



June 10, 2021

Michael Jung, Chairman
and Members of the Thoroughfare Committee

Thoroughfare Committee Meeting

The CPC Thoroughfare Committee will meet

Thursday, June 17, 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/CPCTC0408> or

call in (audio only) 469-217-7604 phone conference ID: 815 797 710#

CPC Thoroughfare Committee Meeting Agenda

1. Approve prior Meeting Minutes, April 8, 2021
2. Young Street Central Business District Street and Vehicular Circulation Plan Amendment
Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Young Street between Ervay Street and Harwood Street from a three-lane westbound and three-lane eastbound roadway in 120 feet of right-of-way and 33 feet/varying median/33 feet of pavement to a two-lanes westbound and two-lanes eastbound roadway in 80 feet of right-of-way and 50 feet of pavement.
3. Bataan Thoroughfare Plan Amendment
Delete Bataan Street from Singleton Boulevard to Commerce Street from the 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: Young Street between Ervay Street and Harwood Street

COUNCIL DISTRICT: 2

MAPSCO: 45Q

PLANNER: Kimberly Smith

APPLICANT: Hamilton St Paul GP LLC

REPRESENTATIVE: MCRT Investments, LLC

REQUEST

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Young Street between Ervay Street and Harwood Street from a three-lane westbound and three-lane eastbound roadway in 120 feet of right-of-way and 33 feet/varying median/33 feet of pavement to a two-lanes westbound and two-lanes eastbound roadway in 80 feet of right-of-way and 50 feet of pavement.

BACKGROUND

Hamilton St. Paul GP LLC is requesting to amend the City of Dallas Central Business District Streets and Vehicular Circulation (CBD) Plan on Young Street between Ervay Street and Harwood Street. They are proposing to change the Plan to match the existing operations and 80 feet of right-of-way. The CBD Plan states that Young Street should be 120 feet of right-of-way, with three-lanes eastbound and three-lanes westbound, with a varying center median/turn-lane. It is proposed to be 80 feet of right-of-way with two-lanes eastbound and two-lanes westbound in 50 feet of pavement.

The location this development is proposed to be built currently exists as a parking lot. The applicant is proposing to build 333 multifamily units and 4,300-6,500 square feet of commercial uses. Based on the Traffic Impact Analysis provided the proposed development's generated traffic can be successfully incorporated into the surrounding roadway network. The proposed CBD Plan amendment would allow vehicular operations to continue at appropriate levels while strengthening the pedestrian realm, by activating the sidewalk around the site, and providing 15.5 feet of new pedestrian zone with minimum nine-foot unobstructed sidewalk.

STAFF RECOMMENDATION

Staff recommends approval to amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Young Street between Ervay Street and Harwood Street from a three-lane westbound and three-lane eastbound roadway in 120 feet of right-of-way and 33 feet/varying median/33 feet of pavement to a two-lanes westbound and two-lanes eastbound roadway in 80 feet of right-of-way and 50 feet of pavement.

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: July 15, 2021

PROPOSED COUNCIL AGENDA: August 11, 2021

APPLICANT: Hamilton St. Paul GP LLC

REPRESENTATIVE: MCRT Investments, LLC

REQUEST: Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Young Street between Ervay Street and Harwood Street from a three-lane westbound and three-lane eastbound roadway in 120 feet of right-of-way and 33 feet/varying median/33 feet of pavement to a two-lanes westbound and two-lanes eastbound roadway in 80 feet of right-of-way and 50 feet of pavement.

