

DRAFT

KEY FOCUS AREA: E-Gov

AGENDA DATE: January 28, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: City Secretary

CMO: Rosa A Rios, 670-3738

MAPSCO: N/A

SUBJECT

Consideration of appointments to the Dallas/Fort Worth International Airport Board of Directors for Positions 1, 5 and 11 (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) (List of nominees in the City Secretary's Office

BACKGROUND

This item is on the addendum to provide for the Transportation and Trinity River Project Committee to interview and select the top 3 candidates to recommend to the city council.

The Dallas/Fort Worth (D/FW) International Airport Board was created by agreement between the City of Dallas and the City of Fort Worth. The Dallas City Council is authorized to appoint six (6) members to the Dallas/Fort Worth International Airport Board (Place Nos. 1, 4, 5, 6, 9 and 11). The terms for Places 1, 5 and 11 expire on January 31st of odd-numbered years; and the terms for Places 4, 6 and 9 expire on January 31st of even-numbered years. Per City Council Resolution No. 76-1888, the "duly elected Mayor of the City of Dallas is automatically appointed to fill Place 10."

Previous practice of the City Council has been for City Councilmembers to nominate individuals before terms expire (between October and December), with special attention given to including "persons of all races and ethnicity" (Dallas City Charter, Chapter XXIV, Section 13(d)). Nominees would then undergo conflict of interest/background checks and are interviewed by the Transportation and Trinity River Project Committee (TTRPC), with final recommendations for appointment being presented to the City Council in late-January (terms expire on January 31st of each year).

The City Council has the opportunity to appoint individuals recommended by the TTRPC or make substitute appointments as long as the substitute nominee(s) were interviewed by the TTRPC.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 16, 2011, the City Council approved resolution 11-3106 formalizing the selection process for use in appointing members the DFW Board.

At its January 26, 2015 meeting, the TTRPC interviewed all five (5) nominees submitted for possible appointment to the board for positions 1, 5 and 11 and subsequently selected three nominees to recommend to the City Council for appointment. Each nominee is recommended for a two-year term.

FISCAL INFORMATION

No Cost consideration to the City.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 28, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Trinity Watershed Management
Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: Various

SUBJECT

Authorize (1) the conveyance to TxDOT of approximately 4.796 acres of real property previously acquired by the City in lieu of right-of-way funds for the City's share of the right-of-way acquisition and utility relocation costs associated with the S. M. Wright Project, Phase 1 (list attached); and (2) authorize the sale of a tract of land containing approximately .0442 acres of City-owned land located on the east line of IH 45 to TxDOT – Revenue: \$1,000

BACKGROUND

The Texas Department of Transportation's (TxDOT) planned S. M. Wright Project entails constructing direct freeway-to-freeway ramps connecting C. F. Hawn Freeway and IH 45, and converting the existing 6-lane S. M. Wright Freeway and frontage roads to a low-speed, 6-lane signalized boulevard. TxDOT has notified the City of Dallas of its intent to proceed with the right-of-way acquisition and utility relocations and has requested the City's share of associated costs. The City of Dallas is responsible for 10 percent of the right-of-way acquisition and utility relocation costs currently estimated at \$2.5 million. The City plans to meet its \$250,000 obligation for right-of-way acquisition and utility relocations by conveying to TxDOT approximately 4.796 acres of real property previously acquired by the City.

On March 26, 2014, the City Council authorized an agreement with the Texas Department of Transportation to contribute real property in lieu of right-of-way acquisition funds, evidencing the intent of the City to contribute approximately 4.796 acres of real property to TxDOT for the City's share of right-of-way acquisition and utility relocation costs associated with the S. M. Wright Project (Phase 1).

BACKGROUND (Continued)

This action would authorize conveyance to TxDOT of approximately 4.796 acres of real property previously acquired by the City in lieu of right-of-way funds for the City's share of the right-of-way acquisition and utility relocation costs associated with the S. M. Wright Project (Phase 1). This action also authorizes the sale of a tract of land containing approximately (.0442 acres) that was not included in the TxDOT Agreement to Contribute Right of Way Funds; however, it has since been determined to be required for the SM Wright Project. The purchase price of the .0442 acre tract is \$1,000 and is based on an independent appraisal. The City may sell or exchange its property to a governmental entity that has the power of eminent domain without complying with the notice and bid requirements pursuant to Chapter 272 of the Local Government Code.

All property will be conveyed/sold with a reservation of all oil, gas and other minerals in and under the property.

ESTIMATED SCHEDULE OF PROJECT

	Phase 1	Phase 2
Began Environmental Clearance	January 2012	January 2012
Completed Environmental Clearance	September 2013	September 2013
Began Design	July 2013	January 2015
Complete Design	June 2014	January 2016
Begin ROW Acquisition/Utility Relocations	March 2014	January 2016*
Complete ROW Acquisition/Utility Relocations	May 2015	January 2017*
Begin Construction	February 2015	January 2017
Complete Construction	August 2017	January 2019

* Phase 2 entails Utility Relocations only. No ROW is anticipated for Phase 2.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a Memorandum of Understanding with the Regional Transportation Council of the North Central Council of Governments and the City of Dallas to establish a funding partnership, in an amount not to exceed \$6,250,000 for real estate acquisition, environmental remediation and utility relocation for implementation of the S. M. Wright Project, Phase 1 for the Trinity Parkway on April 11, 2012, by Resolution No. 12-1077.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Supported adding the planned freeway connection for C. F. Hawn Freeway (US 175) and IH 45 to the State Highway System as US 175 and the re-designation of S. M. Wright Freeway (currently designated as US 175) to SH 310 on February 13, 2013, by Resolution No. 13-0311.

Authorized an agreement with the Texas Department of Transportation to contribute real property in lieu of right-of-way acquisition funds to cover the City's share of right-of-way acquisition and utility relocation costs associated with the S. M. Wright Project (Phase 1) on March 26, 2014, by Resolution No. 14-0558.

