



PLANNING

To: Mayor and Town Council

From: Hulon T. Webb, Jr., Interim Executive Director of Development and Infrastructure Services
David Soto, Planning Manager

Through: Ron K. Patterson, Interim Town Manager

Re: Thoroughfare Plan Amendment

Town Council Meeting – November 8, 2022

Agenda Item:

Conduct a public hearing and consider and act upon an ordinance amending the Thoroughfare Plan to realign segments of Teel Parkway, McKinley Street, Gorgeous Road, Coleman Street, and the DNT Collector, amend the cross section for First Street between Coleman Street and Craig Road, rename Fishtrap Road west of Legacy Drive to First Street, and add a collector road from the DNT Collector to Frontier Park. (CA22-0002).

Description of Agenda Item:

The Comprehensive Plan states, "Planning for the Town's future should be a continuous process, and this Plan is designed to be a dynamic tool that can be modified and periodically updated to keep it in tune with changing conditions and trends." The Thoroughfare Plan currently depicts Teel Parkway in a conceptual alignment which has slightly changed with the construction of Teel Parkway from Ironwood Drive to Parvin Road as shown below:

Current alignment of Teel Parkway

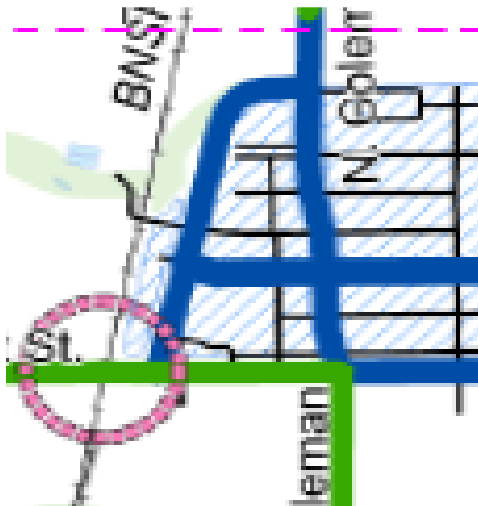


Proposed amendment to Teel Parkway



To accommodate the LIV Apartment and Townhome development near the heart of downtown, the anticipated alignment of McKinley Street north of Fifth Street curving into Coleman Street, is now being constructed as an intersection with Gorgeous Road being extended west of Coleman Road to intersect with McKinley Street as shown below:

Current alignment of McKinley Street to Coleman Street



Proposed amendment of McKinley Street and Gorgeous Road



With the continued development of the Gates of Prosper, Coleman Street north of Lovers Lane will be realigned to the current intersection of Coleman Street south of Lovers Lane with the construction of Starview, Phase 1 to provide improved mobility as shown below:

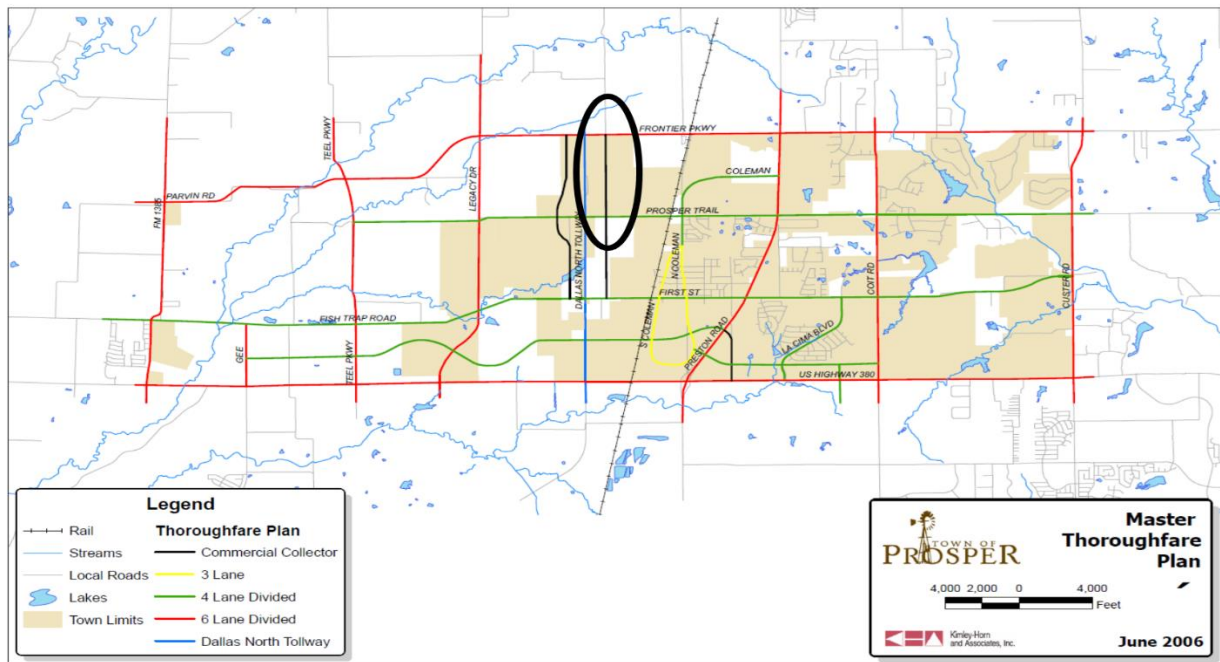
Current alignment of Coleman Street at Lovers Lane



