



PUBLIC MEETING COMMENT FORM
Proposed Improvements to US 380 from Coit Road to FM 1827
Collin County, Texas
CSJs: 0135-02-065, 0135-03-053, 0135,15-002

The Texas Department of Transportation is seeking your comments on the US 380 project from Coit Road to FM 1827 in Collin County, Texas. Please use the space provided, attaching additional pages as necessary, and mail the form to the address below. This form can also be emailed to Stephen.Endres@txdot.gov. **Comments must be received or postmarked by Wednesday, April 6, 2022 to be included in the formal meeting documentation.**

Comments:

Please see attached letter.

Please select each of the following that apply to you (Texas Transportation Code, §201.811(a)(5)).

- ☐ I am employed by TxDOT
☐ I do business with TxDOT
☒ I could benefit monetarily from the project or other item about which I am commenting

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.

Please Print

Name: Lucy Billingsley

Address: 1722 Routh Street

Apartment, suite, etc.: Suite 770

City/State/Zip: Dallas, TX 75201



April 18, 2022

Stephen Endres
Texas Department of Transportation
4777 E. Highway 80
Mesquite, TX 75150-6643

RE: CSJs: 0135-02-065, 0135-03-053, 0135, 15-002

Stephen,

On behalf of Crow-Billingsley McKinney 380, Ltd., (Baker #1), I oppose Segment A for the reasons listed below.

The Chase at Wilson Creek is a 107.74 acre development for 1780 residential apartments and 4.72 acres for retail development.

The several designs of the 380 bypass as it crosses this property destroys all ability to build on any of the residential land. The freeways appear to have the width of either Central Expressway or 121 and the height approximating the gargantuan expressway interchanges. This cuts the land into pieces unusually shaped and landlocks portions making development not possible.

Residential displacements

Phase 1 of *The Chase at Wilson Creek* will have residents moving in 2023 and all 621 apartments will be available for residents by Q3 2024. This first community will house approximately 1,055 residents. Our development will deliver 1780 units when fully built housing approximately 3,000 residents. The U.S. has a shortage of 4 million residences; these homes are needed.

Environmental impact

In addition to the 109.8 acres of wetlands, forest, and prairies and 4,665 feet of streams, and the wildlife mentioned in the TxDOT report, the nature of these forests needs to be addressed. With the alignment being shared overlaid onto our tree survey, it appears that there are 53 large and old trees in the proposed right of way. 31 of these are Heritage trees, many approximating 50 or more feet in height. These are Red Oaks, Pecans, Texas Ash, Cedar Elm and Hickory. Playing fields and barns may be moved and replaced but the oldest group of these trees, according to the Texas Forest Service are 150-200 years old. That is irreplaceable. Photos and videos of these wooded areas are attached. They are not precise to the alignment as it also is not yet precise. This is a forest of grandeur that the public will enjoy for years to come on the Wilson Creek trail.

All freeways are noisy but the loudest are the raised freeways. As you can see in the attached exhibits, this freeway is very tall as it passes through our property in all three directions. With no ground level barriers, the noise is louder and travels further. Additionally, the lights of the traffic impact the adjacent properties. This is part of the reason why the single-family land brokers say that homes cannot be built within 400' of a freeway and even then they are negatively impacted and likely have to have a sound negating window systems.

Cost

The current TxDOT estimated cost for Segment A is \$688,500,000. This however does not include the value of The Chase at Wilson Creek. In today's market phase 1 is estimated to have a value of \$203,905,000. And

the entire developed site of 1780 units would have a value approximating \$584,463,000. We know costs, rents and cap rates change constantly thus we cannot predict what the cost would be at the time of taking. Further we know having multi-family zoning is a precious commodity and one that it takes years to obtain.

Alternatives:

We prefer that the 380 bypass loop not be built at all. If it has to be built, we believe that Segment B is the only logical choice. Further we believe that the best alternative is to widen Bloomdale and other existing east west streets. Also important is the fact that the outer loop will be constructed and in use before this bypass is completed.

