



May 22, 2019

Paul E. Ridley, Chairman  
and Members of the Thoroughfare Committee

### **Thoroughfare Committee Meeting**

**The CPC Thoroughfare Committee will meet  
Thursday, May 30, 2019 at 9:00a.m. at  
Dallas City Hall, 5ES**

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

1. Approve Prior March 21, 2019 Meeting Minutes
2. Beckley Thoroughfare Plan Amendment  
Change the dimensional classification of Beckley Avenue from Davis Street to Zang Boulevard from a four-lane undivided roadway (S-4-U) to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way.
3. Pemberton Hill Thoroughfare Plan Amendments
  1. Change the dimensional classification of Pemberton Hill Road from Great Trinity Forest Way to Elam Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 100 feet of right-of-way roadway with a shared-use path on the westside of the roadway; and
  2. Change the dimensional classification of Pemberton Hill Road from Elam Road to Lake June Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way roadway with a shared-use path on the westside of the roadway.
4. Market Center Thoroughfare Plan Amendment  
Change the dimensional classification of Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard from a Study roadway to a special five-lane divided roadway (SPCL 5D) with two-lanes southbound, three-lanes northbound, and a separated shared use path a shared-use path in 100 feet of right-of-way.
5. Fleming Thoroughfare Plan Amendment  
Delete Fleming Place from Jefferson Boulevard to IH-35E from the Thoroughfare Plan.

6. Beaumont Thoroughfare Plan Amendment  
Delete Beaumont Street from Akard Street to Ervay Street from the Thoroughfare Plan.
7. Beaumont Thoroughfare Plan Amendment  
Delete Beaumont Street from Ervay Street to Harwood Street from the Thoroughfare Plan.
8. Burbank Thoroughfare Plan Amendment  
Change the dimensional classification of Burbank Street from Harry Hines Boulevard to Denton Drive from a four-lane undivided roadway (S-4-U) to a special four-lane undivided roadway (SPCL 4U) with one-lane westbound, two-lanes eastbound, and a center turn-lane in 60 feet of right-of-way.
9. Other Matters
10. Adjournment

If you have any questions, please contact me at 214-671-8172.

*Kimberly Smith*

Kimberly Smith  
Senior Planner - Mobility 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:** Beckley Avenue from Davis Street to Zang Boulevard

**COUNCIL DISTRICT:** 1

**MAPSCO:** 44Z, 54D

**PLANNER:** Kimberly Smith

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**SUBJECT**

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Beckley Avenue from Davis Street to Zang Boulevard from a four-lane undivided roadway (S-4-U) to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way.

**BACKGROUND**

Crescent Communities requested to amend the City of Dallas Thoroughfare Plan roadway designation of Beckley Avenue between Davis Street and Zang Boulevard. The City of Dallas Thoroughfare Plan designates Beckley Avenue as a four-lane roadway with two-lanes northbound and two-lanes southbound within 44 feet of pavement and 60 feet of right-of-way (S-4-U). This roadway currently operates as a two-lane roadway with one-lane northbound and one-lane southbound within 30 feet of pavement and 60 feet of right-of-way. Crescent Communities requested to modify the designation of Beckley Avenue to the existing 30 feet of pavement with one-lane northbound and one-lane southbound . The curbs will not change, and no right-of-way will be required to make the proposed operational change.

**STAFF RECOMMENDATION**

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of Beckley Avenue from Davis Street to Zang Boulevard from a four-lane undivided roadway (S-4-U) to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way.

**CONTACT PERSONS:**

Kimberly Smith, Senior Planner  
Chelsea St. Louis, Chief Planner

214-671-8172  
214-670-7748

**MAP**

Attached

## FACT SHEET

**PROPOSED CPC AGENDA:** June 20, 2019

**PROPOSED COUNCIL AGENDA:** August 28, 2019

**PROJECT:** Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Beckley Avenue from Davis Street to Zang Boulevard from a four-lane undivided roadway (S-4-U) to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way.

### **BACKGROUND:**

- Beckley Avenue from Davis Street to Zang Boulevard currently operates as a two-lane undivided roadway; one-lane northbound, one-lane southbound in 30 feet of pavement and 60 feet of right-of-way.

- Traffic Counts

Street	Limits	Source	Date	Count
Beckley	Zang to Davis	COD	11/5/2011	8,745
Beckley	Zang to Davis	TxDOT	10/27/2014	9,447
Beckley	Zang to 8 <sup>th</sup>	TxDOT	8/23/2017	6,633

- Crescent Communities has a development at the northwest intersection of Beckley/Davis that is within City of Dallas Planned Development District (PD) 468. Crescent Communities' TP amendment will bring their development into compliance with the 12' parkway requirement of PD 468.
- PD 468, the Oak Cliff Gateway Special Purpose District, was amended by City Council in 2015 to utilize Article XII Form Districts as a basis for its zoning regulations. PD 468 includes Section 51A-13.503 Existing Street standard for a Mixed-Use Streetscape (ST-1); which requires six feet of planting zone and six feet of sidewalk outside the door yard, see drawing below.
- April 17, 2019, staff mailed 100 notices to property owners and received five comments from residents supporting this amendment to not widen Beckley between Davis and Zang.
- 100 property owners are in the notification area.