FISCAL INFORMATION

Revenue: \$1,000

MAPS

Attached

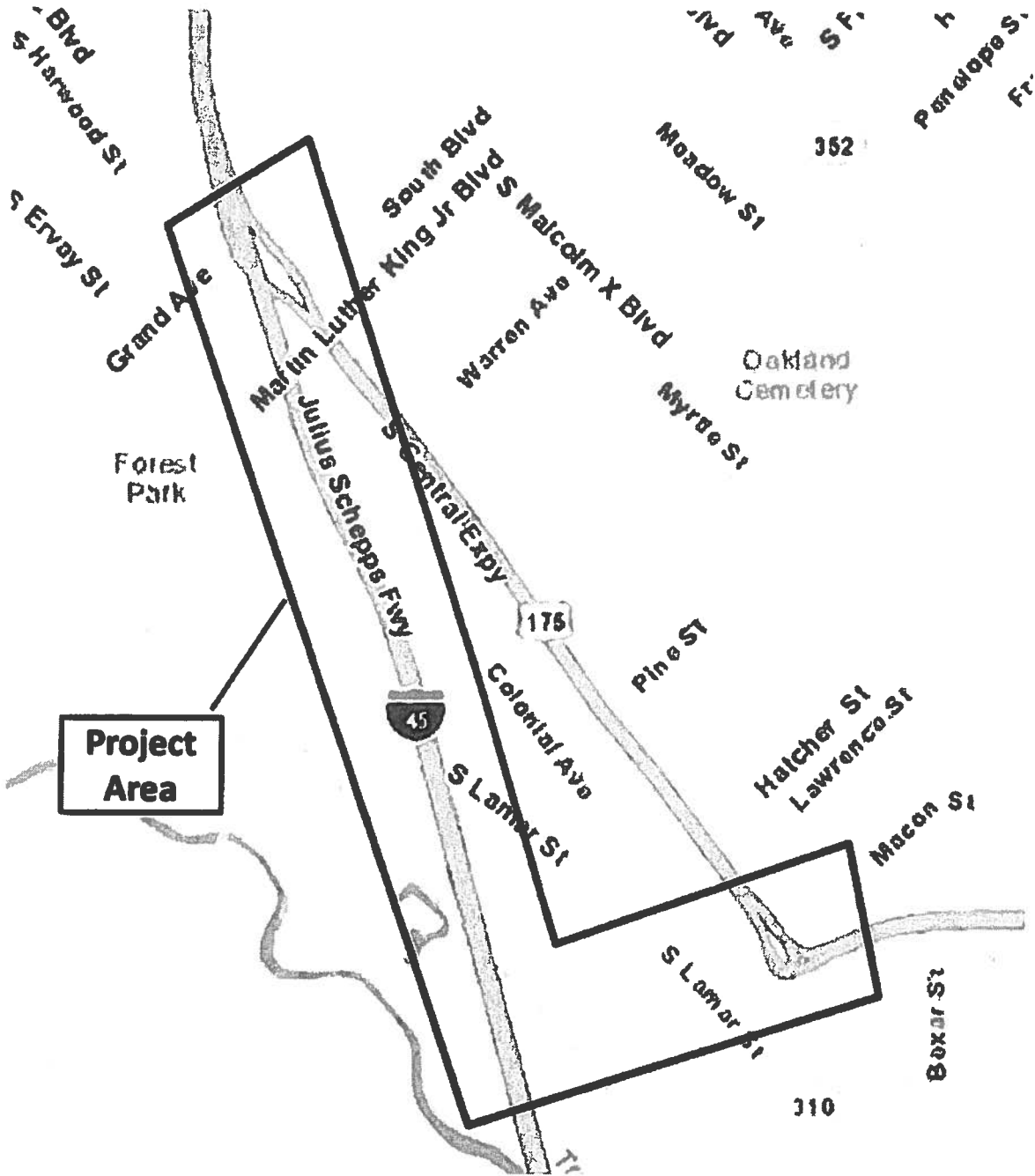
City of Dallas to Texas Department of Transportation

<u>Parcel Number</u>	<u>Size (approximate)</u>	<u>Legal Description</u>
2	933 square feet (0.0214 acre)	Part of City of Dallas Block No. 1246
5	8,354 square feet (0.1917 acre)	Part of City of Dallas Block No. 1683
18	57,092 square feet (1.3106 acre)	Part of City of Dallas Block No. 5832
21	26,825 square feet (0.6158 acre)	Part of City of Dallas Block No. 2247
26	13,533 square feet (0.3106 acre)	Part of City of Dallas Block No. 2247
29	7,000 square feet (0.1606 acre)	Part of City of Dallas Block No. 2247
30	1,039 square feet (0.0238 acre)	Part of City of Dallas Block No. 2248
31	27,136 square feet (0.6229 acre)	Part of City of Dallas Block No. 2249
32	8,886 square feet (0.2039 acre)	Part of City of Dallas Block No. 2250
36	2,873 square feet (0.0659 acre)	Part of City of Dallas Block No. 2249
42	235 square feet (0.0054 acre)	Part of City of Dallas Block No. 3/2526
46	286 square feet (0.0065 acre)	Part of City of Dallas Block No. 3/2540
48	902 square feet (0.0207 acre)	Part of City of Dallas Block No. 3/2540
50	53,851 square feet (1.2362 acre)	Part of City of Dallas Block Nos. 1432 and 1684

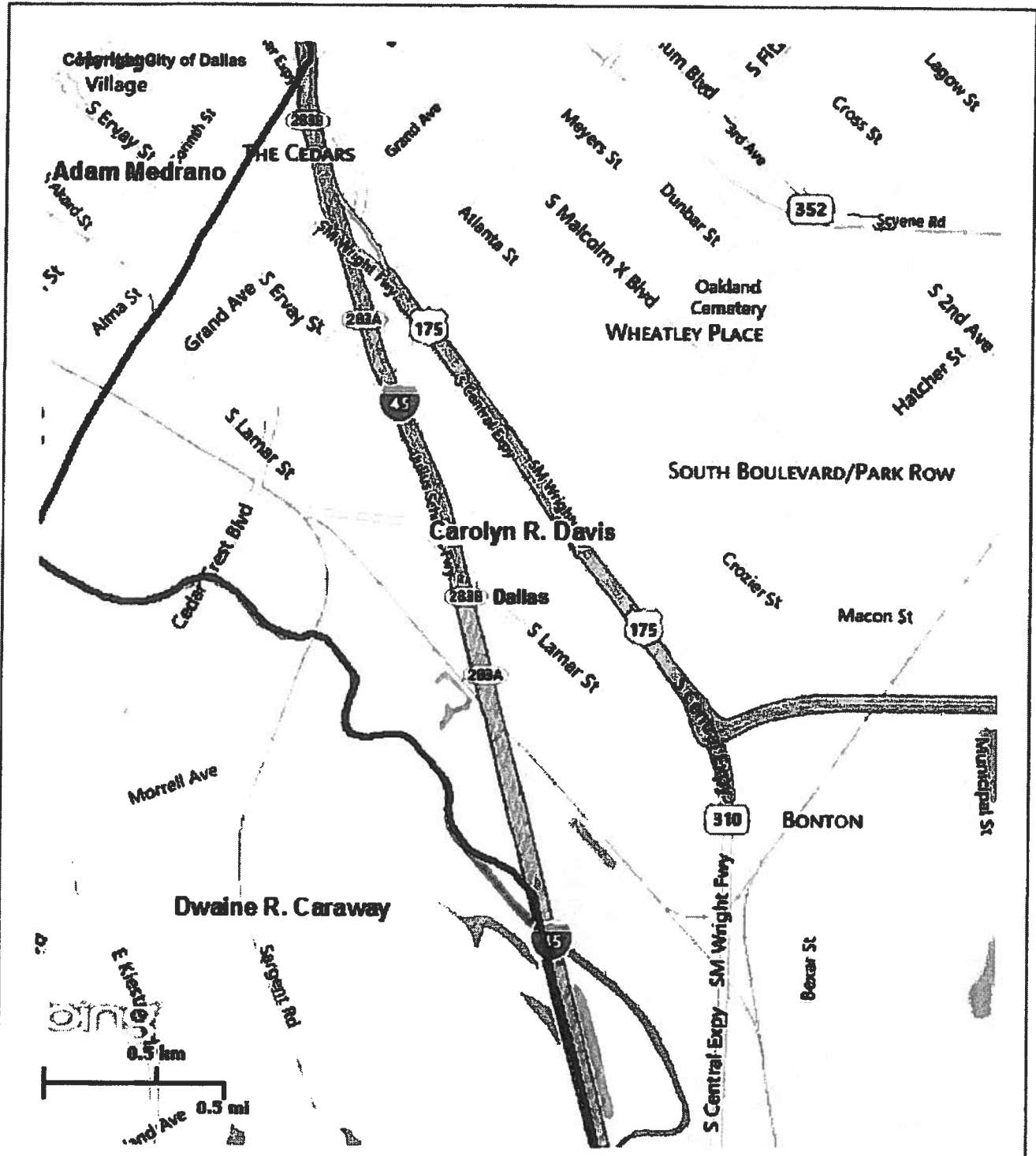
All properties located in City of Dallas, Dallas County, Texas

US 175

Council District: 7



MAPSCO: 46S, W, X
56A, B, C, G



S.M. Wright - Phase I
City of Dallas

DISCLAIMER
This data has been compiled for City of Dallas. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



