

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 17, 2022****FILE NUMBER:** NC212-007**PLANNER:** Sharmila Shrestha**LOCATION:** between S. Central Expressway and S. Malcolm X Boulevard**DATE FILED:** August 31, 2022**COUNCIL DISTRICT:** 7**MAPSCO:** 46X**APPLICANT:** City of Dallas**REQUEST:** Consider a request to change the name of Romine Avenue, between S. Central Expressway and S. Malcolm X Boulevard, to "Vestana Wollos Avenue".**SUMMARY:**

- City of Dallas received a City Council memorandum on August 31, 2022 to change the name of Romine Avenue, between S. Central Expressway and S. Malcolm X Boulevard, to "Vestana Wollos Avenue".
- Notification signs were put up on September 14, 2022. Notices were sent on October 17, 2022 to 62 property owners notifying them of the proposed street name change. Newspaper notice was published on October 17, 2022.
- The Subdivision Committee on Thursday October 6, 2022 by unanimous vote recommended denial of the Street Name Change NC212-007.

BACKGROUND INFORMATION:

<u>Thoroughfare/Street</u>	<u>Roadway Status</u>
Romine Avenue	Minor Arterial
S. Malcolm X Boulevard	Major Arterial
S. Central Expressway	State Highway
Myrtle Street	Minor Arterial
Guaranty Street	Minor Arterial
Wilder Street	Minor Arterial
Ruskin Street	Minor Arterial
Dildock Street	Minor Arterial
Kynard Street	Minor Arterial
Atlanta Street	Minor Arterial
Latimer Street	Minor Arterial
Crozier Street	Minor Arterial
Waldron Avenue	Minor Arterial
Octavia Street	Minor Arterial
Diamond Avenue	Minor Arterial

STAFF ANALYSIS:

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

Street Name Change: In terms of compliance with Division 51A-9.300 of the Dallas Development Code, staff observes the following:

Section 51A-9.304(a)(5) states “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.”

The proposed street name, “Vestana Wollos Avenue” contains 19 characters. The street-type designation “Avenue” can be abbreviated to “Ave.” but “Vestana Wollos Ave.” still contains 16 characters. The approval of this request will require a waiver of Section 51A-9.304(a)(5).

Section 51A-9.504(a)(1)(C) is complied with as there has been no other city street named or renamed “Vestana Wollos Avenue”.

Section 51A-9.304(c)(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.”

The change of Romine Avenue, between S. Central Expressway and S. Malcolm X Boulevard does not comply with Section 51A- 9.304(c)(2) as Mrs. Wollos passed away on September of 2021 at the age of 108. The approval of this request will require a waiver of Section 51A-9.304(a)(5).

WAIVER IS NEEDED FOR:

Section 51A-9.304(a)(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.”

Section 51A-9.304(c)(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.”

STAFF RECOMMENDATION: This request requires a waiver of Section 51A-9.304(a)(5) and Section 51A-9.304(c)(2). Staff recommends approval provided that the required waivers are granted.

Departmental Response: Information on this case was routed to the following entities on September 8, 2022.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	NR
Atmos Energy	9/9/2022	Police	NR
Building Inspection	N/R	Mobility planning	9/20/2022
City Archivist	N/R	Public Works	9/9/2022
City Attorney	NR	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	9/9/2022
Dallas County Historical Commission	N/R	Texas DOT	NR
DART	N/R	SD&C_ENG.	NR
Fire Department	9/16/2022	TXU Electric	N/R
Long Range Planning	NR	US Post Office	N/R
Park and Recreation	N/R	Street Name Coordinator	9/29/2022

N/R= No written Response

Memorandum



CITY OF DALLAS

DATE August 31, 2022

TO TC Broadnax, City Manager

SUBJECT **Street Name Change for Romine Avenue to Vestana Wollos Avenue**

In accordance with the provisions of Section 51A-9.30(b) of the Dallas Development Code, please proceed with the process for the consideration of a Street Name Change of Romine Avenue to Vestana Wollos Ave.

Mrs. Wollos was born December 12, 1912 at Romine Ave. and Latimer St. She was a contributor of the land that the Park South Family YMCA currently sits on. Park South YMCA is a staple in the South Dallas community and has positively impacted the lives of so many. Mrs. Wollos was also an active member of the Park South YMCA until the pandemic. She passed away in September of 2021 at the age of 108.

A handwritten signature in black ink, appearing to read 'Adam Bazaldua'.