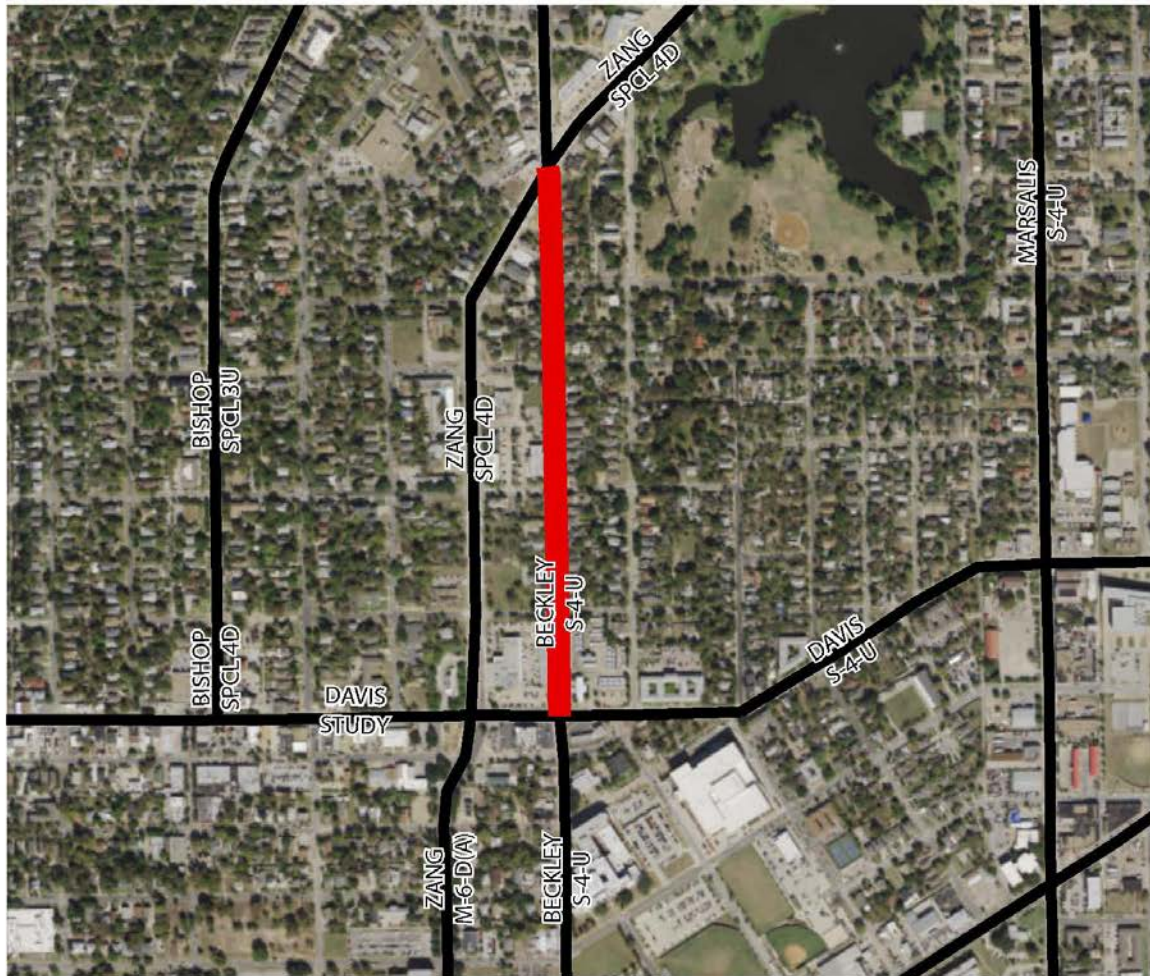
# Beckley Avenue

Davis Street to Zang Boulevard

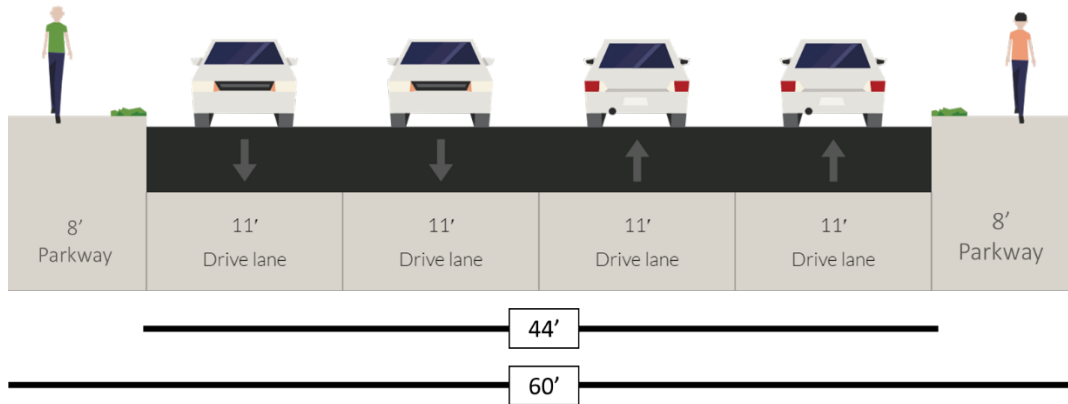
Council District: 1  
MAPSCO: 44Z, 54D



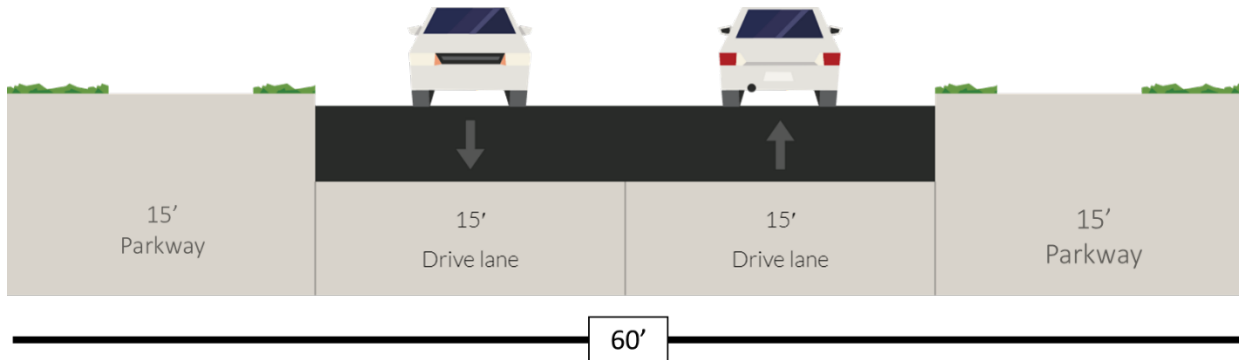
Thoroughfare Plan Amendment Map



Beckley Avenue from Davis Street to Zang Boulevard  
**Existing Designation**



**Existing Operation and Proposed Designation**



**SEC. 51A-13.503. EXISTING STREETS.**

**(a) Applicability.**

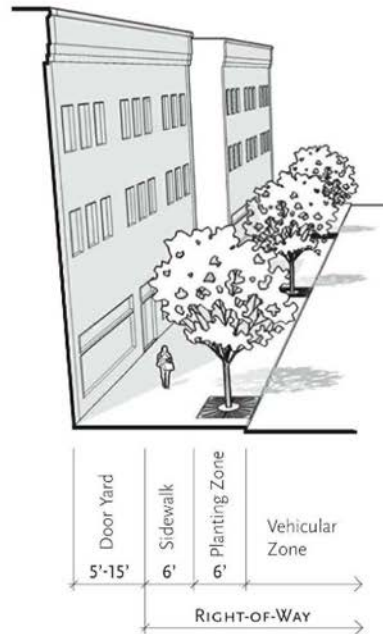
(1) The streetscape requirements of this section apply to all new development and to the addition of any floor area or pervious cover to the site.

(2) Where the proposed addition of floor area or pervious cover is associated with only one specific tenant space, only the portion of the streetscape associated with that tenant space must be constructed.

(3) These standards apply to the maximum extent feasible on streets regulated by the Texas Department of Transportation (TXDOT), as determined by TXDOT.

**(b) Mixed Use Streetscape (ST-1).**

The following streetscape standard applies to property within a WMU or WR district that abuts an existing street.





**LOCATION:** (1) Pemberton Hill Road from Great Trinity Forest Way to Elam Road; and (2) Pemberton Hill Road from Elam Road to Lake June Road

**COUNCIL DISTRICT:** 5, 7, 8

**MAPSCO:** 57L,Q,U,Y

**PLANNER:** Kimberly Smith

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**SUBJECT**

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Pemberton Hill Road from Great Trinity Forest Way to Elam Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 100 feet of right-of-way roadway with a shared-use path on the westside of the roadway; and (2) Pemberton Hill Road from Elam Road to Lake June Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way roadway with a shared-use path on the westside of the roadway.

**BACKGROUND**

The City of Dallas Department of Transportation is requesting an amendment to Pemberton Hill Road from Lake June Road to Great Trinity Forest Way to facilitate a 2017 Bond Complete Streets project. The proposed project will add sidewalks on the east side of the road and a shared use path on the west side of the road. The project will connect segments of the Trinity Forest Trail on Lake June Road and Elam Road.

Pemberton Hill Road currently operates as a two-lane undivided unimproved (asphalt) roadway. This project is a full reconstruction of the road to a two-lane undivided roadway with sidewalks, curb, and gutter. The City of Dallas owns all right-of-way needed for this roadway. There will not be any right-of-way acquired to implement this project.

**STAFF RECOMMENDATION**

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Pemberton Hill Road from Great Trinity Forest Way to Elam Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 100 feet of right-of-way roadway with a shared-use path on the westside of the roadway; and (2) Pemberton Hill Road from Elam Road to Lake June Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way roadway with a shared-use path on the westside of the roadway.

**CONTACT PERSONS:**

Kimberly Smith, Senior Planner  
Chelsea St. Louis, Chief Planner

214-671-8172  
214-670-7748

**MAP**

Attached

## FACT SHEET

**PROPOSED CPC AGENDA:** June 20, 2019

**PROPOSED COUNCIL AGENDA:** August 28, 2019

**PROJECT:** Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Pemberton Hill Road from Great Trinity Forest Way to Elam Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 100 feet of right-of-way roadway with a shared-use path on the westside of the roadway; and (2) Pemberton Hill Road from Elam Road to Lake June Road from a four-lane undivided roadway (M-4-U) in 60 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way roadway with a shared-use path on the westside of the roadway.

### **BACKGROUND:**

- Pemberton Hill Road is currently a two-lane undivided roadway without curb and gutter.
- Pemberton Hill Road is on the City of Dallas Bike Plan.
- The proposed shared-use path will connect the City of Dallas Trinity Forest Trail on Lake June Road, Texas Horse Park, Trinity Forest Trail on Elam Road west of Pemberton Hill Road, to Trinity Forest Golf Club and Trinity River Audubon Center on Great Trinity Forest Way.
- DART bus route 594, connects Pemberton Hill Road to the Lake June Transit Station.
- City of 2017 Bond Funding \$13,980,000
- Traffic Counts

Street	Limits	Source	Source, Date	Counts
Pemberton Hill	Lake June to Jean	TxDOT	11/3/2014	5,666
Pemberton Hill	Jean to Elam	TxDOT	11/3/2014	4,532
Pemberton Hill	Elam to Loop 12	TxDOT	11/3/2014	4,210

- Public Meeting - April 9, 2019
  - Janie C. Turner Recreation Center, 6424 Elam Road
  - 478 notices sent
  - 44 people attended the meeting
  - Meeting consisted of presentation/working session format. Attendees reported out regarding their priorities for the project.

<b>General Comments resulting from the meeting</b>	<b>Staff Proposed Actions (discusses after meeting)</b>
All intersection crossing Pemberton Hill need to have some safety elements added to them	Staff will coordinate with Transportation Operations
All way stops and cross-walks at: (1) Pemberton Hill and Lake June; (2) Pemberton Hill and Elam	Staff will coordinate with Transportation Operations
Transit stop improvements	Staff will coordinate with DART
Bus stops need lighting	Street lighting is included on this project
Extend the limits of this project and add wastewater from Lake June north to US 175	2017 Bond funding will not cover this section of the road. Staff will coordinate with Dallas Water Department to see if they can work on the drainage and water utilities on Pemberton Hill between Lake June and US 175

- 478 property owners are in the notification area.