BACKGROUND:

- Existing Central Business District Streets and Vehicular Circulation Plan table

Street	Limits	Existing ROW* / Pavement	Proposed ROW* / Pavement	Proposed Operation
Young Street	Ervay St. to Evergreen St.	68 / 49	120 / 33/var**/33	3 lanes westbound; 3 lanes eastbound
Young Street	Evergreen St. to St. Paul St.	80 / 49	120 / 33/var/33	3 lanes westbound; 3 lanes eastbound
Young Street	St. Paul St. to Park Ave	78 / 50	120 / 33/var/33	3 lanes westbound; 3 lanes eastbound
Young Street	Park Ave. to Harwood St.	80 / 50	120 / 33/var/33	3 lanes westbound; 3 lanes eastbound

- Amendment Proposed Central Business District Streets and Vehicular Circulation Plan table

Street	Limits	Existing ROW* / Pavement	Proposed ROW* / Pavement	Proposed Operation
Young Street	Ervay to Evergreen	68 / 49	80 / 50	2 lanes westbound; 2 lanes eastbound
Young Street	Evergreen to St. Paul	80 / 49	80 / 50	2 lanes westbound; 2 lanes eastbound
Young Street	St. Paul to Park	78 / 50	80 / 50	2 lanes westbound; 2 lanes eastbound
Young Street	Park to Harwood	80 / 50	80 / 50	2 lanes westbound; 2 lanes eastbound

- Existing use of applicant’s property is parking lot.
- Proposed use applicant’s property mixed-use development with 333 multifamily units and 4,300 to 6,500 square feet of commercial uses.
- Findings from the Traffic Impact Analysis Link Analysis

Street	Limits	Average Daily Traffic Volume					Capacity
		2019 Existing*	2024**	2024 with Site	2029***	2029 with Site	
St. Paul Street	Commerce Street to Jackson Street	6,661	6,829	7,402	7,001	7,574	21,750
Young Street	Harwood Street to Pearl Expressway	14,667	15,037	15,662	15,417	16,042	26,000

*TxDOT base counts, St. Paul had a base count from 2014 grown to 2019, Young base count from 2019
 **0.5% growth for 5 years
 ***0.5% growth for 5 additional years

- Staff received support letters from:
 - Hamilton Atmos LP, 301 S. Harwood Street
 - Atmos LIHTC LLC, 300 S. St. Paul Street
 - Butler Brothers Hospitality Group, LLC, 500 S. Ervay Street
 - First Presbyterian Church of Dallas, 1835 Young Street
- St. Paul will not be modified, CBD Plan states: 64ft ROW, 44ft Pavement, 3-lanes southbound
- 21 property owners are in the notification area.

