

# Memorandum



CITY OF DALLAS

DATE April 18, 2025

TO Honorable Members of the Transportation and Infrastructure Committee

SUBJECT **Town of Addison Boundary Adjustment Request**

On February 5, 2025, the Town of Addison formally requested consideration of a boundary adjustment of Montfort Drive, from the current city limits extending south to Celestial Road. This boundary adjustment is being requested to address infrastructure and traffic management issues, as well as a better integration with the Town's public safety plans. The attached exhibits provide additional details regarding the origin of the request and the impacted boundaries.

As noted in the request letter (attached), this boundary adjustment request is only applicable to infrastructure segments. No tax or revenue generating property would be included in this transfer. The Town of Addison would take on the maintenance costs for the roadway, traffic signal, and related infrastructure impacted by this change.

Staff from the Department of Transportation and Public Works, Planning and Development Services, Dallas Fire-Rescue, and the Dallas Police Department have evaluated this request and noted its potential positive impact to the residents in that area.

The proposed next steps include City Council consideration to authorize the City Manager to execute a boundary adjustment agreement with the Town of Addison, followed by consideration of an ordinance adopting the boundary adjustment.

Please contact Ghassan 'Gus' Khankarli, Director of the Department of Transportation and Public Works, at [ghassan.khankarli@dallas.gov](mailto:ghassan.khankarli@dallas.gov), if you have any questions or concerns.

Service First, Now!

Dev Rastogi, P.E.

Assistant City Manager

[Attachments]

c:	Kimberly Bizer Tolbert, City Manager	Alina Ciocan, Assistant City Manager
	Tammy Palomino, City Attorney	Donzell Gipson, Assistant City Manager
	Mark Swann, City Auditor	Robin Bentley, Assistant City Manager
	Biliera Johnson, City Secretary	Jack Ireland, Chief Financial Officer
	Preston Robinson, Administrative Judge	Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
	Dominique Artis, Chief of Public Safety	Directors and Assistant Directors
	M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager	

"Service First, Now!"

Connect – Collaborate – Communicate



February 5, 2025

Kimberly Bizer Tolbert  
City Manager  
City of Dallas  
1500 Marilla Street  
Dallas, TX 75201

Dear Ms. Tolbert,

The purpose of this letter is to request a transition of ownership of Montfort Drive, from the current limits extending south to Celestial Road, from the City of Dallas to the Town of Addison.

This proposal encompasses the transfer of jurisdiction from the City of Dallas to the Town of Addison and the assumption of all associated maintenance responsibilities within the boundaries outlined in Exhibit A and B, as indicated by the cross-hatching on Exhibit A and legal description on Exhibit B.

The Town of Addison has identified several reasons for seeking this ownership transition:

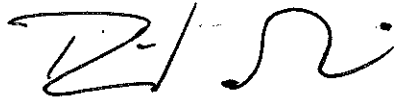
1. **Infrastructure Management:** Gaining authority over public roads will enable the Town of Addison to integrate the maintenance of roads and medians into its existing responsibilities. In addition, it will lead to greater efficiency and effectiveness of infrastructure improvement projects. Notably, we are currently designing the Montfort Drive reconstruction project in Addison, and expanding the project to include the additional segments of Montfort Drive would benefit all area residents and businesses.
2. **Future Connector:** The Town has held discussions with the City of Dallas regarding a future connector from the International District to Knoll Trail Station along Montfort. To prepare for potential options, the Town will install fiber as part of the Montfort Drive reconstruction project. This transition will allow the Town to install fiber in the newly acquired segments of Montfort, thus furthering progress toward our shared goals.
3. **Enhanced Traffic Management:** By taking control of this roadway section, the Town of Addison can ensure greater consistency in the management of traffic signals and upgrade the existing traffic signal. This will significantly contribute to improved traffic flow and reduced emergency response times.

4. **Increased Police Presence:** We aim to increase the police presence along Montfort Drive, increasing police patrols which already exist at adjacent retail developments and single-family neighborhoods. The efficiencies gained from the Town's existing patrols will make this an achievable goal for Addison PD.

It is essential to clarify that, with this transition, the Town of Addison will assume sole responsibility for the specified infrastructure segments. No tax base or revenue currently received by the City of Dallas will be transferred. **Under this proposal, the Town of Addison would commit to bearing all costs related to maintenance, repair, replacement, signalization, reconstruction, and law enforcement within these designated areas.**

We are eager to discuss the next steps in this process and would greatly appreciate your consideration of this request.

