allowed driveway cuts onto the northbound access ramp from the proposed frontage roads to northbound Preston. We will also want to know where these driveway cuts will be allowed.

We respectfully request the County work with the landowners and City to establish the locations of the future entrance and exit ramps for the proposed future outer loop. We would like this done on the front end so we can establish how the property will achieve access and lead to enhanced economic value to the City and County. Without these locations, we cannot properly plan how development will occur on the remaining parcels.

Central Frisco, Ltd.
16400 Dallas Parkway, Suite 100
Dallas, Texas 75248

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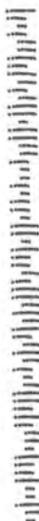
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Collin County Engineering Department
4690 Community Avenue, Suite 200
McKinney, Texas 75071

75071254190





COLLIN COUNTY

Engineering Department
4690 Community Avenue
Suite 200
McKinney, Texas 75071
972-548-3727

Certified Mail

7006 2760 0001 3462 6277

November 24, 2015

Martha King
c/o Jason King
13730 West 116th Terrace
Olathe, KS 66062

Subject: Collin County Outer Loop Segment 3a Public Meeting Response

Dear Mr. King:

Thank you for your written comments for the Collin County Outer Loop Segment 3a project based on the public meeting held October 27, 2015. This letter shall serve as a formal response to comments provided (copy attached to this letter).

The *Technically Approved Alignment* (2012) was based on high-level constraints mapping and did not include any detailed ground survey, subsurface utility exploration, or other detailed ground data. This approved alignment was only to be used as a starting point for future detailed engineering design. Upon beginning detailed schematic design for the Segment 3a Eastbound Frontage Road (EBFR) and assessing detailed ground and utility survey, it was determined that centering the corridor along the property lines would have resulted in (1) substantial impacts to project cross drainage, (2) significant property impacts to the existing TXI facility including the adjacent BNSF railroad spur track, (3) significant impacts to recent reconstruction of Preston Road (SH 289) including the signal at CR 53/CR88, (4) major drainage channel re-grading at Carter Ranch development south of CR 88, and (5) costly Atmos relocation due to unforeseen recent Atmos gas facility improvement along their existing easement. Each of these design constraints were evaluated and ultimately it was determined that shifting the alignment to the north provided more feasible design and construction. The cost and impact of the Atmos relocation alone was significant enough to warrant the adjustment of the Outer Loop alignment to avoid these facilities. Avoiding impacts to the existing Atmos gas metering station (CR 53 at BNSF) and high pressure lines required shifting the entire Outer Loop corridor north of these facilities. Design requirements for the future high-speed mainlanes significantly limit the ability to transition the alignment quickly in short distances. In addition, the planned interchange at Preston Road further reduces the available distance to tie the alignment back to the *Technically Approved Alignment* (2012). For this reason, as well as others mentioned, the alignment has been designed as shown. This new alignment was presented to you on September 3, 2015, at a meeting of affected property owners and then again at the October 27, 2015, public meeting.

We are currently in the process of starting full detailed planning design of the Outer Loop from the Denton County Line to FM 2478. We are aware of currently planned north/south thoroughfares and this next planning effort will further coordinate these connections to the Outer Loop and also determine proposed ramping configurations.

We appreciate your concerns and input as we continue to plan this important regional corridor. If you would like to schedule a meeting to discuss any of these items further please contact our office.

Sincerely,

Clarence Daugherty, P.E.
Director of Engineering

Enclosure



COLLIN COUNTY

Engineering Department
4690 Community Avenue
Suite 200
McKinney, Texas 75071
972-548-3727

Certified Mail

7006 2760 0001 3462 6284

November 24, 2015

Central Frisco, LTD
16400 Dallas Parkway, Suite 100
Dallas, Texas 75248

Subject: Collin County Outer Loop Segment 3a Public Meeting Response

Dear Mr. McGuire:

Thank you for your written comments for the Collin County Outer Loop Segment 3a project based on the public meeting held October 27, 2015. This letter shall serve as a formal response to comments provided (copy attached to this letter).

The *Technically Approved Alignment* (2012) was based on high-level constraints mapping and did not include any detailed ground survey, subsurface utility exploration, or other detailed ground data. This approved alignment was only to be used as a starting point for future detailed engineering design. Upon beginning detailed schematic design for the Segment 3a Eastbound Frontage Road (EBFR) and assessing detailed ground and utility survey, it was determined that centering the corridor along the property lines would have resulted in (1) substantial impacts to project cross drainage, (2) significant property impacts to the existing TXI facility including the adjacent BNSF railroad spur track, (3) significant impacts to recent reconstruction of Preston Road (SH 289) including the signal at CR 53/CR88, (4) major drainage channel re-grading at Carter Ranch development south of CR 88, and (5) costly Atmos relocation due to unforeseen recent Atmos gas facility improvement along their existing easement. Each of these design constraints were evaluated and ultimately it was determined that shifting the alignment to the north provided more feasible design and construction. The cost and impact of the Atmos relocation alone was significant enough to warrant the adjustment of the Outer Loop alignment to avoid these facilities. Avoiding impacts to the existing Atmos gas metering station (CR 53 at BNSF) and high pressure lines required shifting the entire Outer Loop corridor north of these facilities. Design requirements for the future high-speed mainlanes significantly limit the ability to transition the alignment quickly in short distances. In addition, the planned interchange at Preston Road further reduces the available distance to tie the alignment back to the *Technically Approved Alignment* (2012). For this reason, as well as others mentioned, the alignment has been designed as shown. This new alignment was presented to a representative of Central Frisco, LTD on August 25, 2015, at a meeting of affected property owners and then again at the October 27, 2015, public meeting.

The proposed right-of-way at the ultimate Collin County Outer Loop at Preston Road interchange is based on conceptual interchange design which will be necessary to accommodate the anticipated volume of traffic. The interchange is currently planned as a three level "Box" interchange similar to what is constructed at SRT/121 and Preston Road. The conceptual design of this interchange was coordinated with TxDOT and any prior commitments for median openings and turn lanes will be evaluated as potential damages during the appraisal process.

We appreciate your concerns and input as we continue to plan this important regional corridor. If you would like to schedule a meeting to discuss any of these items further please contact our office.

Sincerely,

Clarence Daugherty, P.E.
Director of Engineering

Enclosure