

Collin County Outer Loop Segment 5

November 2, 2026

COLLIN COUNTY OUTER LOOP
SEGMENT 5

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Public Meeting #1 Recap

Virtual meeting held Nov. 13 to Dec. 15, 2025

Received over **300** comments

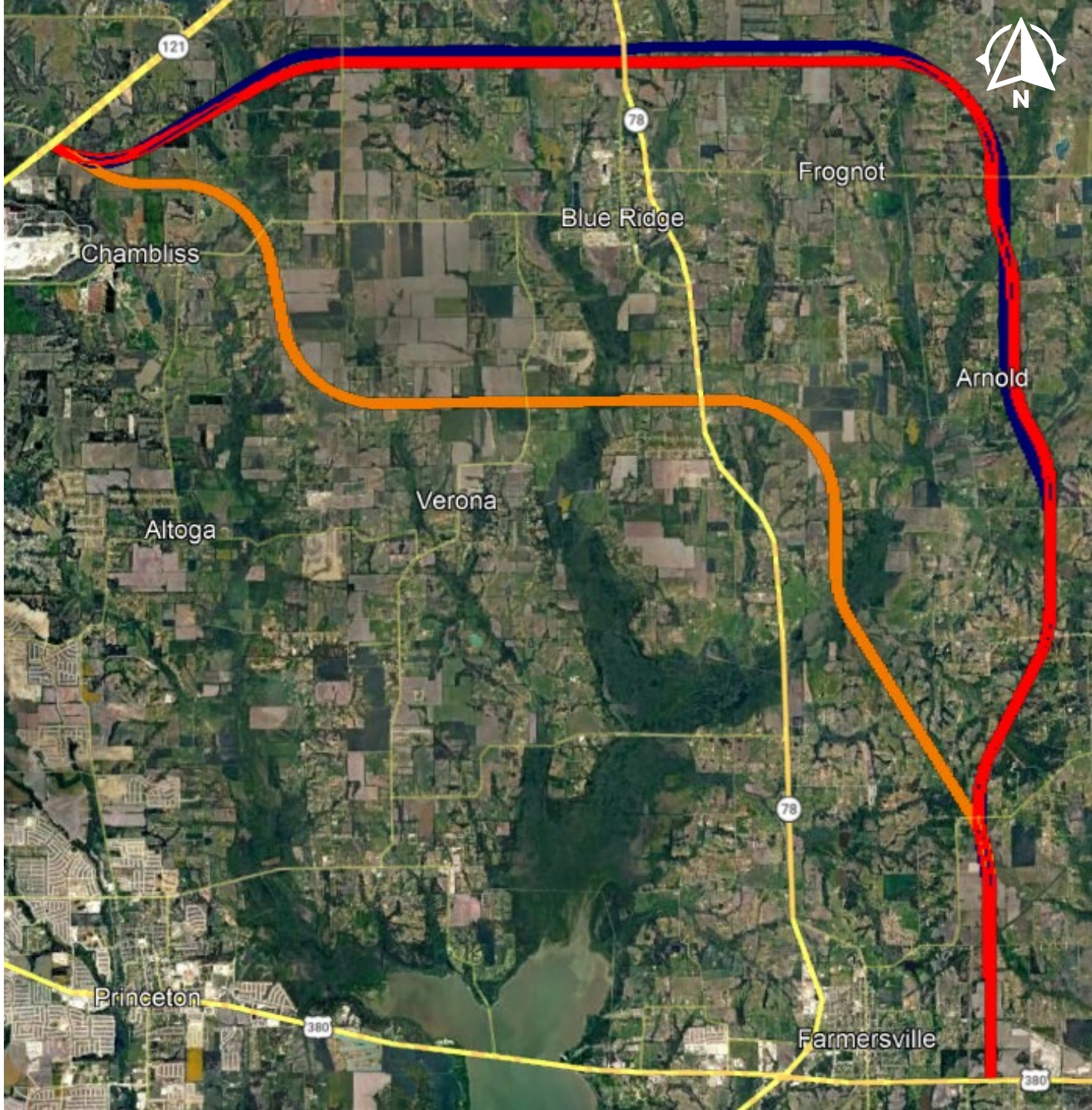
Major Comment Themes:

- Alternatives to Proposed Action
- Eminent Domain
- Cost
- Agriculture & Livestock
- Property Impacts

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Alignments Presented at Meeting #1

- We presented 3 alignments at the first public meeting
- Comments received from agencies and communities
  - SWCD – SCS Ponds
  - TPWD – Grasslands
  - Valdasta Community



Public Meeting #2 Recap

Meetings held June 3 and June 4, 2026

Received over **240** comments

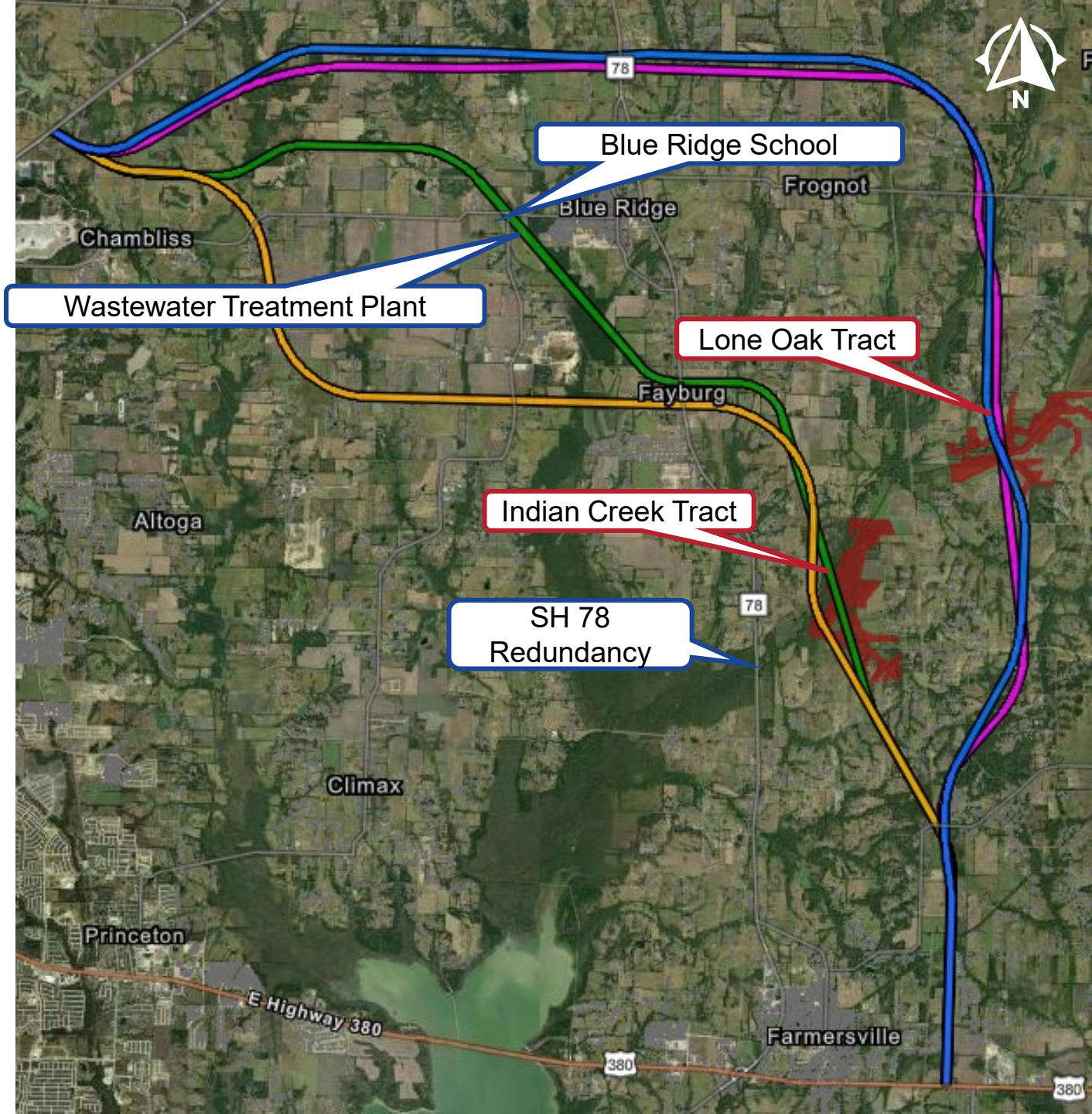
Major Comment Themes:

- Alternatives to Proposed Action
- Cost
- Property Impacts
- Eminent Domain
- Environmental Impacts

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Alignments Presented at Meeting #2

- The Arnold Creek Mitigation Bank (ACMB) was identified as a result of a comment at public meeting (PM) #2. Includes the Lone Oak Tract and the Indian Creek Tract.
- After PM # 2, Orange alignment was removed from further consideration based on City Resolutions, historical and environmental impacts.
- After PM # 2, Received Resolutions from Blue Ridge and Farmersville.
  - Blue Ridge: Opposed Green due to impacts to Blue Ridge School and WWTP impacts
  - Farmersville: Opposed Green and Orange due to SH 78 Redundancy
- After PM #2, Initial meetings held with Wildwood (manages the credits), Texas Land Conservancy (land trust owner) and USACE.



Mitigation Bank Impacts from Current Alignments

Total Acre Impacts to Mitigation Banks:

Alignments from PM #2

- Dark Blue (2007 Technically Preferred) – 22.5 acres
- Pink – 22.4 acres
- Green – 61.9 acres

Overview of the Mitigation Bank Modification Process

Phase	Objective/Responsible Party
1. Pre-Application & Scoping	Project Proponent, Bank Sponsor and USACE PM evaluate whether proposed action severs hydrological connectivity, introduces fragmentation or results in impacts to existing credit-release milestones
2. Permitting	Project Proponent must satisfy CWA 404(b)(1) Guidelines demonstrating the LEDPA for unavoidable impacts.
3. MBI Modification Review Team (IRT)	Major modifications require a revised site development plan, hydrologic modeling, updated baseline drawings, and revised credit schedules.
4. Interagency Review Team (IRT)	IRT (state and federal agencies) evaluates the extent to which proposed modification alters overall site ecology or buffer protections. The District Engineer makes the final determination. Dispute resolution process and timelines are followed.

We are here

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Overview of the Mitigation Bank Modification Process

Phase	Objective/Responsible Party
5. Real Estate and Easement Revision	Bank sponsor, Long-Term Steward/Land Trust, Property Owner. Amend or remove restrictive covenants registered on the title.
6. Ledger Reconciliation and Closure	USACE, IRT, and Bank Sponsor. Recalculate credit totals and capacity for RIBITS.
7. Financial Assurance and Endowment Update	Bank Sponsor adjusts performance bonds, construction assurances, and the Long-Term Management Endowment calculation.
8. Final MBI Execution and Recording	Execute the MBI amendment and record revised legal instruments in local property land records. This is to be signed by the District Engineer, Bank Sponsor, and appropriate IRT signatory agency heads; recorded plat maps filed locally.

