



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Planning and Zoning Commission

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** March 28, 2023

**SUBJECT:** Z2023-020; *Master Thoroughfare Plan Update*

On January 10, 2022, the City of Rockwall entered into a *Professional Services Engineering Contract* with Freese and Nichols, Inc. to review the City's Master Thoroughfare Plan (MTP) and provide recommendations concerning the classification of the City's roadways. Due to some issues concerning the North Central Texas Council of Government's (NCTOG's) regional model, the project was delayed; however, on February 28, 2023, the City's consultant provided staff with the final recommendations and their memorandum to the City Council (*see attached*). These recommendations include:

#### DOWNGRADES

- (1) Promenade Place from a *Minor Collector* to an R2U.
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- (14) Glen Hill Way from FM-740 [*Ridge Road*] to Summer Lee Drive from a *Minor Collector* to a Local Road.
- (15) Old SH-276 [*Caddo Ridge Drive*] from M4U to *Minor Collector*.

#### MASTER THOROUGHFARE CLASSIFICATIONS

- R2U: RESIDENTIAL, TWO (2) LANE, UNDIVIDED STREET
- A4U (M4U): MINOR ARTERIAL, FOUR (4) LANE, UNDIVIDED STREET
- A4D (M4D): MINOR ARTERIAL, FOUR (4) LANE, DIVIDED STREET
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#### UPGRADES

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#### REMOVED

- (1) Old SH-66 Alignment from FM-1141 to John King Boulevard.
- (2) M4U from Justin Road to John King Boulevard to *Minor Collector*.
- (3) Village Drive.

NOMENCLATURE CHANGES

(1) M4D changed to A4D.

The Master Thoroughfare Plan (MTP) is contained within the OURHometown Vision 2040 Comprehensive Plan, and according to Section 213.003, *Adoption or Amendment of the Comprehensive Plan*, of the Texas Local Government Code, "(a) comprehensive plan may be adopted or amended by ordinance following: (1) a hearing at which the public is given the opportunity to give testimony and represent written evidence; and (2) review by the municipality's planning commission or department, if one exists." In addition, Section 9.03, *Master Plan*, of the City's *Home Rule Charter* states that "(r)ecommended changes to the Master Plan must be submitted to the City Manager after the Planning and Zoning Commission holds at least one [1] public hearing on the proposed change." Section 9.04, *Procedure for Amending Master Plan*, goes on to state that the "City Manager will submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revisions or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revisions or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council." On March 20, 2023, the City Council reviewed these changes and directed staff to proceed with amending the Comprehensive Plan in accordance with the City's Charter and the Texas Local Government Code. In accordance with this direction, staff advertised the public hearings in the Rockwall Herald Banner and will be bringing the case forward in accordance with the following schedule:

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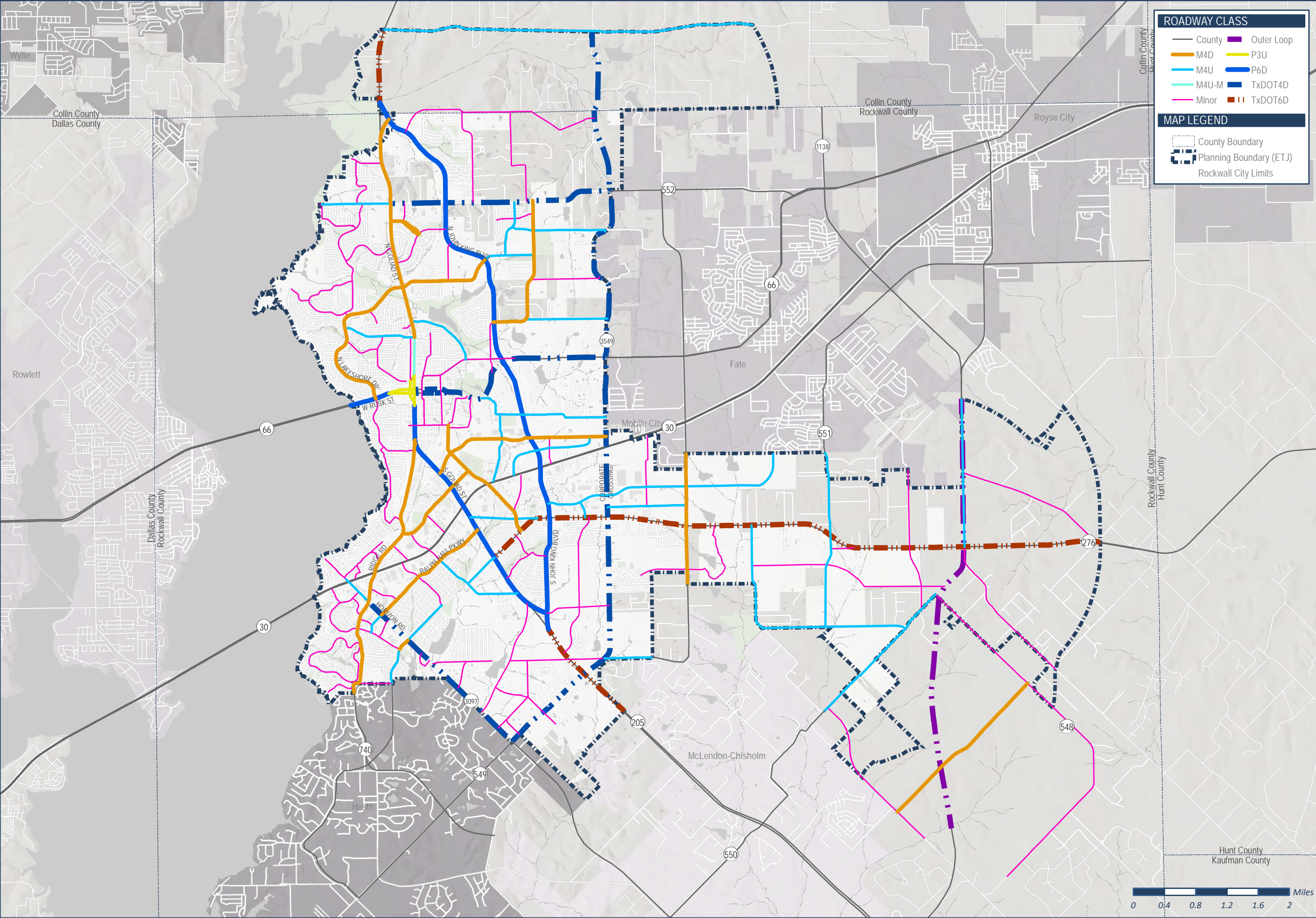
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# MASTER THOROUGHFARE PLAN

## COMPREHENSIVE PLAN 04 | INFRASTRUCTURE

### 3



NOTE: CHANGE ID'S CORRESPOND TO CASE MEMO

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D14	GLEN HILL WAY	MC	LOCAL	Downgrade from Minor Collector to Local Road
D15	OLD SH 276	M4U	MC	Downgrade from M4U to Minor Collector
R1	E SH 66	MC		Remove from FM1141 to John King Blvd
R2	(Future)	M4U		Remove M4U to Minor Collector
R3	VILLAGE DR	MC		Remove Village Dr

**ROADWAY CLASS**

- County
- Outer Loop
- M4D
- M4U
- M4U-M
- Minor
- P3U
- P6D
- TxDOT4D
- TxDOT6D

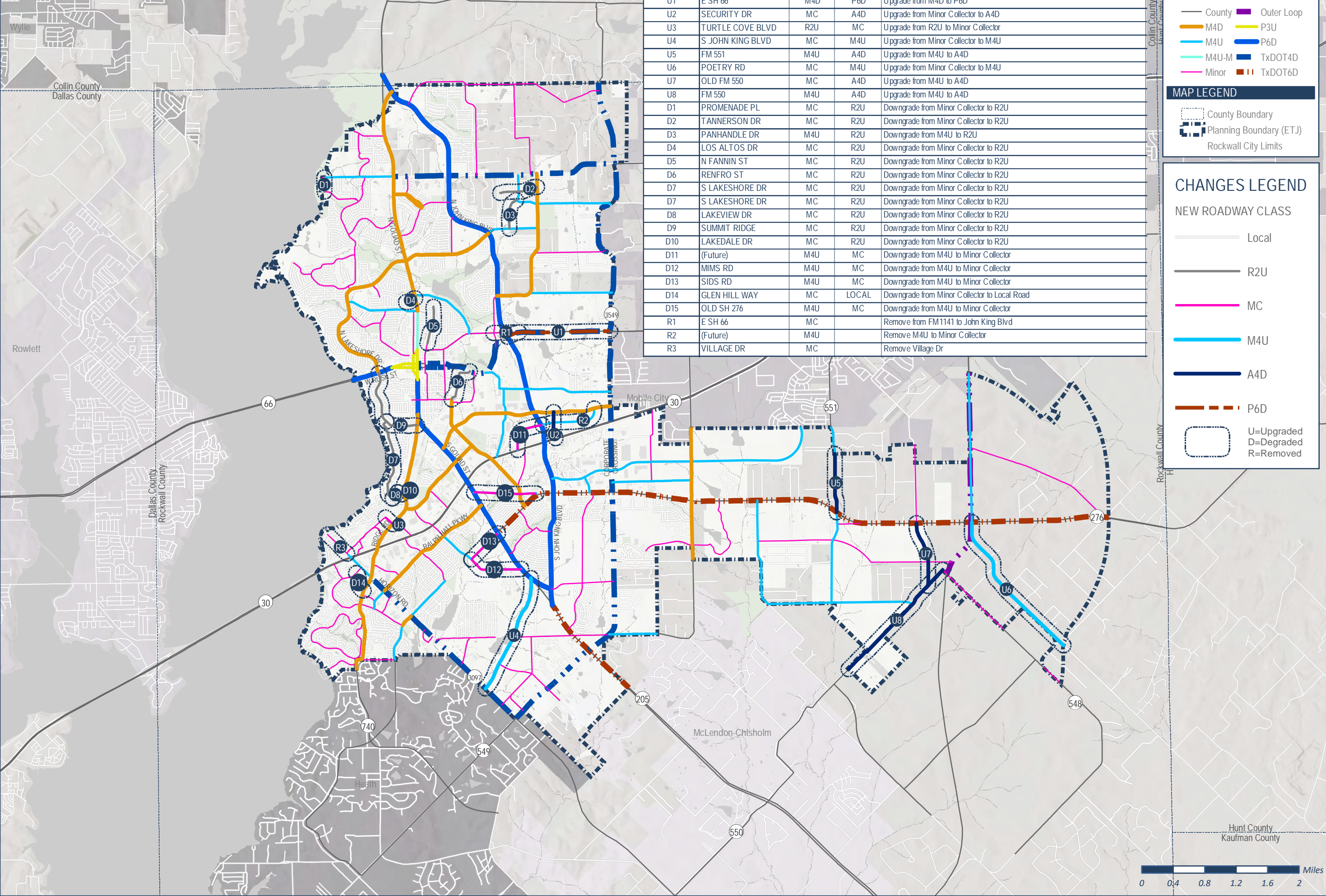
**MAP LEGEND**

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits

**CHANGES LEGEND**

**NEW ROADWAY CLASS**

- Local
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**MASTER THOROUGHFARE PLAN**

**COMPREHENSIVE PLAN 04 | INFRASTRUCTURE**

**TO:** Amy Williams, P.E. Director of Public Works/City Engineer, City of Rockwall

**CC:** Ryan Miller, AICP, Director of Planning and Zoning Division, City of Rockwall

**FROM:** Eddie Haas, AICP, Vice-President, Transportation Planning, Freese and Nichols, Inc.  
Brian Crooks, AICP, Project Manager

**SUBJECT:** City of Rockwall Thoroughfare Plan Update

**DATE:** 2/28/2023

**PROJECT:** City of Rockwall Thoroughfare Plan Update

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## Introduction

Due to ongoing development within the City of Rockwall and adjacent communities, and the expansion of adjacent roadway facilities on IH-30 and SH 66, the City of Rockwall determined that a review of its Thoroughfare Plan was required. The City of Rockwall contracted the services of Freese and Nichols, Inc. to conduct a demographic and network review, assess the ability of its roadway network to accommodate buildout demographic conditions, and provide roadway network improvement recommendations.

