

MEMORANDUM

TO: Donna Barron, City Manager

FROM: David Salmon, P.E., City Engineer

VIA: Eric Ferris, Assistant City Manager

DATE: August 19, 2019

SUBJECT: **Approval of an Amendment to the City Thoroughfare Plan to Change the Designation of a Segment of Lakepointe Drive from Corporate Drive to IH 35E Northbound Frontage Road from a Principal Arterial 4-Lane Divided Roadway to a Collector 2-Lane Undivided Roadway.**

BACKGROUND

The City of Lewisville's Master Thoroughfare Plan currently indicates the entire stretch of Lakepointe Drive from Hebron Parkway to IH 35E northbound frontage road (NBFR) as a Principal Arterial 4-Lane Divided (P4D) roadway with 100-foot right-of-way. However, the northern segment of Lakepointe Drive from Corporate Drive to IH 35E NBFR only has 60 feet of right-of-way and the abutting properties are built-out. For this reason, staff recommends making an amendment to the thoroughfare plan to change the designation of the segment of Lakepointe Drive from Corporate Drive to IH 35E NBFR to a Collector 2-Lane Undivided (C2U) roadway.

ANALYSIS

The roadway designation assigned to roads on the Thoroughfare Plan determines the turn lane requirements, median opening spacing, driveway spacing, minimum right of way width, and other parameters required for that designation. A principal arterial street designation has more restrictive access control requirements than a 2-lane undivided collector street due to the expectations of greater vehicular demand.

Lakepointe Drive extends from Hebron Parkway in the south and ends at the northbound frontage road (NBFR) of Interstate Highway 35E. The City Thoroughfare Plan classifies Lakepointe Drive as a 4-lane divided principal arterial roadway with 100-foot right-of-way (ROW) for the above-mentioned full extent of the street. However, the section of Lakepointe Drive between Corporate Drive and NBFR of IH 35E only has 60-foot ROW.

Also, this section of Lakepointe Drive between Corporate Drive and NBFR of IH 35E is fully built out with commercial properties on both sides of the street as evidenced in the aerial photo below.

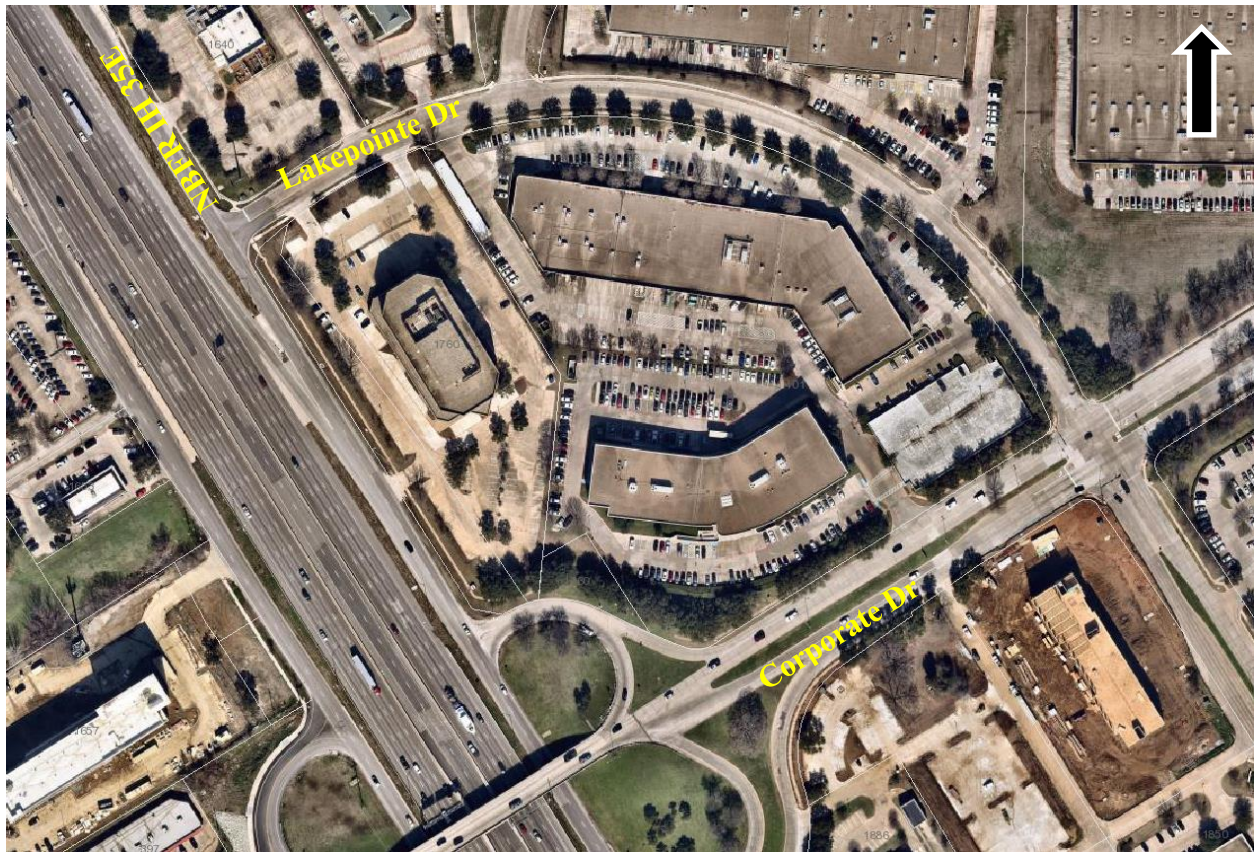


Figure 1: Aerial view of Lakepointe Dr between Corporate Dr and NBFR IH 35E showing existing development on both sides of the street

Due to the existing full built-out condition on both sides of Lakepointe Drive, there is no room to widen Lakepointe Drive from its 60-foot ROW street section. In addition, this segment of Lakepointe Drive has a traffic count of roughly 1300 vehicles per day and given its location in the street grid and build out of the area, it's unlikely the traffic count will ever increase significantly. For these reasons, staff recommends changing the designation of Lakepointe Dr between NBFR of IH 35E and Corporate Drive to a 2-lane undivided collector street with 60-foot ROW. South of Corporate Drive, Lakepointe Drive will continue to be classified as a 4-lane divided principal arterial street with 100-foot ROW.

The Transportation Board considered this item at the June 18, 2019, meeting and voted five to zero in favor of recommending the amendment to the Thoroughfare Plan to change the designation of the segment of Lakepointe Drive from Corporate Drive to IH 35E NBFR from a P4D roadway to a C2U roadway.

RECOMMENDATION

It is City staff's recommendation that the City Council approve the amendment as set forth in the caption above.