

**LOCATION:** Park Avenue between Young Street and Marilla Street

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45Q

**PLANNER:** Kimberly Smith

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**APPLICANT:** First Presbyterian Church of Dallas

**REPRESENTATIVE:** Lambeth Engineering

**REQUEST**

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement.

**BACKGROUND**

First Presbyterian Church of Dallas has requested an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way to 48 feet of right-of-way. The proposed reduction in the right-of-way would be on the east side of the roadway, adjacent to the 508 Park Avenue building.

Park Avenue was dedicated by plat March 16, 1887, with 50-feet of right-of-way. Warner Bros. constructed the 508 Park Avenue building in 1929, with approximately 0.4 feet to 1.1 feet of the building in the Park Avenue right-of-way. The church purchased the building in 2011 and began the platting process. The City of Dallas City Plan Commission approved the final plat on November 1, 2012, pending the abandonment of 1.1 feet in the right-of-way and release from the Real Estate division. In 2015, the church constructed an amphitheater connecting to the 508 Park Avenue building. To obtain a certificate of occupancy for the amphitheater, the church will have to amend the Central Business District Streets and Vehicular Circulation Plan in order to abandon the 1.1 feet of right-of-way under the 508 Park Avenue building, and then their final plat could be approved.

This amendment would also update the existing and proposed pavement width in the Central Business District Streets and Vehicular Circulation Plan, currently listed as 30 feet existing pavement and 25 feet of proposed pavement, to reflect the existing pavement width of 26 feet.

Park Avenue currently operates as a one-lane southbound and one-lane northbound, this will not be modified with this amendment.

The First Presbyterian Church of Dallas owns and operates both sides of Park Avenue. This is the second application for this requested amendment, due to it being denied at

City Council on October 13, 2021. Since then the applicant has been working diligently to address the Councilmember's concerns by meeting with surrounding property owners and creating an action plan consisting of maintenance plan for cleaning the sidewalks in the area and trying to find housing for the homeless. Staff has received support letters from the Farmers Market Stakeholders Association, Parks for Downtown Dallas, Downtown Dallas Inc., Hamilton St. Paul GP LLC, and Millcreek Residential. The action plan states that the Church has increased power washing the sidewalk which motivated people to no longer camp on Park Avenue; installed more trash cans and instituted a Church staff trash pick-up in the area; enhancing the community garden; progressing the development of 515 Park Avenue the former ONCOR facility; and increasing the outreach effort and support opportunities at the Stewpot.

### **PRIOR ACTION/REVIEW**

On August 5, 2021, 2021, City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

On September 2, 2021, City Plan Commission acted on this item and followed City Plan Commission Thoroughfare Committee's recommendation.

On October 13, 2021, City Council acted on this item and denied the proposed amendment.

On September 15, 2022, City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

### **STAFF RECOMMENDATION**

Staff recommends approval to amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement.

### **CONTACT PERSON:**

Kimberly Smith, Senior Planner, [Kimberly.Smith@dallascityhall.com](mailto:Kimberly.Smith@dallascityhall.com)  
Kathryn Rush, Chief Planner, [Kathryn.Rush@dallascityhall.com](mailto:Kathryn.Rush@dallascityhall.com)

### **MAP**

Attached

**FACT SHEET**

**CITY PLAN COMMISSION AGENDA:** October 6, 2022

**PROPOSED COUNCIL AGENDA:** November 9, 2022

**APPLICANT:** First Presbyterian Church of Dallas

**REPRESENTATIVE:** Lambeth Engineering

**REQUEST:** Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement.

**BACKGROUND:**

- Existing Central Business District Streets and Vehicular Circulation Plan table

Street	Limits	Existing ROW* / Pavement	Proposed ROW* / Pavement	Proposed Operation
Park Avenue	Young St. to Marilla St.	50 / 30	50 / 25	1-lane southbound; 1-lane northbound
*ROW – right-of-way				

- Amendment Proposed Central Business District Streets and Vehicular Circulation Plan table

Street	Limits	Existing ROW* / Pavement	Proposed ROW* / Pavement	Proposed Operation
Park Avenue	Young St. to Marilla St.	48 / 26	48 / 26	1-lane southbound; 1-lane northbound
*ROW – right-of-way				

- 2-foot reduction in the right-of-way would be on the east side of the roadway
- Pavement Management Program measured the road at 26 feet wide, updating existing and proposed pavement to that width; existing condition is 26 feet of pavement
- Park Avenue was dedicated by plat March 16, 1887, with 50-feet of right-of-way.
- Warner Bros. constructed the 508 Park Avenue building in 1929, with approximately 0.4 feet to 1.1 feet of the building in the Park Avenue right-of-way.