## Data Collection

The project team received thoroughfare plan networks, boundary data, and demographic information from the City of Rockwall and used the buildout data from the Summary Land Use Plan on page 32 of the Rockwall 2018 Comprehensive Plan and NCTCOG employment data as a guide to develop buildout demographics.

## Demographics Update

The project team used this data and GIS-based zones data (city districts and traffic analysis zones) to determine the buildout demographics at the TAZ level for incorporation into the NCTCOG travel demand model. All demographic development of buildout demographics was completed in coordination, consultation, review, and approval of the City of Rockwall GIS Services Division.

## Stakeholder Involvement

The FNI project met both virtually and in-person throughout the study timeline. There was a total of three (3) in-person meetings with City of Rockwall staff; a project scoping meeting on November 16, 2021, the project kick-off meeting on February 8<sup>th</sup>, 2022, and a project coordination meeting on June 7, 2022.

## Thoroughfare Network Assessment

A revised thoroughfare plan with approved buildout demographics was submitted to NCTCOG to determine which roadways would be congested at buildout. The NCTCOG model development group used the 2045 demographics and networks from its 2022 model update as the background data for the buildout demographics and proposed roadway network improvements. All model outputs were reviewed in consultation with NCTCOG, the FNI project team, and the City of Rockwall.

## Network Review / Roadway Right-Sizing

After reviewing the congested roadway network, a series of proposed improvements were proposed for the existing Thoroughfare Plan. The FNI project team worked in collaboration with the City of Rockwall to determine which roadway improvements were feasible and identified additional modifications based on ongoing development activity and available ROW. Additional updates were put forward by the City of Rockwall as part of an iterative editing process resulting in the final Thoroughfare Plan. Network updates were compared with the Rockwall County Thoroughfare Plan to ensure consistency and continuity with external roadways. The proposed 2023 City of Rockwall Thoroughfare Plan is shown in Figure 2 on the last page of the memorandum. Figure 1 shows the changes from the previous Thoroughfare Plan.

## Roadway Cross-Section Review

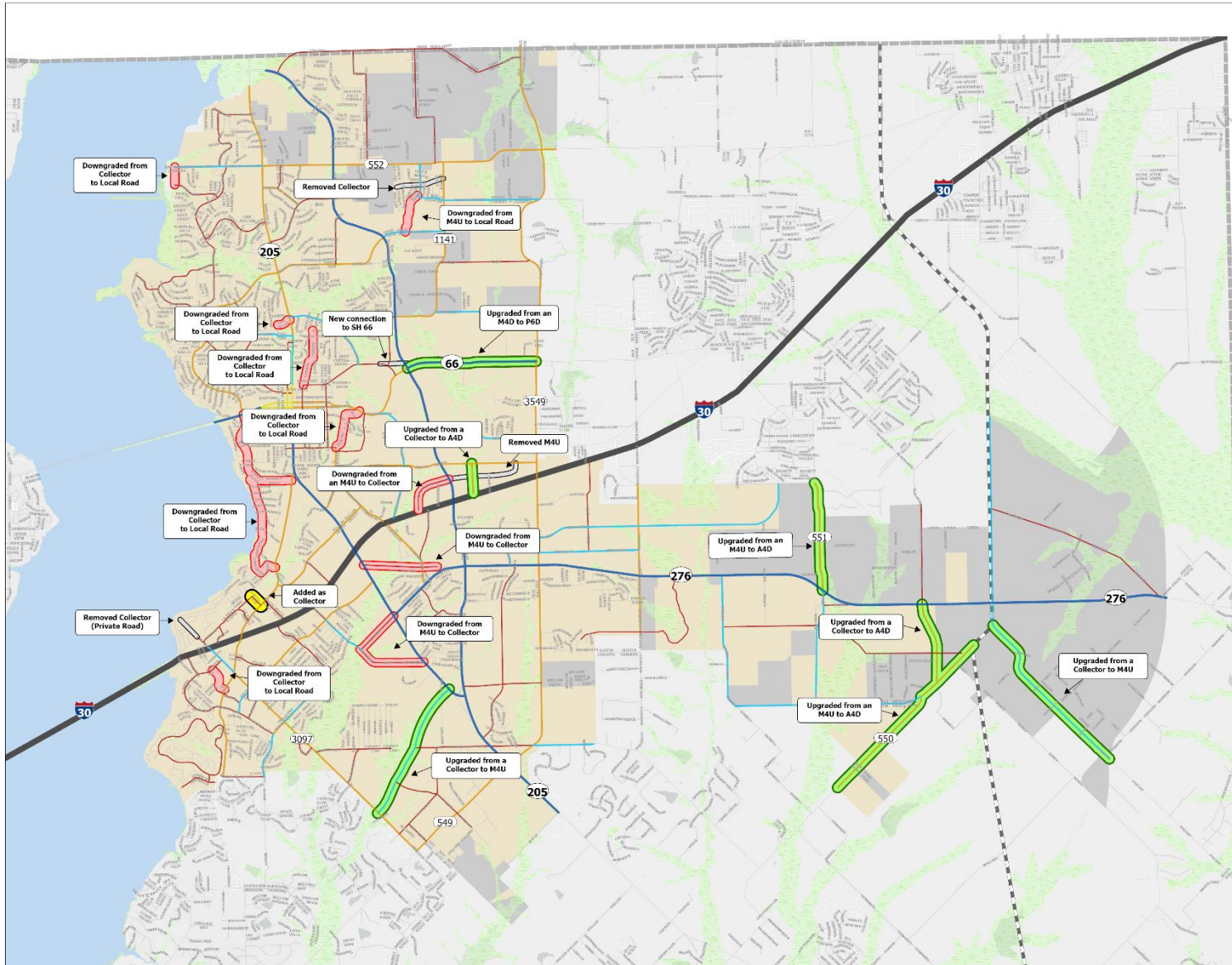
Thoroughfare roadway cross sections were reviewed from the 2018 Comprehensive Plan and current thoroughfare plan. While all cross sections provide adequate lane-widths and parking, several recommendations are suggested for consideration. It was noted by both Freese Nichols and NCTCOG staff that the functional classification is heavily weighted towards collectors, although several sections operate as arterials. Some of these collector classes are not compatible with the NCTCOG travel demand model roadway classifications and had to be modified in order for the network to be run through the regional model. It is recommended that the city consider reclassifying major 4-lane divided collectors (M4D) as minor 4-lane arterials (A4D) and modified major undivided collector (M4U-M) as 5-lane undivided arterials (A5U). It was also noted that designs standards show sidewalk widths at five feet wide with a three-foot buffer from the roadway. It is recommended, where feasible, that the sidewalk and buffer widths be increased on arterials to support the growth of the bicycle-pedestrian network, accommodate future micro-mobility technologies, and improve user safety.

## Recommendations

It is recommended that the City of Rockwall adopt the Thoroughfare Plan as shown in Figure 2 and revise its roadway functional classification to replace the M4D collector class with an A4D arterial class and the M4U-M class with an A5U arterial class.

It is also recommended that the City of Rockwall consider increasing the size of its sidewalks and sidewalk buffers, where ROW permits, to improve bicycle and pedestrian safety, support safe routes to school, and accommodate emerging micro-mobility technologies.

**Figure 1: Changes from Previous Thoroughfare Plan**



City of Rockwall  
Proposed  
Thoroughfare Plan  
Changes

**Legend**

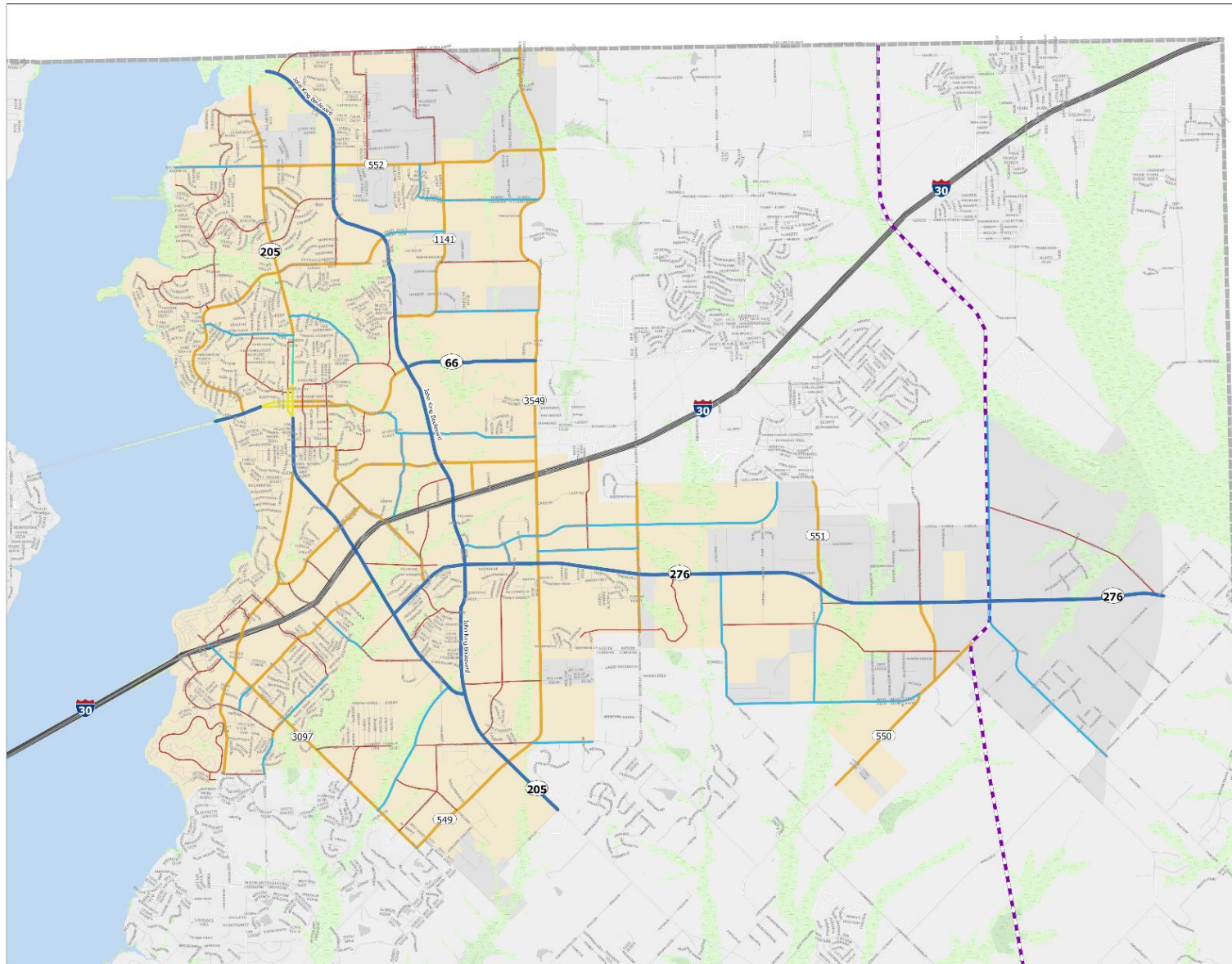
- Yellow circle: Addition
- Green circle: Upgrade
- Red circle: Downgrade
- Grey circle: Removal
- Blue line: P6D
- Yellow line: P3U
- Light blue line: A5U
- Orange line: A4D
- Light green line: M4U
- Dark green line: MC
- Thick black line: Interstate
- Dashed black line: Outer Loop
- Grey outline: County Boundary
- Orange outline: City Limits
- Light grey fill: ETJ
- Light green fill: Flood Zones