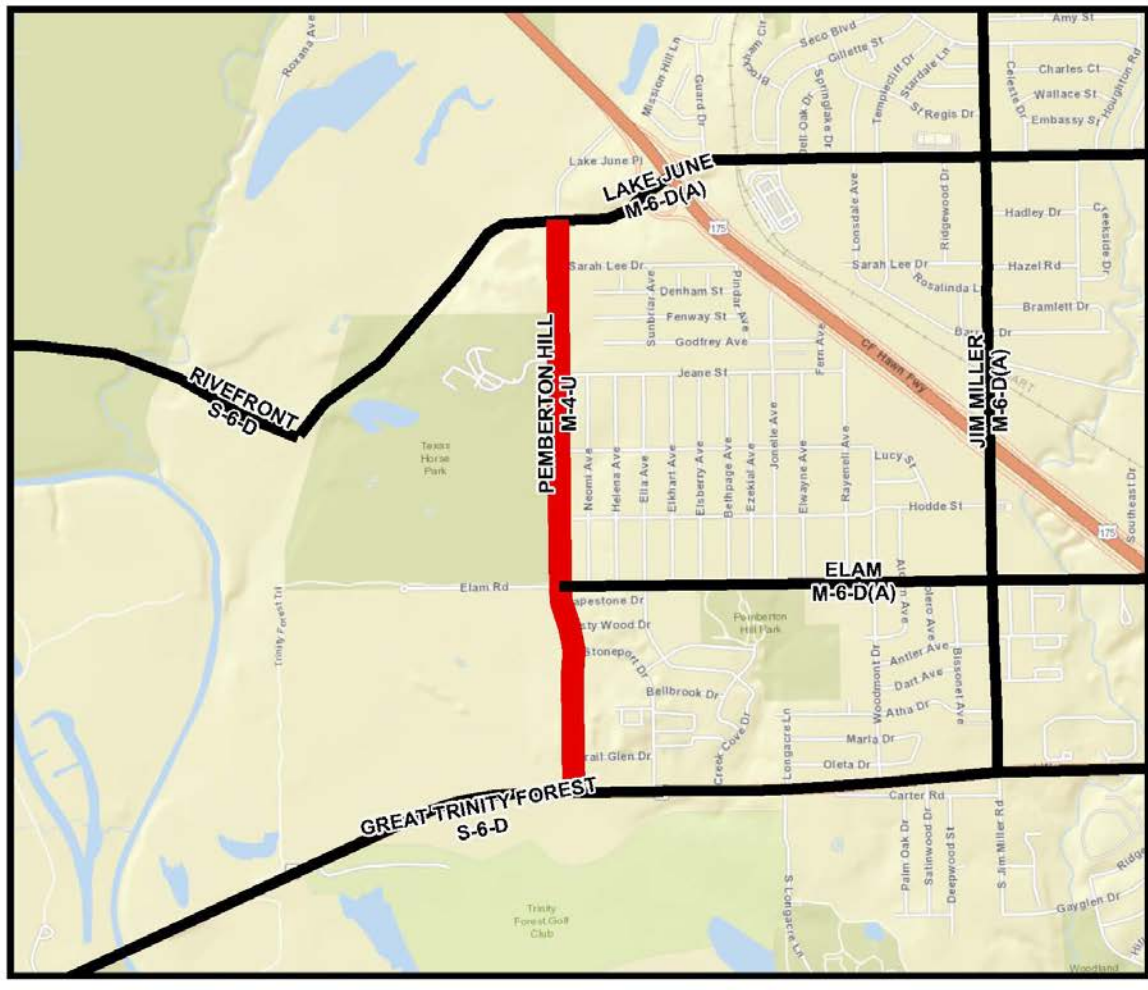
# Pemberton Hill Road

Great Trinity Forest Way to  
Lake June Road

Council District: 5, 7, 8  
MAPSCO: 57-L,Q,U,Y

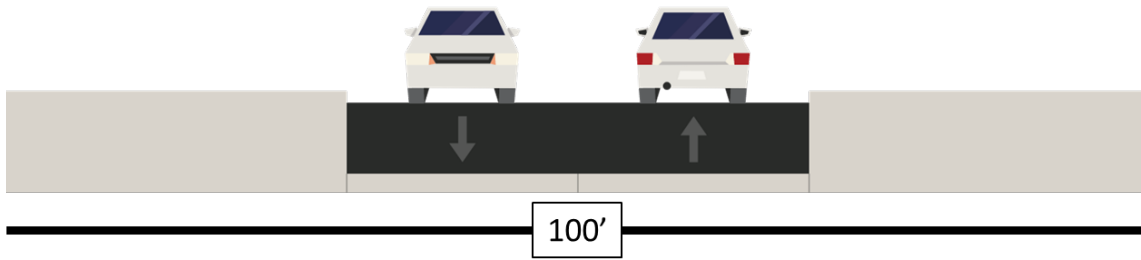


Thoroughfare Plan Amendment Map

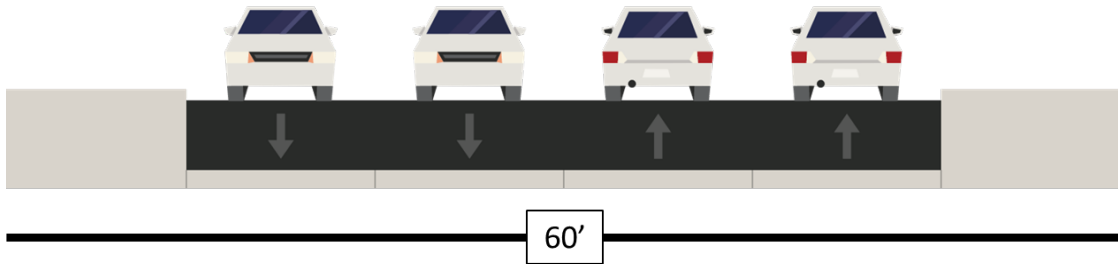


Pemberton Hill Road between Great Trinity Forest Way and Elam Road

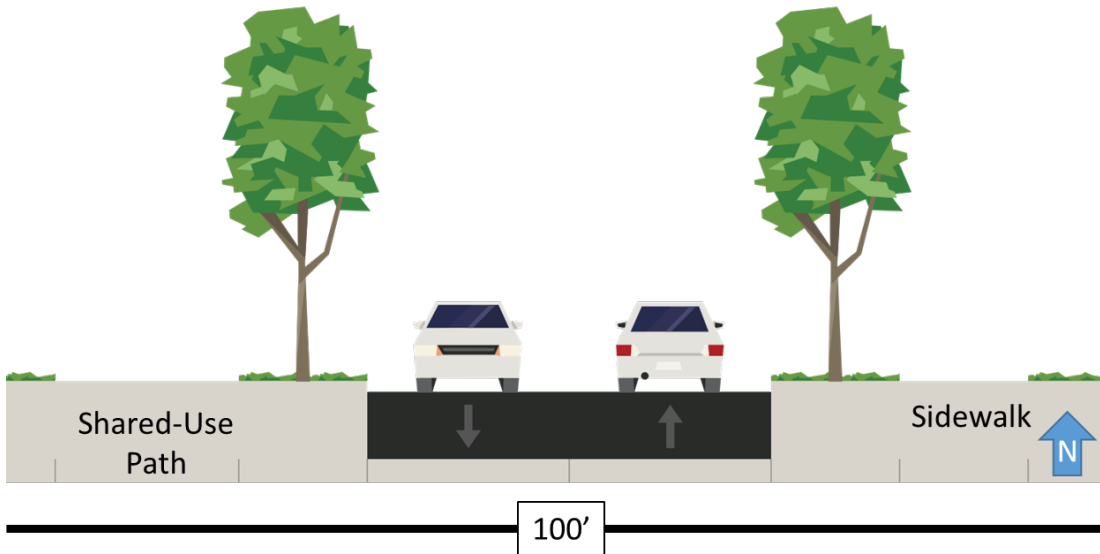
**Existing Operation**



**Existing Thoroughfare Plan**

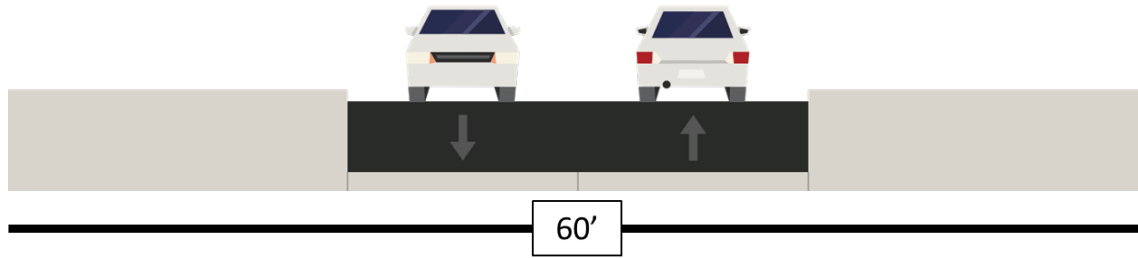


**Proposed Operation**

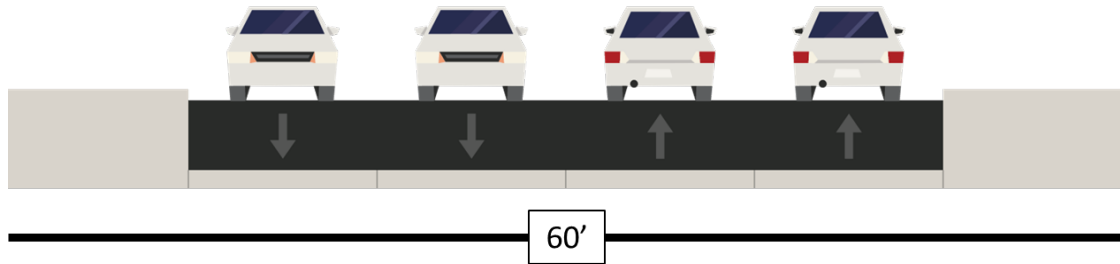


Pemberton Hill Road between Elam Road and Lake June Road

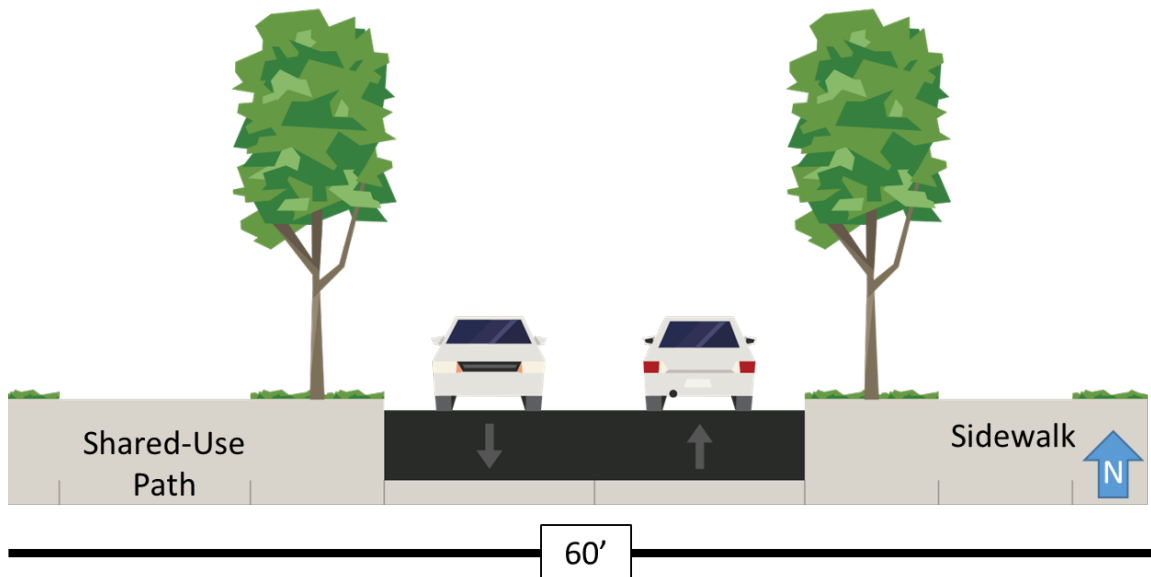
**Existing Operation**



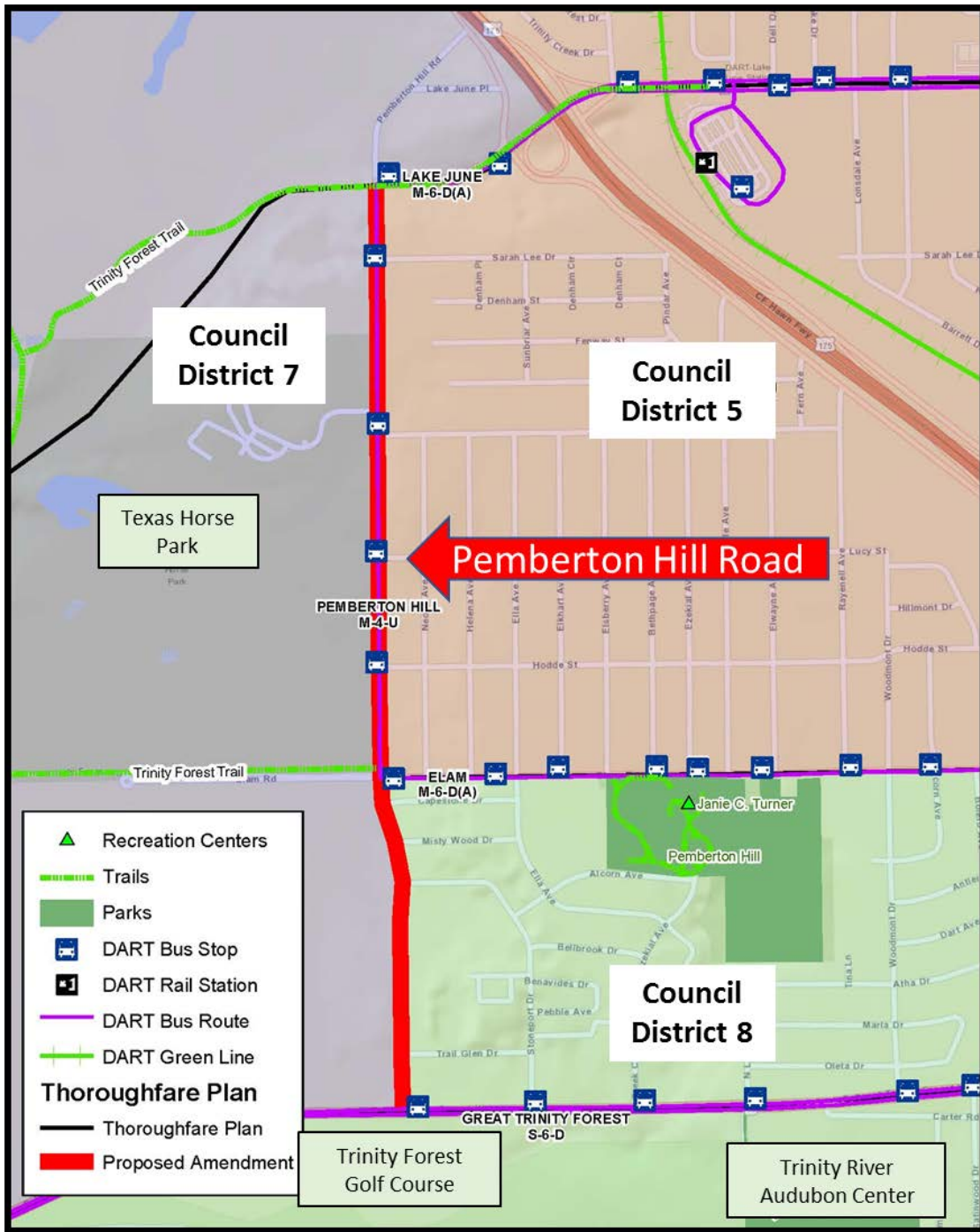
**Existing Thoroughfare Plan**



**Proposed Operation**



# Pemberton Hill Overview Map





**LOCATION:** Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard

**COUNCIL DISTRICT:** 2, 6

**MAPSCO:** 34Y, 44C,D,H  
**PLANNER:** Kimberly Smith

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**SUBJECT**

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard from a Study roadway to a special five-lane divided roadway (SPCL 5D) with two-lanes southbound, three-lanes northbound, and a separated shared use path a shared-use path in 100 feet of right-of-way.

**BACKGROUND**

The City of Dallas Park and Recreation Department has requested to amend the City of Dallas Thoroughfare Plan roadway designation of Market Center Boulevard between Oak Lawn Avenue and Harry Hines Boulevard. They have made this request to facilitate a vital connection of the City's trail network which will consist of a 3.5-mile shared use path. The Trinity Strand Trail will connect the rapidly redeveloping areas of IH-35E including the Dallas Design District, Market Center, and the Southwest Medical District.

