



March 16, 2022

Michael Jung, Chairman  
and Members of the Thoroughfare Committee

### **City Plan Commission Thoroughfare Committee Meeting**

**The City Plan Commission Thoroughfare Committee will meet**

**Wednesday, March 23, 2022 at 9:00a.m.**

**VIDEOCONFERENCE/ CITY HALL (COUNCIL CHAMBERS)**

The following videoconference link is available to join the meeting virtually on WebEx:

<https://bit.ly/CPCTC032322>

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

Location for in-person attendance: 1500 MARILLA STREET, DALLAS, TEXAS, 75201,  
COUNCIL CHAMBERS, 6TH FLOOR OF THE DALLAS CITY HALL  
(facing Young Street, between Akard Street and Ervay Street)

### **CPC Thoroughfare Committee Meeting Agenda**

1. Approve prior Meeting Minutes, September 24, 2021
2. Herbert Thoroughfare Plan Amendment  
Amend the dimensional classification of Herbert Street between West Commerce Street and Muncie Avenue from a special two-lane undivided roadway (SPCL 2U) in 56 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 90 feet of right right-of-way with bicycle facilities.
3. Amonette Thoroughfare Plan Amendment  
Delete Amonette Street between West Commerce Street and Singleton Boulevard 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](mailto: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:** Herbert Street between West Commerce Street and Muncie Avenue

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44Q

**PLANNER:** Kimberly Smith

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**APPLICANT:** City of Dallas Public Works Department

**REPRESENTATIVE:** Derek White, Project Manager

### **REQUEST**

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Herbert Street between West Commerce Street and Muncie Avenue from a special two-lane undivided roadway (SPCL 2U) in 56 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 90 feet of right-of-way with bicycle facilities.

### **BACKGROUND**

City of Dallas Public Works Department has requested an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Herbert Street between West Commerce Street and Muncie Avenue. Herbert Street is currently on the Thoroughfare Plan as a Community Collector, to be constructed as a two-lane undivided roadway in 56 feet of right-of-way. Herbert Street has been constructed to Thoroughfare Plan standards north of Broadway Avenue to Singleton Boulevard, however, has not been constructed south of Broadway Avenue across the Union Pacific Railroad (UPRR) tracks to West Commerce Street.

In 2011, City Council adopted the West Dallas Urban Structure Guidelines, which envisioned three new north-south streets connecting West Commerce Street and Singleton Boulevard under the UPRR tracks between Sylvan Avenue and Beckley Avenue: Bataan Street, Herbert Street, and Amonette Street. Funding was allocated to the West Dallas Gateway project (also known as the Three Hole Punch project) in the 2012 Bond to construct these three new streets. Since then, the City of Dallas Public Works Department has been coordinating with the North Central Texas Council of Governments and the UPRR on options to construct the project, and there has been consensus for only constructing one new street that will travel under the UPRR tracks to connect West Commerce to Singleton: Herbert Street. The StoryBuilt Traffic Impact Analysis (March 2021) found that traffic can be successfully incorporated into the surrounding roadway network with only the extension of Herbert under the UPRR tracks. Bataan Street was removed from the Thoroughfare Plan on August 25, 2021, and staff have received an application to remove Amonette Street from the Thoroughfare Plan.

The West Dallas Gateway project to construct Herbert Street will also construct

extension of Muncie Avenue eastward to connect to Bataan, Herbert, and Amonette Street, thereby connecting the other two streets that were originally intended to traverse the UPRR tracks to the new Herbert Street connection north of the UPRR tracks. . From the new intersection with Muncie Avenue, the City of Dallas Public Works Department is requesting that Herbert Street continue south under the UPRR to West Commerce Street as a four-lane undivided concrete roadway with dedicated bicycle lanes, sidewalks, curb, and gutters. The City of Dallas has acquired or has been dedicated the required 90-foot right-of-way for the construction of Herbert. Due to right-of-way constraints north of Muncie Avenue as well as the anticipated dispersal of traffic, Herbert Street is proposed to remain a special two-lane undivided roadway north of Muncie Avenue.

No driveways or on-street parking will be affected by this proposed Thoroughfare Plan amendment.

### **STAFF RECOMMENDATION**

Staff recommends approval of the requested amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification Herbert Street between West Commerce Street and Muncie Avenue from a special two-lane undivided roadway (SPCL 2U) in 56 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 90 feet of right-of-way with bicycle facilities.

