

**COMPREHENSIVE PLAN  
TRANSPORTATION PLAN AMENDMENT**

Case Coordinator: Loren Shapiro

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**REQUEST:** Approval amending the Transportation Plan and Transportation Plan Map of the Comprehensive Plan to reduce N. Broadway from a four-lane collector to a three-lane special design collector.

**HISTORY:** The current Transportation Plan was adopted by Resolution No. 2672 in 2003 as part of the Carrollton Comprehensive Plan. The current designation has never been re-evaluated.

**COMPREHENSIVE PLAN:** Commercial – High Intensity & Public/Semi-Public

**TRANSPORTATION PLAN:** N. Broadway Street is classified as a (C4U) 4-Lane Undivided Collector.

**REPRESENTED BY:** Alena Savera / The NRP Group

## **STAFF ANALYSIS**

### **BACKGROUND – GENERAL**

The current designation of (C4U) Four-Lane Undivided Collector for the section of Broadway Street between Jackson Road and Whitlock Lane, dates from the 1991 Transportation Plan component of the Comprehensive Land Use Plan. This was likely driven by the perception that this stretch of Broadway Street would acquire necessary rights-of-way for future development and redevelopment with a four-lane street. Since 1991, however, development patterns as well as the City's vision have changed in this area.

On August 4, 2020, the City Council approved a Special Development Plan for the Carrollton Gateway masterplan. The masterplan is scheduled to be developed in four phases along Broadway Street and within the Trinity Mills Transit Center District. A Traffic Impact Analysis was provided supporting the mixed-use masterplan within this section of Broadway Street and developing the street as a three-lane street with the middle lane as a turn lane. As a result, City Council approved the Transportation Plan and Map for Broadway to a (C3SD) 3-Lane Special Design Collector between the George Bush Turnpike and Jackson Road on October 13, 2020.

Approval of this amendment to the Transportation Plan and Transportation Plan Map to change the roadway designation of N. Broadway Street between W. Jackson Road & Whitlock Lane from a (C4U) Four-Lane Undivided Collector to a (C3SD) Three-Lane Special Design Collector will align with the 2020 approval for the Carrollton Gateway development project, north of Jackson Road. Most importantly, the traffic impact analysis supports the proposed retail, high intensity multifamily, and high intensity multifamily or commercial on the properties extending from Jackson Road southward along the west side of Broadway Street (See separate Case No. PLZPD 2023-133) Broadway IH35E-Jackson (Rezone)).

### **CONCLUSION**

Based on the findings from the traffic impact analysis, the Transportation Plan and Transportation Plan Map amendments are appropriate and should not adversely impact surround uses.