January 28, 2015

WHEREAS, on April 11, 2012, Resolution No. 12-1077 authorized a Memorandum of Understanding with the Regional Transportation Council of the North Central Council of Governments and the City of Dallas to establish a funding partnership, in an amount not to exceed \$6,250,000, for real estate acquisition, environmental remediation and utility relocation for implementation of the S.M. Wright Project, Phase 1 for the Trinity Parkway; and,

WHEREAS, Phase 1 of the Texas Department of Transportation's planned S.M Wright Project will improve travel mobility and safety by providing direct ramps connecting C. F. Hawn Freeway (US 175) to IH 45, thus supplanting the existing sharp curve at S.M. Wright Freeway and C.F. Hawn Freeway; and,

WHEREAS, Phase 2 of the Texas Department of Transportation's planned S.M Wright Project will improve neighborhood connectivity and aesthetics, and serve as a transportation catalyst for community development by converting the existing high speed, 6-lane freeway with frontage roads to a low-speed, 6-lane, signalized boulevard; and,

WHEREAS, in order for TxDOT to construct Phase 1 of the S.M. Wright Project, the planned freeway connection between C.F. Hawn Freeway (US 175) and IH 45 must first be added to the State Highway System via a Texas Transportation Commission Minute Order; and,

WHEREAS, the Texas Department of Transportation recommends designating the planned C. F. Hawn Freeway to IH 45 connection to the State Highway System as US 175, and re-designating the existing section of US 175 from IH 45 to SH 310, locally known as S. M. Wright Freeway, as SH 310; and,

WHEREAS, on February 13, 2013, Resolution No. 13-0311 supported adding the planned C. F. Hawn Freeway to IH 45 connection to the State Highway System as US 175, and re-designating the existing section of US 175 from IH 45 to SH 310, locally known as S. M. Wright Freeway, as SH 310; and,

WHEREAS, TxDOT is responsible for administering the design, right-of-way acquisition, utility relocation, and construction of US 175 improvements from IH 45 to East of Bexar Street, locally know as S. M. Wright (Phase I); and,

WHEREAS, TxDOT has notified the City of Dallas of their intent to proceed with right-of-way acquisition and utility relocation associated with S.M. Wright Project (Phase I) and requested the City's 10% share of the current right-of-way acquisition and utility relocation costs estimated of \$2,500,000; and,

January 28, 2015

WHEREAS, the City of Dallas is the owner of 14 tracts of land containing approximately 4.796 acres, (the "Property"), which are no longer needed for municipal use; and

WHEREAS, TxDOT has agreed to accept real property in lieu of funds for the City's share of right-of-way acquisitions and utility relocations for the project; and

WHEREAS, on March 26, 2014, Resolution No. 14-0558 authorized execution of an Agreement to Contribute Right of Way Funds with TxDOT to contribute real property in lieu of right-of-way acquisition funds, evidencing the intent of the City to contribute approximately 4.796 acres of real property to TxDOT for right-of-way acquisitions and utility relocations, to be performed by TxDOT associated with S.M. Wright Project (Phase I); and

WHEREAS, the City of Dallas owns a tract of land containing approximately (.0442 acres) that was not included in the above-referenced TxDOT Agreement to Contribute Right of Way Funds, however, it has since been determined to be required for the SM Wright Project; and

WHEREAS, the City of Dallas may sell or exchange its property to a governmental entity that has the power of eminent domain, for fair market value as determined by an appraisal, without complying with the notice and bidding requirements for the sale of public lands provided for in Chapter 272, Section 272.001 of the Texas Local Government Code; and

WHEREAS, certain provisions of Section 2-24 of the Dallas City Code do not apply to the sale of land by the City of Dallas to other governmental entities as contemplated and authorized herein; **Now, Therefore,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager or his designee is hereby authorized to execute a Deed Without Warranty, to be attested by the City Secretary upon approval as to form by the City Attorney, for each of the 14 tracts of land listed on the attached Exhibit A, all located in Dallas County, Texas, (the "Property"), said Deed(s) Without Warranty being subject to the conditions contained in Section 3.

Section 2. That upon receipt of ONE THOUSAND AND NO/100 (\$1,000.00) from the State of Texas, the City Manager or his designee is hereby authorized to execute a Deed Without Warranty, to be attested by the City Secretary upon approval as to form by the City Attorney, for the .0442 acre tract, described on the attached Exhibit B, located in City Block 1684, Dallas County, Texas (the "Property"), said Deed(s) Without Warranty being subject to the conditions contained in Section 3.

January 28, 2015

Section 3. That the Deed(s) Without Warranty shall provide that the conveyance to the State of Texas ("**GRANTEE**") is subject to the following:

- (a) reservation by the City of Dallas of all oil, gas and other minerals in and under the Property with a waiver of surface access rights relating to said minerals; and
- (b) any visible and apparent easements and any encroachments whether of record or not; and
- (c) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases or other instruments of record and applicable to the Property or any part thereof; and
- (d) to the maximum extent allowed by law, (i) **GRANTEE** is taking the Property "AS IS, WHERE IS, WITH ALL FAULTS"; (ii) GRANTOR disclaims responsibility as to the accuracy or completeness of any information relating to the Property; (iii) **GRANTEE** assumes all responsibility to examine all applicable building codes and zoning ordinances to determine if the Property can be used for the purposes desired and to check for outstanding or pending code enforcement actions including but not limited to repair or demolition orders; and (iv) GRANTOR expressly disclaims and **GRANTEE** expressly waives, any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability or fitness for a particular purpose of the Property; and

- (e) GRANTOR makes no representations of any nature regarding the Property and specifically disclaims any warranty, guaranty or representation, oral or written, express or implied, past, present, or future, concerning: (i) the nature and condition of the Property, including without limitation, the water, soil and geology, and the suitability thereof and the Property for any and all activities and uses which **GRANTEE** may elect to conduct thereon, and the existence of any environmental substances, hazards or conditions or presence of any endangered or protected species thereon or compliance with all applicable laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; (iii) the compliance of the Property or its operation with any law, ordinance or regulation of any federal, state, or local governmental authority; and (iv) whether or not the Property can be developed or utilized for any purpose. For purposes hereof, "environmental substances" means the following: (a) any "hazardous substance" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C.A. Section 9601 et. seq., as amended, (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, Tex. Water Code, Section 26.261, et. seq., as amended, (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubrication oils, (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C.A. Section 651 et. seq., as amended, (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901 et. seq., as amended, (f) asbestos, (g) polychlorinated biphenyls, (h) underground storage tanks, whether empty, filled, or partially filled with any substance, (i) any substance, the presence of which is prohibited by federal, state or local laws and regulations, and (j) any other substance which by federal, state or local laws and regulations requires special handling or notification of governmental authorities in its collection, storage, treatment or disposal. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder; and
- (f) such other terms and requirements of the sale and/or disclaimers as the City deems necessary, convenient or appropriate.

Section 4. That the proceeds shall be deposited into the General Capital Reserve Fund 0625, Department BMS, Unit 7263, Revenue Source 8118.

Section 5. That if a title policy is desired by **GRANTEE**, same shall be at the expense of said **GRANTEE**.