### **CONTACT PERSON:**

Kimberly Smith, Senior Planner, [Kimberly.Smith@dallascityhall.com](mailto:Kimberly.Smith@dallascityhall.com)  
Kathryn Rush, Chief Planner, [Kathryn.Rush@dallascityhall.com](mailto:Kathryn.Rush@dallascityhall.com)

### **MAP**

Attached

## FACT SHEET

**PROPOSED CPC AGENDA:** April 7, 2022

**PROPOSED COUNCIL AGENDA:** May 11, 2022

**APPLICANT:** City of Dallas Public Works Department

**REPRESENTATIVE:** Derek White, Project Manager

### **REQUEST**

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Herbert Street between West Commerce Street and Muncie Avenue from a special two-lane undivided roadway (SPCL 2U) in 56 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 90 feet of right-of-way with bicycle facilities.

### **BACKGROUND:**

- The existing Thoroughfare Plan designation is special two-lane undivided roadway in 56 feet of right-of-way (SPCL 2U), and the classification is Community Collector.
- Proposed dimensional classification would change the 56 feet of right-of-way to 90 feet of right-of-way.
- The City owns the required 90 feet of right-of-way for Herbert south of Muncie Avenue.
- Herbert Street has been constructed to Thoroughfare Plan standards north of Broadway Avenue to Singleton Boulevard but has not been constructed south of south of Broadway Avenue across the UPRR tracks to West Commerce Street.
- Due to constraints north of Muncie Avenue, the Thoroughfare Plan will not be changed from the two-lane undivided roadway in 56 feet of right-of-way (SPCL 2U).
- Herbert Street is on the City of Dallas Bike Plan.
- Herbert Street was placed on the City of Dallas Thoroughfare Plan on June 19, 2013, Ordinance number 29045.
- This area is part of PD 714, Subdistrict 1A. This subdistrict is for medium density mixed-use.
- The West Dallas Urban Structure and Guidelines, which was adopted by City Council on March 11, 2011, proposed three new north-south street connections under the Union Pacific Railroad (UPRR) tracks to connect Singleton Boulevard and West

Commerce Street. Those new street connections were, from east to west: Amonette Street, Herbert Street, and Bataan Street.

- The City of Dallas Public Works Department is in design for Herbert Street, and working with UPRR to approve the proposed design and gain access under the tracks.
- Bataan Street was removed from the Thoroughfare Plan on August 25, 2021.
- An application was received on January 6, 2022 to remove Amonette Street from the Thoroughfare Plan.
- Summarized peak hour traffic and capacity

Roadway	Proposed 2032 Volume AM (PM)	Number of Lanes	Capacity
Herbert @ Singleton	601 (705)	2	950 to 1,048
Herbert @ West Main	969 (1,079)	4	1,900 to 2,096
Herbert/Haslet @ West Commerce	794 (858)	4	1,900 to 2,096
Beckley @ West Commerce	2,569 (2,714)	4	1,900 to 2,096

- Summarized findings from the Traffic Impact Analysis conducted for the StoryBuilt development in March 2021.  
Peak Hour Volumes:

Scenarios	TIA for StoryBuilt West Dallas Urban Village, March 2021 <sup>1</sup>												TIA for Cypress West Commerce, August 2018 <sup>2</sup>			
	Herbert @ Singleton				Herbert @ West Main				Herbert/Haslet @ Commerce				Beckley @ W Commerce			
	Without Development <sup>3</sup>		With Development <sup>4</sup>		Without Development <sup>3</sup>		With Development <sup>4</sup>		Without Development <sup>3</sup>		With Development <sup>4</sup>		Without Development		With Development	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
2018 existing <sup>5</sup>	-	-	-	-	-	-	-	-	-	-	-	-	2291	2417	2291	2417
2020 existing <sup>6</sup>	15	24	119	168	-	-	136	189	9	2	35	40	-	-	-	-
2020 Built <sup>6</sup>	-	-	-	-	-	-	-	-	-	-	-	-	2384	2516	2569	2714
2020 existing adjusted for COVID <sup>6</sup>	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	-	-	-	-
2032 w/out Bataan	473	522	601	705	819	873	969	1079	745	784	794	858	-	-	-	-