USACE Meeting Recap

- USACE recommended avoiding the mitigation bank.
  - For an alignment that crosses the mitigation bank, the USACE will require an **Individual Permit.**
  - As part of the permit, the USACE will review if the alignment is the **Least Environmentally Damaging Practicable Alternative (LEDPA).**
  - Environmental factors include wetlands and streams with those inside the bank weighed more (at least double).
  - **If another practicable alternative exists that does not cross the mitigation bank, the USACE will deny the Individual Permit,** since according to the Code of Federal Regulations Title 40 Part 230.10(a) / Clean Water Act Section 404(b)(1), they can only authorize the LEDPA.
  - Practicability is determined by considering existing technology, logistics, and cost in light of overall project purpose.
  - The USACE will only factor existing structures/infrastructure (utilities) into cost, and cost analysis is in the context of overall project and what is unreasonably expensive. The USACE has referenced a cost threshold of 3-4 times or more **(e.g., an alternative is practicable unless it costs 5 times as much as another).**

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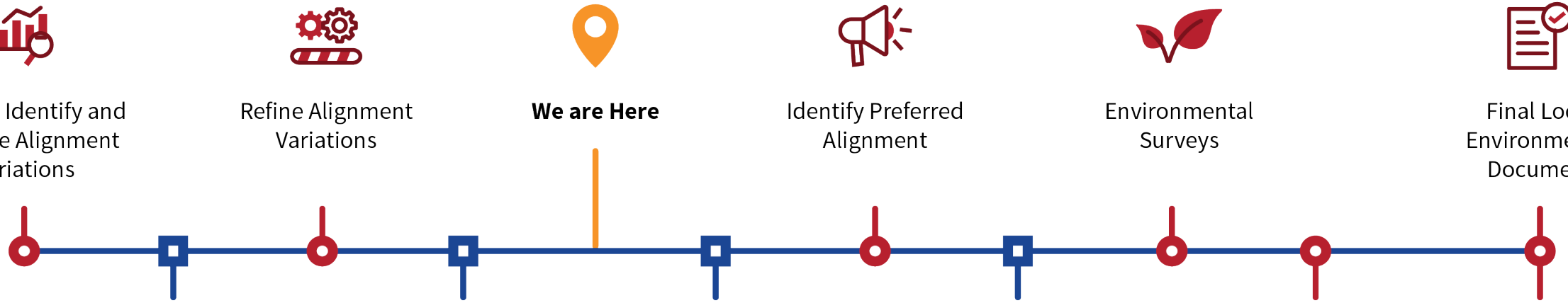
Risks

- Selecting an alignment that goes through the mitigation bank (Pink or Green)
  - Can't start ROW purchasing through the bank until USACE permit is approved, which could **delay 3+ years**
  - If ROW purchasing starts, **you may have to abandon purchased land to follow a different alignment, if permit is not approved**
- Alternatives that miss the banks may include additional cost of structures and utility relocation, but avoid the high risk of the USACE process in addition to the schedule and mitigation bank costs
- During USACE meeting, they told us the last time someone tried to go through a mitigation bank like this, **the process was abandoned after 3 years**

Next Steps

Study schedule | Ongoing stakeholder engagement

After env. surveys are done, we will be able to do selective ROW acquisition.



SUMMER 2025
Review, Identify and Validate Alignment Variations

FALL 2025
Public Meeting #1

WINTER 2025
Refine Alignment Variations

SUMMER 2026
Public Meeting #2

We are Here

DECEMBER 2026/ JANUARY 2027
Public Meeting #3

JANUARY/ FEBRUARY 2027
Identify Preferred Alignment

FEBRUARY/ MARCH 2027
Public Hearing to adopt preferred alignment at Commissioners Court

MARCH - AUGUST 2027
Environmental Surveys

SEPTEMBER 2027
Draft Local Environmental Document

NOVEMBER 2027
Final Local Environmental Document

DECEMBER 2027
ROW Mapping

Options

1) Move forward with current alignment options

- Could delay ROW acquisition up to 3 years with a potential for a Corp permit denial. Would be back to looking at alternatives.
- Potential financial effect to mitigate bank impacts - approx. $9M-30.5M.

2) Move forward with looking at alternatives to miss the mitigation banks

- HDR has done enough of an initial analysis to determine that there are viable alternative alignments that would miss the mitigation banks. If the contract amendment is approved, the new alignments will be honed and the matrix details will be provided to the public at the next public meeting planned for this winter.