January 28, 2015

Section 6. That the procedures required by Section 2-24 of the Dallas City Code that are not required by state law concerning the sale of unneeded real property are waived with respect to the Property

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

APPROVED AS TO FORM:
WARREN M. S. ERNST, City Attorney

BY Roxanne Diamond
Assistant City Attorney

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: January 28, 2015

COUNCIL DISTRICT(S): 6

DEPARTMENT: Trinity Watershed Management
Public Works Department
City Attorney's Office

CMO: Jill A. Jordan, P.E., 670-5299
Warren M.S. Ernst, 670-3491

MAPSCO: 45J

SUBJECT

Authorize the (1) deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Greyhound Lines, Inc., a Delaware Corporation, et al., Cause No. CC-14-02823-B, pending in Dallas County Court at Law No. 2, to acquire two tracts of land containing a total of approximately 4,526 square feet, including any improvements, located on Continental Avenue at its intersection with Dragon Street for the reconstruction of Continental Avenue; and (2) settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$253,430 (\$248,930 being the amount of the award, plus closing costs and title expenses not to exceed \$4,500); an increase of \$71,648 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds

BACKGROUND

On February 14, 2014, the City Council authorized the acquisition of this property by Resolution No. 14-0425. The property owner was offered \$177,282, which was based on a written appraisal from an independent certified appraiser. The property owner did not accept the offer and the city filed an eminent domain proceeding to acquire the property. After a hearing before the Special Commissioners on November 10, 2014, the property owners were awarded \$248,930. This item authorizes deposit of the amount awarded by the Special Commissioners for the property, which is \$71,648 more than the City Council originally authorized for this acquisition, plus closing costs and title expenses not to exceed \$4,500.

The City has no control over the Special Commissioners appointed by the judge or any award that is subsequently rendered by the Special Commissioners. The City, in order to acquire possession of the property and proceed with its improvements, must deposit the amount awarded by the Special Commissioners in the registry of the Court.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 14, 2014, City Council approved Resolution No. 14-0425.

Council will be briefed by memorandum regarding this item.

FISCAL INFORMATION

2006 Bond Funds - \$253,430 (\$248,930 plus closing costs and title expenses not to exceed \$4,500)

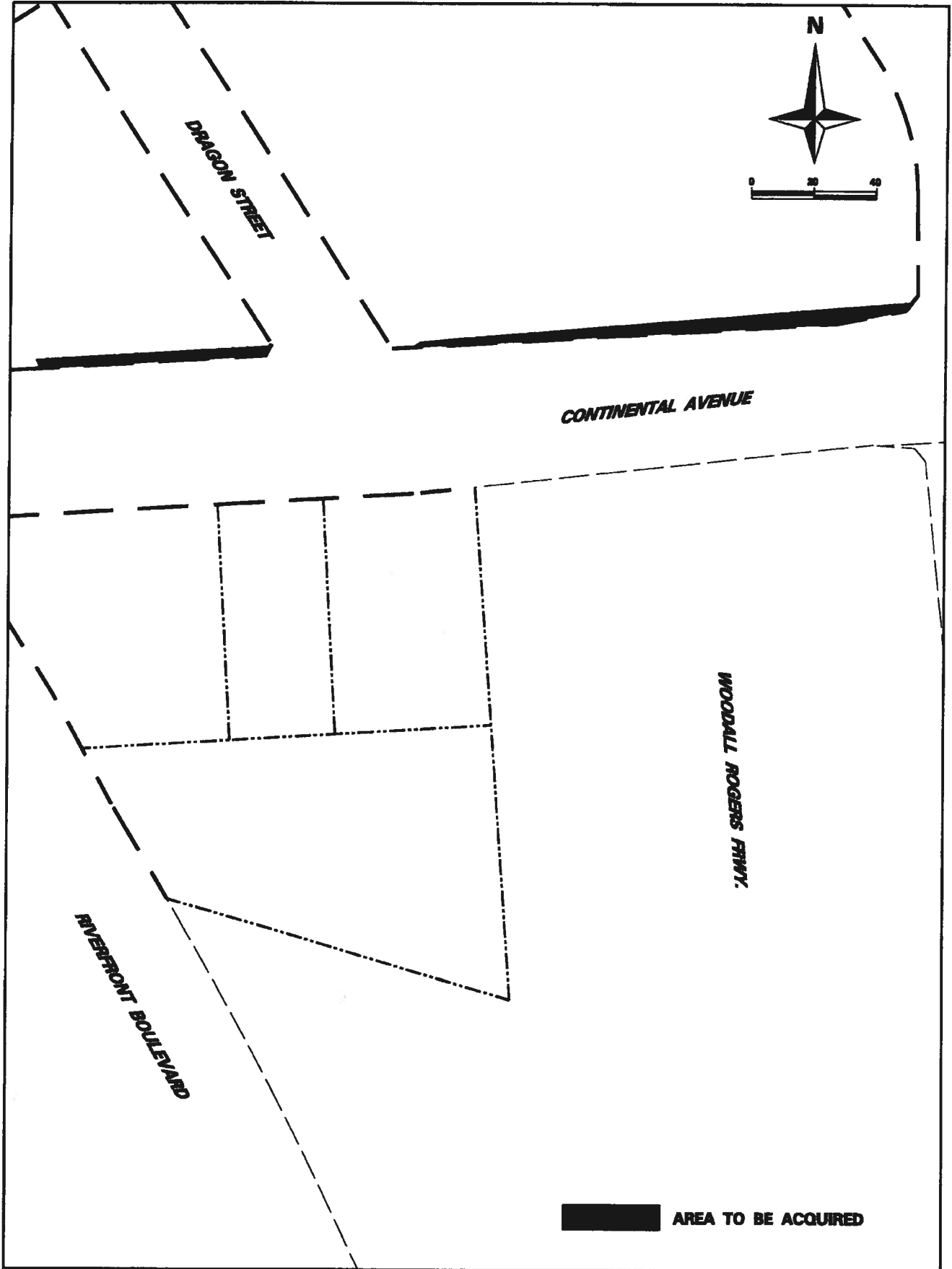
OWNER

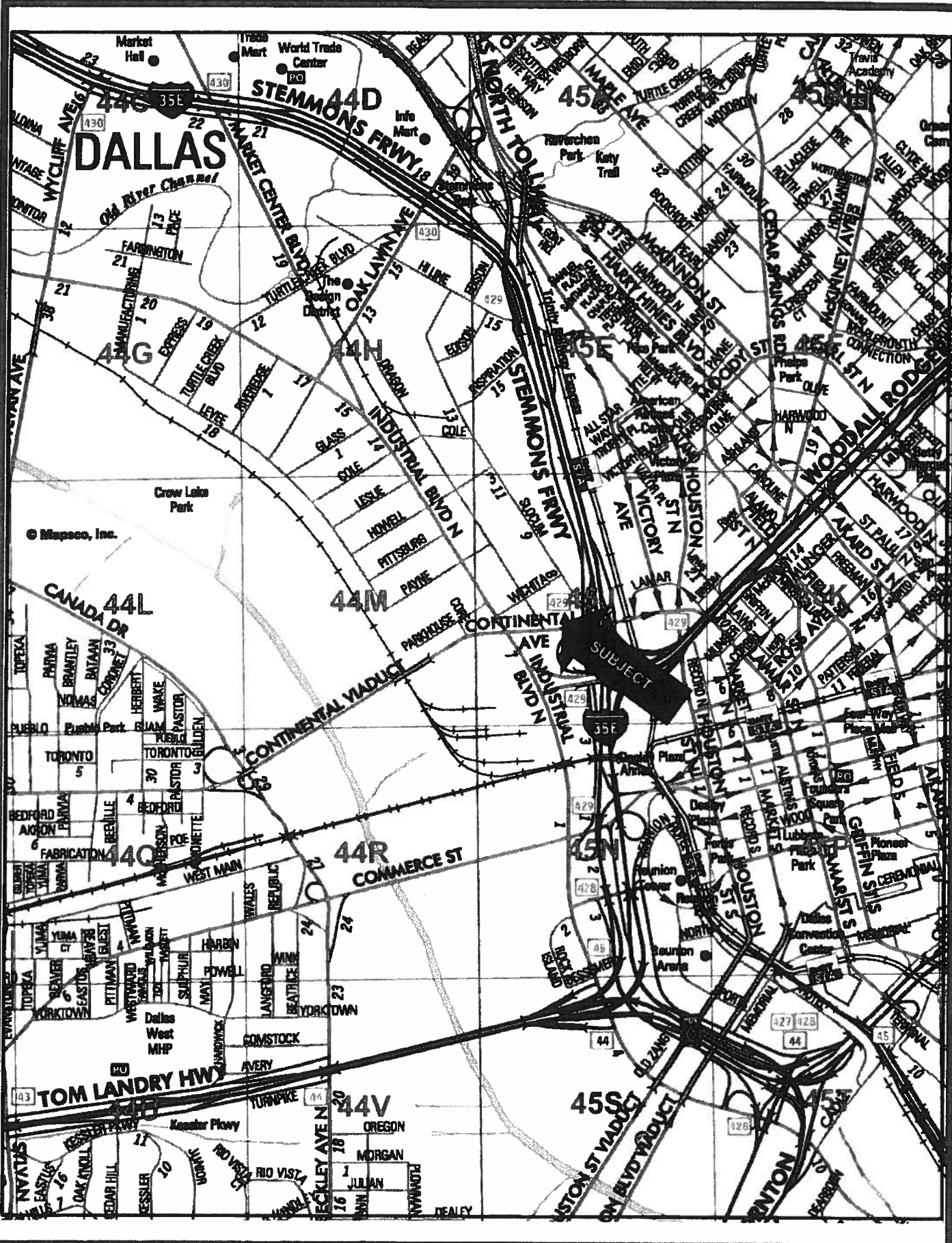
Greyhound Lines, Inc.