<sup>1</sup> Traffic Impact Analysis for StoryBuilt West Dallas Urban Village, March 25, 2021; studied Herbert and Bataan, Amonette was not studied and was an unbuilt condition  
<sup>2</sup> Traffic Impact Analysis for Cypress West Commerce, August 30, 2018; study location was south of West Commerce, Beckley and W Commerce was studied, no other streets north of W Commerce studied  
<sup>3</sup> Peak hour traffic volumes collected Wednesday, May 16, 2018 (Figure 5)  
<sup>4</sup> Peak hour traffic volumes collected Thursday, October 29, 2020; 7:00-9:00 AM; 4:00-6:00 PM  
<sup>5</sup> 2020 build out year with 2% growth rate (Figure 6)  
<sup>6</sup> 2020 existing volumes grown by 40% for AM peak hours and 10% for PM peak hours  
<sup>7</sup> Without Development 2% growth rate for 2027 and 2032 (Exhibits 5-10)  
<sup>8</sup> With Development 10% AM growth rate and 30% PM growth rate for 2027 and 2032 (Exhibits 11-16)

- 68 property owners are in the combined Herbert Street and Amonette Street notification area

# Herbert Street

West Commerce Street and  
Muncie Avenue

Council District: 6  
MAPSCO: 44Q

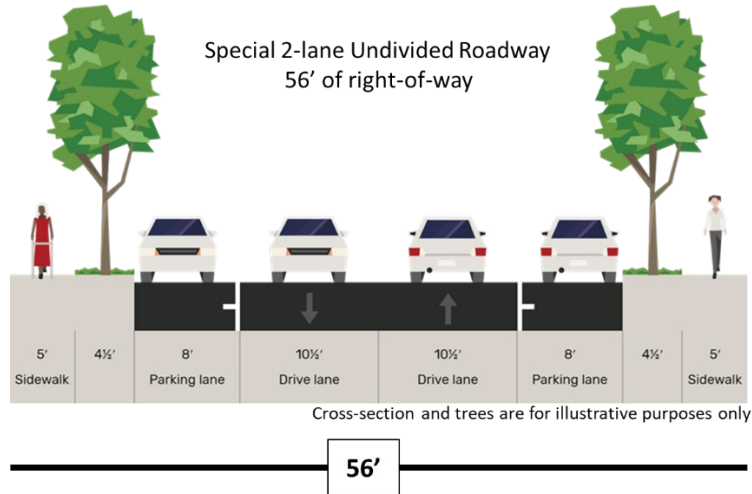


Thoroughfare Plan Amendment Map



# Herbert Street between West Commerce Street and Muncie Avenue

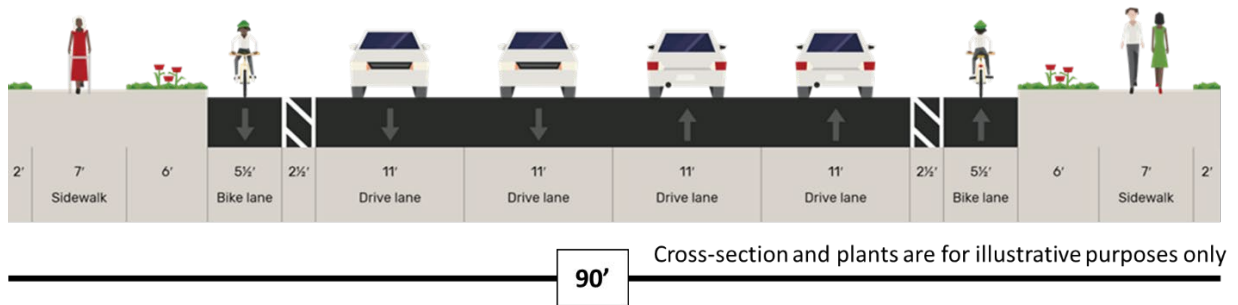
## Existing Thoroughfare Plan Designation



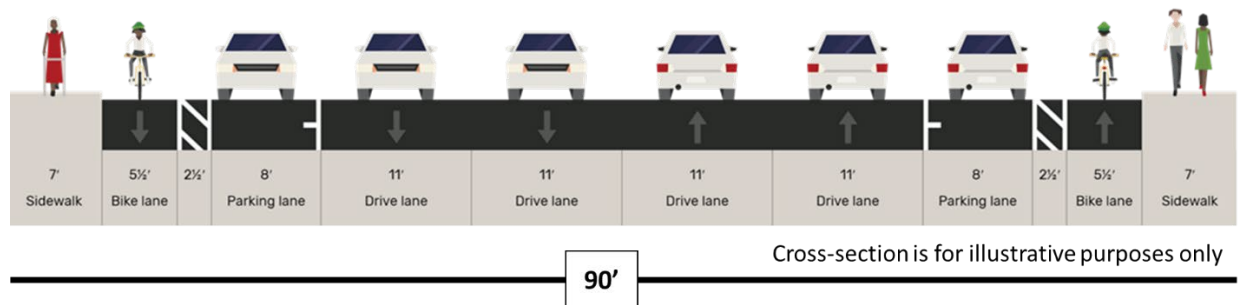
## Proposed Thoroughfare Plan Designation