Attachments

Site Plan with 380 Bypass Plan

Measurements of Central Expressway and 121


Massing Image of 380 Bypass as It Rises From 380 to the North

Tree survey Showing Largest of Trees on 380 Loop Plan

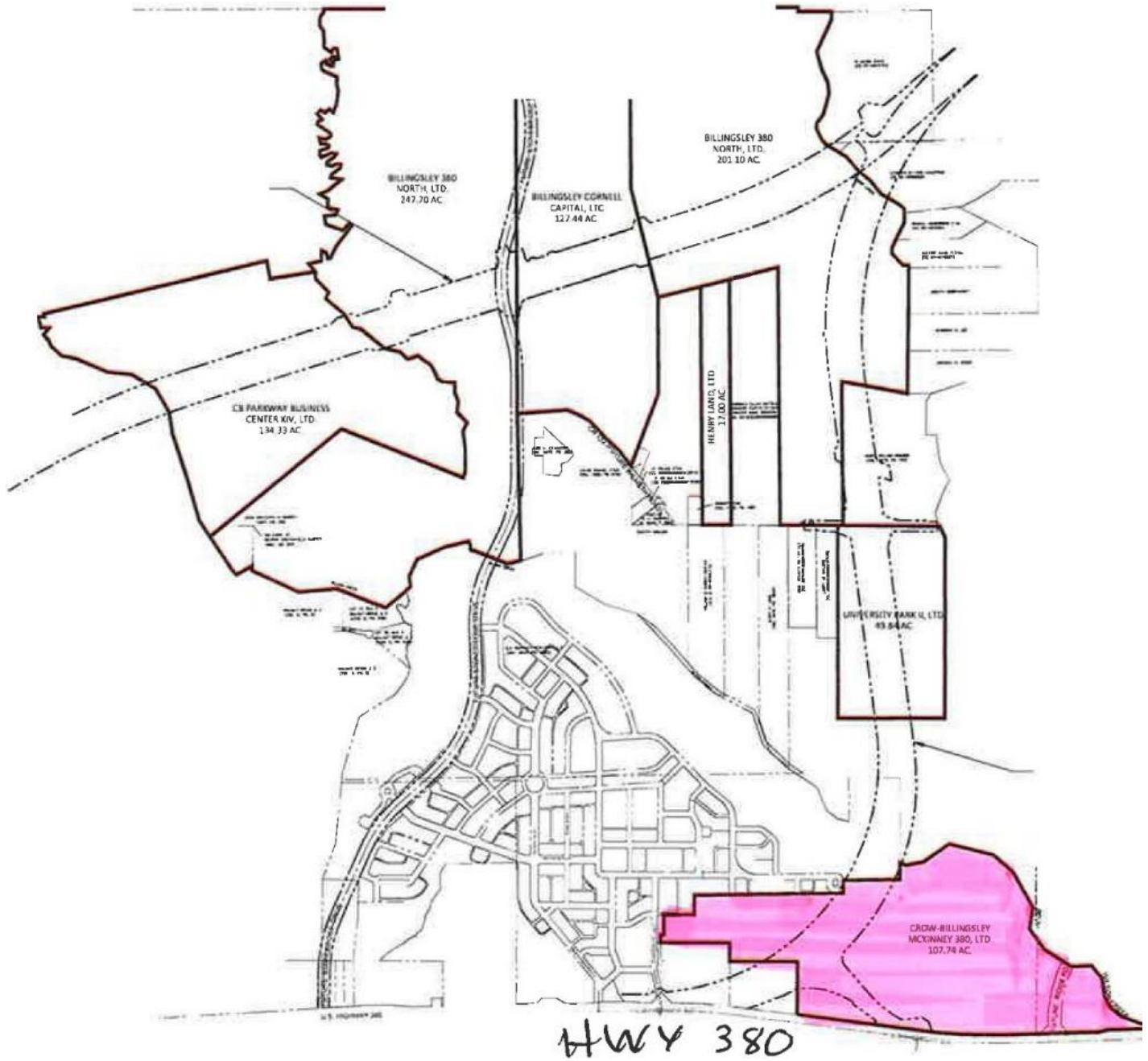
QR code with Photos of Trees Showing Scale and Drone Footage of Wooded Area

Crow-Billingsley McKinney 380, Ltd.,
a Texas limited partnership

By: 19BCO, Inc.,
a Texas corporation

By: 

