

Please read this short explanation about the draft Master Thoroughfare Plan (MTP) and the update process.

What is a Master Thoroughfare Plan?

An MTP is a long-range vision/guide for the organized network of major streets (i.e. thoroughfares) that will connect Pilot Point and prevent traffic issues as growth occurs.

Five key components of the MTP:

1. The location of existing and future major thoroughfares
2. How wide the public right-of-way will be (street pavement, sidewalks, landscaping, lighting, and public utility lines are typically provided within public rights-of-way for major thoroughfares)
3. Number of travel lanes for the ultimate configuration of each street
4. Whether or not the street type will have a median (i.e. divided or undivided)
5. Special Consideration Intersections slated for unique design or function within the roadway network

Why are we updating the MTP?

- In January of 2024, the City of Pilot Point initiated a Master Plan Set project, with LJA as the consultant. The project includes a Comprehensive Plan, Downtown Master Plan, and a Parks and Recreation Master Plan. A typical Comprehensive Plan includes a Master Thoroughfare Plan (MTP), as well as other components such as a Future Land Use Plan (FLUP), goals, actions, etc.
- In 2022, the City contracted with Kimley-Horn to update the MTP, outside of the Comprehensive Planning process, to coincide with an update to the City's Roadway Impact Fees. Since the MTP had just been updated in 2022, it was not included in the Master Plan Set Scope of Work to update. Upon review of feedback relating to desired growth patterns, envisioned design, and mobility-related goals, LJA recommended adding an update to the MTP to the Scope of Work. The 2022 MTP has multiple areas that need to be synced with approved developments, and the approach to roadway placement was inconsistent with best practices for connectivity in future Pilot Point to address community feedback.

How is the MTP used?

- To communicate new roadway requirements to developers as proposed developments come in and to plan for City-initiated Capital Improvement Projects to connect key portions of the network based on needs and associated urgency.
- Although many alignments are shown through farm/ranch land or residential estates with large fields, the thoroughfares would only be constructed if they were developed in the future (ex. a master planned community, a mixed-use development, etc.).
- In rare instances, the City could approach property owners for logistics to construct a key piece of the roadway network to be developed under a City-initiated Capital Improvement Project. Most new alignments will only come in if the property is sold to a developer and initiated for development of a use other than what it is today.
- The majority of City-initiated Capital Improvements will be to upgrade existing rights-of-way to their ultimate condition, as reflected on the MTP, to prevent traffic congestion as growth occurs (ex. a gravel country road slated to be a two-lane collector with curbs, gutters, sidewalks, and trees).

How was the draft MTP made?

Evaluated function and capacity of existing roads and rights-of-way

Included layouts/plans of major roads in master planned communities that have been approved but not yet constructed

Added new thoroughfares to the transportation network where connections and capacity would be needed based on anticipated future land uses

Attempted to avoid existing homes, floodplains, and environmentally sensitive areas

Attempted to avoid changing roadways in existing neighborhoods

Aligned future roadways with planned and approved interchanges of the Dallas North Tollway on our eastern boundary

Note: This is a draft, and it will likely change based on information received both online and in-person.

Note: Many street names have been added to help refer to potential roadway alignments, but they may be different than what is currently on street signs, or the street names may be different in the future. New street names are determined at the time of platting for new development and are coordinated with the County and 911. In general, streets are required to change names when they change direction (ex. north-south vs. east-west).

Draft MTP Review Process

Online Review and Comment:

From January 3 to January 24, 2025, the draft Master Thoroughfare Plan (MTP) will be provided on the project website, www.PlanPilotPoint.com, for review and comment. Multiple formats are posted for community members and stakeholders to utilize for review. An opportunity to submit any feedback or questions for the project team to consider and/or address is provided on the project website.

In-person MTP Open House:

Similar to the online format, the draft MTP will be available for come-and-go review and comment at City Hall on January 14, 2025, from 4:30pm to 7:30pm. There will be easels with boards that have the MTP in various formats for review, as well as members of the project team available to discuss any questions or refinements. The boards will also include the explanations as referenced above in the online engagement. A flyer for both the online and in-person collaboration opportunities is provided on the project website.

Timing

P&Z, City Council members, community members, and stakeholders should provide any refinement recommendations or comments on the draft MTP between January 3, 2025, and January 24, 2025, to keep the project timeline on track.