0 0.2 0.3 0.7 1 1.4 Miles

Spatial Reference:  
Route: NAD 1983 StatePlane Texas North Central FIPS 4302 Foot  
PCS: NAD 1983 StatePlane Texas North Central FIPS 4302 Foot  
GCS: NAD 1983 Texas FIPS  
Datum: North American 1983  
Projection: Lambert Conformal Conic

Folder: D:\ROCKWALL\TRANSPORTATION\Working\Rockwall  
Thoroughfare Plan Update.v11

Figure 2: The 2022 City of Rockwall Thoroughfare Plan



City of Rockwall  
Thoroughfare Plan

Legend

- P6D
- P3U
- ASD
- A4D
- M4U
- MC
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Original Subdivision:  
Name: MDT 1463 StatePlane Texas North Central TPRS 4200 Feet  
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GCS: NAD 83 North American 83  
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CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

**WHEREAS**, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

**WHEREAS**, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

**WHEREAS**, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

**WHEREAS**, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

**WHEREAS**, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of, or amendment to, a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter* of the *City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** The Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

**SECTION 2.** The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,

**SECTION 3.** This ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

DRAFT  
ORDINANCE  
03.28.2023

**Exhibit 'A'**  
*Master Thoroughfare Plan Amendment*

DRAFT  
ORDINANCE  
03.28.2023

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**MASTER THOROUGHFARE PLAN**

**COMPREHENSIVE PLAN 04 | INFRASTRUCTURE**





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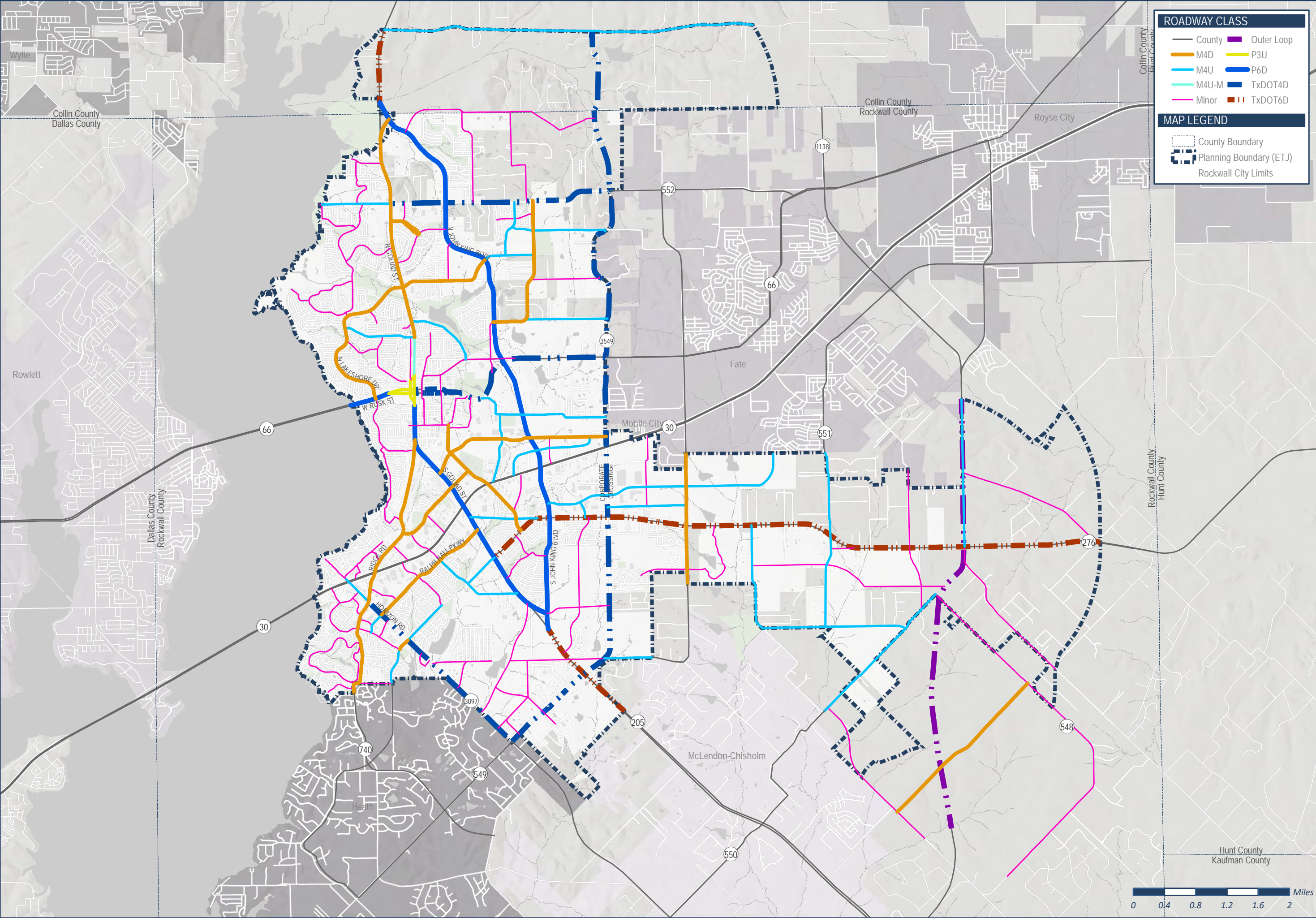
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U3	TURTLE COVE BLVD	R2U	MC	Upgrade from R2U to Minor Collector
U4	S JOHN KING BLVD	MC	M4U	Upgrade from Minor Collector to M4U
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D6	RENFRO ST	MC	R2U	Downgrade from Minor Collector to R2U
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**ROADWAY CLASS**

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- M4U
- M4U-M
- Minor
- P3U
- P6D
- TxDOT4D
- TxDOT6D

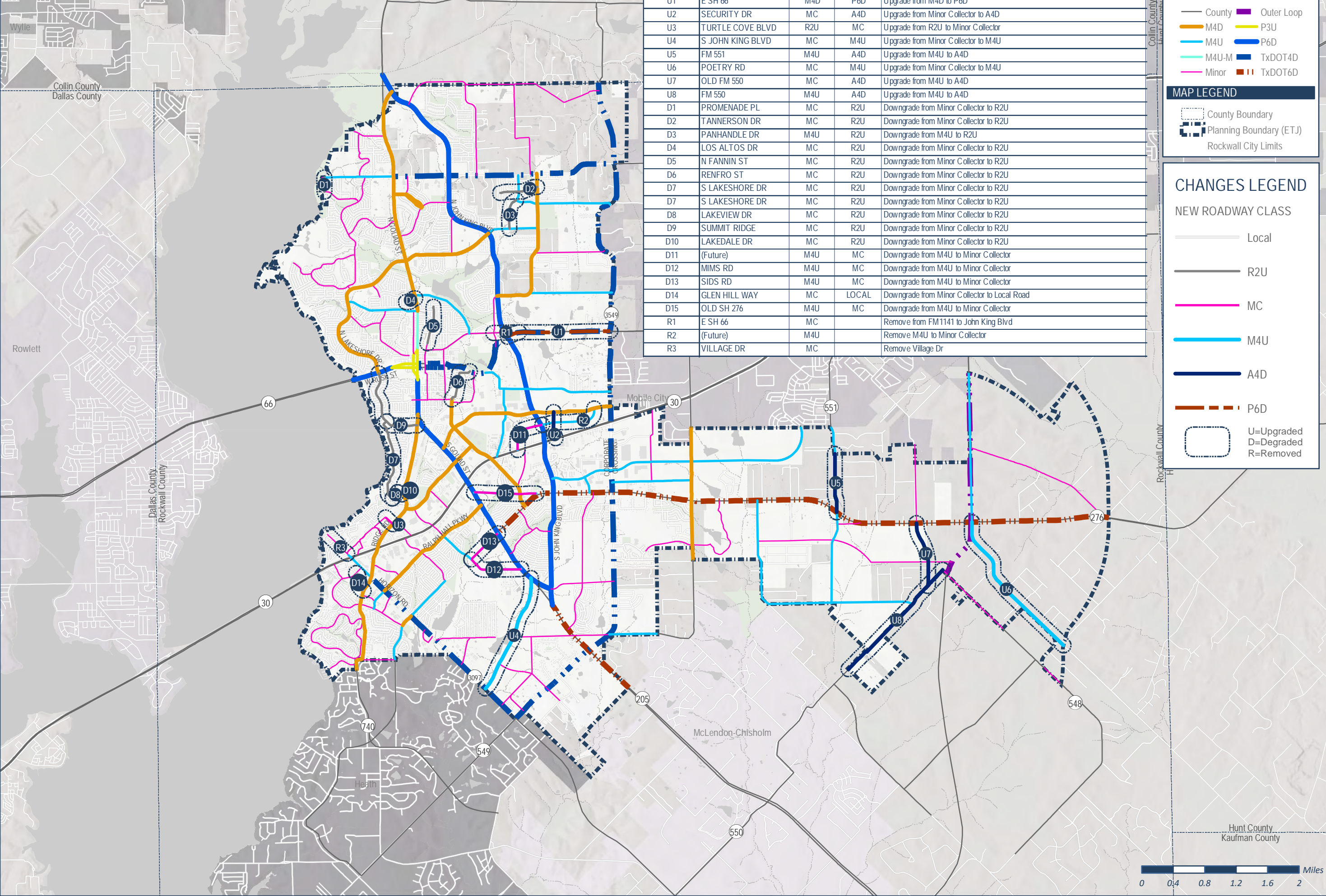
**MAP LEGEND**

- County Boundary
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**CHANGES LEGEND**

**NEW ROADWAY CLASS**

- Local
- R2U
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**MASTER THOROUGHFARE PLAN**

**COMPREHENSIVE PLAN 04 | INFRASTRUCTURE**



**TO:** Amy Williams, P.E. Director of Public Works/City Engineer, City of Rockwall

**CC:** Ryan Miller, AICP, Director of Planning and Zoning Division, City of Rockwall

**FROM:** Eddie Haas, AICP, Vice-President, Transportation Planning, Freese and Nichols, Inc.  
Brian Crooks, AICP, Project Manager

**SUBJECT:** City of Rockwall Thoroughfare Plan Update

**DATE:** 2/28/2023

**PROJECT:** City of Rockwall Thoroughfare Plan Update

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## Introduction

Due to ongoing development within the City of Rockwall and adjacent communities, and the expansion of adjacent roadway facilities on IH-30 and SH 66, the City of Rockwall determined that a review of its Thoroughfare Plan was required. The City of Rockwall contracted the services of Freese and Nichols, Inc. to conduct a demographic and network review, assess the ability of its roadway network to accommodate buildout demographic conditions, and provide roadway network improvement recommendations.