Young Street

Ervey Street to Harwood Street

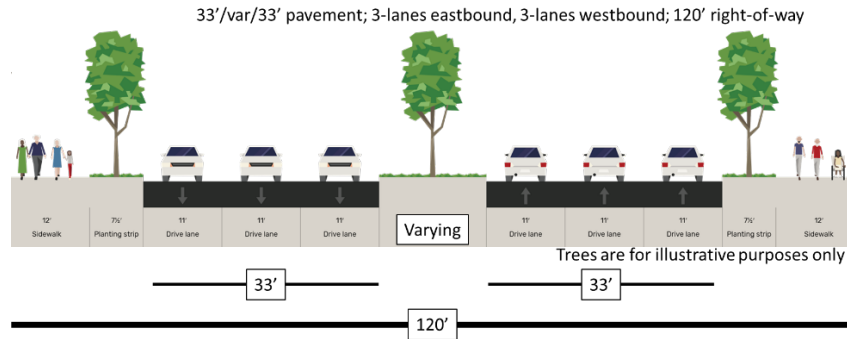
Council District: 2
MAPSCO: 45Q

Central Business District Streets and
Vehicular Circulation Plan Amendment Map

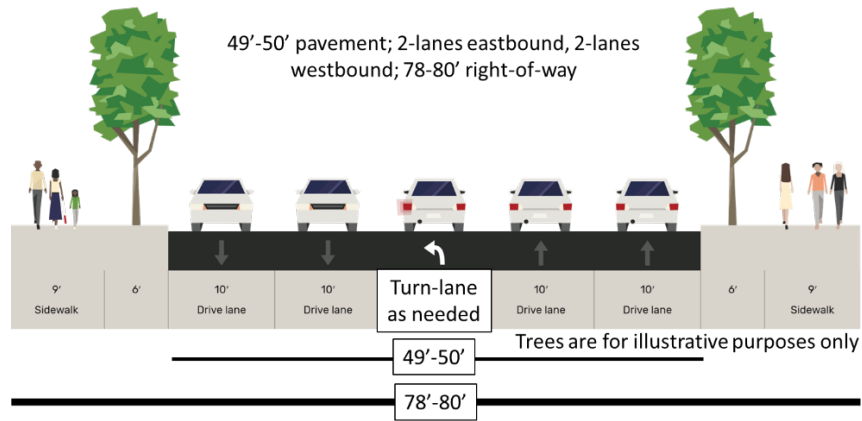


Young Street

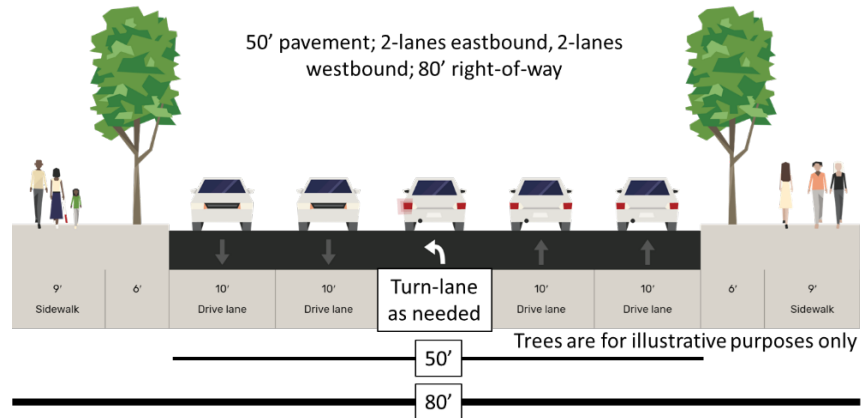
CBD Plan Designation



Existing Operation



Proposed CBD Plan Designation



LOCATION: Bataan Street between Singleton Boulevard and Commerce Street

COUNCIL DISTRICT: 6

MAPSCO: 44Q

PLANNER: Kimberly Smith

APPLICANT: StoryBuilt

REPRESENTATIVE: Alex Dyer

REQUEST

Amendment to the City of Dallas Thoroughfare Plan to delete Bataan Street between Singleton Boulevard and Commerce Street from the Thoroughfare Plan.

BACKGROUND

StoryBuilt has requested an amendment to the City of Dallas Thoroughfare Plan to delete Bataan Street between Singleton Boulevard and Commerce Street, from the Thoroughfare Plan. Bataan Street is on the Thoroughfare Plan to be a two-lane undivided roadway in 54 feet of right-of-way. Bataan Street south of the Union Pacific Railroad has not been constructed. Based on the Transportation Impact Analysis the surrounding roadways can handle the capacity and there will be a north-south connection on Herbert Street under the railroad track, east of this proposed unbuilt roadway.

The Bataan Thoroughfare cuts across StoryBuilt's proposed mixed-use development and significantly hampers our developments ability to effectively use the space between Sylvan and the Bataan thoroughfare because of existing rights-of-way and City of Dallas spacing design guidelines between public roads and private drives. By removing the proposed Bataan extension from Thoroughfare Plan, they propose to increase density, improve walkability, and provide effective connectivity from the development to the community around it.

The location this development is proposed to be built is currently undeveloped and light industrial area. The applicant is proposing to build approximately 792 residential units and 52,000 square feet of commercial (office/retail/restaurant) uses. Based on the Traffic Impact Analysis provided the proposed development's generated traffic can be successfully incorporated into the surrounding roadway network. The proposed Thoroughfare Plan amendment would allow vehicular operations to continue at appropriate levels, especially with the City of Dallas/Dallas County project to build Herbert street. The Herbert Street project will consist of an underpass under the Union Pacific Railroad that connects Singleton Boulevard and Commerce Street.

Bataan Street was one of three streets recommended in the 2011 West Dallas Urban Structure and Guidelines, that were going to connect Singleton Boulevard to Commerce Street by going under the Union Pacific Railroad tracks. City of Dallas Public Works is

currently designing Herbert Street, the middle of the three proposed roads. Public Works is working with Union Pacific Railroad to gain their connect for the proposed Herbert Street underpass. There is not a current timeline or funding to design or construct the other two proposed connections, Bataan Street to the west and Amonette Street to the east. Part of this project will also consist of extending Muncie Avenue east from Parvia Avenue, parallel to the railroad tracks; this will connect the roads on the northside of the railroad to Herbert Street.