### Herbert Street between West Commerce Street and Muncie Avenue

#### Without on-street parking

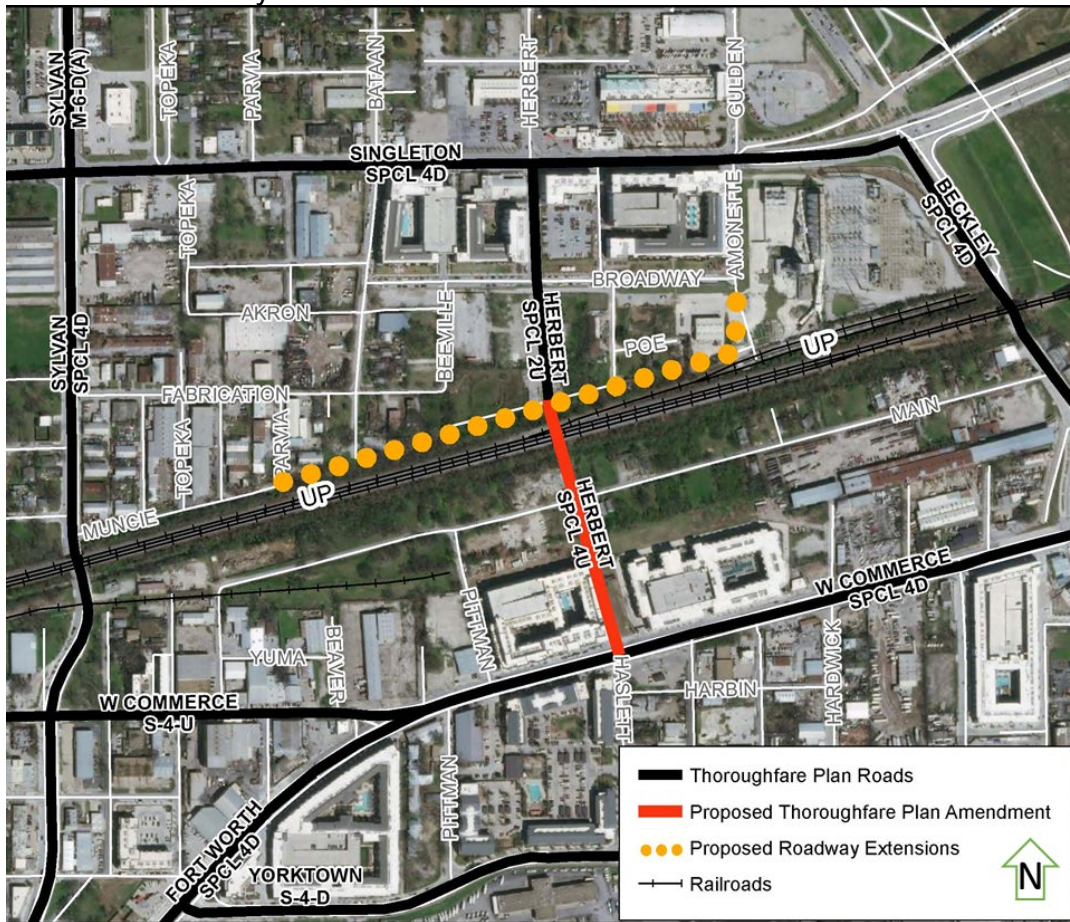


#### With on-street parking





## Proposed New Roadway Network



- Muncie Avenue extended east connecting Parvia Avenue to Amonette Street
- Amonette Street extended south from Broadway Avenue to Muncie Avenue
- Herbert Street extended south from Broadway Avenue, under UPRR, to West Commerce Street

**LOCATION:** Amonette Street between West Commerce Street and Singleton Boulevard

**COUNCIL DISTRICT:** 6

**MAPSCO:** 44Q

**PLANNER:** Kimberly Smith

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**APPLICANT:** James Lee, 255 West Commerce property owner

**REPRESENTATIVE:** Peter Kavanagh

### **REQUEST**

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

### **BACKGROUND**

James Lee, 255 West Commerce property owner, has requested an amendment to the City of Dallas Thoroughfare Plan to delete Amonette Street between West Commerce Street and Singleton Boulevard from the Thoroughfare Plan. Amonette Street is currently on the Thoroughfare Plan as a Community Collector, to be constructed as a two-lane undivided roadway in 54 feet of right-of-way. Amonette Street has been constructed to Thoroughfare Plan standards north of Broadway Avenue on the northside of the Union Pacific Railroad (UPRR) train tracks to Singleton Boulevard. It has not been constructed south of the UPRR tracks to West Commerce Street.