Adam Bazaldua
Council Member, District 7

A handwritten signature in black ink, appearing to read 'Carolyn King Arnold'.

Carolyn King Arnold
Council Member, District 4

A handwritten signature in black ink, appearing to read 'Casey Thomas, II'.

Casey Thomas, II
Council Member, District 3

C. Chris Caso, City Attorney
Mark Swann, City Auditor
Bilerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer

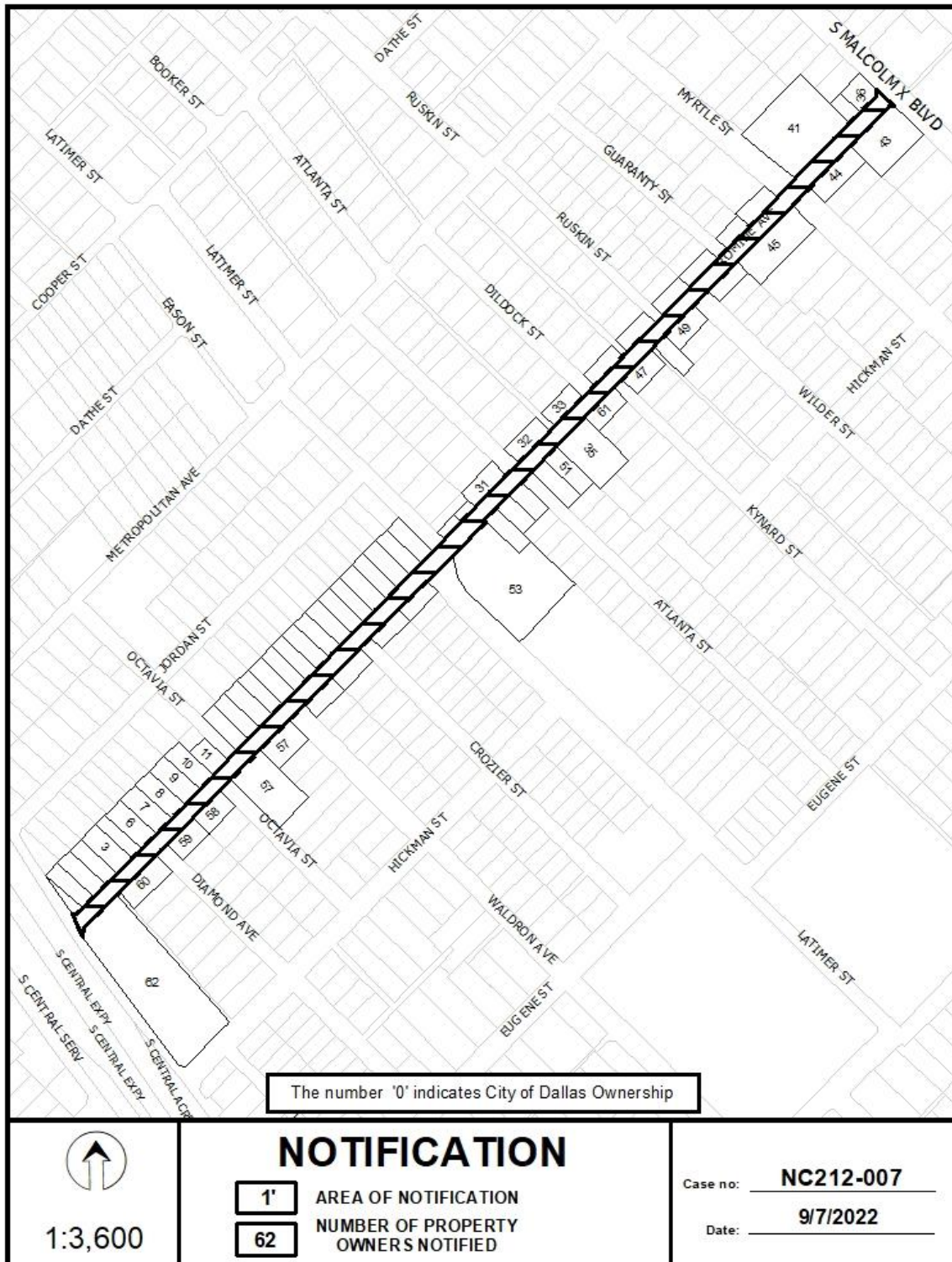
"Our Product is Service"
Empathy | Ethics | Excellence | Equity

DATE August 31, 2022
SUBJECT **Street Name Change for Romine Avenue to Vestana Wollos Avenue**