STAFF RECOMMENDATION

Staff recommends approval to delete Bataan Street between Singleton Boulevard and Commerce Street 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

Bataan Street

Singleton Boulevard to Commerce Street

Council District: 6
MAPSCO: 44Q

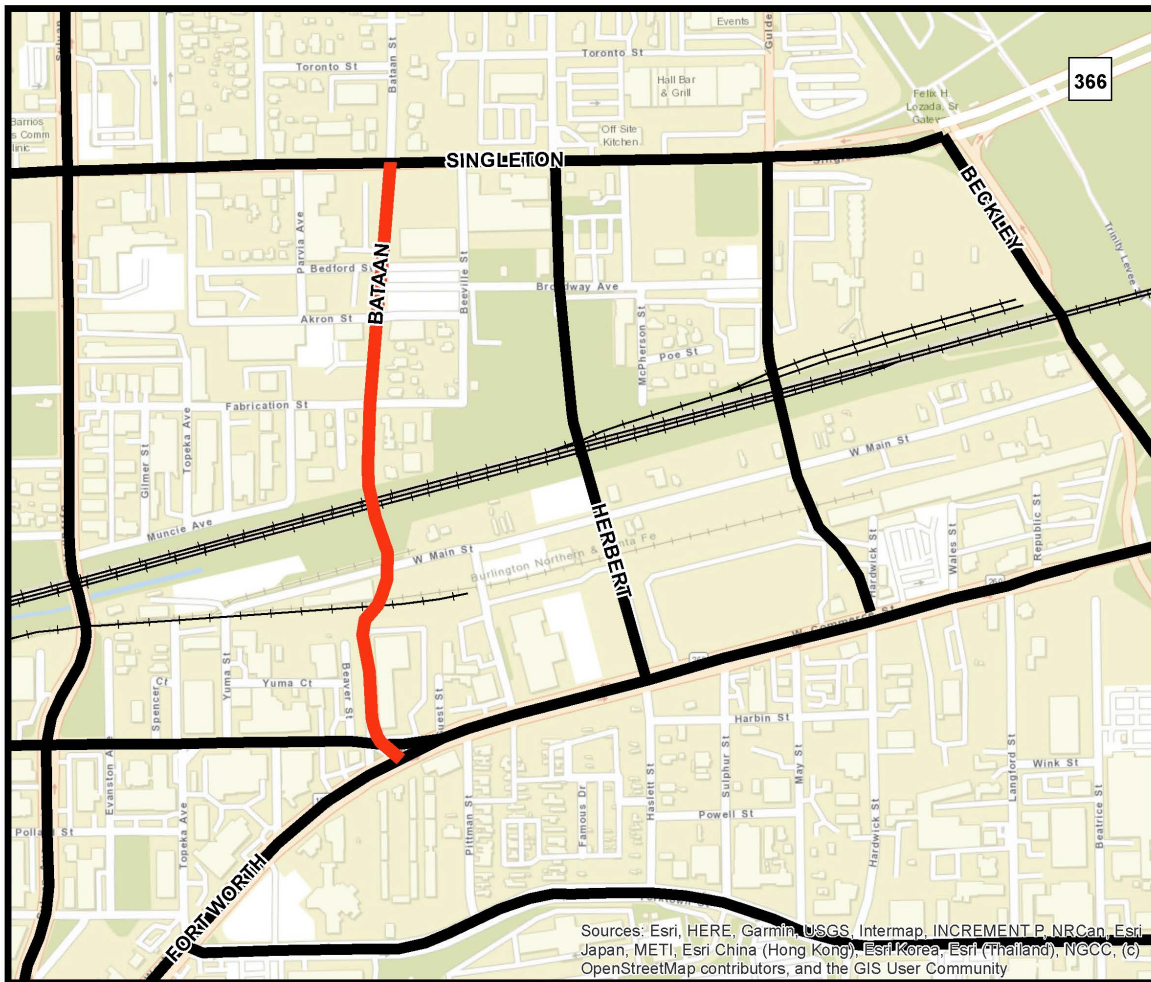


Thoroughfare Plan Amendment Map



City of Dallas

LOCATOR MAP



FACT SHEET

PROPOSED CPC AGENDA: July 15, 2021
PROPOSED COUNCIL AGENDA: August 11, 2021

APPLICANT: StoryBuilt
REPRESENTATIVE: Alex Dyer

REQUEST

Amendment to the City of Dallas Thoroughfare Plan to delete Bataan Street between Singleton Boulevard and Commerce Street from the Thoroughfare Plan.

BACKGROUND:

- Existing Thoroughfare Plan designation is special two-lane undivided roadway in 54 feet of right-of-way.
- Existing use of applicant's property is undeveloped and light industrial.
- Proposed use applicant's property mixed-use development with 792 residential units and 52,000 square feet of commercial (office/retail/restaurant) uses.
- Findings from the Traffic Impact Analysis Peak Hour Link Analysis

Scenarios	Bataan @ Singleton				Bataan @ West Main				Bataan/Beaver @ Commerce			
	Without Development ³		With Development ⁴		Without Development		With Development		Without Development		With Development	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
2020 existing ¹	33	45	-	-	-	-	-	-	0	3	100	188
2020 existing adjusted for COVID ²	46	49	137	205	-	-	152	232	0	3	100	188
2027 w/out Bataan	318	291	318	291	-	-	-	-	0	4	136	265
2027 with Bataan	490	486	637	706	364	368	515	601	346	362	473	604
2032 w/out Bataan	325	299	325	299	-	-	-	-	0	5	146	304
2032 with Bataan	498	493	645	714	364	329	511	590	346	363	473	606

Scenarios	Herbert @ Singleton				Herbert @ West Main				Herbert/Haslet @ Commerce			
	Without Development		With Development		Without Development		With Development		Without Development		With Development	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
