



December 30, 2020

Michael Jung, Chairman
and Members of the Thoroughfare Committee

Thoroughfare Committee Meeting

The CPC Thoroughfare Committee will meet
Thursday, January 7, 2021 at 9:00a.m.

The City Plan Commission Thoroughfare Committee will be held by video conference. To attend the meeting via the videoconference link: <http://bit.ly/CPCTC0107> or call in (audio only) 469-217-7604 phone conference ID: 897 020 681#

CPC Thoroughfare Committee Meeting Agenda

1. Approve Prior December 12, 2019 Meeting Minutes
2. Overview of the Thoroughfare Plan and amendment process
3. Chenault and Unnamed NE1 Thoroughfare Plan Amendments
 1. Delete Chenault Street from Buckner Boulevard to City of Dallas City Limits from the City of Dallas Thoroughfare Plan.
 2. Delete Unnamed NE1 from Chenault Street to IH-30 from the City of Dallas Thoroughfare Plan.
4. Other Matters
5. Adjournment

If you have any questions, please contact me at 214.304.2085 or Kimberly.Smith@dallascityhall.com.

Kimberly Smith

Kimberly Smith
Senior Planner – Department of Transportation, Transportation Planning

**SUPPLEMENTAL NOTICE
FOR
AGENDA POSTING**

**Handgun Prohibition Notice for Meetings
of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

LOCATION: Chenault Street from Buckner Boulevard to City Limits; Unnamed NE1 from Chenault Street to IH-30

COUNCIL DISTRICT: 7

MAPSCO: 48C, D

PLANNER: Kimberly Smith

SUBJECT

Amendments to the City of Dallas Thoroughfare Plan to delete Chenault Street from Buckner Boulevard to City of Dallas City Limits and delete Unnamed NE1 from Chenault Street to IH-30.

BACKGROUND

Chapel Downs Dallas, LLC., requested an amendment to the City of Dallas Thoroughfare Plan to delete Chenault Street from Buckner Boulevard to City Limits; Unnamed NE1 from Chenault Street to IH-30 from the Thoroughfare Plan. Chenault Street is on the Thoroughfare Plan as a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U). East of Buckner Boulevard Chenault Street is not built to the Thoroughfare Plan standard and on the applicant's property the roadway has not been built. Unnamed NE1 is on the is on the Thoroughfare Plan as a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U), this roadway has not been built. The City of Dallas does not own all the required right-of-way to build these two roads.

The applicant is proposing to build a new public charter school campus and will need the proposed extension of Chenault Street removed to allow full development of their property. Based on the Traffic Impact Study completed by Elizabeth Crowe Engineering Associations, PLLC., all the surround streets can handle all additional trips generated by this new school. They are proposing all access to the campus for staff and parents dropping off and picking up their children will be from the westbound IH-30 frontage road. The site plan and transportation management plan has been designed to accommodate peak queuing condition on their property.

All City departments that responded to the routing recommended denial, including the Department of Planning and Urban Design and the Department of Sustainable Development and Construction, as did the Texas Department of Transportation. It was also determined by staff that the removal of these roadways from the Thoroughfare Plan would not promote the *forwardDallas!* Guiding Principles of Efficiency and Safety.

STAFF RECOMMENDATION

Staff recommends denial to delete Chenault Street from Buckner Boulevard to City of Dallas City Limits and denial to delete Unnamed NE1 from Chenault Street to IH-30 from the City of Dallas Thoroughfare Plan.

CONTACT PERSON:

Kimberly Smith, Senior Planner, Kimberly.Smith@dallascityhall.com
Kathryn Rush, Chief Planner, Kathryn.Rush@dallascityhall.com

MAP

Attached

FACT SHEET

PROPOSED CPC AGENDA: February 4, 2021

PROPOSED COUNCIL AGENDA: April 14, 2021

PROJECT: Amendment to the City of Dallas Thoroughfare Plan to delete Chenault Street from Buckner Boulevard to City of Dallas City Limits and delete Unnamed NE1 from Chenault Street to IH-30.

BACKGROUND:

- Chenault Street is on the City of Dallas Thoroughfare Plan as a four-lane roadway with 44 feet of pavement and 60 feet of right-of-way (S-4-U).
- Chenault Street east of Buckner Boulevard, is not built to Thoroughfare Plan standard; pavement is completed for 825 feet without sidewalk. Past that it is not built, and the City currently does not own required right-of-way to the City Limits.
- Unnamed NE1 is on the City of Dallas Thoroughfare Plan as a four-lane roadway with 44 feet of pavement and 60 feet of right-of-way (S-4-U).
- Unnamed NE1 is not built and the City currently does not own required right-of-way.
- Proposed development is Uplift Luna, kindergarten to 12th grade.
- *ForwardDallas!* Guiding Principles for Transportation and Infrastructure
 - Efficiency: Transportation systems should ensure swift and cost-effective movement of goods and people inside Dallas and beyond.
 - Safety: The transportation network should provide safe and timely access to housing, jobs, shopping, services, and recreation.
 - Choice: Investments in transportation should include a full range of options including surface roads, public transit, freeways, sidewalks, and bikeways.
 - The Environment: Transportation systems should contribute toward cleaner air and water while serving the needs of Dallas residents.
- Received Routed Denial Comments

Routed Department/Agency	Comments
Department of Planning and Urban Design	PUD has stated no objections to the associated platting case and has not received any documentation related to the zoning case number identified. The ForwardDallas! Vision does not address any extensions to Chenault and identifies that area as Business Corridor and Residential Neighborhood.