## Data Collection

The project team received thoroughfare plan networks, boundary data, and demographic information from the City of Rockwall and used the buildout data from the Summary Land Use Plan on page 32 of the Rockwall 2018 Comprehensive Plan and NCTCOG employment data as a guide to develop buildout demographics.

## Demographics Update

The project team used this data and GIS-based zones data (city districts and traffic analysis zones) to determine the buildout demographics at the TAZ level for incorporation into the NCTCOG travel demand model. All demographic development of buildout demographics was completed in coordination, consultation, review, and approval of the City of Rockwall GIS Services Division.

## Stakeholder Involvement

The FNI project met both virtually and in-person throughout the study timeline. There was a total of three (3) in-person meetings with City of Rockwall staff; a project scoping meeting on November 16, 2021, the project kick-off meeting on February 8<sup>th</sup>, 2022, and a project coordination meeting on June 7, 2022.

## Thoroughfare Network Assessment

A revised thoroughfare plan with approved buildout demographics was submitted to NCTCOG to determine which roadways would be congested at buildout. The NCTCOG model development group used the 2045 demographics and networks from its 2022 model update as the background data for the buildout demographics and proposed roadway network improvements. All model outputs were reviewed in consultation with NCTCOG, the FNI project team, and the City of Rockwall.

## Network Review / Roadway Right-Sizing

After reviewing the congested roadway network, a series of proposed improvements were proposed for the existing Thoroughfare Plan. The FNI project team worked in collaboration with the City of Rockwall to determine which roadway improvements were feasible and identified additional modifications based on ongoing development activity and available ROW. Additional updates were put forward by the City of Rockwall as part of an iterative editing process resulting in the final Thoroughfare Plan. Network updates were compared with the Rockwall County Thoroughfare Plan to ensure consistency and continuity with external roadways. The proposed 2023 City of Rockwall Thoroughfare Plan is shown in Figure 2 on the last page of the memorandum. Figure 1 shows the changes from the previous Thoroughfare Plan.

## Roadway Cross-Section Review

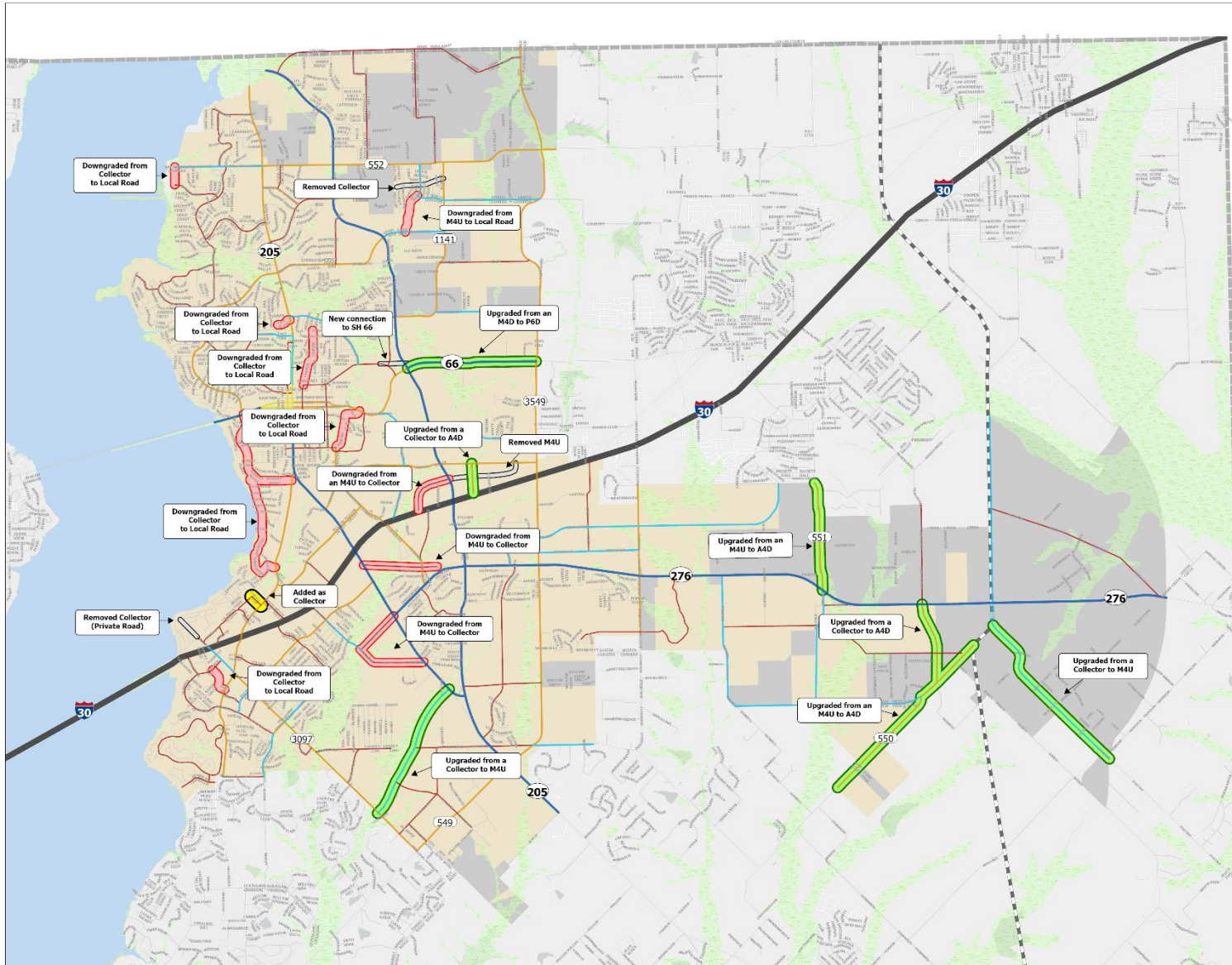
Thoroughfare roadway cross sections were reviewed from the 2018 Comprehensive Plan and current thoroughfare plan. While all cross sections provide adequate lane-widths and parking, several recommendations are suggested for consideration. It was noted by both Freese Nichols and NCTCOG staff that the functional classification is heavily weighted towards collectors, although several sections operate as arterials. Some of these collector classes are not compatible with the NCTCOG travel demand model roadway classifications and had to be modified in order for the network to be run through the regional model. It is recommended that the city consider reclassifying major 4-lane divided collectors (M4D) as minor 4-lane arterials (A4D) and modified major undivided collector (M4U-M) as 5-lane undivided arterials (A5U). It was also noted that designs standards show sidewalk widths at five feet wide with a three-foot buffer from the roadway. It is recommended, where feasible, that the sidewalk and buffer widths be increased on arterials to support the growth of the bicycle-pedestrian network, accommodate future micro-mobility technologies, and improve user safety.

## Recommendations

It is recommended that the City of Rockwall adopt the Thoroughfare Plan as shown in Figure 2 and revise its roadway functional classification to replace the M4D collector class with an A4D arterial class and the M4U-M class with an A5U arterial class.

It is also recommended that the City of Rockwall consider increasing the size of its sidewalks and sidewalk buffers, where ROW permits, to improve bicycle and pedestrian safety, support safe routes to school, and accommodate emerging micro-mobility technologies.

**Figure 1: Changes from Previous Thoroughfare Plan**



**City of Rockwall**  
Proposed  
Thoroughfare Plan  
Changes

**Legend**

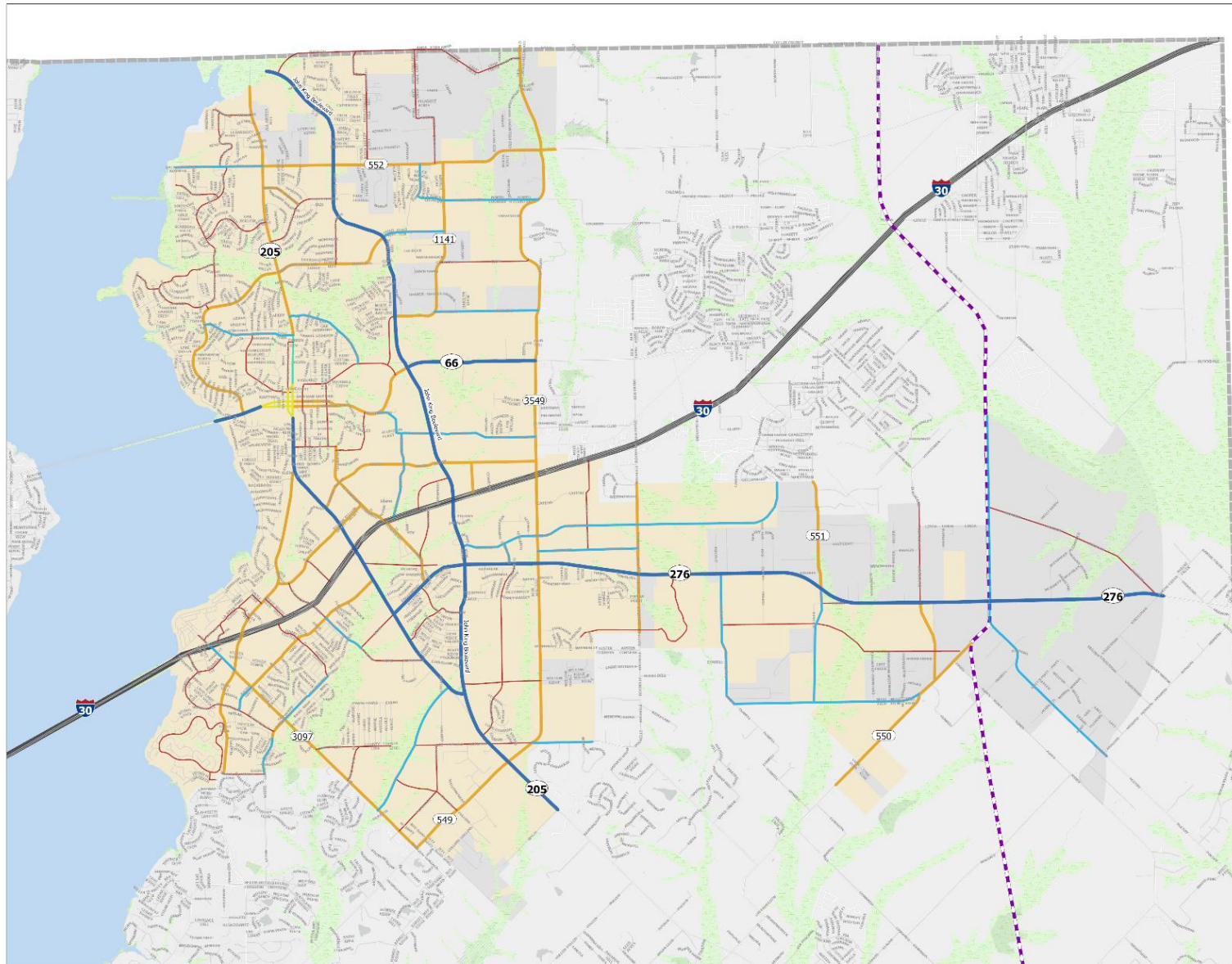
- Addition
- Upgrade
- Downgrade
- Removal
- P6D
- P3U
- A5U
- A4D
- M4U
- MC
- Interstate
- Outer Loop
- County
- Boundary
- City Limits
- ETJ
- Flood Zones

