



FM 428 from Dallas Parkway to SH 289 (Preston Road) CSJ: 2678-01-011 Virtual and In-Person Public Meeting Script

SLIDE 1 – Welcome Slide

The Texas Department of Transportation, or TxDOT, welcomes you to the FM 428 virtual public meeting. We appreciate your interest in the project and thank you for your participation.

Please note, for the virtual public meeting you can pause this presentation at any point to allow more time to view the slides or get a more detailed view of project information and other exhibits on the website.

SLIDE 2 – Virtual Public Meeting Purpose

This virtual public meeting has been convened by TxDOT and is being held to receive and consider comments from the public regarding the FM 428 Project.

You may have attended previous public meetings conducted by TxDOT. However, for the benefit of those who have never attended one, I will explain why and how the Department conducts a public meeting.

A public meeting has four essential purposes:

1. To inform the public of the status of planning efforts on the project and to present the recommendations based on studies performed to date.
2. To describe the project to the public including known potential project impacts to the human and natural environment.
3. To provide the public an opportunity to view information and express their ideas and concerns at this stage in the planning process while the ability to respond to comments is still flexible and before location and design decisions are finalized.
4. And finally, to develop a record of public views and participation to accompany recommendations for subsequent decisions.

This virtual public meeting is being held in compliance with both federal and state laws. Documentation of this meeting will be made available for the official record.

SLIDE 3 – Viewing Design Schematic and Project Information

I will now explain the design aspects of the FM 428 Project. The design schematic for alternatives under consideration and other project information for the Project may be viewed at



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www.keepitmovingdallas.com/FM428. The information on this website is the same information being shown in this presentation.

SLIDE 4 – Project Location

Within the project limits, the existing FM 428 intersects with County Road 55, then turns south and continues east as West Glendenning Parkway to the end of the project limits at State Highway 289, in Collin County. There are two alternatives under consideration, as shown in the map. A larger more detailed version of this location map is also available online.

SLIDE 5 – Project Details

TxDOT is proposing to realign and widen FM 428 from Dallas Parkway to State Highway 289 (Preston Road) within the City of Celina, in Collin County. The proposed improvements would consist of four 12-foot-wide lanes (two in each direction) with a 42-foot-wide raised median, and 10-foot-wide shared use path along both sides of the road within a variable right-of-way width ranging from 146- to 348 feet. The project includes an overpass over the BNSF railroad tracks. The road could ultimately be expanded to six lanes (three in each direction) to accommodate future traffic needs.

SLIDE 6 – Project Purpose and Need

FM 428 currently serves as a primary east-west thoroughfare in the northwest section of Collin County and is anticipated to continue providing improved east-west mobility and connectivity in the future. The project is needed because FM 428 is within an area that is experiencing rapid growth, resulting in an anticipated future increase in traffic demand.

SLIDE 7 – Existing Roadway Typical Sections

Within the project limits, the existing FM 428 intersects with County Road 55, then turns south and continues east as West Glendenning Parkway to the end of the project limits at State Highway 289.

The existing FM 428 roadway, west of County Road 55, is an undivided roadway that consists of two 11-foot-wide lanes with 4-foot shoulders, no sidewalks, no bicycle accommodations and an existing right-of-way of 90 feet wide.



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County Road 55, east of FM 428, is an undivided roadway that consists of two 10-foot-wide lanes with 2-foot shoulders, no sidewalks, no bicycle accommodations and an existing right-of-way of 120 feet wide. The existing roadway crosses the BNSF railroad tracks at grade.

SLIDE 8 – Proposed Roadway Typical Section

The proposed improvements would consist of four 12-foot-wide lanes (two in each direction) with a 42-foot-wide raised median, and 10-foot-wide shared use path along both sides of the road within a variable right-of-way width ranging from 146- to 348 feet. The project includes an overpass over the BNSF railroad tracks. The road could ultimately be expanded to six lanes (three in each direction) to accommodate future traffic needs, as shown on the bottom typical section.

SLIDE 9 – Projected Cost and Schedule

The FM 428 Project’s anticipated Ready to Let Date is in 2026 and would take approximately 3 years to construct. “Letting” is when TxDOT notifies the construction community that a project is ready to be bid on. Construction on a project begins after the letting process is complete. The total estimated project cost for the project is approximately \$32.3 million. The project is currently unfunded.

This concludes the project information and design portion of the presentation. The next few slides will provide an overview of the environmental evaluation for the proposed FM 428 Project.

SLIDE 10 – National Environmental Policy Act (NEPA) Assignment to the Texas Department of Transportation

Prior to December 16, 2014, the Federal Highway Administration, or FHWA, reviewed and approved documents prepared under the National Environmental Policy Act, known as NEPA; however, on December 16, 2014 the Texas Department of Transportation assumed responsibility from FHWA through a Memorandum of Understanding to review and approve certain assigned NEPA environmental documents.

This Memorandum of Understanding between TxDOT and FHWA was updated on December 9, 2019. The review and approval process apply to this project.



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Environmental studies are being conducted for the proposed FM 428 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.

The technical environmental documentation will be approved for further processing by TxDOT and would be coordinated with other public agencies. Notices for this public meeting were advertised in the *Celina Record*, the *Collin County Commercial Record*, *The Dallas Morning News*, and *Al Día*, on the TxDOT.gov website under "Hearings and Meetings Schedule" and on www.keepitmovingdallas.com under "Public Hearings and Meetings." The TxDOT Public Information Office also prepared a news media release to advertise the public meeting. The TxDOT roadway design schematics are available on the project website at www.keepitmovingdallas.com/FM428.

SLIDE 11 – Environmental Constraints Map

The project Environmental Constraints Map is used to help planners and engineers determine the least impactful method to fulfill the purpose of the project. The full map can be viewed on the project website. In the case of FM 428, some of the major known constraints include Old Celina Cemetery, one stream crossing (Doe Branch), a BNSF railroad crossing, and one crossing of the 100-year floodplain. Environmental studies for this project are ongoing.

SLIDE 12 – Environmental Review – Right-of-Way

Approximately 17.53 acres of new right-of-way would be required for Alternative 1 and approximately 19.18 acres of new right-of-way would be required for Alternative 2. Potential displacements include three residences and one nonresidential structure.

All right-of-way acquisition would be completed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Brochures titled "The Purchase of Right of Way," and "Relocation Assistance," are available on the project website and will be available in hardcopy at the in-person meeting. These materials contain detailed information to inform you of your rights and to provide information about the TxDOT right-of-way acquisition process.



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SLIDE 13 – Project Timeline

The public comment period for the proposed project ends on Friday, February 25, 2022. Following this public meeting, the project design will be refined per public input, environmental studies will be developed, and additional public involvement will be held. If there are no major issues from the environmental analysis that cannot be addressed in a reasonable time frame, final environmental clearance is expected in Summer 2023.

The project has an anticipated Ready to Let Date of 2026. Construction will begin once the project is let.

SLIDE 14 – We Request Your Feedback

As mentioned earlier, comments will be accepted in four ways, which are outlined here. All comments will be fully considered and responded to in the project record and made part of the final environmental document for this proposed project. This document will then be made available for public review online at www.keepitmovingdallas.com/FM428.

All statements, comments and questions will be given careful consideration before final design features are determined. As a reminder, all comments must be received or postmarked by Friday, February 25, 2022 to be included in the official public meeting documentation.

SLIDE 15 – “Thank You”

We sincerely appreciate your participation and interest concerning the proposed design of the FM 428 Project.

Thank you, this concludes the presentation.