This roadway currently is a divided six-lane roadway with three-lanes going south and three-lanes going north in 100 feet of right-of-way. The request is to modify the roadway and Thoroughfare Plan to a divided roadway with two-lanes southbound and three-lanes northbound with separated shared use path (SPCL 5D) in 100 feet of right-of-way, to implement this phase of the Trinity Strand Trail project. Traffic volumes can be accommodated on the proposed roadway.

**STAFF RECOMMENDATION**

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard from a Study roadway to a special five-lane divided roadway (SPCL 5D) with two-lanes southbound, three-lanes northbound, and a separated shared use path a shared-use path in 100 feet of right-of-way.

**CONTACT PERSONS:**

Kimberly Smith, Senior Planner	214-671-8172
Chelsea St. Louis, Chief Planner	214-670-7748

**MAP**

Attached

## FACT SHEET

**PROPOSED CPC AGENDA:** June 20, 2019

**PROPOSED COUNCIL AGENDA:** August 28, 2019

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**BACKGROUND:**

- Market Center is currently a six-lane divided roadway.
- Market Center is on the City of Dallas Bike Plan.
- Traffic Counts

Street	Limits	Source	Date	Count
Market Center (SE)	Harry Hines to Wycliff	TxDOT	10/20/2004	8,652
Market Center (NW)	Harry Hines to Wycliff	TxDOT	10/20/2004	8,652
Market Center	Harry Hines to Stemmons	COD	1/24/2002	14,137
Market Center (NW)	Wycliff to IH-35E FRTG NB	TxDOT	4/14/2014	22,269
Market Center (SE)	Wycliff to IH-35E FRTG NB	TxDOT	4/14/2014	23,080
Market Center (SE)	Wycliff to IH-35E FRTG NB	TxDOT	10/29/2014	7,244
Market Center (SE)	IH-35E FRTG SB to Turtle Creek	TxDOT	10/13/2014	5,505
Market Center (NW)	IH-35E FRTG SB to Turtle Creek	TxDOT	9/23/2009	6,664
Market Center (SE)	IH-35E FRTG SB to Turtle Creek	ETC Institute	11/2/2017	7,483
Market Center (NW)	IH-35E FRTG SB to Turtle Creek	ETC Institute	11/2/2017	7,448
Market Center	Turtle Creek to Oak Lawn	COD	1/24/2002	11,016
Market Center	Market Hall to Turtle Creek	Thoroughfare Assessment Program	5/11/2006	13,335

- Support Letters
  - Double Tree Dallas Market Center, 2015 Market Center Boulevard
  - Ferris Wheelers Backyard and BBQ, 1950 Market Center Boulevard
  - Texas Security Bank, 1212 Turtle Creek
  - APPA Investments, 2007 N. Henderson Avenue, long-term property owner in the Design District
  - Design District North Neighborhood Association
  
- Trinity Strand Trail is approximately 5.75 miles long
  - Trinity Strand Trail Phase I is approximately 2.5 miles, completed in 2015
  - Trinity Strand Trail Phase II is approximately 3.5 miles, anticipated completion in 2021
  
- City of Dallas Park and Recreation Funding Information
  - 2012 Bond \$ 2,010,182.02
  - 2017 TA Set-Aside Funding Award \$5,000,000
  
- 100 property owners are in the notification area.