2020 existing ¹	15	24	119	168	-	-	136	189	9	2	35	40
2020 existing adjusted for COVID ²	20	27	42	57	-	-	51	64	12	2	33	39
2027 w/out Bataan	461	517	599	701	810	873	935	1041	735	784	551	831
2027 with Bataan	297	324	342	385	540	540	658	716	598	634	645	704
2032 w/out Bataan	473	522	601	705	819	873	969	1079	745	784	794	858
2032 with Bataan	299	328	344	389	600	328	588	614	598	634	646	706

1) Traffic volumes collected Thursday, October 29, 2020; 7:00-9:00 AM; 4:00-6:00 PM
2) 2020 existing volumes grown by 40% for AM peak hours and 10% for PM peak hours
3) Without Development 2% growth rate for 2027 and 2032
4) With Development 10% AM growth rate and 30% PM growth rate for 2027 and 2032

- Bataan Street was placed on the City of Dallas Thoroughfare Plan June 19, 2013, Ordinance number 29045.

- Bataan Street was one of three roadways recommended in the West Dallas Urban Structure and Guidelines, adopted by Council March 11, 2011.
- The West Dallas Urban Structure and Guidelines proposed three connections between Singleton Boulevard and Commerce Street, all three were supposed to go under the Union Pacific Railroad tracks
- Public Works is in design for Herbert Street, and working with Union Pacific Railroad to approve the proposed design and gain access under the tracks (Herbert's new four-lane configuration will require a Thoroughfare Plan amendment)
- Proposed routing without Bataan Street connecting under the Union Pacific Railroad
 - Bataan Street will connect to Muncie Avenue
 - Muncie Avenue will be extended east from Parvia Avenue to Amonette Street (Amonette Street will be extended south to Muncie Avenue)
 - Herbert Street will have a four-way intersection at Muncie Avenue
 - South of Muncie Avenue, Herbert Street will connect to West Main and Commerce Street
- 30 property owners are in the notification area.

Bataan Street

Existing Thoroughfare Plan Designation