David Leach, President

MAPS

Attached





January 28, 2015

A RESOLUTION AUTHORIZING THE DEPOSIT OF A SPECIAL COMMISSIONERS AWARD AND SETTLEMENT OF THE CONDEMNATION PROCEEDING AND IF OBJECTIONS ARE FILED, SETTLEMENT OF THE CONDEMNATION LAWSUIT FOR AN AMOUNT NOT TO EXCEED THE AWARD.

IN THIS RESOLUTION THE FOLLOWING DEFINITIONS SHALL APPLY:

CONDEMNATION PROCEEDING: Cause No. CC-14-02823-B, in Dallas County Court at Law No. 2, and styled CITY OF DALLAS v. GREYHOUND LINES, INC., A DELAWARE CORPORATION, et al., filed pursuant to City Council Resolution No. 14-0425.

PROPERTY: Two tracts containing approximately 4,526 square feet of property located in Dallas County, as described in the CONDEMNATION PROCEEDING.

PROJECT: Street Reconstruction Group 06-618

OFFICIAL OFFER: \$177,282.00

AWARD: \$248,930.00

CLOSING COSTS AND TITLE EXPENSES: Not to exceed \$4,500.00

AUTHORIZED AMOUNT: Not to exceed: \$253,430.00

DESIGNATED FUNDS: AWARD payable out of the Street and Transportation Improvements Fund, Fund No. 2T22, Department PBW, Unit U783, Activity THRF, Program No. PB06U783, Object 4210, Encumbrance No. CT-PBW06U783E1, CLOSING COSTS AND TITLE EXPENSES payable out of the Street and Transportation Improvements Fund, Fund No. 2T22, Department PBW, Unit U783, Activity THRF, Program No. PB06U783, Object 4230, Encumbrance No. CT-PBW06U783E2.

WHEREAS, the OFFICIAL OFFER having been made and refused, the City Attorney filed the CONDEMNATION PROCEEDING for the acquisition of the PROPERTY for the PROJECT; and,

WHEREAS, the Special Commissioners appointed by the Court in the CONDEMNATION PROCEEDING made the AWARD, which the City Council wishes to deposit with the County Clerk of Dallas County, Texas, so that the City may take possession of the PROPERTY; and,

January 28, 2015

WHEREAS, the City Council desires to authorize the City Attorney to settle the CONDEMNATION PROCEEDING and, if objections are filed, the lawsuit arising from the CONDEMNATION PROCEEDING for an amount not to exceed the AWARD;

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Controller is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in the amount of the AWARD payable to the County Clerk of Dallas County, Texas, to be deposited by the City Attorney with the County Clerk and in the amount of the CLOSING COSTS AND TITLE EXPENSES payable to the title company closing the transaction described herein. The AWARD, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 2. That the City Attorney is authorized to settle the CONDEMNATION PROCEEDING, and if objections are filed, the lawsuit arising from the CONDEMNATION PROCEEDING, for an amount not to exceed the AWARD.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM

Warren M. S. Ernst
City Attorney

By: _____

Assistant City Attorney

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 28, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Planning and Neighborhood Vitality
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 56 B F G L

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Lamar Street between IH-45 and Central Expressway from a six lane divided roadway {(M-6-D)A} within 100 feet of right-of-way to a special four lane undivided roadway (SPCL 4U) within a variable 80 to 100 feet of right-of-way and 44 feet of pavement, and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

BACKGROUND

The Public Works Department is requesting an amendment to the City of Dallas Thoroughfare Plan to change the designation of Lamar Street from IH-45 to Central Expressway from a six lane divided roadway within 100 feet of right-of-way to a four lane undivided roadway within a variable 80 to 100 feet of right-of-way and 44 feet of pavement.

Lamar Street is currently a substandard, underused street with a five lane cross-section that needs pedestrian improvements and landscaping to transform the character of this roadway into an attractive boulevard that will facilitate the economic revitalization of the area. A sustainable street design approach that places emphasis on sustainability and livability through a balance of walking and automobile use will provide economic development opportunities. The sustainable design incorporates public art and also implements stormwater management amenities that will assist in flood mitigation in the area.

Staff recommends approval of the amendment to the Thoroughfare Plan to change the dimensional classification of Lamar Street between IH-45 and Central Expressway from a six lane divided roadway {(M-6-D)A} within 100 feet of right-of-way to a special four lane undivided roadway (SPCL 4U) within a varying 80 to 100 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSION)

The City Plan Commission Transportation Committee acted on this item on December 4, 2014, and followed staff recommendation of approval.

The City Plan Commission acted on this item on December 18, 2014, and followed staff recommendation of approval.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached

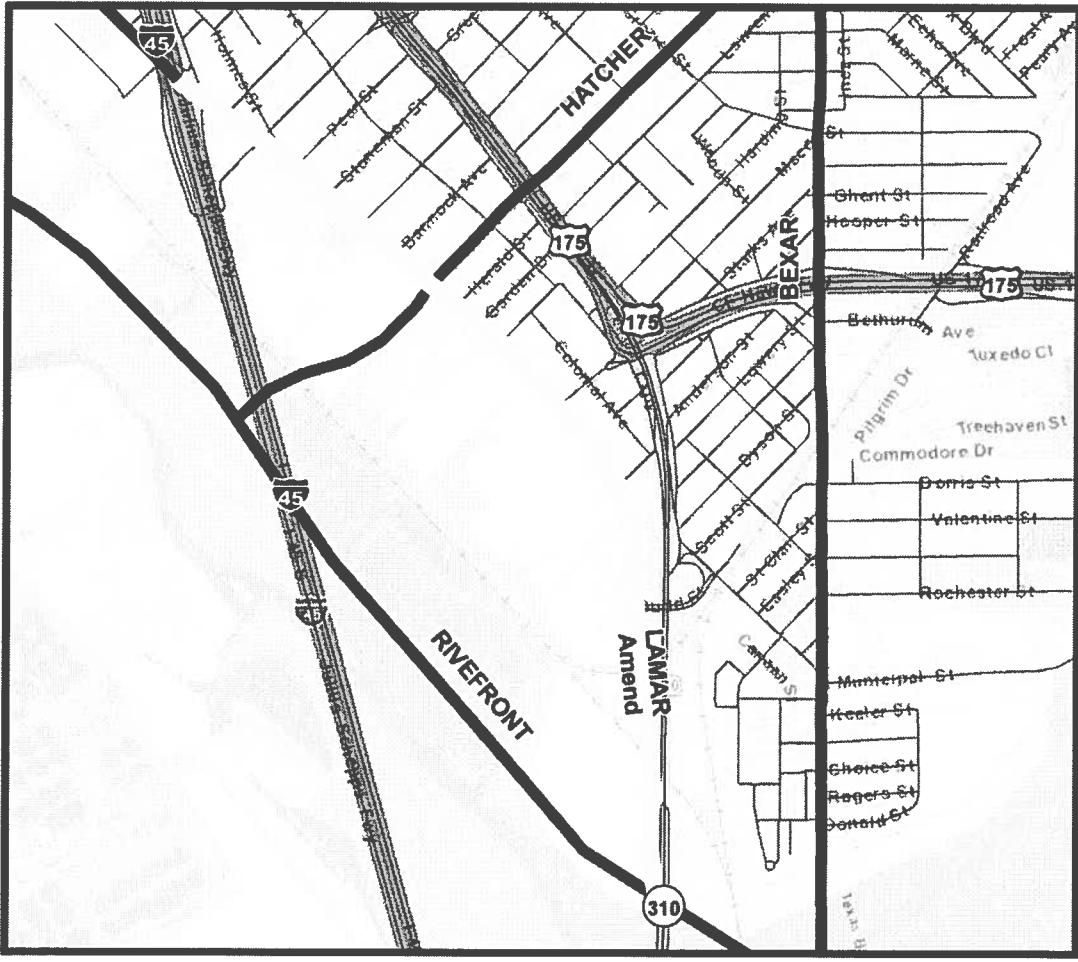
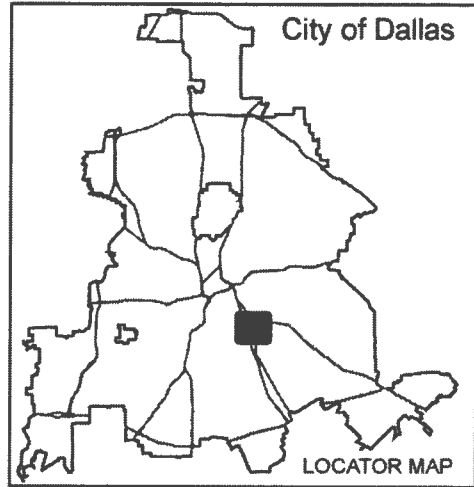
Lamar Street

IH-45 to Central Expressway

Council District 7

MAPSCO: 56B,F,G,L

Thoroughfare Plan
Amendment Map



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 28, 2015
COUNCIL DISTRICT(S): 7, 8
DEPARTMENT: Planning and Neighborhood Vitality
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 57 P T U Y Z; 58 W; 67 C D; 68 A B F G

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to delete **(1)** Elam Road from Lake June Road to Pemberton Hill Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right-of-way; **(2)** Lake June Road from Riverfront Boulevard to Rylie Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right-of-way; **(3)** Long Acre Lane from Great Trinity Forest Boulevard to Jim Miller Road, a four lane undivided roadway (S-4-U) within 60 feet of right-of-way; **(4)** Rylie Road from Lake June Road to Murdock Road, a six lane divided roadway (S-6-D) within 107 feet of right-of-way; and **(5)** Jim Miller Road from Great Trinity Forest to Lake June Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right-of-way, and at the close of the hearing, authorize an ordinance implementing the changes - Financing: No cost consideration to the City

BACKGROUND

The Trinity Watershed Department has requested amendments to delete the following roadways from the City of Dallas Thoroughfare Plan, Elam Road from Lake June to Pemberton Hill Road, Lake June Road from Riverfront Boulevard to Rylie Road, Long Acre Lane from Great Trinity Forest Boulevard to Jim Miller Road and Rylie Road from Lake June Road to Murdock Road. Staff analyzed the network of adjacent roadways designated on the Thoroughfare Plan and determined that constructing Jim Miller Road from Great Trinity Forest to Lake June Road as a six lane roadway is unwarranted. It currently exists as a two lane roadway that serves residential uses. Staff recommends deleting it from the Thoroughfare Plan.

BACKGROUND (Continued)

These amendments will facilitate current and planned development projects in the Great Trinity Forest Planned Development District. Previous zoning allowed for zoning that was projected to generate significantly more vehicular traffic. The new developments, including the Great Trinity Forest, Texas Horse Park, and the Texas Championship Golf Course will not require the roadway capacity currently designated in the Thoroughfare Plan. Many of the roadway segments currently designated in the City's Thoroughfare Plan have not been constructed and the required right-of-way has not been dedicated. The planned developments can be accessed from adjacent thoroughfares and local roadways. The amendments will minimize the environmental impact to the Great Trinity Forest.

Staff recommends approval of the following amendments to the City of Dallas Thoroughfare Plan to delete (1) Elam Road from Lake June Road to Pemberton Hill Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way; (2) Lake June Road from Riverfront Boulevard to Rylie Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way; (3) Long Acre Lane from Great Trinity Forest Boulevard to Jim Miller Road, a four lane undivided roadway (S-4-U) within 60 feet of right of way; (4) Rylie Road from Lake June Road to Murdock Road, a six lane divided roadway (S-6-D) within 107 feet of right of way; and (5) Jim Miller Road from Great Trinity Forest to Lake June Road, a six lane divided roadway {(M-6-D)A} within 100 feet of right of way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Plan Commission Transportation Committee acted on this item on December 18, 2014, and followed staff recommendation of approval.

The City Plan Commission acted on this item on January 8, 2015, and followed staff recommendation of approval.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached

