



## Legislation Text

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**File #:** 21-1622, **Version:** 1

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**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability

**AGENDA DATE:** October 13, 2021

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Department of Transportation

**EXECUTIVE:** Majed Al-Ghafry

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### **SUBJECT**

A public hearing to receive comments to amend 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; and, at the close of the public hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

### **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.

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.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

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

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

**FISCAL INFORMATION**

No cost consideration to the City.

**MAP**

Attached