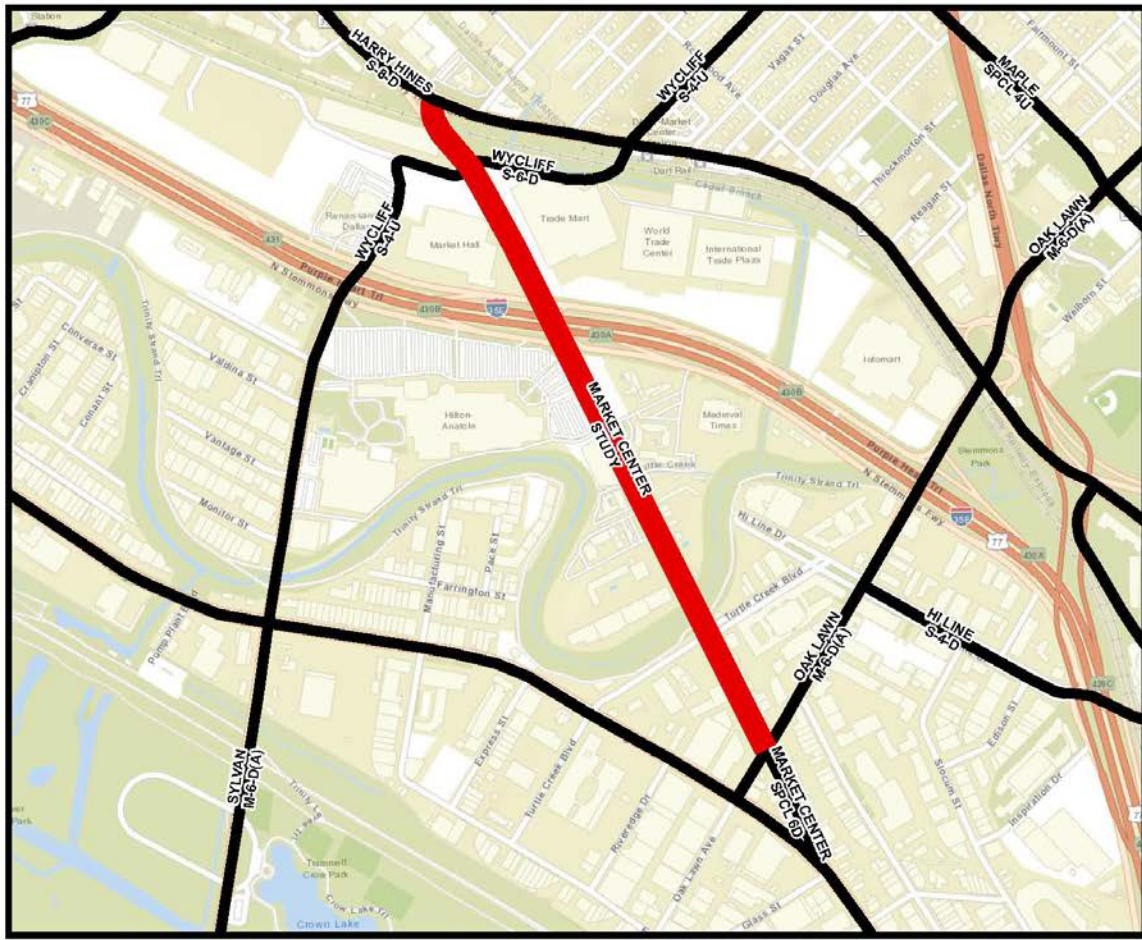
# Market Center Boulevard

Oak Lawn Avenue to  
Harry Hines Boulevard

Council District: 2 and 6  
MAPSCO: 34Y, 44C,D,H

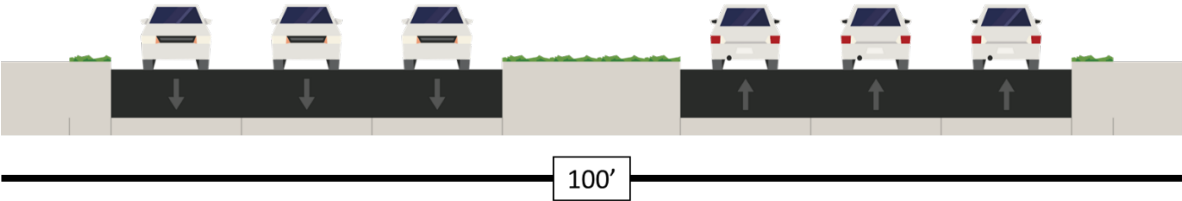


Thoroughfare Plan Amendment Map

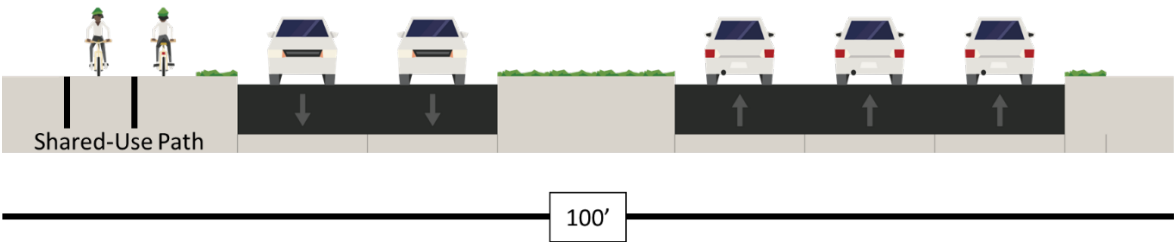


Market Center Boulevard from Oak Lawn Avenue to Harry Hines Boulevard

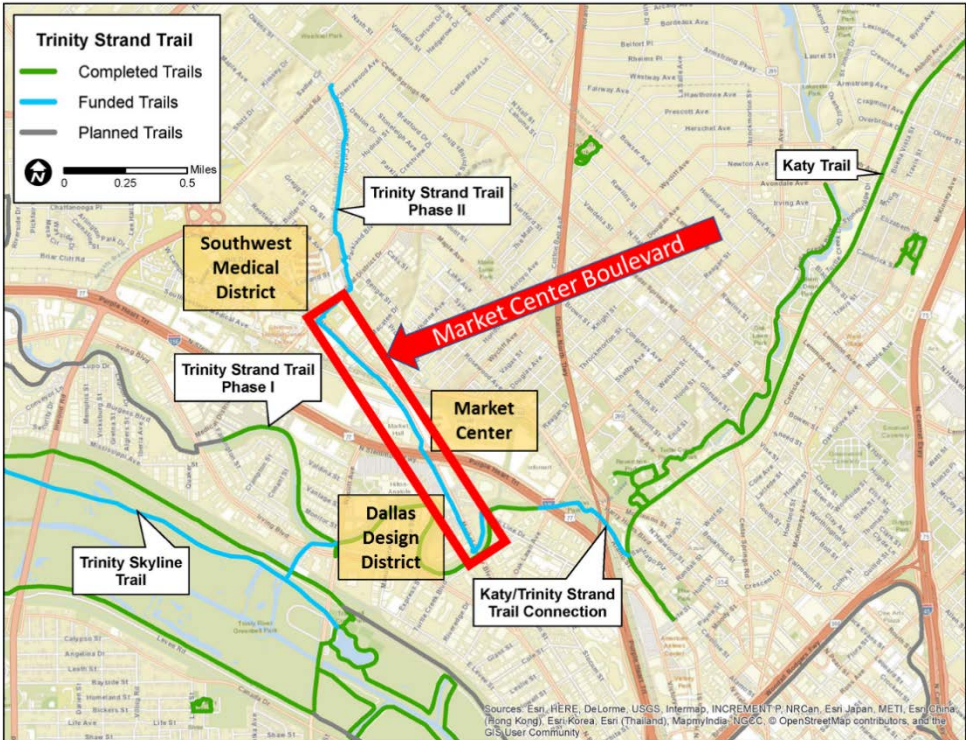
Existing Operation



Proposed Operation



City of Dallas Trail Network



**LOCATION:** Fleming Place from Jefferson Boulevard to IH-35E

**COUNCIL DISTRICT:** 1, 4

**MAPSCO:** 55A

**PLANNER:** Kimberly Smith

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**SUBJECT**

Amendment to the City of Dallas Thoroughfare Plan to delete Fleming Place from Jefferson Boulevard to IH-35E.

**BACKGROUND**

The City of Dallas Department of Transportation is requesting an amendment to Fleming Place from Jefferson Boulevard to IH-35E. This roadway was removed to facilitate the Texas Department of Transportation Southern Gateway/IH-35E reconstruction project. Prior to the removal, Fleming Place connected Jefferson Boulevard to the IH-35E northbound service road. With this removal, connections to IH-35 northbound remain at Colorado Boulevard and 8<sup>th</sup> Street.

Fleming Place is currently on the Thoroughfare Plan as a four-lane undivided roadway (S-4-U) in 60 feet of right-of-way.

**STAFF RECOMMENDATION**

Staff recommends approval to the City of Dallas Thoroughfare Plan to delete Fleming Place from Jefferson Boulevard to IH-35E.

**CONTACT PERSONS:**

Kimberly Smith, Senior Planner	214-671-8172
Chelsea St. Louis, Chief Planner	214-670-7748

**MAP**

Attached

## FACT SHEET

**PROPOSED CPC AGENDA:** June 20, 2019

**PROPOSED COUNCIL AGENDA:** August 28, 2019

**PROJECT:** Amendment to the City of Dallas Thoroughfare Plan to delete Fleming Place from Jefferson Boulevard to IH-35E.

### **BACKGROUND:**

- Fleming was a two-lane undivided roadway.
- TxDOT closed Fleming on June 2, 2018.
- Alternative routes to cross IH-35E are Colorado Boulevard and 8<sup>th</sup> Street.
- TxDOT Notice of Final Environmental Assessment and Finding of No Significant Impact for IH-35 between US-67 and IH-30 and US-67 between IH-20 and IH-35E, was approved on December 27, 2016.
- TxDOT held seven public meetings/hearing between August 2005 to September 2016.

- **Traffic Counts**

Street	Limits	Source	Source, Date	Counts
Fleming	Jefferson to IH-35E Frontage SB	TxDOT	10/27/2014	4,373

- 18 property owners are in the notification area.



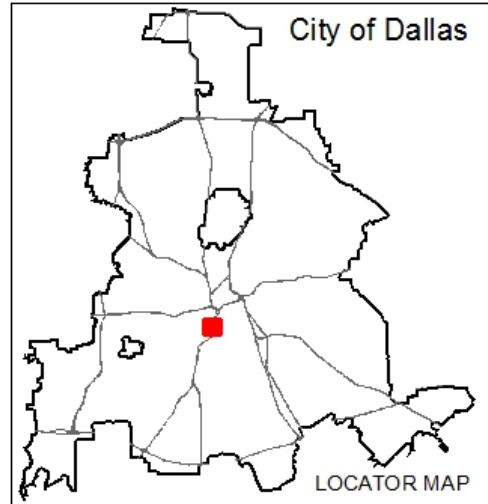
# Fleming Place

Jefferson Boulevard to IH-35E

Council District: 1, 4  
MAPSCO: 55A



Thoroughfare Plan Amendment Map



**LOCATION:** Beaumont Street from Akard Street to Ervay Street

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45U,V

**PLANNER:** Kimberly Smith

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**SUBJECT**

Amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Akard Street to Ervay Street.

**BACKGROUND**

Doug Caudill, requested an amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Akard Street to Ervay Street from the Thoroughfare Plan. Beaumont Street is a residential street within the historic Cedars neighborhood. Beaumont Street is on the Thoroughfare Plan as a four-lane undivided roadway in 60 feet of right-of-way and 40 feet of pavement. This roadway currently operates as a two-lane undivided roadway within 40 feet of right-of-way and 26 feet of pavement.

The developer would need to demolish part of his building to expand the right-of-way to meet the requirements of the Thoroughfare Plan.

**STAFF RECOMMENDATION**

Staff recommends approval to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Akard Street to Ervay Street.

**CONTACT PERSONS:**

Kimberly Smith, Senior Planner	214-671-8172
Chelsea St. Louis, Chief Planner	214-670-7748

**MAP**

Attached

## FACT SHEET

**PROPOSED CPC AGENDA:** June 20, 2019

**PROPOSED COUNCIL AGENDA:** August 28, 2019

**PROJECT:** Amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Akard Street to Ervay Street.

### **BACKGROUND:**

- Beaumont Street is a two-lane undivided roadway.
- Beaumont Street between Akard Street and Ervay Street currently has 40 feet of right-of-way and 24 feet of pavement.

- **Traffic Counts**

Street	Limits	Source	Source, Date	Counts
Beaumont	Gould to Browder	COD	2/16/2017	213

- Historic Victorian house was moved from Griffin Street West to Beaumont Street and Browder Street.
- 92 property owners are in the notification area (combined with Beaumont Street from Ervay Street to Harwood Street).