Elam Road

Lake June Road to Pemberton Hill Road

Lake June Road

Riverfront Boulevard to Rylie Road

Long Acre Lane

Great Trinity Forest Boulevard to Jim Miller Road

Rylie Road

Lake June Road to Murdock Road

Jim Miller Road

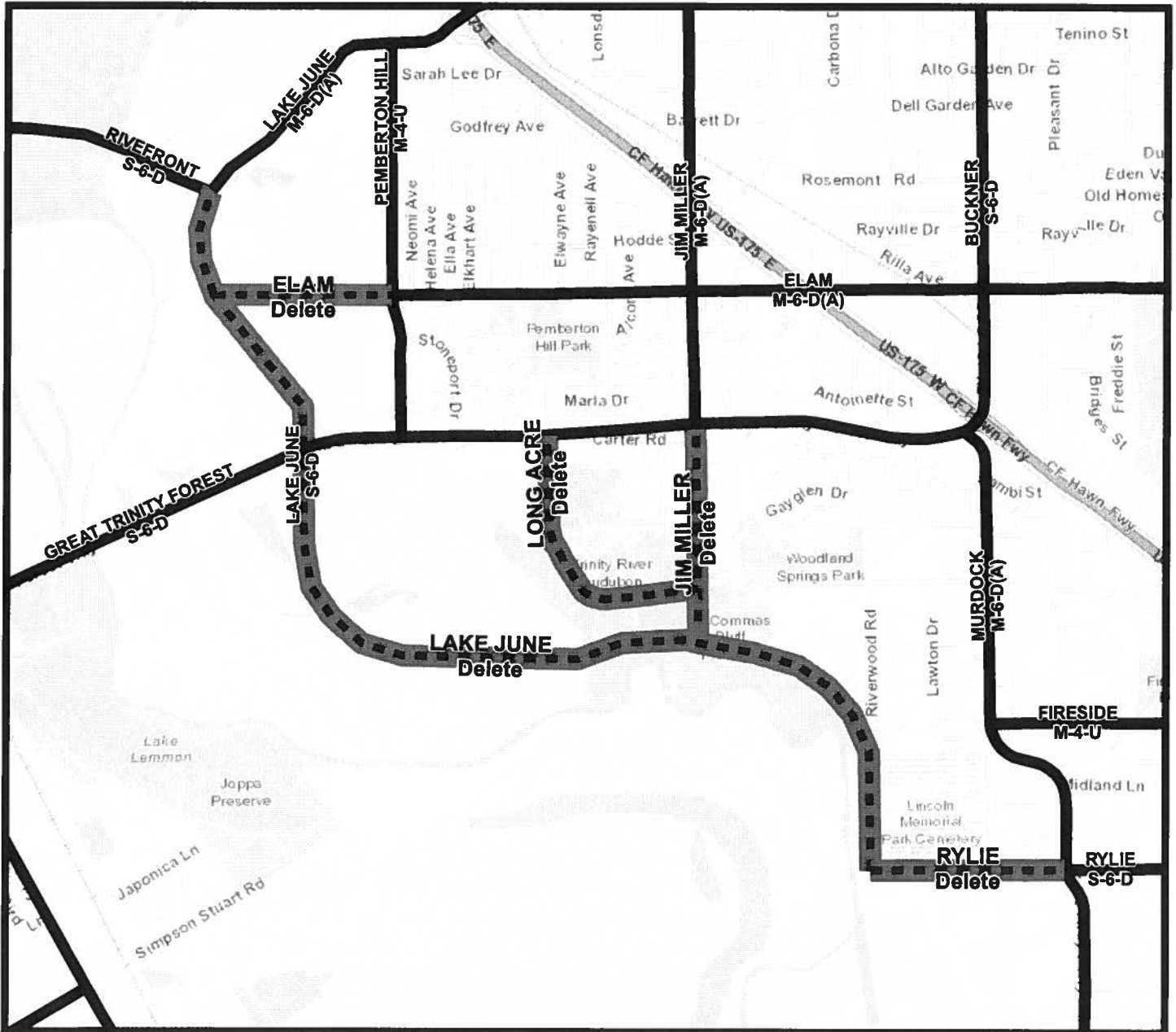
Lake June Road to Great Trinity Forest Boulevard

Council Districts 7 & 8



MAPSCO: 57P,T,U,Y,Z; 58W; 67C,D; 68A,B,F,G

Thoroughfare Plan Amendment Map



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 28, 2015
COUNCIL DISTRICT(S): 8
DEPARTMENT: Planning and Neighborhood Vitality
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 76 D H; 77 A E F

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to (1) change the dimensional classification of Cleveland Road from Bonnie View Road to the BNSF Railroad Tracks from a six lane divided roadway (S-6-D) within 107 feet of right-of-way to a special four lane undivided roadway (SPCL 4U) within 80 feet of right-of-way; (2) delete Unnamed SE5 from Langdon Road and Hutchins City Limits as a special six lane divided roadway (SPCL 6D) within 113 feet of right-of-way; and (3) delete Unnamed SE6 from Unnamed SE5 to Cleveland Road as a special four lane undivided roadway (SPCL 4D) within 72 feet of right-of-way, and at the close of the hearing, authorize an ordinance implementing the changes - Financing: No cost consideration to the City

BACKGROUND

The Economic Development and Public Works Departments together have requested amendments to the City of Dallas Thoroughfare Plan to change the designations and dimensional classification of Cleveland Road from a six lane roadway to a four lane roadway and delete two roadways from the Thoroughfare Plan that do not currently exist in the Inland Port area of Southeast Dallas.

These amendments will facilitate the development of Grocers Supply Company, Inc., a warehouse and distribution development. Changes in area land uses no longer require a six lane roadway. The development will receive access from Cleveland Road. Cleveland Road, currently a sub-standard two lane roadway, will be designated as a four lane undivided roadway. The unnamed roadways are designated in the City's Thoroughfare Plan however, they do not currently exist. Deleting Unnamed SE5 and Unnamed SE6 will not deny access to the adjacent parcels.

BACKGROUND (Continued)

Staff recommends approval of the amendment to the Thoroughfare Plan to: (1) Change the dimensional classification of Cleveland Road from Bonnie View Road to the BNSF Railroad Tracks from a six lane divided roadway (S-6-D) within 107 feet of right-of-way to a special four lane undivided roadway (SPCL 4U) within 80 feet of right-of-way; (2) Delete Unnamed SE5 from Langdon Road and Hutchins City Limits as a special six lane divided roadway (SPCL 6D) within 113 feet of right-of-way; and (3) Delete Unnamed SE6 from Unnamed SE5 to Cleveland Road as a special four lane undivided roadway (SPCL 4D) within 72 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Plan Commission Transportation Committee acted on this item on December 4, 2014, and followed staff recommendation of approval.

The City Plan Commission acted on this item on December 18, 2014, and followed staff recommendation of approval.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached

Cleveland Road, Unnamed SE5, Unnamed SE6

Council District 8

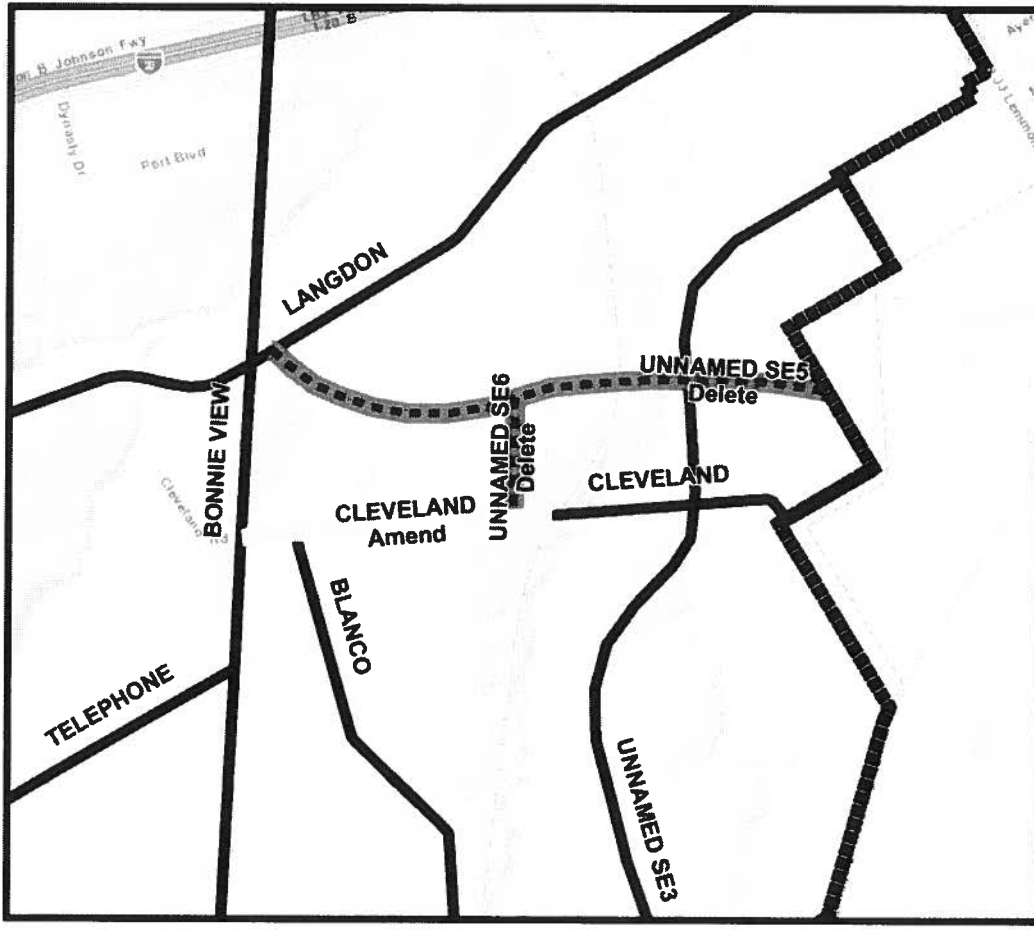
MAPSCO: 76D,H, 77A,E,F

Thoroughfare Plan
Amendment Map



City of Dallas

LOCATOR MAP



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 28, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Planning and Neighborhood Vitality
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 12 Y Z