	<p>This location is also within the 2013 2-Points to White Rock Lake Area Plan. The two sections most applicable to discussions on road changes would be the Transportation and Implementation. The Transportation section identifies Chenault St as a Community Collector and is not directed to receive direct access to a Bus line or bike trail. Removing Chenault St would restrict the opportunity for connecting a future school use with sidewalks to the community, as the proposed I-30 access roadway has no capacity for sidewalks.</p> <p>The implementation neighborhood concept plan identified this location as being part of the Strategic Opportunity Area 6. It specifies that this area should function as a transition from the pedestrian focus to the North, to a more auto-oriented concentration of commerce businesses. It also denotes a desire for more interconnected street grid East of Buckner Blvd, in which extending Chenault would support.</p> <p>Based on this information, our recommendation would be approval of removing Unnamed NE1 and denial of removing Chenault St so that the proposed school use can connect to bus and pedestrian options to the West.</p>
<p>Department of Sustainable Development and Construction</p>	<p>Engineering staff does not recommend approval of a private school or open enrollment charter school at this site unless all primary access was accommodated from a public road internal to the street network without relying on access from the frontage road. Concerns of traffic management and safety are based on anecdotal experience with other existing schools located on frontage roads with limited walkability and queues on high speed roads. While the construction of Chenault is likely not going to be facilitated by adjacent property owners at this time, the alternative is to leave these properties limited access to the frontage road.</p> <p>Therefore, Engineering does not recommend approval of the Thoroughfare Plan amendment to remove Chenault Street.</p>
<p>Texas Department of Transportation</p>	<p>TxDOT does not think Chenault needs to be removed from the City of Dallas Thoroughfare Plan regardless of this development; and would rather there be the roadway and they have 1 driveway on the frontage road and 1 driveway off the city street.</p>

- Zoning case number Z201-130
- Plat S201-516

- 66 property owners are in the notification area.

Chenault Street

Buckner Boulevard to City Limit

Unnamed NE1

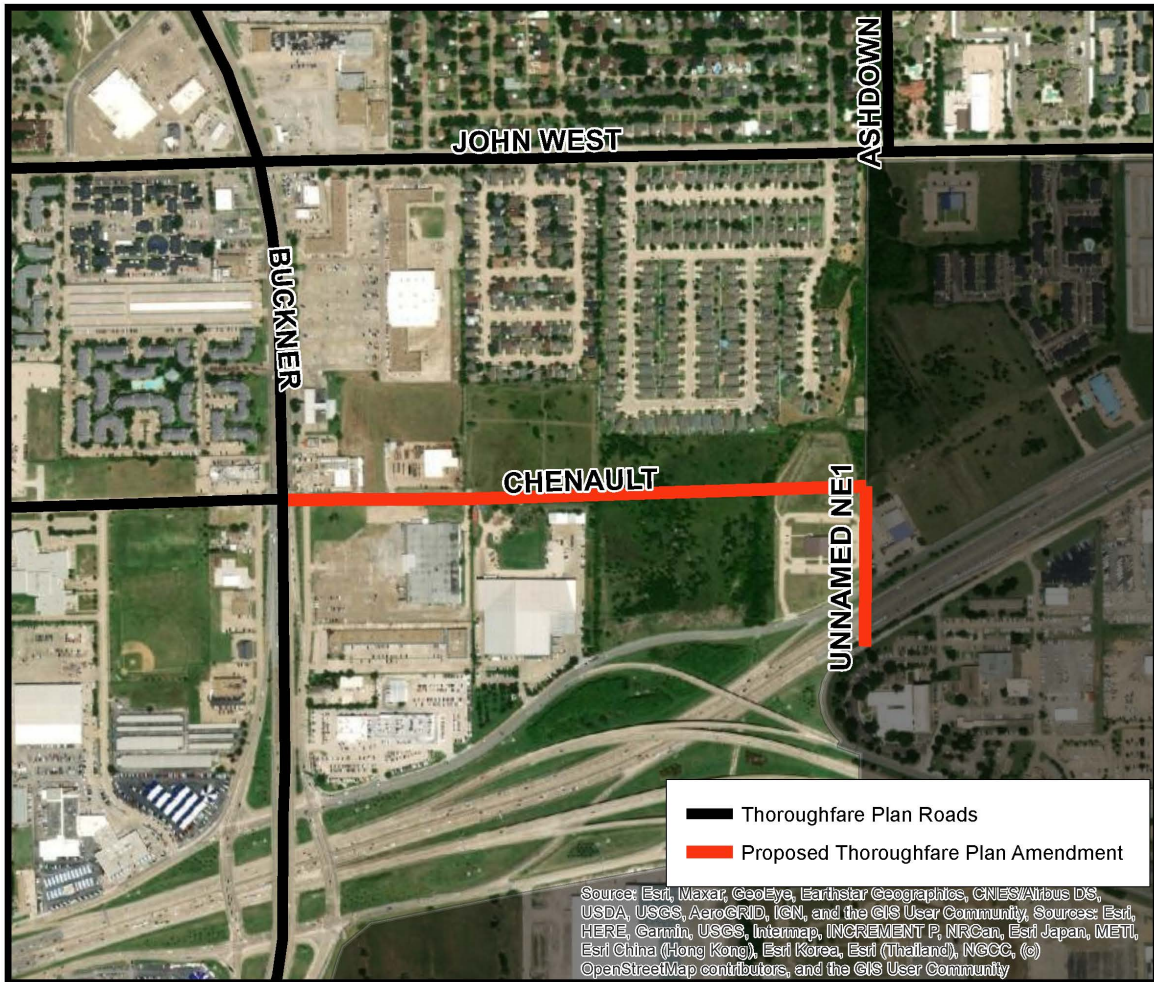
Chenault Street to IH-30

Council District: 7

MAPSCO: 48C,D



Thoroughfare Plan Amendment Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community