Lucy Billingsley, President



BILLINGSLY PROPERTIES
CITY OF MCKINNEY, TEXAS

County Rd 123, 124, 125, 126
Mike and Janie Reeves Elementary
POTENTIAL RIGHT-OF-WAY (SEGMENT A)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT A)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT B)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT C)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT D)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT E)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT F)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT G)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT H)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT I)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT J)
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COWLEY BLVD. RIGHT-OF-WAY (SEGMENT S)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT T)
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COWLEY BLVD. RIGHT-OF-WAY (SEGMENT W)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT X)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT Y)
COWLEY BLVD. RIGHT-OF-WAY (SEGMENT Z)

0 600' 1200' 1800'

APRIL 14, 2022
6002586.01

EXHIBIT
FOR CONCEPTUAL REFERENCE ONLY

Westwood
Westwood Professional Services, Inc.
Phone: (214) 423-5440
Fax: (214) 423-5441
Email: info@westwoodpro.com
www.westwoodpro.com

Phone (214) 473-4640 2801 Dallas Parkway, #400
Toll Free (800) 907-8150 Plano, TX 75093
Fax (214) 473-4640 westwoodjps.com
Firm No. F-11756
Westwood Professional Services, Inc.

EXHIBIT
FOR CONCEPTUAL REFERENCE ONLY

APRIL 14, 2022
#0032986.01



600'—
1200'—
1800'