Proposed amendment to Coleman Street at Lovers Lane



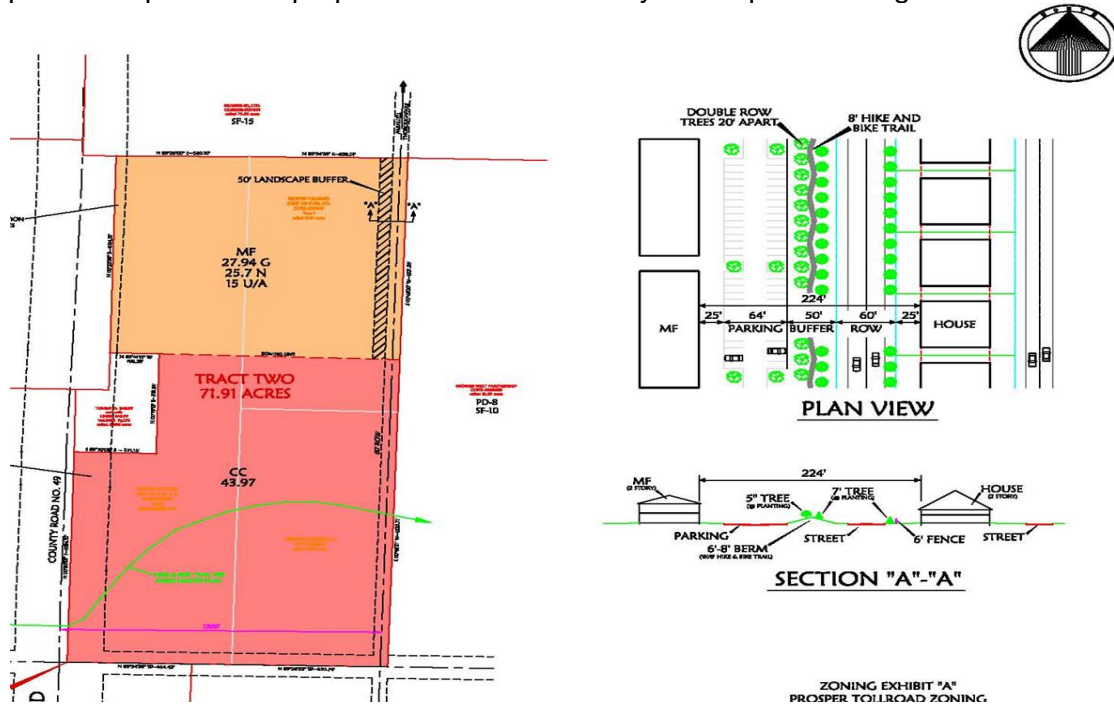
On the 2006 Town Thoroughfare Plan, the alignment of the DNT Collector north of Prosper Trail was shown paralleling the DNT just west of the Lakes of Prosper development.