0 0.2 0.3 0.7 1 1.4 Miles

Spatial Reference:  
 datum: NAD 1983 StatePlane Texas North Central FIPS 4302 Foot  
 PCS: NAD 1983 StatePlane Texas North Central FIPS 4302 Feet  
 GCS: NAD 1983 Texas FIPS  
 datum: North American 1983  
 projector: Lambert Conformal Conic

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Figure 2: The 2022 City of Rockwall Thoroughfare Plan



City of Rockwall  
Thoroughfare Plan

Legend

- P6D
- P3U
- ASD
- A4D
- M4U
- MC
- Interstate
- Outer Loop
- County Boundary
- City Limits
- ETJ
- Flood Zones



0 0.2 0.3 0.7 1 1.4 Miles

Original Subdivision:  
Name: M0 1463 StatePlane Texas North Central (75) 4200 Feet  
PCS: M0 1463 StatePlane Texas North Central (75) 4200 Feet  
GCS: NAD 83 Texas North Central  
Datum: North American 1983  
Projection: Lambert Conformal Conic



Filename: E:\ROK\211\TRANSPORTATION\Working\Rockwall Thoroughfare Plan Update v11

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

**WHEREAS**, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

**WHEREAS**, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

**WHEREAS**, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

**WHEREAS**, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

**WHEREAS**, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of, or amendment to, a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter* of the *City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** The Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

**SECTION 2.** The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,

**SECTION 3.** This ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

DRAFT  
ORDINANCE  
04.17.2023

**Exhibit 'A'**  
*Master Thoroughfare Plan Amendment*

DRAFT  
ORDINANCE  
04.17.2023

NOTE: CHANGE ID'S CORRESPOND TO CASE MEMO

CHANGE ID	STREET NAME	CURRENT	NEW CLASS	DESCRIPTION
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**ROADWAY CLASS**

- County
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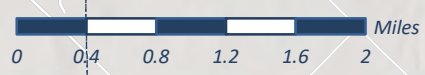
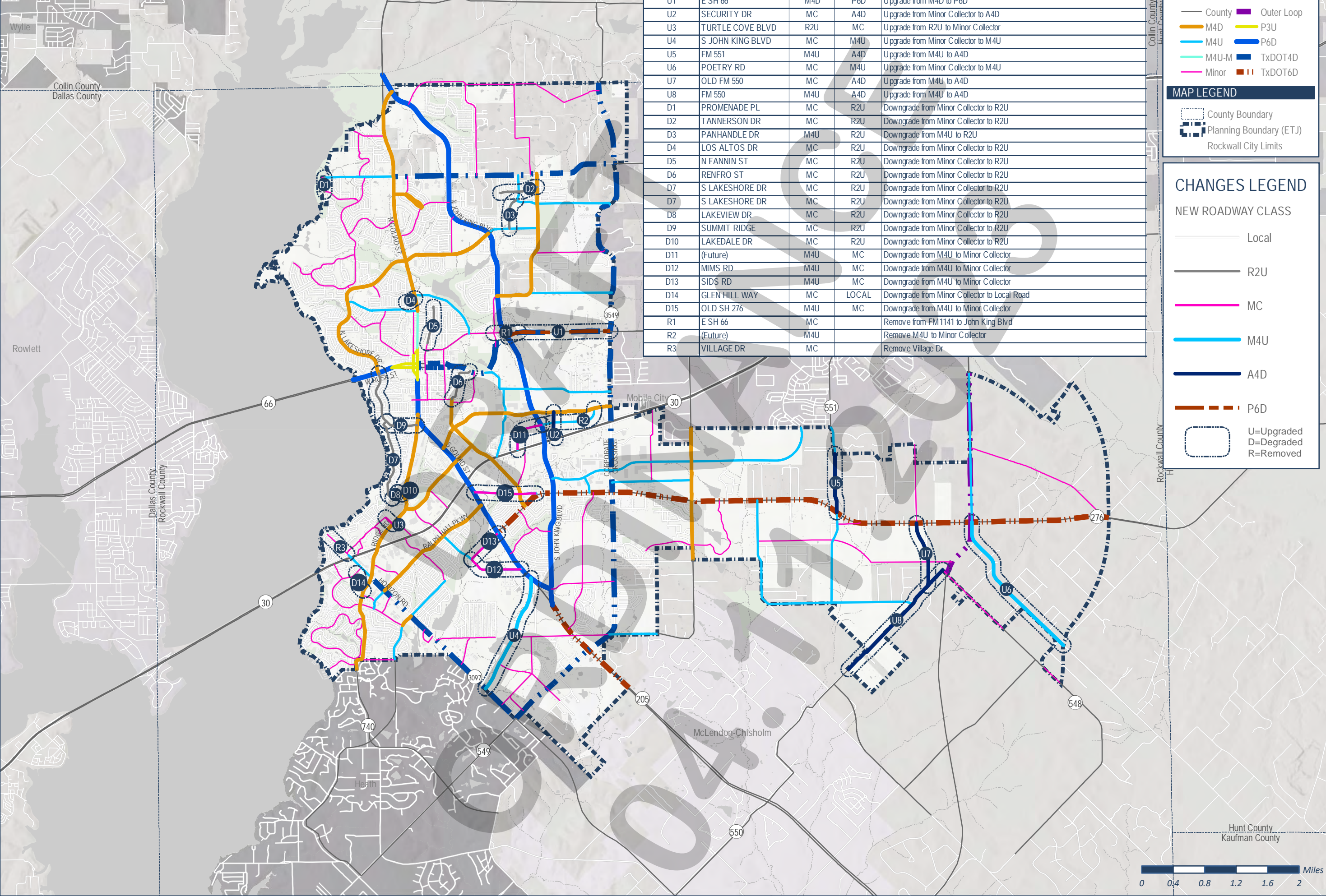
**MAP LEGEND**

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**CHANGES LEGEND**

**NEW ROADWAY CLASS**

- Local
- R2U
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**MASTER THOROUGHFARE PLAN**

**COMPREHENSIVE PLAN 04 | INFRASTRUCTURE**





**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**PLANNING AND ZONING DEPARTMENT**  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Mayor and City Council  
**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** April 17, 2023  
**SUBJECT:** Z2023-020; *Master Thoroughfare Plan Update*

On January 10, 2022, the City of Rockwall entered into a *Professional Services Engineering Contract* with Freese and Nichols, Inc. to review the City's Master Thoroughfare Plan (MTP) and provide recommendations concerning the classification of the City's roadways. Due to some issues concerning the North Central Texas Council of Government's (NCTOG's) regional model, the project was delayed; however, on February 28, 2023, the City's consultant provided staff with the final recommendations and their memorandum to the City Council (see *attached*). These recommendations include:

**DOWNGRADES**

- (1) Promenade Place from a *Minor Collector* to an R2U.
- (2) Tannerson Drive from a *Minor Collector* to an R2U.
- (3) Panhandle Drive from a M4U to a R2U.
- (4) Los Altos Drive from a *Minor Collector* to an R2U.
- (5) Fannin Street from SH-66 to Midnight Pass from a *Minor Collector* to an R2U.
- (6) Renfro Street from a *Minor Collector* to an R2U.
- (7) S. Lakeshore Drive from W. Rusk Street to Lakeview Drive from a *Minor Collector* to an R2U.
- (8) Lakeview Drive from S. Lakeshore Drive to Lakedale Drive from a *Minor Collector* to an R2U.
- (9) Summit Ridge from a *Minor Collector* to an R2U.
- (10) Lakedale Drive from a *Minor Collector* to an R2U.
- (11) M4U from John King Boulevard to IH-30 Frontage Road to *Minor Collector*.
- (12) Mims Road from SH-205 to Sids Road from an M4U to a *Minor Collector*.
- (13) Sids Road from Mims Road to SH-205 from a M4U to a *Minor Collector*.
- (14) Glen Hill Way from FM-740 [*Ridge Road*] to Summer Lee Drive from a *Minor Collector* to a Local Road.
- (15) Old SH-276 [*Caddo Ridge Drive*] from M4U to *Minor Collector*.

**MASTER THOROUGHFARE CLASSIFICATIONS**

- R2U: RESIDENTIAL, TWO (2) LANE, UNDIVIDED STREET
- A4U (M4U): MINOR ARTERIAL, FOUR (4) LANE, UNDIVIDED STREET
- A4D (M4D): MINOR ARTERIAL, FOUR (4) LANE, DIVIDED STREET
- P6D: PRINCIPAL ARTERIAL, SIX (6) LANE, DIVIDED STREET

**UPGRADES**

- (1) SH-66 from John King Boulevard to FM-3549 from a M4D to P6D.
- (2) *Minor Collector* from IH-30 Frontage Road to Justin Road to a A4D.
- (3) Turtle Cove Boulevard from an R2U to a *Minor Collector*.
- (4) M4U from SH-205 to FM-3097 [*Horizon Road*] from *Minor Collector* to M4U.
- (5) FM-551 from the edge of the Extraterritorial Jurisdiction (ETJ) [*i.e. in between Smith Acres and Jamestown Lane*] to SH-276 from a M4U to an A4D.
- (6) FM-548 [*Poetry Road*] from SH-276 to S. Munson Road from a *Minor Collector* to M4U.
- (7) Blackland Road from SH-276 to FM-550 from M4U to an A4D.
- (8) FM-550 from Hodges Lane to the edge of the Extraterritorial Jurisdiction (ETJ) [*i.e. in between Lone Star Drive and Dowell Road*] from M4U to an A4D.

**REMOVED**

- (1) Old SH-66 Alignment from FM-1141 to John King Boulevard.
- (2) M4U from Justin Road to John King Boulevard to *Minor Collector*.

(3) Village Drive.

NOMENCLATURE CHANGES

(1) M4D changed to A4D.