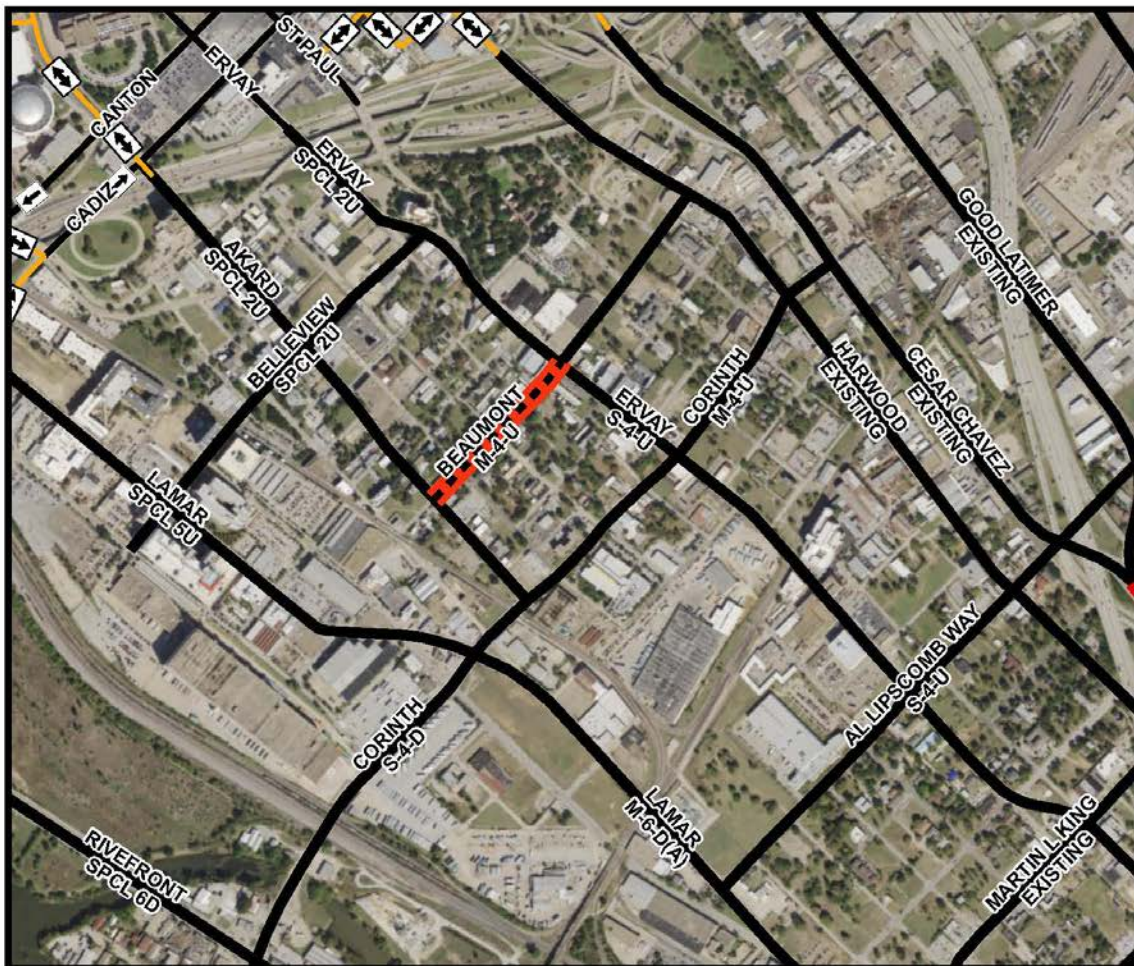
# Beaumont Street

Akard Street to Ervay Street

Council District: 2  
MAPSCO: 45U,V



Thoroughfare Plan Amendment Map



**LOCATION:** Beaumont Street from Ervay Street to Harwood Street

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45R,V

**PLANNER:** Kimberly Smith

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**SUBJECT**

Amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Ervay Street to Harwood Street.

**BACKGROUND**

Keystone Development, LLC. requested an amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Ervay Street to Harwood Street from the Thoroughfare Plan. Beaumont Street is a residential street within the historic Cedars neighborhood. Beaumont Street is on the Thoroughfare Plan as a four-lane undivided roadway in 60 feet of right-of-way and 40 feet of pavement. This roadway currently operates as a two-lane undivided roadway within 40 feet of right-of-way and 26 feet of pavement.

Keystone Development is proposing to develop the land on the southside of Beaumont into a walkable community that connects to the Dallas Heritage Village on the northside of Beaumont.

**STAFF RECOMMENDATION**

Staff recommends approval to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Ervay Street to Harwood Street.

**CONTACT PERSONS:**

Kimberly Smith, Senior Planner  
Chelsea St. Louis, Chief Planner

214-671-8172  
214-670-7748

**MAP**

Attached

## FACT SHEET

**PROPOSED CPC AGENDA:** June 20, 2019

**PROPOSED COUNCIL AGENDA:** August 28, 2019

**PROJECT:** Amendment to the City of Dallas Thoroughfare Plan to delete Beaumont Street from Ervay Street to Harwood Street.

### **BACKGROUND:**

- Beaumont Street is a two-lane undivided roadway.
- Beaumont Street between Ervay Street and Harwood Street currently has 40 feet of right-of-way and 26 feet of pavement.
- Beaumont Street currently is an offset roadway at Park Avenue.

- **Traffic Counts**

Street	Limits	Source	Source, Date	Counts
Beaumont	Gould to Browder	COD	2/16/2017	213

- 92 property owners are in the notification area (combined with Beaumont Street from Akard Street to Ervay Street).

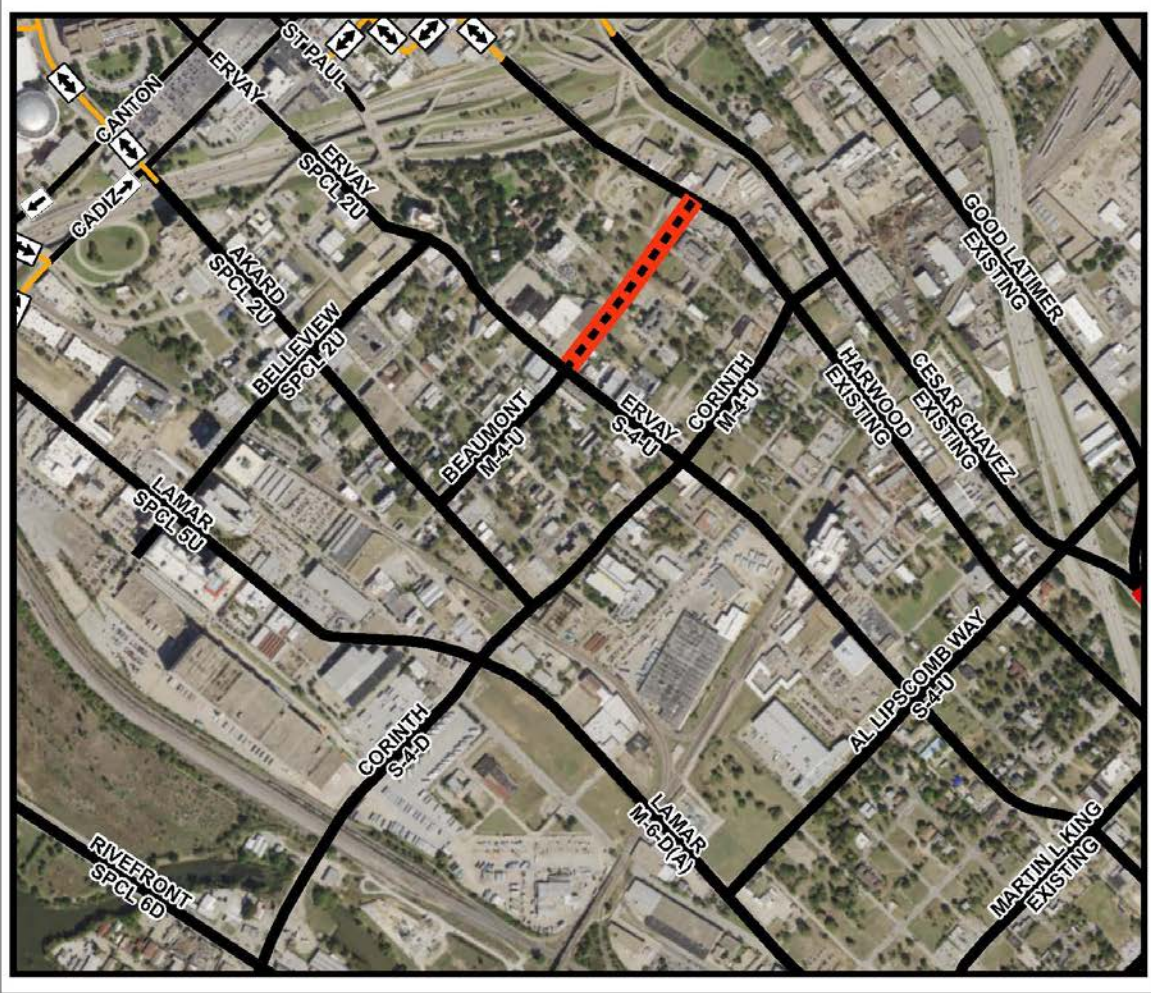
# Beaumont Street

Ervay Street to Harwood Street

Council District: 2  
MAPSCO: 45R,V



Thoroughfare Plan Amendment Map



**LOCATION:** Burbank Street from Harry Hines Boulevard to Denton Drive

**COUNCIL DISTRICT:** 2

**MAPSCO:** 33H,L,M

**PLANNER:** Kimberly Smith

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**SUBJECT**

Amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of Burbank Street from Harry Hines Boulevard to Denton Drive from a four-lane undivided roadway (S-4-U) to a special four-lane undivided roadway (SPCL 4U) with one-lane westbound, two-lanes eastbound, and a center turn-lane in 60 feet of right-of-way.