Sincerely,

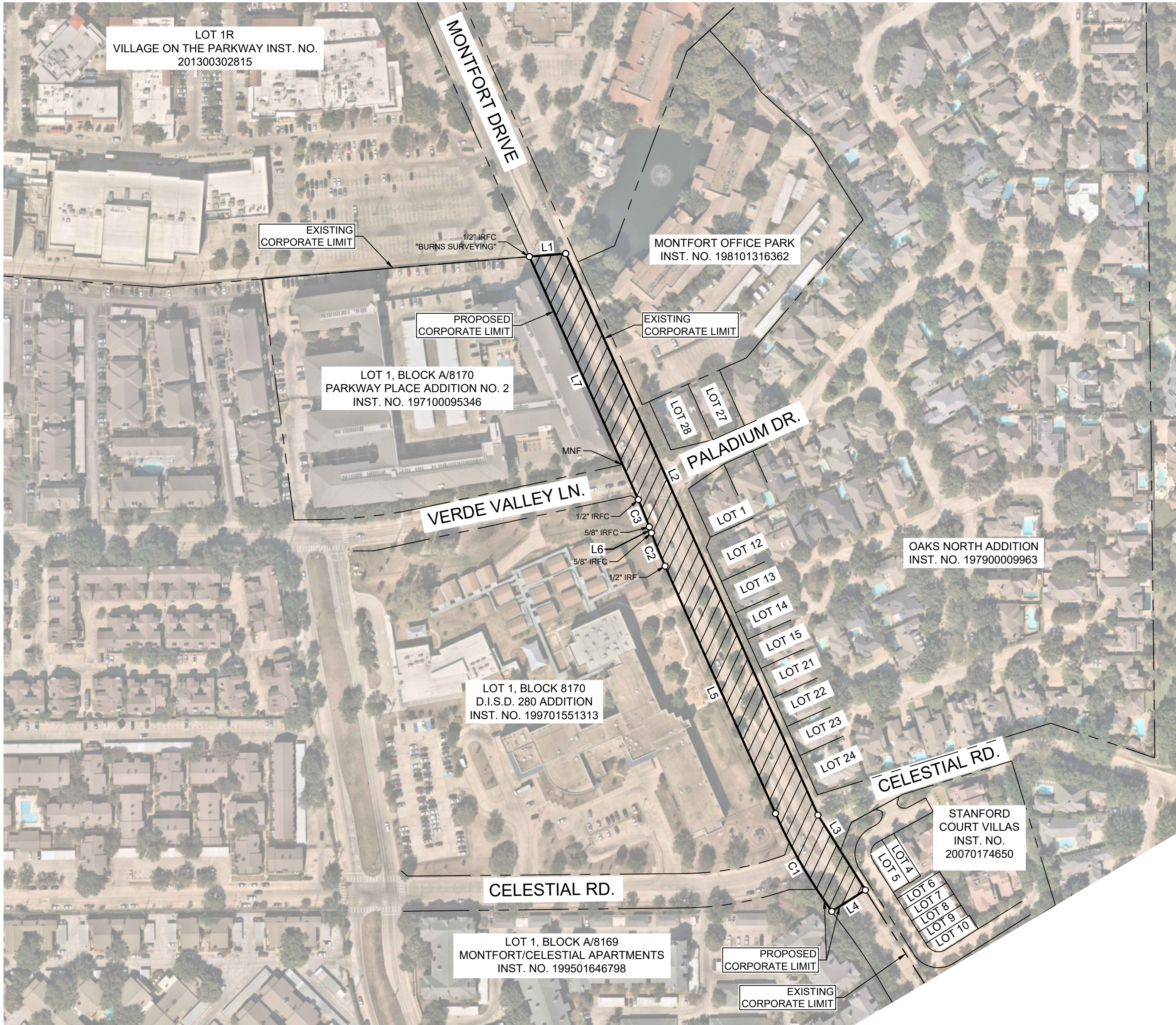
A handwritten signature in black ink, appearing to read 'D. Gaines', with a stylized flourish at the end.

David Gaines  
City Manager  
Town of Addison

CC: Dev Rastogi, Assistant City Manager, City of Dallas  
Ashley Shroyer, Deputy City Manager, Town of Addison  
Ghassan "Gus" Khankarli, Ph.D. PE, PMP, CLTD, Dir., Transportation & Public Works, City of Dallas  
Becky Diviney, Dir., Public Works & Engineering, Town of Addison



EXHIBIT A



LEGEND

IRFC = IRON ROD W/CAP FOUND  
IRF = IRON ROD FOUND

LINE TABLE		
NO.	BEARING	LENGTH
L1	N85°12'22"E	68.72'
L2	S24°11'23"E	1158.82'
L3	S32°18'04"E	167.13'
L4	S57°41'56"W	74.77'
L5	N24°03'12"W	510.11'
L6	N20°20'05"W	12.17'
L7	N24°09'17"W	501.35'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	11°43'26"	1040.00'	212.81'	N29°54'55"W
C2	3°43'07"	1040.00'	67.50'	N22°11'39"W
C3	3°17'54"	960.00'	55.27'	N21°59'02"W

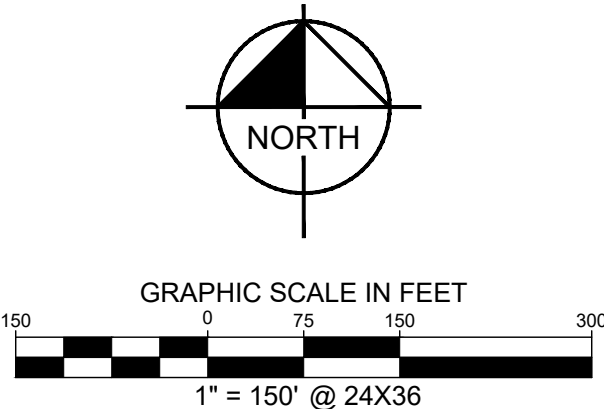
NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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REGISTERED PROFESSIONAL  
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801 CHERRY STREET,  
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FORT WORTH, TEXAS 76102  
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**PRELIMINARY**  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT



BOUNDARY ADJUSTMENT EXHIBIT  
ALLEN BLEDSOE SURVEY  
ABSTRACT No. 157  
CITY OF ADDISON  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102		FIRM # 10194040		Tel. No. (817) 335-6511 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	CRG	JDW	3/11/2025	063543048	1 OF 1