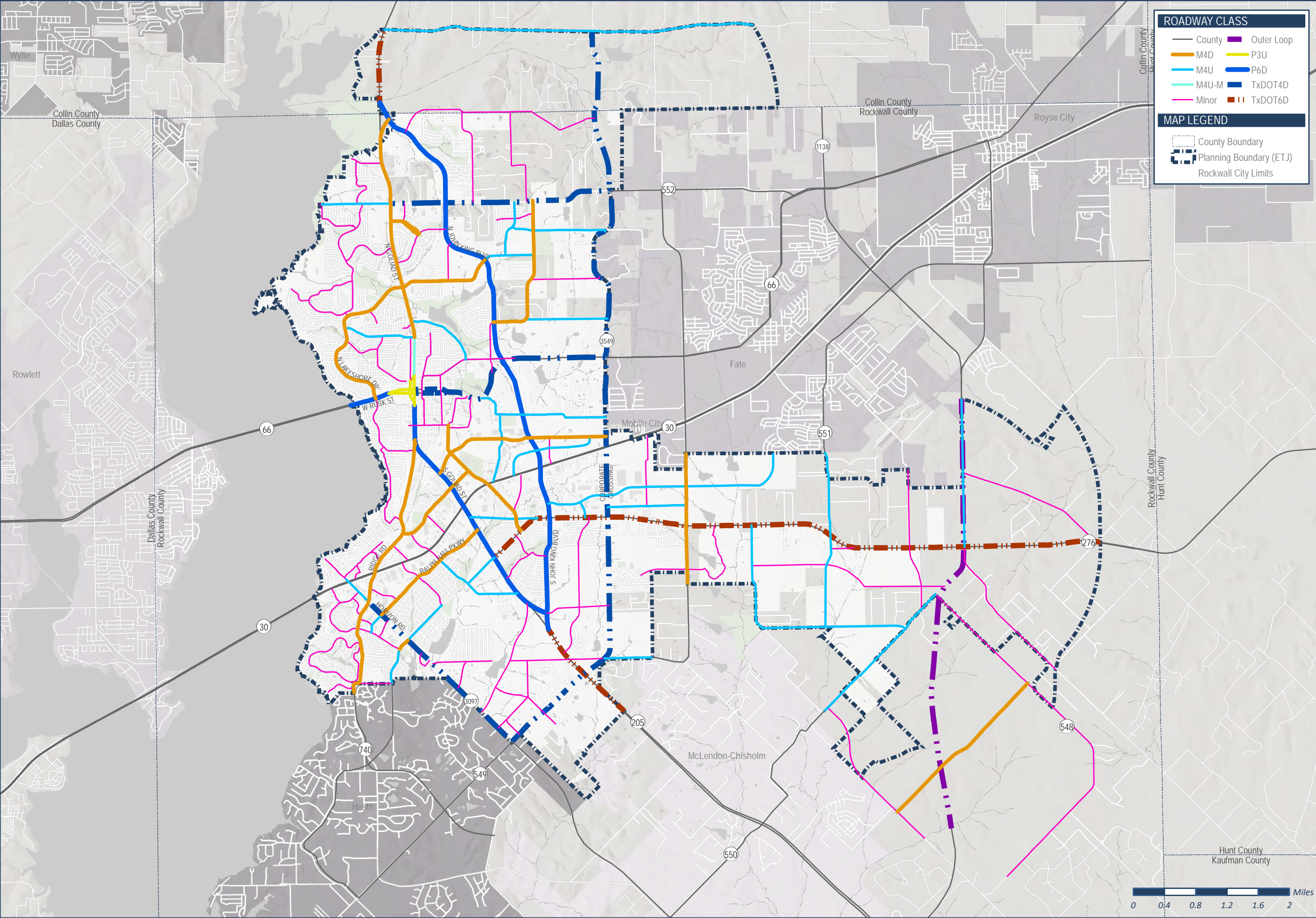
The Master Thoroughfare Plan (MTP) is contained within the OURHometown Vision 2040 Comprehensive Plan, and according to Section 213.003, *Adoption or Amendment of the Comprehensive Plan*, of the Texas Local Government Code, “(a) comprehensive plan may be adopted or amended by ordinance following: (1) a hearing at which the public is given the opportunity to give testimony and represent written evidence; and (2) review by the municipality’s planning commission or department, if one exists.” In addition, Section 9.03, *Master Plan*, of the City’s *Home Rule Charter* states that “(r)ecommended changes to the Master Plan must be submitted to the City Manager after the Planning and Zoning Commission holds at least one [1] public hearing on the proposed change.” Section 9.04, *Procedure for Amending Master Plan*, goes on to state that the “City Manager will submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revisions or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revisions or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council.” On March 20, 2023, the City Council reviewed these changes and directed staff to proceed with amending the Comprehensive Plan in accordance with the City’s Charter and the Texas Local Government Code. In accordance with this direction, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and taken the proposed amendment to the Planning and Zoning Commission for a recommendation. On April 11, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the amendment by a vote of 6-0, with Commissioner Womble absent. Should the City Council have any questions staff will be available at the meeting on April 17, 2023.



# MASTER THOROUGHFARE PLAN

## COMPREHENSIVE PLAN 04 | INFRASTRUCTURE

### 3



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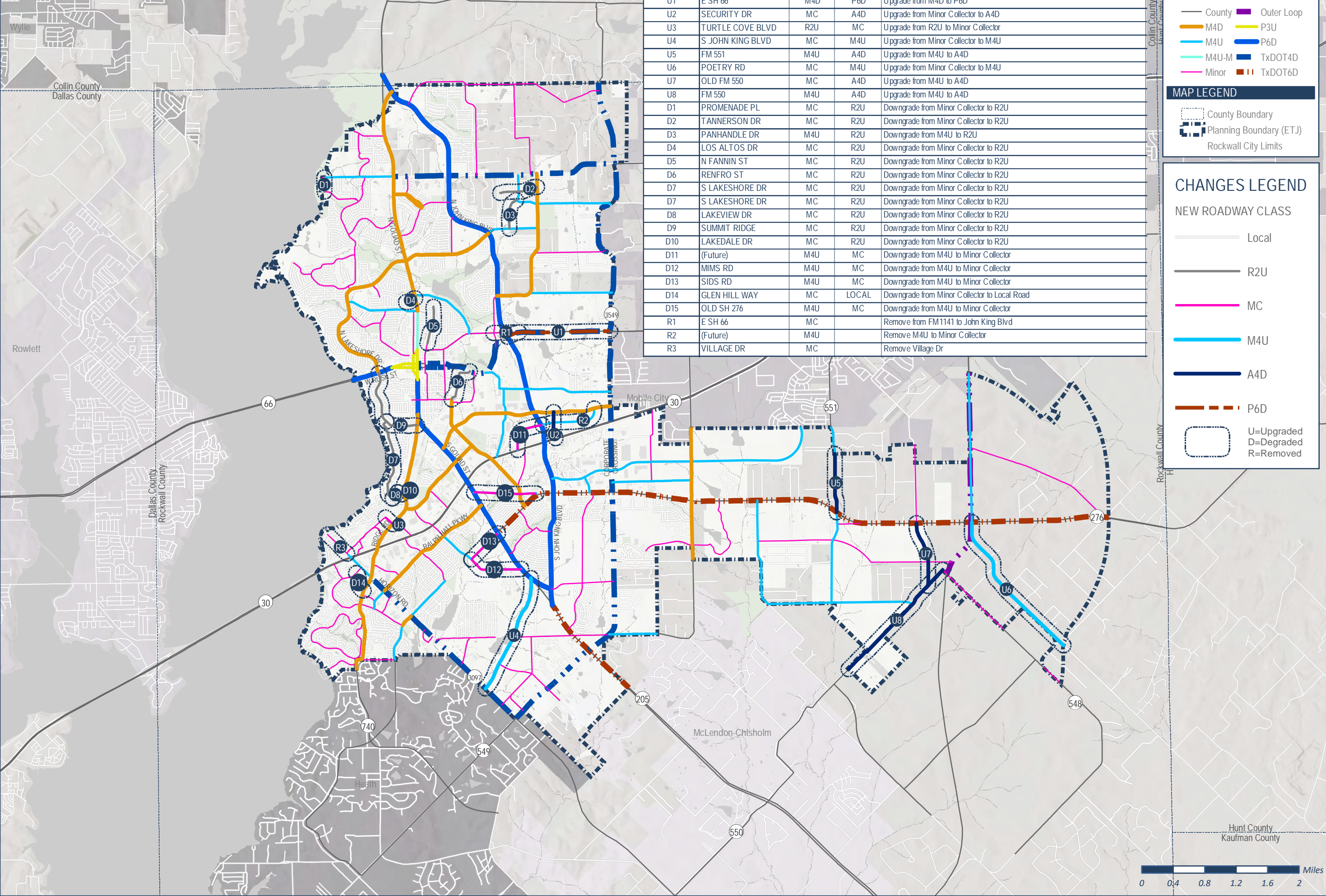
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**MASTER THOROUGHFARE PLAN**

**COMPREHENSIVE PLAN 04 | INFRASTRUCTURE**



**TO:** Amy Williams, P.E. Director of Public Works/City Engineer, City of Rockwall

**CC:** Ryan Miller, AICP, Director of Planning and Zoning Division, City of Rockwall

**FROM:** Eddie Haas, AICP, Vice-President, Transportation Planning, Freese and Nichols, Inc.  
Brian Crooks, AICP, Project Manager

**SUBJECT:** City of Rockwall Thoroughfare Plan Update

**DATE:** 2/28/2023

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## Roadway Cross-Section Review

