

CITY PLAN COMMISSION

THURSDAY, OCTOBER 24, 2024

FILE NUMBER: NC234-006

PLANNER: Sharmila Shrestha

LOCATION: West Ledbetter Extension (W Ledbetter Ext) between S. Merrifield Road and Spur 408 to “Grady Niblo Road”

DATE FILED: June 21, 2024

COUNCIL DISTRICTS: 3

APPLICANT: City of Dallas

REQUEST: An application to change West Ledbetter Extension (W Ledbetter Ext) between S. Merrifield Road and Spur 408 to “Grady Niblo Road.”

SUMMARY:

- City of Dallas received a City Council memorandum on June 21, 2024, to consider changing the name of West Ledbetter Extension (W Ledbetter Ext) between S. Merrifield Road and Spur 408 to “Grady Niblo Road”. The justifications for this application are provided in the attached City Council Memorandum.
- Notices were sent on September 16, 2024, to 6 property owners notifying them of the proposed street name change. Newspaper notice was published on September 16, 2024, and notification signs were put up along West Ledbetter Extension (W. Ledbetter Ext) on July 18, 2024.
- The Subdivision Review Committee on Thursday, August 8, 2024, unanimously recommended approval of Street Name Change NC234-006

BACKGROUND INFORMATION:

<u>Thoroughfare/Street</u>	<u>Roadway Status</u>
W. Ledbetter Extension	Major Arterial
S. Merrifield Road	Major Arterial
SPUR 408	Highway

STAFF ANALYSIS:

“Section 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES” are attached at the end of this report.

West Ledbetter Extension was built by Texas Department of Transportation (TxDOT) as part of the Spur 408 project, this section of road will connect to the existing Grady Niblo Road east of Mountain Creek Parkway and will be consistent with the name of the corridor in the City of Dallas Thoroughfare; therefore, staff does not consider this request as duplicating an existing street name.

Departmental Responses: Information on this case was routed to the following entities on July 15, 2024.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	NR
Atmos Energy	N/R	Police	NR
Building Inspection (Arborist)	N/R	Department of Transportation	7/18/24
City Archivist	N/R	Public Works	7/22/24
City Attorney	N/R	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	7/15/24
Dallas County Historical Commission	N/R	Texas DOT	N/R
DART	N/R	SD&C_ENG.	NR
Fire Department	N/R	TXU Electric	N/R
Long Range Planning	N/R	US Post Office	N/R
Park and Recreation	N/R	Street Name Coordinator	7/15/24

N/R= No written Response

- **Department of Transportation:** No objection.
- **Dallas Public Works:** No objection.
- **Dallas Independent Schol District:** No comment
- **Street Name Coordinator:** No objection.

STAFF RECOMMENDATION: Staff recommends approval to the request to change West Ledbetter Extension (W Ledbetter Ext) between S. Merrifield Road and Spur 408 to “Grady Niblo Road”.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: The Subdivision Review Committee on Thursday August 8, 2024, by unanimous vote recommended approval of the Street Name Change NC234-006.

Memorandum



CITY OF DALLAS

DATE: June 21, 2024

TO: Kimberly Bizzor Tolbert, ICMA-CM


City Manager (I)

SUBJECT: **Street Name Change for W. Ledbetter Ext.**

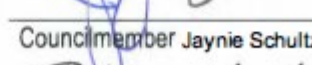
In accordance with the provisions of Section 51A-9.302 of the Dallas Development Code, please process an application for the consideration of a street name change for West Ledbetter Extension (W Ledbetter Ext) between S. Merrifield Road and Spur 408, to change the street name to Grady Niblo Road.



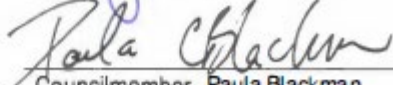
Based on City of Dallas staff research this section of road was named W Ledbetter Ext when it was built by Texas Department of Transportation (TxDOT) as part of the Spur 408 project; however, the exit signs on Spur 408 are labeled Grady Niblo Road. There has been considerable confusion on what this segment of road should be called, and it has been requested by residents that the City of Dallas formally adopt the name Grady Niblo Road. This name would be consistent with the name of the corridor in the City of Dallas Thoroughfare.