On November 14, 2006, the Town Council approved Planned Development-35 which depicted the DNT Collector north of Prosper Trail per the 2006 Town Thoroughfare Plan.

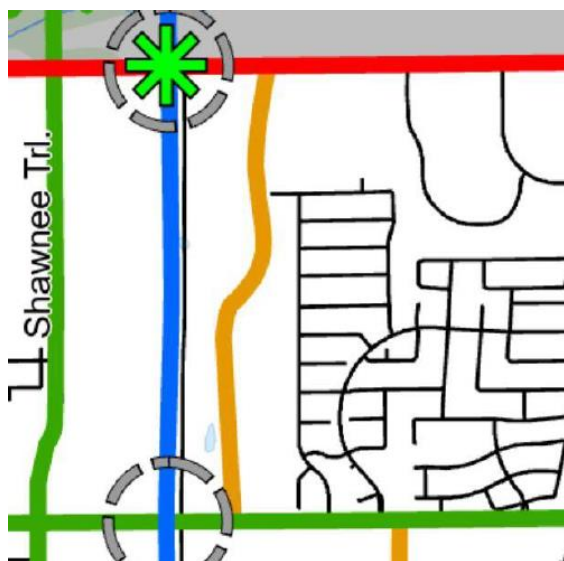


The following exhibits were included in the presentation with Planned Development-35 and provide details to the proposed location of the DNT Collector in relation to the existing Lakes of Prosper development and proposed future multi-family development along the DNT.

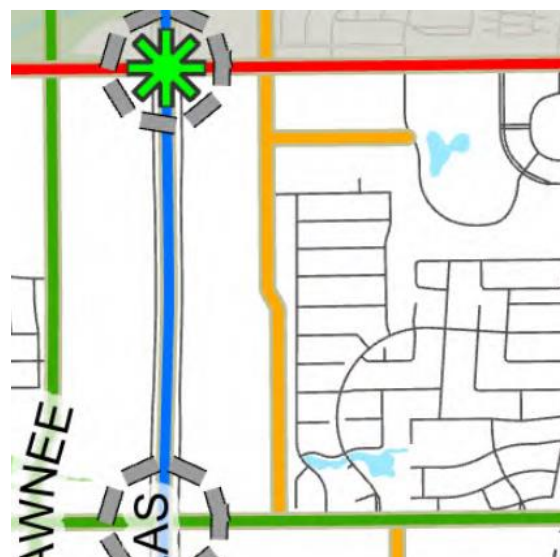


In addition to amending the current Thoroughfare Plan to adjust the alignment of the DNT Collector to comply with the approved Planned Development-35 zoning, at the September 13, 2022, Town Council meeting, the Town Council requested the addition of a collector road south and parallel to Frontier Parkway connecting Frontier Park to the DNT Collector. Both proposed changes are shown below:

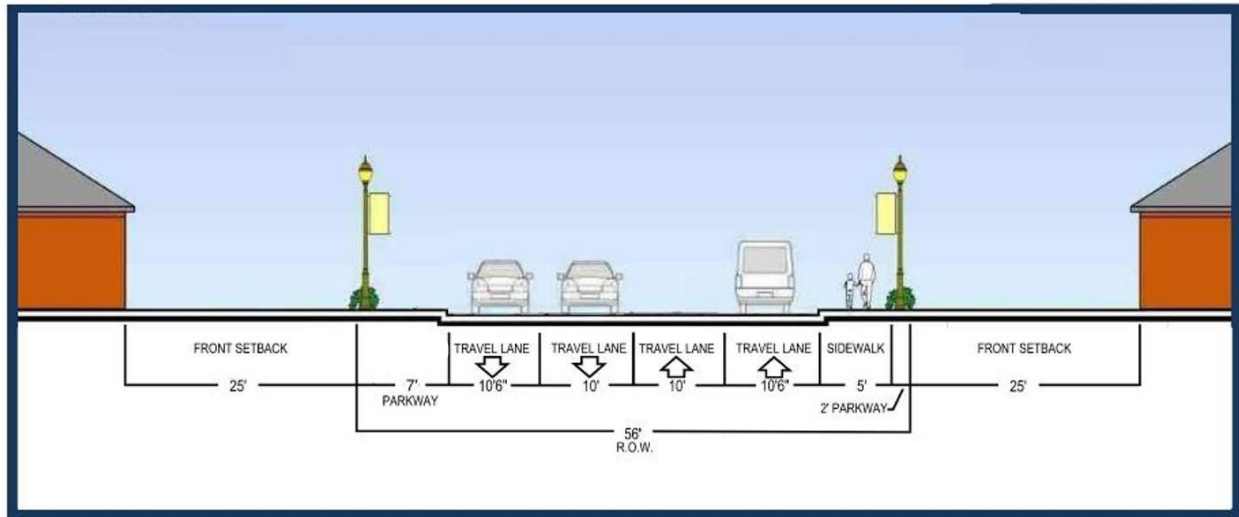
Current alignment of DNT Collector



Proposed alignment of DNT Collector and additional road connection to Frontier Park



First Street between Coleman Street and Craig Road is depicted on the Old Town Insert portion of the current Town's Thoroughfare Plan as a 2-lane local street with parallel parking in 60' right-of-way (ROW). In 2022, the Town Council requested Town staff evaluate options for this section of First Street due to traffic concerns with First Street being designed as a 4-lane divided roadway from Coleman Street west to the DNT, and it being a 4-lane divided roadway from Craig Road east to Preston Road. At the June 14, 2022, Town Council Work Session, based on feedback received from discussions with the Town Council, Town staff presented a 4-lane undivided roadway with reduced lane and parkway widths, and no sidewalk on the north side of the road, all to be contained within 56' ROW as shown below:



To accommodate the proposed change in roadway classification, the proposed Thoroughfare Plan includes a new designation for First Street, between Coleman Street and Craig Road, as a 4-lane undivided roadway (4LU).

Finally, at the October 11, 2022, Town Council meeting, the Town Council approved an ordinance to rename the segment of Fishtrap Road, between Legacy Drive and Gee Road, to First Street. This change is reflected on the Proposed Thoroughfare Plan exhibit.

All approved changes to roadways included in the Old Town Insert portion of the Thoroughfare Plan (McKinley, Gorgeous, and First Street) will require updates to the Transportation chapter of the Comprehensive Plan, Old Town Insert exhibit, and Future Land Use Plan exhibit with the upcoming Comprehensive Plan amendments proposed in mid-2023.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has reviewed the ordinance as to form and legality.

Attachments:

1. Existing Thoroughfare Plan
2. Proposed Thoroughfare Plan
3. Ordinance

Planning & Zoning Commission Recommendation:

At their October 18, 2022 meeting, the Planning & Zoning Commission recommended that the Town Council approve the request to amend the Thoroughfare Plan to realign segments of Teel Parkway, McKinley Street, Gorgeous Road, Coleman Street, and the DNT Collector, amend the cross section for First Street between Coleman Street and Craig Road, rename Fishtrap Road west of Legacy Drive to First Street, and add a collector road from the DNT Collector to Frontier Park, by a vote of 4-0.

Town Staff Recommendation:

Town staff recommends that the Town Council approve an ordinance amending the Thoroughfare Plan to realign segments of Teel Parkway, McKinley Street, Gorgeous Road, Coleman Street, and the DNT Collector, amend the cross section for First Street between Coleman Street and Craig Road, rename Fishtrap Road west of Legacy Drive to First Street, and add a collector road from the DNT Collector to Frontier Park.

Proposed Motion:

I move to approve an ordinance amending the Thoroughfare Plan to realign segments of Teel Parkway, McKinley Street, Gorgeous Road, Coleman Street, and the DNT Collector, amend the cross section for First Street between Coleman Street and Craig Road, rename Fishtrap Road west of Legacy Drive to First Street, and add a collector road from the DNT Collector to Frontier Park.