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to (1) delete Unnamed NW1 from IH-35E to IH-635, a four lane divided roadway (S-4-D) within 80 feet of right-of-way; and (2) expand the limits and change the dimensional classification of Unnamed NW2 from Farmers Branch City Limits to IH-635 from a four lane divided roadway (S-4-D) within 80 feet of right-of-way to a special three lane undivided roadway (SPCL 3U) within 56 feet of right-of-way and 36 feet of pavement, and at the close of the hearing, authorize an ordinance implementing the changes - Financing: No cost consideration to the City

BACKGROUND

The Billingsley Company has requested amendments to the City of Dallas Thoroughfare Plan to delete Unnamed NW1 roadway and to change the dimensional classification of Unnamed NW2. These amendments will facilitate planned industrial development in Northwest Dallas. The roadway segments are not currently constructed and the required right-of-way has not been dedicated. The developer has proposed to dedicate 56 feet of right-of-way to build a three lane undivided roadway to accommodate required capacity at build-out of their development. A three lane roadway will be sufficient to handle the traffic demand for the proposed development.

Staff recommends approval of the amendments to the Thoroughfare Plan to: (1) Delete Unnamed NW1 from IH-35E to IH-635, a four lane divided roadway (S-4-D) within 80 feet of right-of-way; and (2) Expand the limits and change the dimensional classification of Unnamed NW2 from Farmers Branch City Limits to IH-635 from a four lane divided roadway (S-4-D) within 80 feet of right-of-way to a special three lane undivided roadway (SPCL 3U) within 56 feet of right-of-way and 36 feet of pavement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Plan Commission Transportation Committee acted on this item on December 4, 2014, and followed staff recommendation of approval.

The City Plan Commission acted on this item on December 18, 2014, and followed staff recommendation of approval.

FISCAL INFORMATION

No cost consideration to the City

MAP

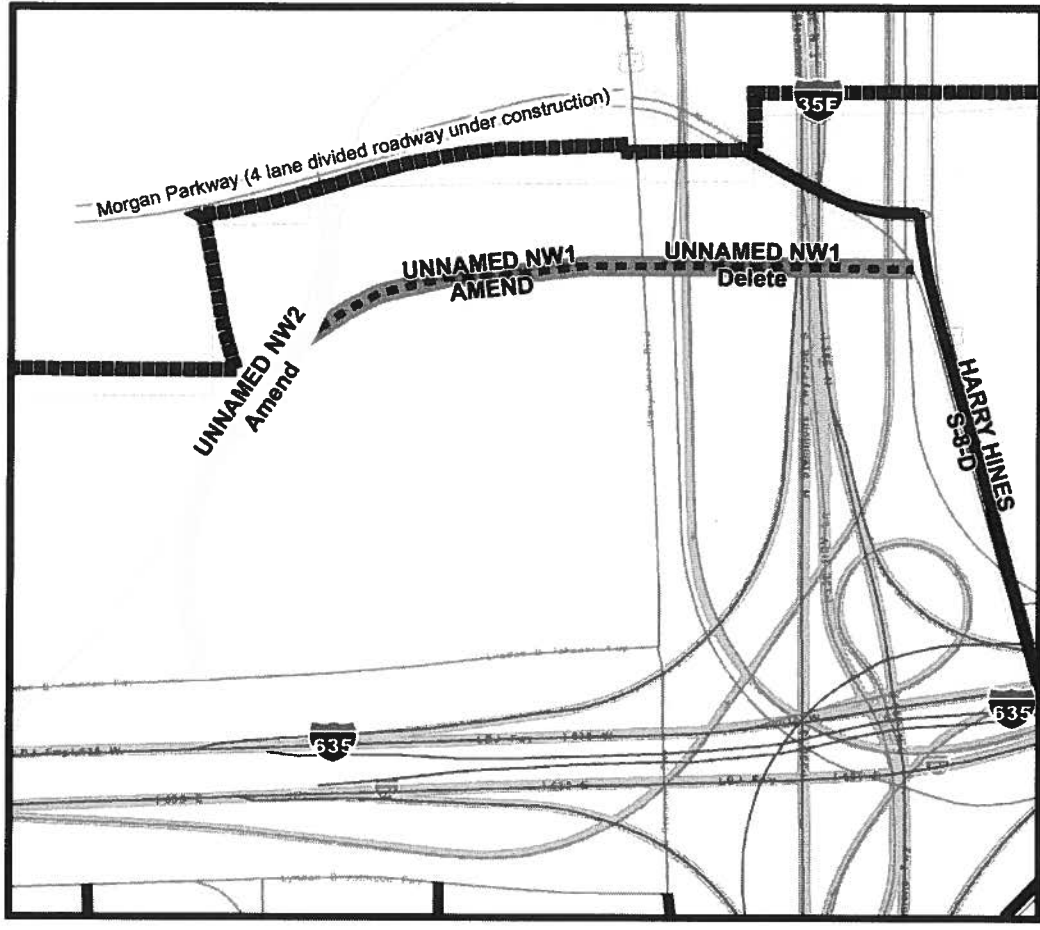
Attached

Unnamed NW1 and Unnamed NW2

Council Districts 6

MAPSCO: 12Y, Z

Thoroughfare Plan
Amendment Map



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: January 28, 2015
COUNCIL DISTRICT(S): 14
DEPARTMENT: Planning and Neighborhood Vitality
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 45 K L N P

SUBJECT

A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational classification of Elm Street from Houston Street to Cesar Chavez Boulevard from a five lane one-way westbound roadway to a four lane one-way westbound roadway, and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

BACKGROUND

The Tower Petroleum Building, currently being converted to a boutique hotel, is requesting an amendment to change the operational characteristic of Elm Street from Harwood Street to St. Paul Street from a five lane one-way westbound roadway to a four lane one-way westbound roadway to facilitate proposed redevelopment. The right-of-way will be maintained however, the traffic lane on the north side of Elm Street may be reserved for a valet and/or loading zone parking lane and the sidewalk will be expanded for pedestrians. This change in operation will require the Dallas Area Rapid Transit (DART) bus only lane to be relocated one travel lane over to the south and will improve operations requiring less maneuvering around vehicles that currently stop in the bus lane only for loading and unloading.

Staff recommends approval of the amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational classification of Elm Street from Houston Street to Cesar Chavez Boulevard from a five lane one-way westbound roadway to a four lane one-way westbound roadway.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Plan Commission Transportation Committee acted on this item on December 4, 2014, and followed staff recommendation of approval.

The City Plan Commission acted on this item on December 18, 2014, and followed staff recommendation and City Plan Commission Transportation Committee recommendation of approval.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached

Elm Street

Houston Street to Cesar Chavez Boulevard

Council Districts 14

MAPSCO: 45K,L,N,P

Central Business District Streets and Vehicular Circulation Plan Amendment Map

