

LOCATION: Wood Street between Griffin Street and Field Street

COUNCIL DISTRICT: 2, 14

MAPSCO: 45-P

PLANNER: Kimberly Smith

APPLICANT: Sante Fe IV Hotel LP

REPRESENTATIVE: MCRT Investments, LLC

REQUEST

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Wood Street between Griffin Street and Field Street from 80 feet of right-of-way and 36 feet of pavement to 60 feet of right-of-way and 36 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

BACKGROUND

Sante Fe IV Hotel LP, property owner on the south side of Wood Street west of Field Street, has requested an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation (CBD) Plan to change Wood Street between Griffin Street and Field Street from 80 feet of right-of-way and 36 feet of pavement to 60 feet of right-of-way and 36 feet of pavement. Staff is also requesting to update the existing right-of-way and pavement description to reflect the existing conditions. This section of Wood Street currently exists as varying right-of-way, with most of the section either 50 feet of right-of-way and 36 feet of pavement or 69 feet of right-of-way and 37 feet of pavement, the latter at the intersection of Wood Street and Griffin Street. The proposed change would modify the CBD Plan to 60 feet of right-of-way; this would be 30 feet of right-of-way on either side of the established centerline, and the existing 36 feet of pavement curb-to-curb. Under the proposed amendment, there would be 12 feet of parkway on either side of the road in the public right-of-way, and the developer is proposing to allocate an additional two to three feet of space on their property for a total of 14 to 15 feet of pedestrian space.

The proposed reduction of the right-of-way would be to accommodate the proposed residential development of the applicant's property. They are proposing to replace the existing 314-space surface parking lot with a phased 641-unit high-rise residential development.

PRIOR ACTION/REVIEW

On July 6, 2023, City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

STAFF RECOMMENDATION

Staff recommends approval to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Wood Street between Griffin Street and Field Street from 80 feet of right-of-way and 36 feet of pavement to 60 feet of right-of-way and 36 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

CONTACT PERSON:

Kimberly Smith, Thoroughfare Plan Supervisor, Kimberly.Smith@dallas.gov
Kathryn Rush, Chief Planner, Kathryn.Rush@dallas.gov

MAP

Attached

FACT SHEET

CPC AGENDA: July 20, 2023

PROPOSED COUNCIL AGENDA: September 13, 2023

APPLICANT: Sante Fe IV Hotel LP

REPRESENTATIVE: MCRT Investments, LLC

REQUEST

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Wood Street between Griffin Street and Field Street from 80 feet of right-of-way and 36 feet of pavement to 60 feet of right-of-way and 36 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

BACKGROUND:

- Existing Central Business District Streets and Vehicular Circulation Plan table

Street	Limits	Existing ROW* / Pavement	Proposed ROW* / Pavement	Proposed Operation
Wood	Griffin to Field	80 / 41	80 / 36	1-lane westbound; 1-lane eastbound
*ROW – right-of-way				

- Amendment proposed to the Central Business District Streets and Vehicular Circulation Plan table

Street	Limits	Existing ROW* / Pavement	Proposed ROW* / Pavement	Proposed Operation
Wood	Griffin to Field	55 / 36	60 / 36	1-lane westbound; 1-lane eastbound
*ROW – right-of-way				

- Wood Street between Field Street and approximately 100 feet east of Griffin Street: the existing right-of-way is 50 feet and existing pavement is 36 feet curb-to-curb
- Wood Street between approximately 100 feet east of Griffin Street and Griffin Street: the existing right-of-way is 69 feet and existing pavement is 37 feet curb-to-curb

- Existing sidewalk is five feet wide with obstructions on south side of Wood, and six feet wide on the north side
- Proposed development is currently a 314-space surface parking lot
- Developer is proposing 12 feet of sidewalk in the public right-of-way and two to three feet on private property, providing 14-15 feet of pedestrian space
- Developer is proposing a phased high-rise residential development with 641 units
- July 6, 2023, City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation
- 208 property owners are in the notification area