Jon Fortune, Deputy City Manager

Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

"Our Product is Service"
Empathy | Ethics | Excellence | Equity



09/07/2022

Notification List of Property Owners

NC212-007

62 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2215 ROMINE AVE	LETTELL HALL ESTRELLITA &
2	2211 ROMINE AVE	LOPEZ MARTHA
3	2225 ROMINE AVE	FORSHEE PERRY
4	2221 ROMINE AVE	DAVILA JANETH NEOMI &
5	2227 ROMINE AVE	LOPEZ LEOPOLDO N
6	2231 ROMINE AVE	LOPEZ LEOPOLDO
7	2301 ROMINE AVE	MCPHERSON NANCY M
8	2307 ROMINE AVE	LOPEZ KARINA IVONNE
9	2309 ROMINE AVE	SALAZAR VANESSA C
10	2313 ROMINE AVE	GSI PORTFOLIO LLC
11	2315 ROMINE AVE	BAILEY RAYMOND L
12	2323 ROMINE AVE	BOOKER J E
13	2327 ROMINE AVE	BOOKER JAMES E & QUEENIE
14	2333 ROMINE AVE	BRITT SAMUEL C
15	2331 ROMINE AVE	BOOKER JAMES & QUEENIE
16	2337 ROMINE AVE	PRICE JAMES L JR & YVETTE P
17	2403 ROMINE AVE	WILLIAMS JOHN W ETAL
18	2405 ROMINE AVE	QJTT INVESTMENTS LLC
19	2411 ROMINE AVE	SUNDAY FLORENCE E
20	2409 ROMINE AVE	SHAW HATTIE
21	2415 ROMINE AVE	DAVIS WILLIE B
22	2419 ROMINE AVE	WALKER CURLEY
23	2421 ROMINE AVE	PERKINS CASSTARDAR
24	2423 ROMINE AVE	ARANDA FRANCISCO &
25	2429 ROMINE AVE	HUNTER KELVIN W
26	2431 ROMINE AVE	TATUM MABLE J

09/07/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2433 ROMINE AVE	JONES VERA L
28	2435 ROMINE AVE	ROBINSON STEPHEN
29	2505 ROMINE AVE	Taxpayer at
30	3732 LATIMER ST	Taxpayer at
31	3737 ATLANTA ST	PBW VENTURES INC
32	3736 ATLANTA ST	SMITH TAYLOR J & HANNAH E
33	3745 DILDOCK ST	AVENUE BAPTIST CHURCH
34	3741 RUSKIN ST	SMITH KIRTLEY C
35	3742 DILDOCK ST	AVENUE PROGRESSIVE
36	3739 S MALCOLM X BLVD	MCCLELLAN QUENTIN
37	2717 ROMINE AVE	GULLEY ELISA
38	3739 MYRTLE ST	BUCHANAN O D & JULIA F
39	3740 GUARANTY ST	LAGOW DEVELOPMENT PROJECT LLC
40	3741 GUARANTY ST	FIELDS KATHERINE
41	3730 MYRTLE ST	SACPD RC
42	3742 RUSKIN ST	TAKADA HIDEKI
43	2712 ROMINE AVE	KELCHER MGMT INC
44	3802 MYRTLE ST	WILLIAMS MASELINE
45	3801 MYRTLE ST	DOONACHAR RABIN
46	3800 WILDER ST	MOZEE STANLEY ORSON &
47	3802 KYNARD ST	JONES VERLINE COOKS
48	2610 ROMINE AVE	HALL DIANA &
49	3801 WILDER ST	THB INVESTMENTS INC
50	2526 ROMINE AVE	COTTON ELBERT ET AL
51	2530 ROMINE AVE	HARPER ANNIE R ET AL
52	2516 ROMINE AVE	YMCA OF METROPOLITAN DALLAS
53	2500 ROMINE AVE	Y M C A
54	3801 CROZIER ST	HERNANDEZ CHRISTIAN
55	3802 WALDRON AVE	WEEMS KATHERINE ESTATE OF
56	3800 CROZIER ST	APPLEWHITE JOE &
57	2302 ROMINE AVE	ROMINE AVE CHRISTIAN

09/07/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3803 OCTAVIA ST	TOPLETZ CASEY
59	3802 DIAMOND AVE	WALLACE SHINEE TREMAINE
60	3803 DIAMOND AVE	UMANA DAVIS
61	3807 KYNARD ST	WEST GEORGE
62	3808 S CENTRAL EXPY	TROY ISSAC

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 apostrophized 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)