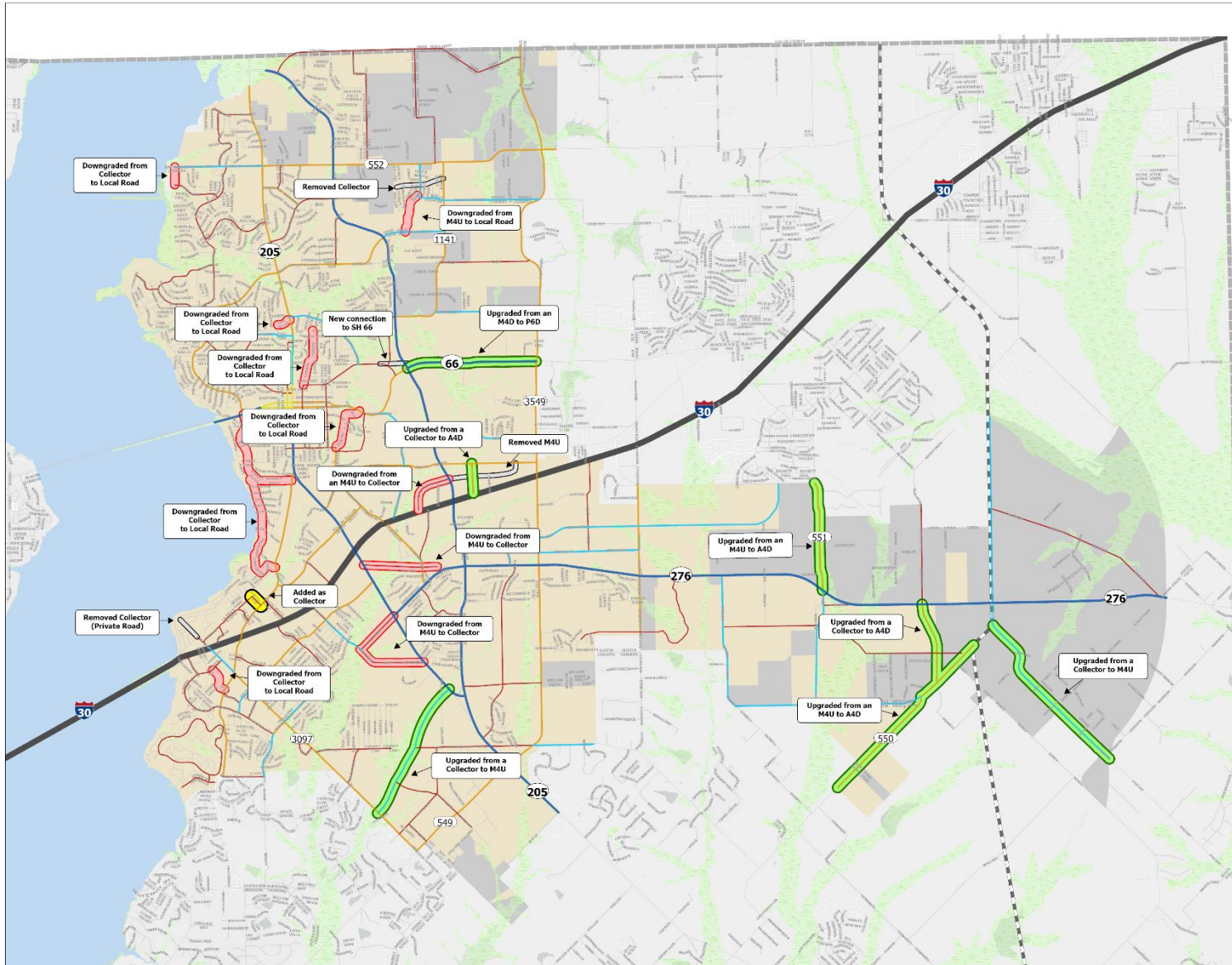
Thoroughfare roadway cross sections were reviewed from the 2018 Comprehensive Plan and current thoroughfare plan. While all cross sections provide adequate lane-widths and parking, several recommendations are suggested for consideration. It was noted by both Freese Nichols and NCTCOG staff that the functional classification is heavily weighted towards collectors, although several sections operate as arterials. Some of these collector classes are not compatible with the NCTCOG travel demand model roadway classifications and had to be modified in order for the network to be run through the regional model. It is recommended that the city consider reclassifying major 4-lane divided collectors (M4D) as minor 4-lane arterials (A4D) and modified major undivided collector (M4U-M) as 5-lane undivided arterials (A5U). It was also noted that designs standards show sidewalk widths at five feet wide with a three-foot buffer from the roadway. It is recommended, where feasible, that the sidewalk and buffer widths be increased on arterials to support the growth of the bicycle-pedestrian network, accommodate future micro-mobility technologies, and improve user safety.

## Recommendations

It is recommended that the City of Rockwall adopt the Thoroughfare Plan as shown in Figure 2 and revise its roadway functional classification to replace the M4D collector class with an A4D arterial class and the M4U-M class with an A5U arterial class.

It is also recommended that the City of Rockwall consider increasing the size of its sidewalks and sidewalk buffers, where ROW permits, to improve bicycle and pedestrian safety, support safe routes to school, and accommodate emerging micro-mobility technologies.

**Figure 1: Changes from Previous Thoroughfare Plan**



City of Rockwall  
Proposed  
Thoroughfare Plan  
Changes

**Legend**

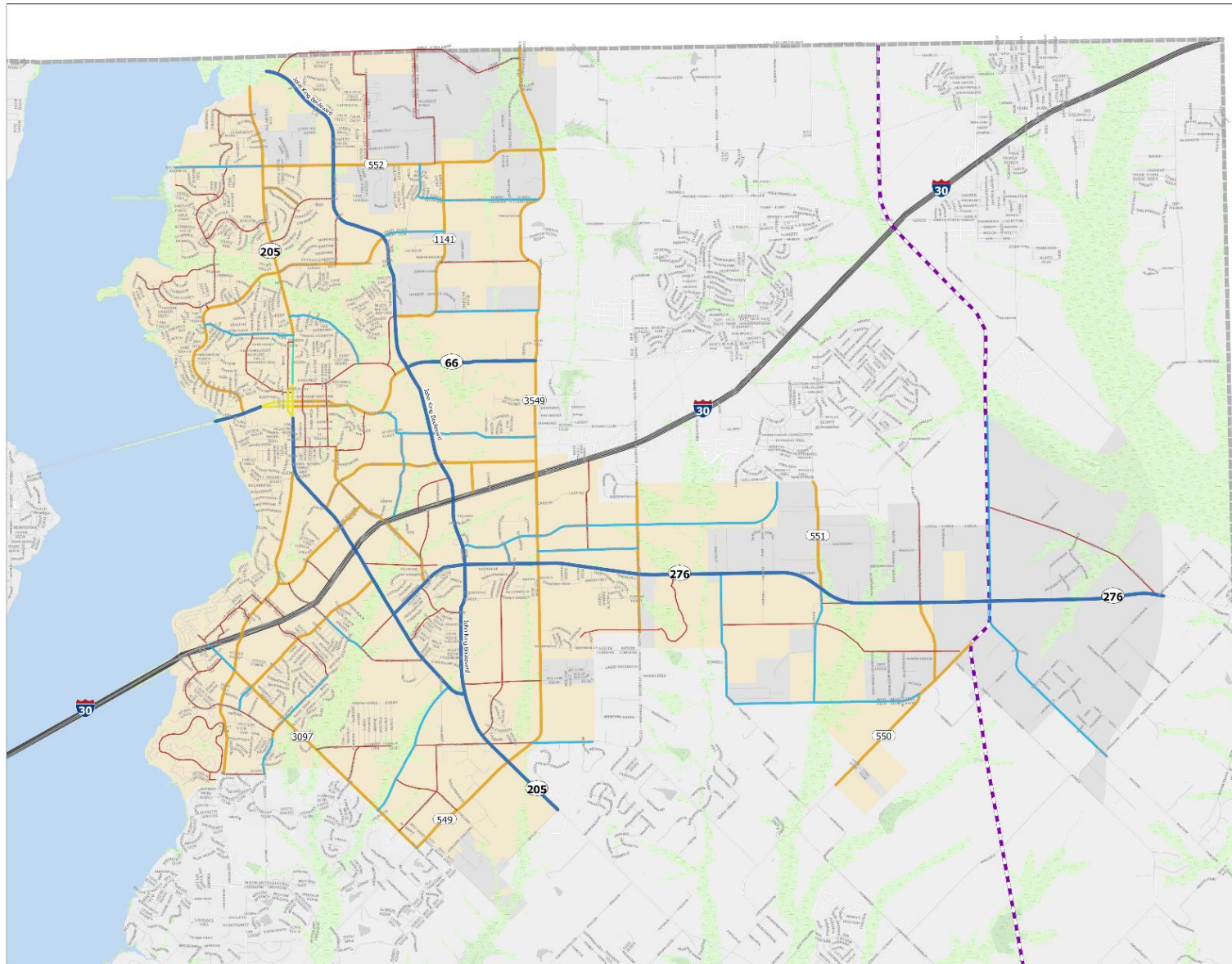
- Yellow circle: Addition
- Green circle: Upgrade
- Red circle: Downgrade
- Grey circle: Removal
- Blue line: P6D
- Yellow line: P3U
- Light blue line: A5U
- Orange line: A4D
- Light green line: M4U
- Dark green line: MC
- Thick black line: Interstate
- Dashed black line: Outer Loop
- Grey outline: County Boundary
- Orange outline: City Limits
- Light grey fill: ETJ
- Light green fill: Flood Zones

0 0.2 0.3 0.7 1 1.4 Miles

Spatial Reference:  
Route: NAD 1983 StatePlane Texas North Central FIPS 4302 Foot  
PCS: NAD 1983 StatePlane Texas North Central FIPS 4302 Foot  
GCS: NAD 1983 Texas FIPS  
Datum: North American 1983  
Projection: Lambert Conformal Conic

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Thoroughfare Plan Update.v11

Figure 2: The 2022 City of Rockwall Thoroughfare Plan



City of Rockwall  
Thoroughfare Plan

Legend

- P6D
- P3U
- ASD
- A4D
- M4U
- MC
- Interstate
- Outer Loop
- County Boundary
- City Limits
- ETJ
- Flood Zones



0 0.2 0.3 0.7 1 1.4 Miles

Original Subdivision:  
Name: IAD 1463 StatePlane Texas North Central TPRS 4200 Feet  
PCS: IAD 1463 StatePlane Texas North Central TPRS 4200 Feet  
GCS: NAD 83 North American 83  
Datum: North American 1983  
Projection: Lambert Conformal Conic



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Thoroughfare Plan Update.v11



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

**WHEREAS**, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

**WHEREAS**, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

**WHEREAS**, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

**WHEREAS**, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

**WHEREAS**, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of, or amendment to, a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter* of the *City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** The Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

**SECTION 2.** The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,

**SECTION 3.** This ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

DRAFT  
ORDINANCE  
04.17.2023

**Exhibit 'A'**  
*Master Thoroughfare Plan Amendment*

DRAFT  
ORDINANCE  
04.17.2023

NOTE: CHANGE ID'S CORRESPOND TO CASE MEMO

CHANGE ID	STREET NAME	CURRENT	NEW CLASS	DESCRIPTION
U1	E SH 66	M4D	P6D	Upgrade from M4D to P6D
U2	SECURITY DR	MC	A4D	Upgrade from Minor Collector to A4D
U3	TURTLE COVE BLVD	R2U	MC	Upgrade from R2U to Minor Collector
U4	S JOHN KING BLVD	MC	M4U	Upgrade from Minor Collector to M4U
U5	FM 551	M4U	A4D	Upgrade from M4U to A4D
U6	POETRY RD	MC	M4U	Upgrade from Minor Collector to M4U
U7	OLD FM 550	MC	A4D	Upgrade from M4U to A4D
U8	FM 550	M4U	A4D	Upgrade from M4U to A4D
D1	PROMENADE PL	MC	R2U	Downgrade from Minor Collector to R2U
D2	TANNERSON DR	MC	R2U	Downgrade from Minor Collector to R2U
D3	PANHANDLE DR	M4U	R2U	Downgrade from M4U to R2U
D4	LOS ALTOS DR	MC	R2U	Downgrade from Minor Collector to R2U
D5	N FANNIN ST	MC	R2U	Downgrade from Minor Collector to R2U
D6	RENFRO ST	MC	R2U	Downgrade from Minor Collector to R2U
D7	S LAKESHORE DR	MC	R2U	Downgrade from Minor Collector to R2U
D7	S LAKESHORE DR	MC	R2U	Downgrade from Minor Collector to R2U
D8	LAKEVIEW DR	MC	R2U	Downgrade from Minor Collector to R2U
D9	SUMMIT RIDGE	MC	R2U	Downgrade from Minor Collector to R2U
D10	LAKEDALE DR	MC	R2U	Downgrade from Minor Collector to R2U
D11	(Future)	M4U	MC	Downgrade from M4U to Minor Collector
D12	MIMS RD	M4U	MC	Downgrade from M4U to Minor Collector
D13	SIDS RD	M4U	MC	Downgrade from M4U to Minor Collector
D14	GLEN HILL WAY	MC	LOCAL	Downgrade from Minor Collector to Local Road
D15	OLD SH 276	M4U	MC	Downgrade from M4U to Minor Collector
R1	E SH 66	MC		Remove from FM 1141 to John King Blvd
R2	(Future)	M4U		Remove M4U to Minor Collector
R3	VILLAGE DR	MC		Remove Village Dr