**BACKGROUND**

Southwest Airlines requested an amendment to the City of Dallas Thoroughfare Plan on Burbank Street to improve traffic flow. They are planning to construct a driveway on Burbank Street to serve their west campus. This driveway will provide their employees with additional access to existing parking lots on the north side of Burbank Street, which are currently only accessible from Wyman Street.

Burbank Street currently operates as two-lanes westbound and two-lanes eastbound. The street has residential and commercial lane uses on the south side of the street and warehouse and office on the north side of the street. The curbside eastbound lane is used for on-street parking for residents.

The proposed operation of Burbank Street is one-lane westbound, two-lanes eastbound, and a center turn-lane. This configuration will accommodate left-turns into the existing parking lots on the north side of Burbank Street, allow traffic to flow from Harry Hines Boulevard to Denton Drive, and retain on-street parking for residents. The proposed cross-section will accommodate the traffic volumes.

**STAFF RECOMMENDATION**

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of Burbank Street from Harry Hines Boulevard to Denton Drive from a four-lane undivided roadway (S-4-U) to a special four-lane undivided roadway (SPCL 4U) with one-lane westbound, two-lanes eastbound, and a center turn-lane in 60 feet of right-of-way.

**CONTACT PERSONS:**

Kimberly Smith, Senior Planner	214-671-8172
Chelsea St. Louis, Chief Planner	214-670-7748



**MAP**

Attached

## FACT SHEET

**PROPOSED CPC AGENDA:** June 20, 2019

**PROPOSED COUNCIL AGENDA:** August 28, 2019

**PROJECT:** An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Burbank Street from Harry Hines Boulevard to Denton Drive from a four-lane undivided roadway (S-4-U) to a special four-lane undivided roadway (SPCL 4U) with one-lane westbound, two-lanes eastbound, and a center turn-lane in 60 feet of right-of-way.

### **BACKGROUND:**

- Burbank Street from Harry Hines Boulevard to Denton Drive is currently designated and operates as a four-lane undivided roadway; two-lanes eastbound, two-lanes westbound.
- Southwest Airlines campus is generally bounded by Harry Hines Boulevard (southwest), Wyman Street (north), Denton Drive (northeast), and Burbank Street (south).
- The curbside eastbound lane on Burbank Street is used for on-street parking for residents.
- Proposed configuration will not prohibit the residential parking.

- **Traffic Counts**

Street	Limits	Source	Date	Count
Burbank	Harry Hines to Denton	Pacheco Koch	2/15/2019	3,316
Burbank	Harry Hines to Denton	TxDOT	10/20/2014	1,651

- January 28, 2019, letters were sent to 73 property owners asking for comments about the proposed operational change of the roadway.
  - Two people commented about the project; one was a resident who would like to see the corners of intersections cleared of cars, one was Viceroy Investments who wanted more information and input on the design.
- Applicant has worked with adjacent property owner Viceroy Investments, LLC., whom owns the majority of properties on the northside of Burbank to ensure the configuration meets their needs.
  - May 15, 2019, I received notice from Viceroy Investments they support the proposed operational change to Burbank Street.
- 73 property owners are in the notification area.

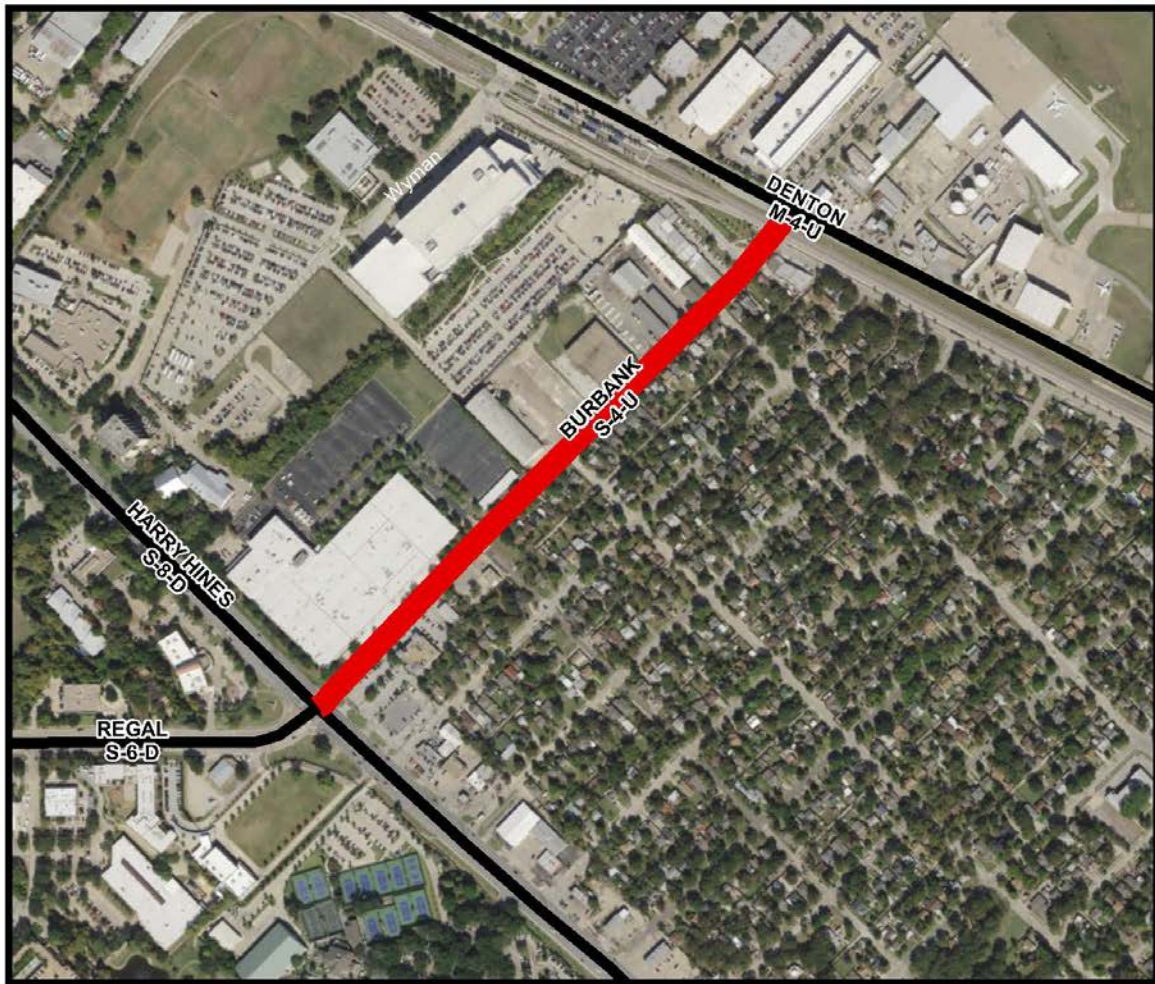
# Burbank Street

Harry Hine Boulevard to  
Denton Drive

Council District: 2  
MAPSCO: 33H,L,M

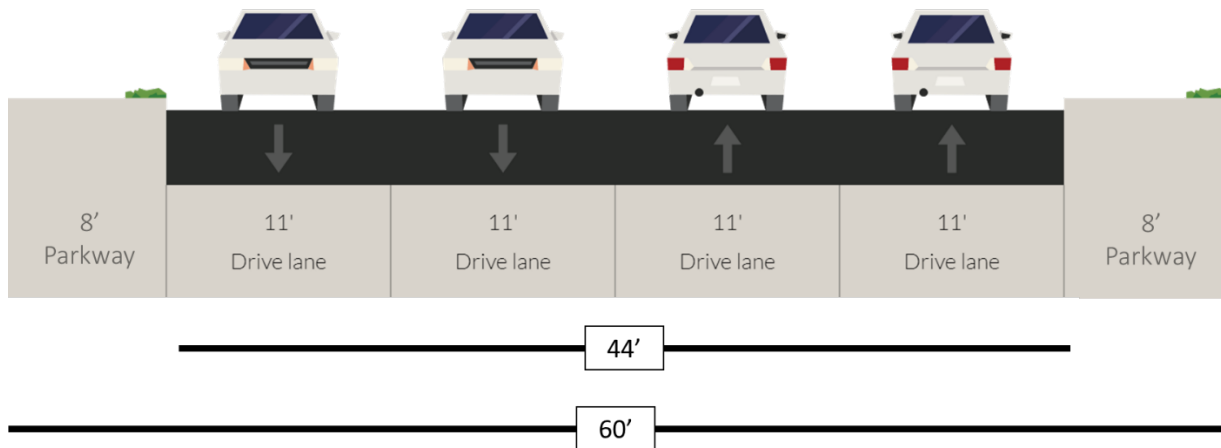


Thoroughfare Plan Amendment Map



Burbank Street between Harry Hines Boulevard and Denton Drive

**Existing Operation/Designation**



**Proposed Operation/Designation**

