



Legislation Text

File #: 22-2440, Version: 1

STRATEGIC PRIORITY: Transportation & Infrastructure
AGENDA DATE: November 9, 2022
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Transportation
EXECUTIVE: Dr. Robert Perez

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 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 on 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 must amend the Central Business District Streets and Vehicular Circulation Plan to abandon the 1.1 feet of right-of-way under the 508 Park Avenue building for their final plat to 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 amendment will not impact operation.

First Presbyterian Church of Dallas owns and operates both sides of Park Avenue.

This is the second application for this requested amendment. The first application was denied at City Council on October 13, 2021. Since then, the applicant has worked diligently to address the Councilmember's concerns by meeting with surrounding property owners, creating an action plan for maintenance and cleaning of the sidewalks in the area, and trying to find housing for persons experiencing homelessness. 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; enhanced the community garden; progressed the development of 515 Park Avenue, the former ONCOR facility; and increased outreach efforts and support opportunities at the Stewpot.

Staff received support letters from the Farmers Market Stakeholders Association, Parks for Downtown Dallas, Downtown Dallas Inc., Hamilton St. Paul GP LLC, and Millcreek Residential.

Staff recommends approval 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.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

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

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 to the Central Business District Streets and Vehicular Circulation Plan.

On September 15, 2022, City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation to approve the Park Avenue amendment to the Central Business District Streets and Vehicular Circulation Plan.

On October 6, 2022, 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