Councilmember Zarin Gracey

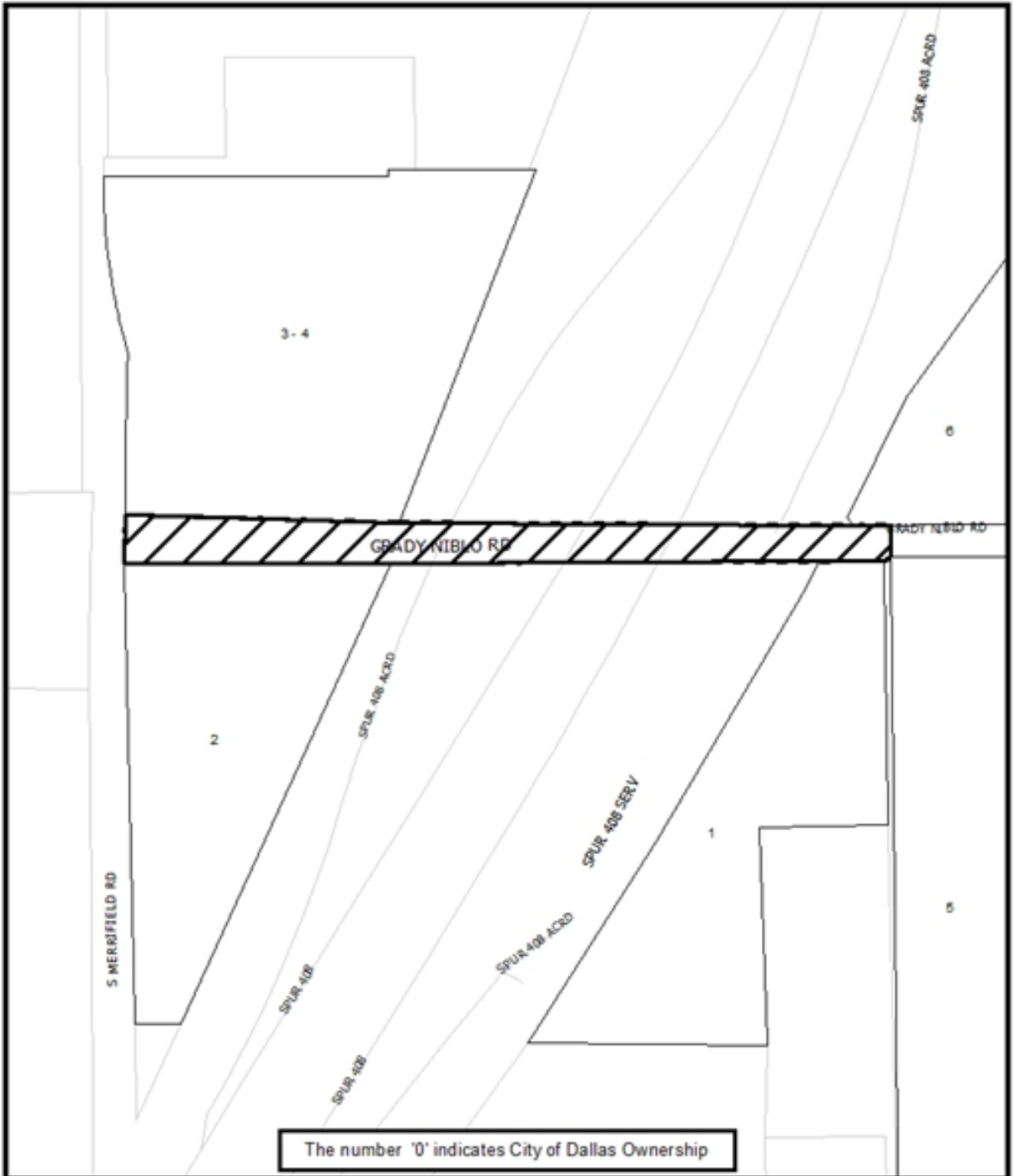


Councilmember Jaynie Schultz



Councilmember Paula Blackman

"Service First, Now!"
Connect - Collaborate - Communicate



 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center; width: 50px;">1'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">6</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	1'	AREA OF NOTIFICATION	6	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>NC234-006</u> Date: <u>7/9/2024</u>
1'	AREA OF NOTIFICATION					
6	NUMBER OF PROPERTY OWNERS NOTIFIED					

1
07/09/2024

Notification List of Property Owners

NC234-006

6 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4500 SPUR 408	SHONUGA GABRIEL T &
2	4201 SPUR 408	HEYDARIAN BRUCE B & ASADOLLAH
3	4201 SPUR 408	MERRIFIELD FAMILY INVESTMENTS LTD
4	3900 S MERRIFIELD RD	MERRIFIELD FAMILY INVESTMENTS LTD
5	6711 GRADY NIBLO RD	JOHNSTON ZELDA FAY ET AL
6	3838 SPUR 408	UMEP INC

SECTION 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES:

(a) In general.

- (1) A proposed label in a street name may not duplicate any existing label.
- (2) A proposed street name may not be similar to an existing street name so that it creates confusion or an obstacle to the provision of emergency services.
- (3) If all of the standards in this section are met, a roadway that extends into the city of Dallas from a contiguous municipality must adopt the street name given the street by the contiguous municipality.
- (4) A street name that uniquely identifies a particular tract, tenant, or product name is prohibited.
- (5) A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement.
- (6) Hyphenated and apostrophied street names are prohibited.

(b) Number of names for a roadway.

- (1) Except as provided in Paragraph (2), a roadway must have only one name.
- (2) Different names must be given to the same roadway under the following conditions:
 - (A) If a minor roadway deviates from its predominant course at a 90-degree angle for a distance of more than 300 feet, a different name must be used for the predominant course and for each portion of the roadway deviating from the predominant course.
 - (B) If two segments of a minor roadway are separated by an intervening land use that prohibits vehicular passage, and if future connections of the street segments through the use is unlikely, the segments of roadway on each side of the intervening use must have different names.
 - (C) If a street is interrupted and offsets more than 150 feet at a cross street, different names must be given to the offset street segments.

(c) Historic street names.

- (1) A historic street name may not be changed.
- (2) A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.

(d) Street type and label designation.

- (1) A street name may not contain more than one street-type designation. For example, the street name "John Doe Place Road" is not permitted.
- (2) The designation of the street type must be based upon the features of the roadway, such as the traffic volumes carried by the roadway, its physical

design and construction characteristics, and its role in the surrounding street network.

(3) No street name may have more than two labels before the street-type designation.

(e) Directional prefix and suffix.

(1) A directional prefix is permitted only when the roadway intersects one of the official baselines used by the city.

(2) A directional suffix is permitted as an indicator for address location.

(f) Guidelines.

(1) A street name may be based upon physical, political, or historic features of the area.

(2) The name of a subdivision and names thematically related to the name of a subdivision may be given to a street within the subdivision.

(g) Waiver.

The city council, by a three-fourths vote of its members, may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare. (Ord. Nos. 19832; 23407)