In 2011, City Council adopted the West Dallas Urban Structure Guidelines, which envisioned three new north-south streets connecting West Commerce Street and Singleton Boulevard under the UPRR tracks between Sylvan Avenue and Beckley Avenue: Bataan Street, Herbert Street, and Amonette Street. Funding was allocated to the West Dallas Gateway project (also known as the Three Hole Punch project) in the 2012 Bond to construct these three new streets. Since then, the City of Dallas Public Works Department has been coordinating with the North Central Texas Council of Governments and the UPRR on options to construct the project, and there has been consensus for only constructing one new street that will travel under the UPRR tracks to connect West Commerce to Singleton: Herbert Street. The StoryBuilt Traffic Impact Analysis (March 2021) found that traffic can be successfully incorporated into the surrounding roadway network with only the extension of Herbert under the UPRR tracks. Bataan Street was removed from the Thoroughfare Plan on August 25, 2021.

The City does not currently have the required right-of-way or funding to construct Amonette Street south of the UPRR. If Amonette Street is removed from the Thoroughfare Plan, the existing section of Amonette Street north of the UPRR tracks would be assigned a classification of "local road" in the City streets inventory.

No driveways or on-street parking will be affected by this proposed Thoroughfare Plan amendment.

**STAFF RECOMMENDATION**

Staff recommends approval of the requested amendment to delete Amonette Street from West Commerce Street to Singleton Boulevard from the Thoroughfare Plan.

**CONTACT PERSON:**

Kimberly Smith, Senior Planner, [Kimberly.Smith@dallascityhall.com](mailto:Kimberly.Smith@dallascityhall.com)  
Kathryn Rush, Chief Planner, [Kathryn.Rush@dallascityhall.com](mailto:Kathryn.Rush@dallascityhall.com)

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**APPLICANT:** James Lee, 255 West Commerce property owner

**REPRESENTATIVE:** Peter Kavanagh

### **REQUEST**

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### **BACKGROUND:**

- The existing Thoroughfare Plan designation is special two-lane undivided roadway in 54 feet of right-of-way (SPCL 2U), and the classification is Community Collector.
- Amonette Street has been constructed to Thoroughfare Plan standards north of the Union Pacific Railroad (UPRR) train tracks to Singleton Boulevard but has not been constructed south of the UPRR tracks to West Commerce Street.
- Amonette Street is not on the City of Dallas Bike Plan.
- Amonette Street was placed on the City of Dallas Thoroughfare Plan on June 19, 2013, Ordinance number 29045.
- This area is part of PD 714, Subdistrict 1A. This subdistrict is for medium density mixed-use.
- The West Dallas Urban Structure and Guidelines, which was adopted by City Council on March 11, 2011, proposed three new north-south street connections under the UPRR tracks to connect Singleton Boulevard and West Commerce Street. Those new street connections were, from east to west: Amonette Street, Herbert Street, and Bataan Street.
- The Department of Public Works is in design for Herbert Street, and working with UPRR to approve the proposed design and gain access under the tracks.
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- Summarized peak hour traffic and capacity

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Herbert/Haslet @ West Commerce	794 (858)	4	1,900 to 2,096

- North Central Texas Council of Government’s Plan Roadway Capacity Analysis Guidelines, hourly service volume per lane on is 475 to 524 vehicles
- Summarized findings from the Traffic Impact Analysis conducted for the StoryBuilt development in March 2021.  
Peak Hour Volumes:

Scenarios	TIA for StoryBuilt West Dallas Urban Village, March 2021 <sup>1</sup>											
	Herbert @ Singleton				Herbert @ West Main				Herbert/Haslet @ Commerce			
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- 68 property owners are in the combined Amonette Street and Herbert Street notification area

# Amonette Street

West Commerce Street and  
Singleton Boulevard

Council District: 6  
MAPSCO: 44Q



Thoroughfare Plan Amendment Map



# Amonette Street between West Commerce Street and Singleton Boulevard

Existing Thoroughfare Plan Designation