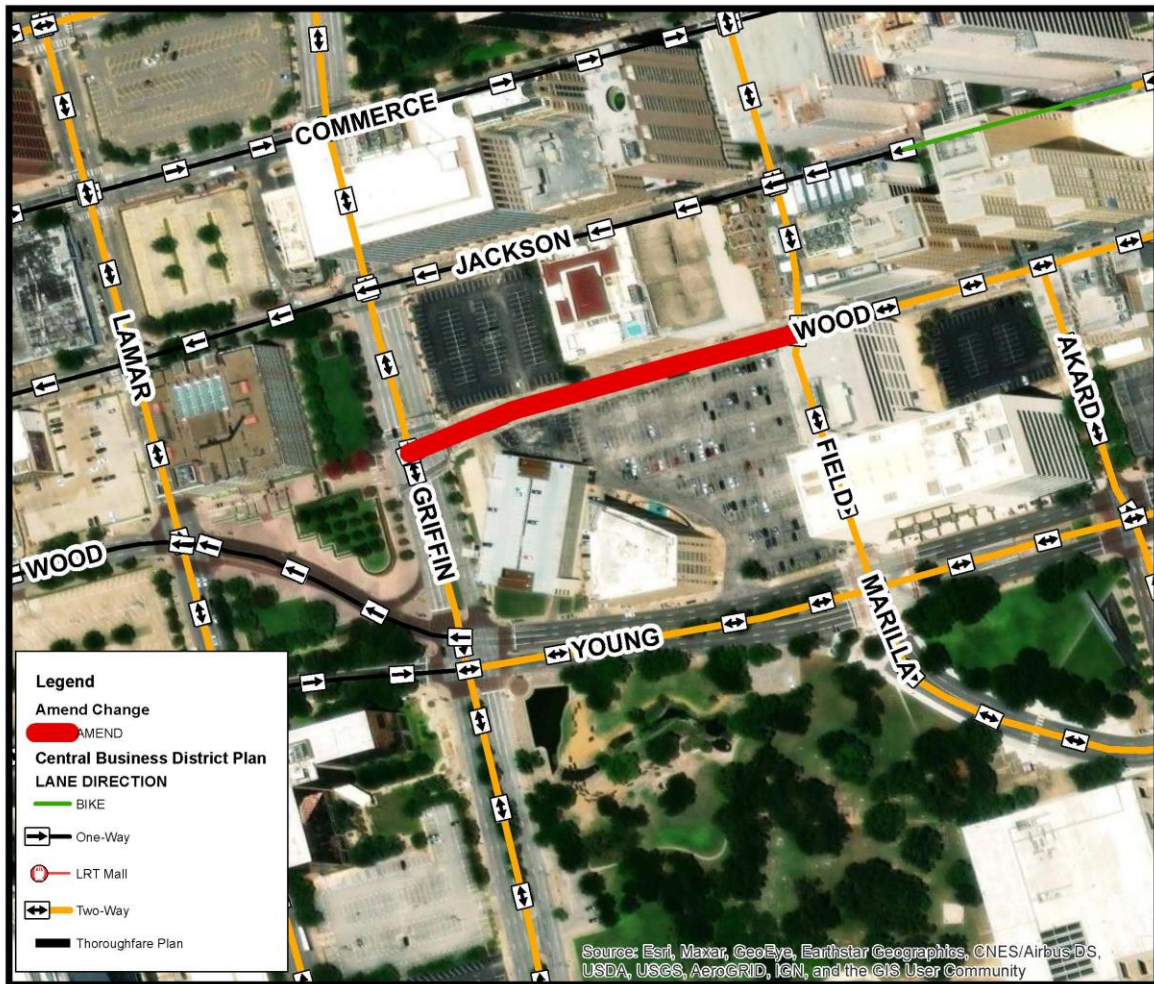
Wood Street

Griffin Street to Field Street

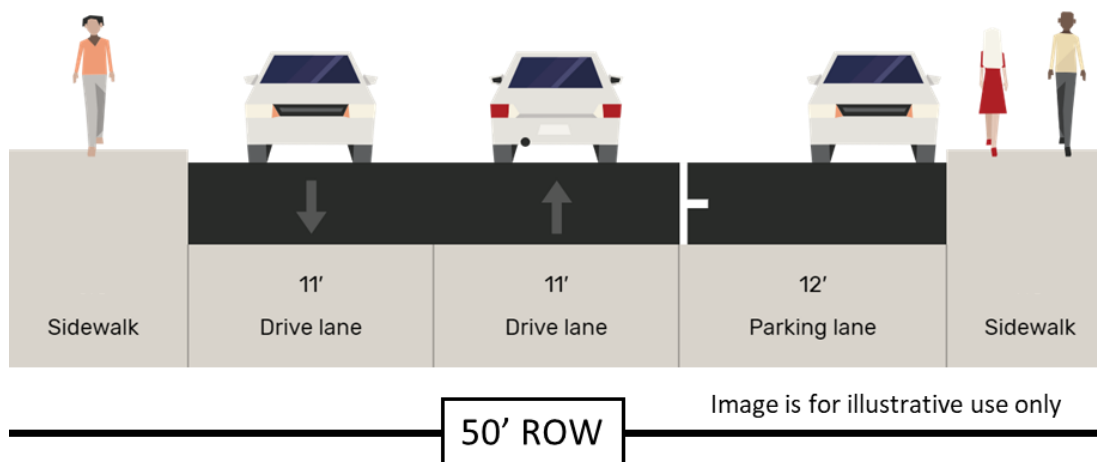
Council District: 2 & 14
MAPSCO: 45P



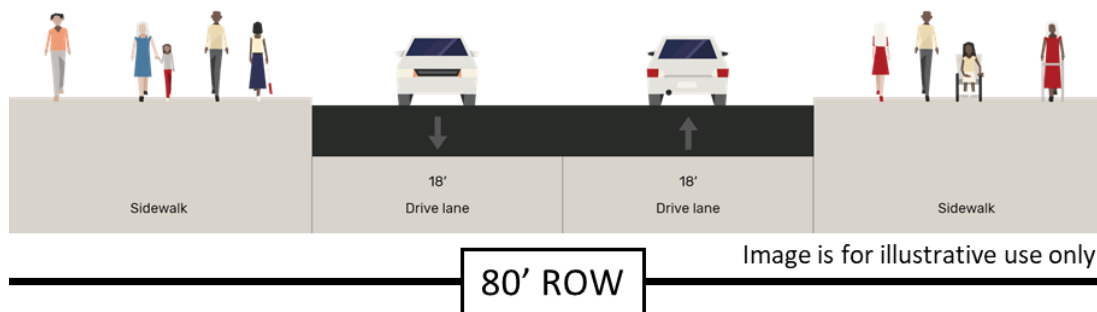
Central Business District Streets and
Vehicular Circulation Plan Amendment Map



Existing Cross-Section



Existing CBD Plan Proposed Designation



Proposed CBD Plan Amended Cross-Section