- The church purchased the building in 2011.
- 2012, November 1, City of Dallas City Plan Commission approved the final plat (S112-213), pending right-of-way abandonment and release from Real Estate division.
- Real Estate log 42179, applied June 8, 2015; inactive as of March 5, 2018
- 2015, the church constructed an amphitheater connecting to 508 Park Avenue building.
- Certificate of occupancy the church will have to abandon the right-of-way under the building, amend the Central Business District Streets and Vehicular Circulation Plan, and then their final plat could be approved.
- First Presbyterian Church of Dallas owns and operates both sides of Park Avenue.
- City Plan Committee Thoroughfare Plan Committee met on August 5, 2021 and acted on this item and followed staff's recommendation of approval of the application.
- City Plan Committee met on September 2, 2021 and acted on this item and followed staff's recommendation of approval of the application
- City Council met on October 13, 2021 and acted on this item and did not support staff's recommendation and denied the modification of the Thoroughfare Plan.
- Church created action plan to address cleaning and homeless issues since October 2021
  - Church has increased power washing the sidewalk which motivated people to no longer camp on Park Avenue; installed more trash cans and instituted a Church staff trash pick-up in the area; enhancing the community garden; progressing the development of 515 Park Avenue the former ONCOR facility; and increasing the outreach effort and support opportunities at the Stewpot
- 5 Support letters: Farmers Market Stakeholders Association, Parks for Downtown Dallas, Downtown Dallas Inc., Hamilton St. Paul GP LLC, and Millcreek Residential
- September 15, 2022 City Plan Commission Thoroughfare Committee followed staff recommendations.
- 14 property owners are in the notification area.

# Park Avenue

Young Street and Marilla Street

Council District: 2  
MAPSCO: 45-Q



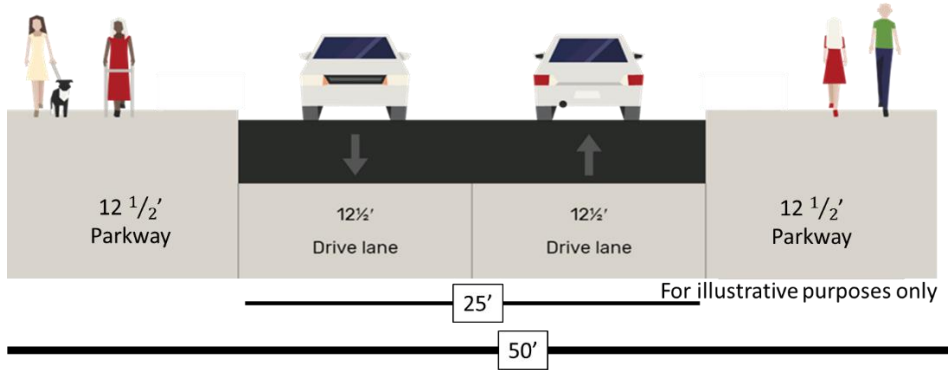
Central Business District Street and Vehicular  
Circulation Plan Amendment Map



# Park Avenue between Young Street and Marilla Street

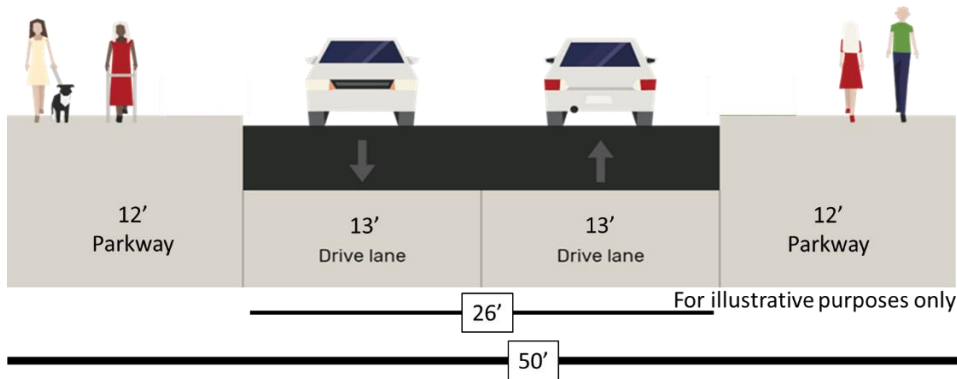
## CBD Plan Designation

25' pavement; 1-lane southbound, 1-lane northbound; 50' right-of-way



## Existing Operation

26' pavement; 1-lane southbound, 1-lane northbound; 50' right-of-way



## Proposed CBD Plan Designation

26' pavement; 1-lane southbound, 1-lane northbound; 48' right-of-way