PLAN PILOT POINT

MASTER THROUGHFARE PLAN OPEN HOUSE

COME TO REVIEW THE DRAFT MTP

The Master Throughfare Plan (MTP) will be available for come-and-go review and comment at this event! Members of the project team will be available to discuss any questions or refinements.

WHAT IS AN MTP?

The MTP shows the following on a map, utilizing tiered classifications of roadways:

- The location of future roadways
- How big they will be (i.e. right-of-way width)
- Number of lanes
- Whether or not they will have a median (divided or undivided)



TUESDAY, JAN. 14TH
4:30PM TO 7:30PM
COME-AND-GO



CITY HALL
102 E MAIN ST.



CAN'T MAKE IT IN PERSON?
SCAN HERE TO REVIEW AND
COMMENT ON THE MTP AT
www.PlanPilotPoint.com
COMMENT PERIOD OPEN 1/3-1/24



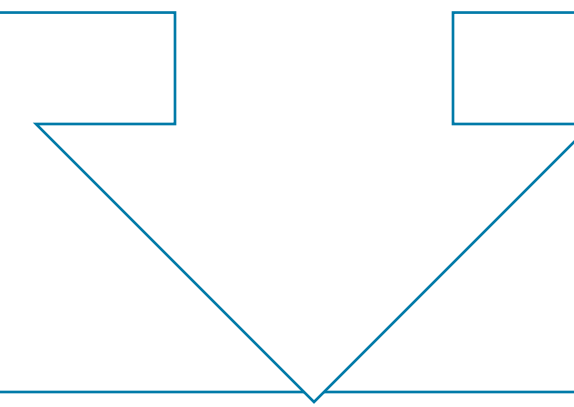
To the left is the flyer available for printing or online sharing. Please help spread the word of this collaboration opportunity! PDF and PNG files of the flyer are available in the Document Library on the project website (www.PlanPilotPoint.com)

What comes next for the draft MTP update?

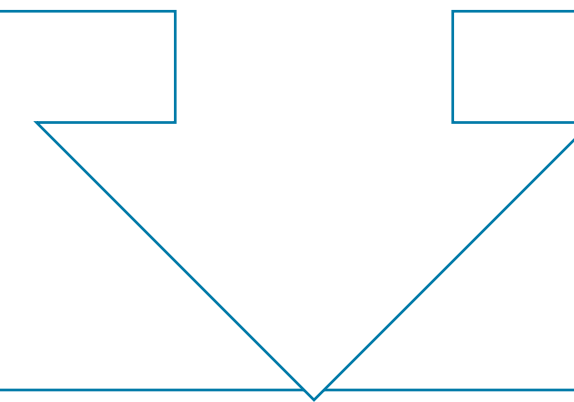
- LJA will synthesize all feedback received into a batch of updates that will be made to the draft MTP.
- The next draft will be issued in the full draft Master Plan Set. The updated draft MTP will be in the Mobility + Connectivity section of the Design System chapter within the Master Plan Set document. With the MTP, a summary of feedback received, how it should be used, and an explanation of associated policies and strategies will be provided.
- If there are still comments at the time the full draft Master Plan Set is provided for review and feedback, additional updates will be considered at that time.

Remaining Master Plan Set Timeline

February 21, 2025: Full draft Master Plan Set is scheduled to be posted online for review and will include updated draft MTP with associated strategies



March 6, 2025: Planning and Zoning Commission Public Hearing



March 27, 2025: City Council Public Hearing and Master Plan Set Adoption

Take me to the draft MTP to review!

Provided below are multiple formats linked (and provided in the Document Library on the project website) for you to utilize in your review:

- [Draft MTP with Traditional Map View \(large file, high resolution for zooming in\)](#)
- [Draft MTP with MTP with Aerial/Satellite and Parcels \(large file, high resolution for zooming in\)](#)
- [Existing 2022 MTP \(large file, high resolution for zooming\)](#)
- [Draft MTP with Traditional Map View \(letter size, low resolution for printing\)](#)
- [Draft MTP with Aerial/Satellite \(letter size, low resolution for printing\)](#)
- [Existing 2022 MTP \(letter size, low resolution for printing\)](#)

How to Provide Feedback

After you have taken a look at the draft MTP, fill out the short survey on www.PlanPilotPoint.com by January 24, 2025!

You can provide your contact information in the survey form if you need to discuss any questions or comments with the project team in the survey, and a project team member will reach out to you soon.

You can also choose to come to the in-person MTP Open House (come-and-go format) on January 14, 2025, to chat in person with project team members.