**ROADWAY CLASS**

- County
- Outer Loop
- M4D
- M4U
- M4U-M
- Minor
- P3U
- P6D
- TxDOT4D
- TxDOT6D

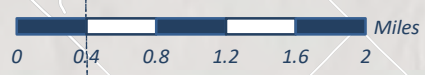
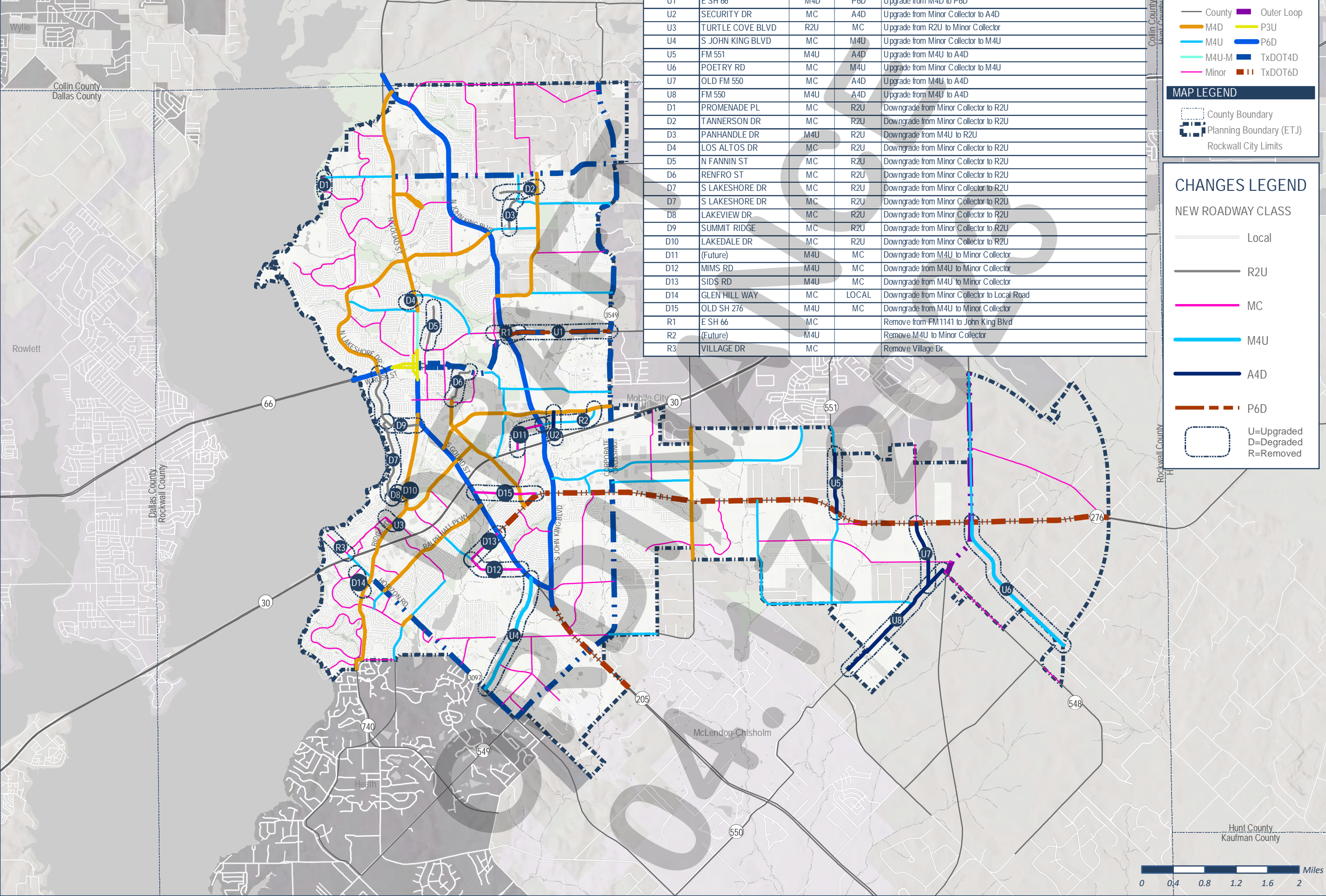
**MAP LEGEND**

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits

**CHANGES LEGEND**

**NEW ROADWAY CLASS**

- Local
- R2U
- MC
- M4U
- A4D
- P6D
- U=Upgraded
- D=Degraded
- R=Removed



**MASTER THOROUGHFARE PLAN**

**COMPREHENSIVE PLAN 04 | INFRASTRUCTURE**

CITY OF ROCKWALL

ORDINANCE NO. 23-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

**WHEREAS**, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

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**WHEREAS**, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

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**SECTION 1.** The Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

**SECTION 2.** The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,


**SECTION 3.** This ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>st</sup> DAY OF May, 2023.**


ATTEST:

  
Kristy Teague, City Secretary



  
Kevin Fowler, Mayor

**APPROVED AS TO FORM:**



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Frank J. Garza, City Attorney

1<sup>st</sup> Reading: April 17, 2023

2<sup>nd</sup> Reading: May 1, 2023

**Exhibit 'A'**  
*Master Thoroughfare Plan Amendment*

NOTE: CHANGE ID'S CORRESPOND TO CASE MEMO

CHANGE ID	STREET NAME	CURRENT CLASS	NEW CLASS	DESCRIPTION
U1	E SH 66	M4D	P6D	Upgrade from M4D to P6D
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U4	S JOHN KING BLVD	MC	M4U	Upgrade from Minor Collector to M4U
U5	FM 551	M4U	A4D	Upgrade from M4U to A4D
U6	POETRY RD	MC	M4U	Upgrade from Minor Collector to M4U
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D6	RENFRO ST	MC	R2U	Downgrade from Minor Collector to R2U
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D9	SUMMIT RIDGE	MC	R2U	Downgrade from Minor Collector to R2U
D10	LAKEDALE DR	MC	R2U	Downgrade from Minor Collector to R2U
D11	(Future)	M4U	MC	Downgrade from M4U to Minor Collector
D12	MIMS RD	M4U	MC	Downgrade from M4U to Minor Collector
D13	SIDS RD	M4U	MC	Downgrade from M4U to Minor Collector
D14	GLEN HILL WAY	MC	LOCAL	Downgrade from Minor Collector to Local Road
D15	OLD SH 276	M4U	MC	Downgrade from M4U to Minor Collector
R1	E SH 86	MC		Remove from M4U to John King Blvd
R2	(Future)	M4U		Remove M4U to Minor Collector
R3	VILLAGE DR	MC		Remove Village Dr

**ROADWAY CLASS**

- Country
- Order Loop
- M4D
- P6D
- M4U
- P6D
- M4U-M
- TxDOT A4D
- Minor
- TxDOT D

**MAP LEGEND**

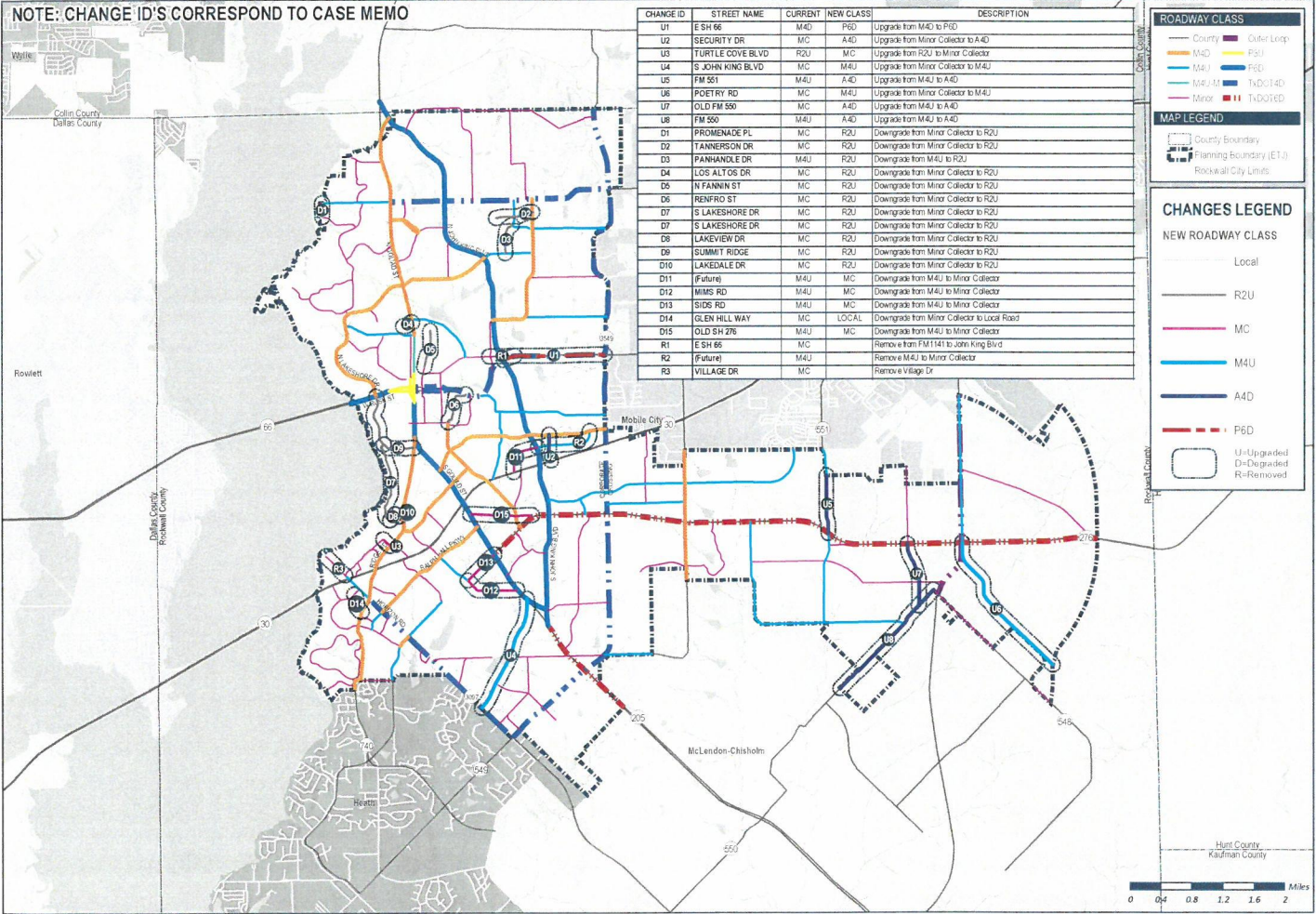
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**CHANGES LEGEND**

**NEW ROADWAY CLASS**

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Miles  
0 0.4 0.8 1.2 1.6 2





**MASTER THOROUGHFARE PLAN**

**COMPREHENSIVE PLAN 04 | INFRASTRUCTURE**

3