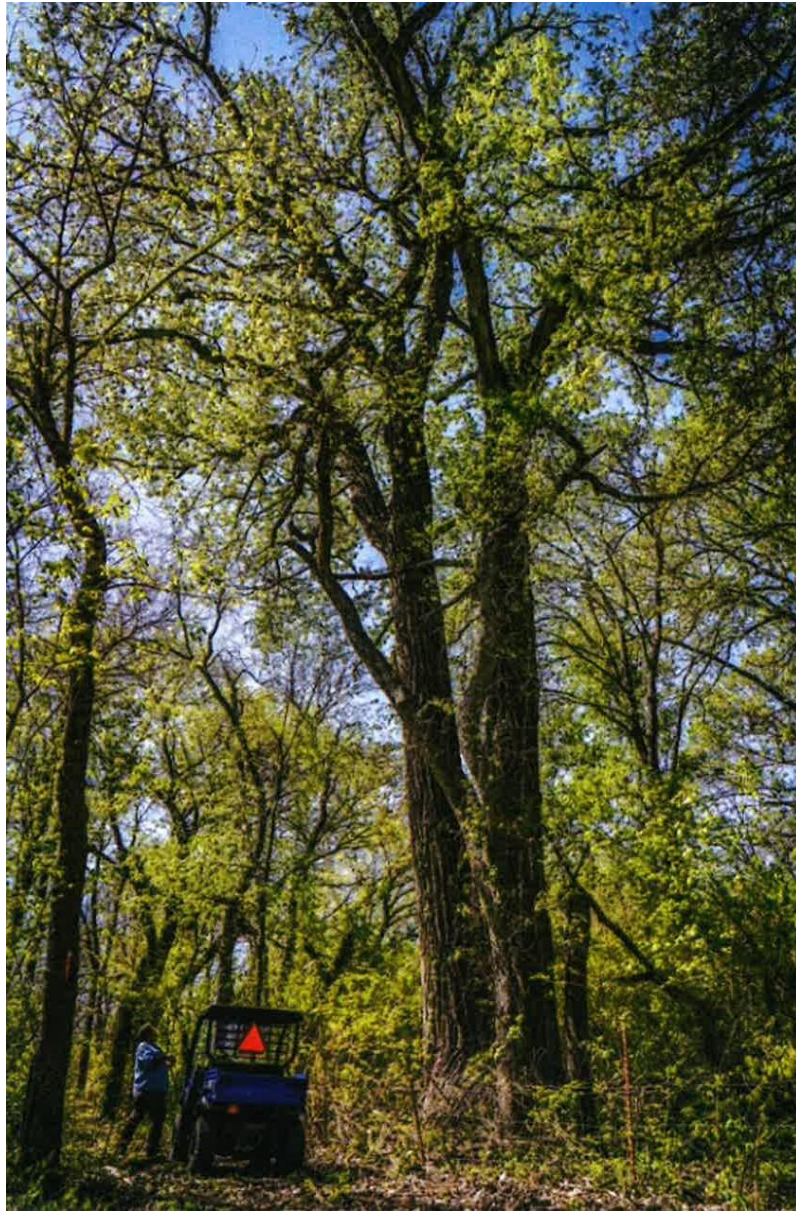


McKinney - Wilson Creek Site

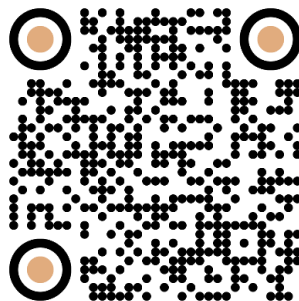
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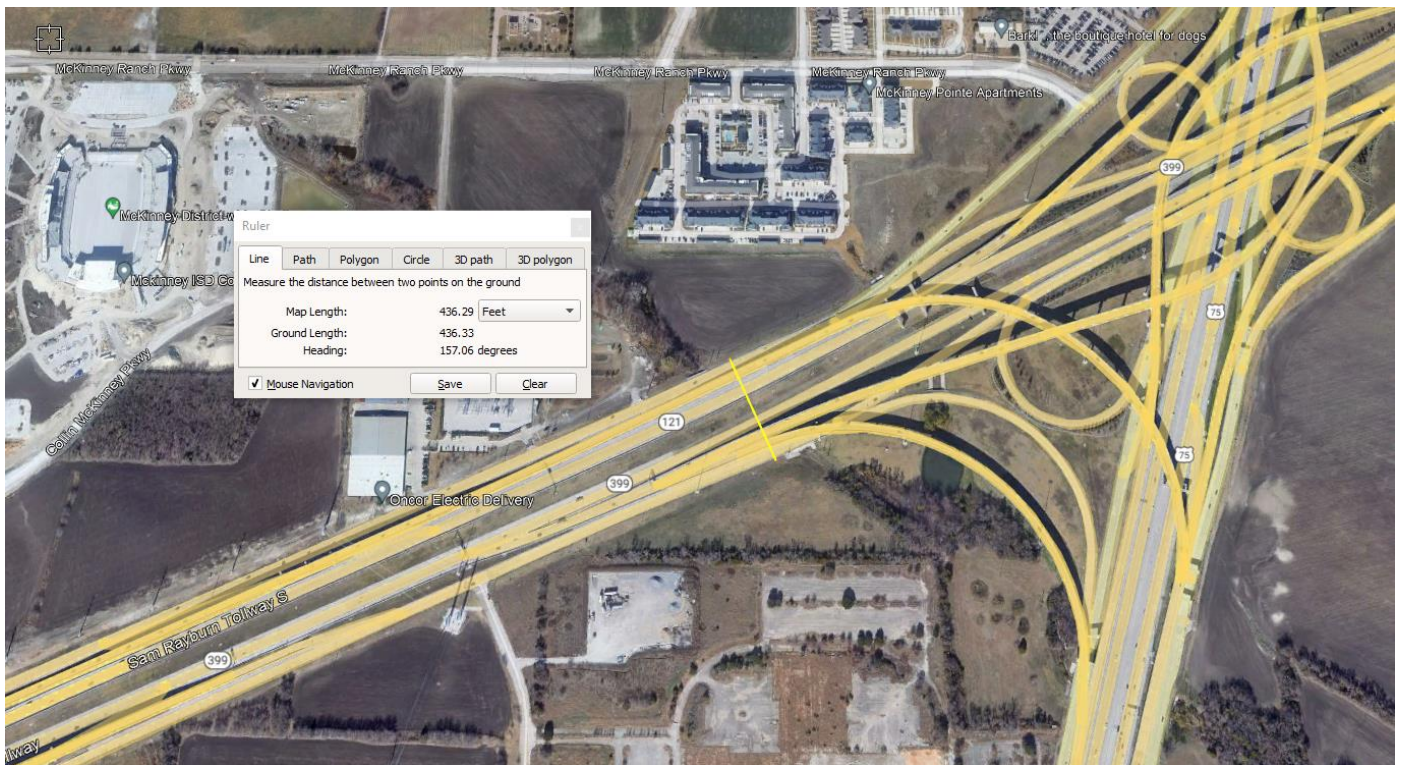
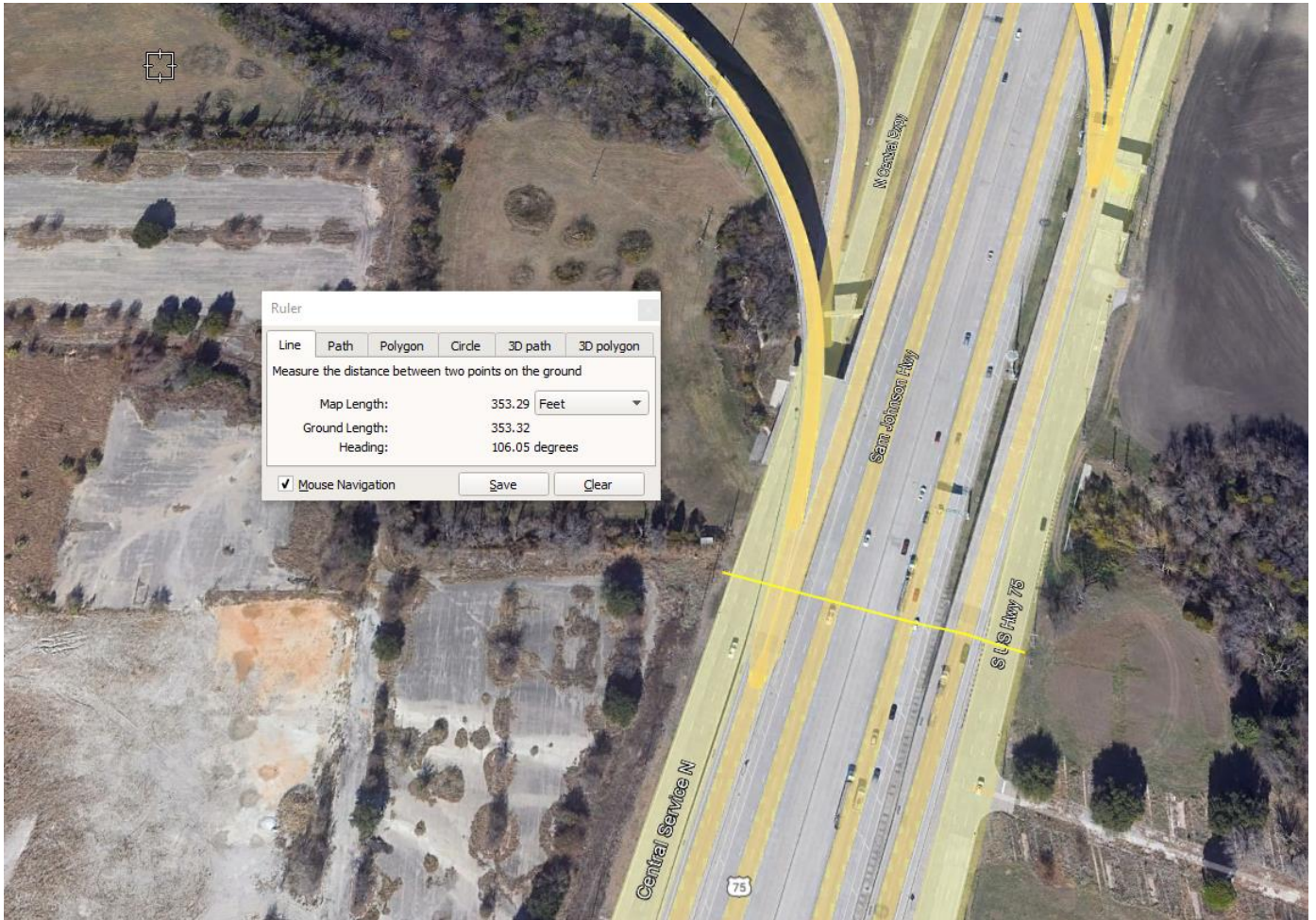






Scan QR code below or visit billingsleyco.com/mckinney-preservation for photos of trees showing scale and drone footage of wooded area.





1722 Routh Street #770
Dallas, Tx 75201

214-270-1000
BillingsleyCo.com

We partner in creating life-enhancing communities.