



July 29, 2021

Michael Jung, Chairman
and Members of the Thoroughfare Committee

Thoroughfare Committee Meeting

The CPC Thoroughfare Committee will meet

Thursday, August 5, 2021 at 8:30a.m.

The City Plan Commission Thoroughfare Committee will be held by video conference. To attend the meeting via the videoconference link:

<http://bit.ly/CPCTC0805> or

call in (audio only) 469-217-7604 phone conference ID: 378 811 320#

CPC Thoroughfare Committee Meeting Agenda

1. Approve prior Meeting Minutes, June 17, 2021
2. Park Avenue Central Business District Street and Vehicular Circulation Plan Amendment
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.
3. Cleveland Thoroughfare Plan Amendment
 - (1) Delete Cleveland Road between Unnamed SE3 and Dallas City Limits from the Thoroughfare Plan; and
 - (2) Amend Cleveland Road between BNSF Railroad tracks and Unnamed SE3 from a standard six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 80 feet of right-of-way.
4. Other Matters
5. Adjournment

If you have any questions, please contact me at 214.304.2085 or Kimberly.Smith@dallascityhall.com.

Kimberly Smith

Kimberly Smith

Senior Planner – Department of Transportation, Transportation Planning

**SUPPLEMENTAL NOTICE
FOR
AGENDA POSTING**

**Handgun Prohibition Notice for Meetings
of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

LOCATION: Park Avenue between Young Street and Marilla Street

COUNCIL DISTRICT: 2

MAPSCO: 45Q

PLANNER: Kimberly Smith

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.

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

Kathryn Rush, Chief Planner, Kathryn.Rush@dallascityhall.com

MAP

Attached

FACT SHEET

PROPOSED CPC AGENDA: September 2, 2021

PROPOSED COUNCIL AGENDA: October 13, 2021

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.
- 14 property owners are in the notification area.

Park Avenue

Young Street and Marilla Street

Council District: 2
MAPSCO: 45-Q



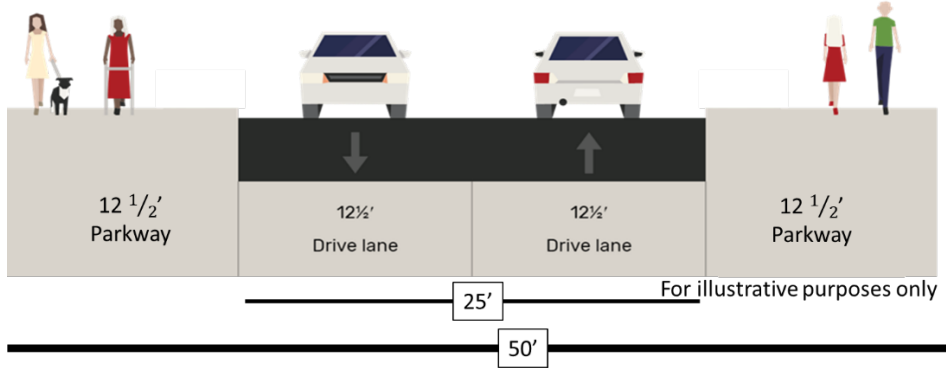
Thoroughfare Plan Amendment Map



Park Avenue between Young Street and Marilla Street

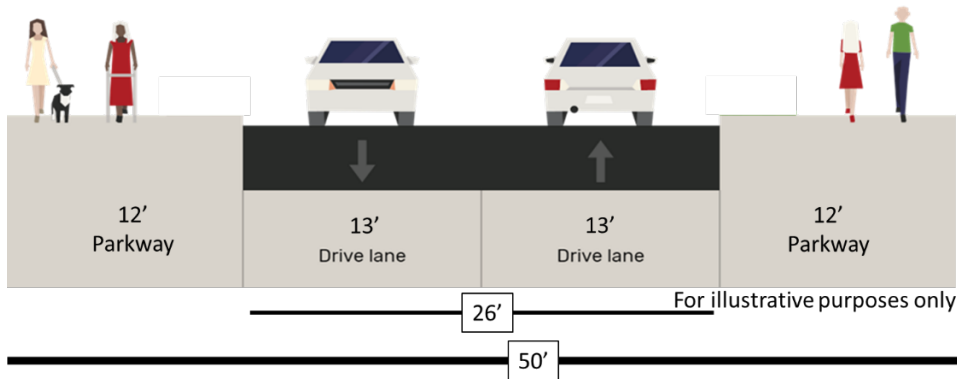
CBD Plan Designation

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



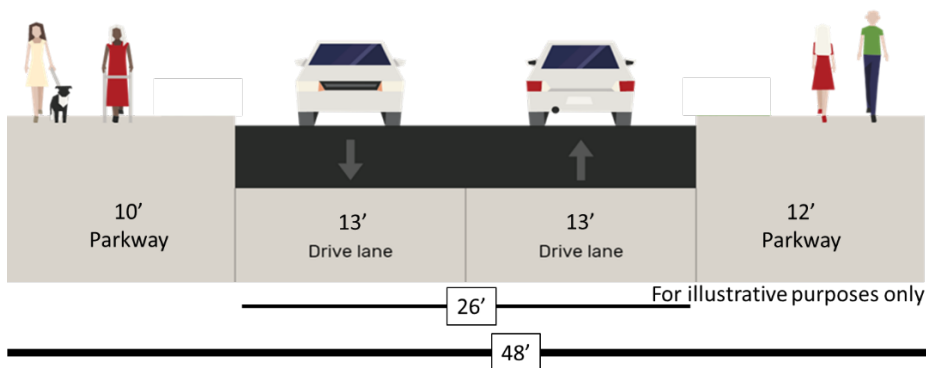
Existing Operation

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



LOCATION: (1) Cleveland Road between Unnamed SE3 and Dallas City Limits; (2) Cleveland Road between BNSF Railroad tracks and Unnamed SE3

COUNCIL DISTRICT: 8

MAPSCO: 77E, F

PLANNER: Kimberly Smith

APPLICANT: (1) Hutchins 227, Ltd., (2) City of Dallas Department of Transportation
REPRESENTATIVE: (1) Lennie Lueker, RPLS; (2) Kimberly Smith

REQUEST

- (1) Amendment to the City of Dallas Thoroughfare Plan to delete Cleveland Road between Unnamed SE3 and Dallas City Limits from the Thoroughfare Plan; and
- (2) Amendment to the City of Dallas Thoroughfare Plan to change Cleveland Road between BNSF Railroad tracks and Unnamed SE3 from a standard six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 80 feet of right-of-way.

BACKGROUND

Hutchins 227, Ltd., has requested an amendment to the City of Dallas Thoroughfare Plan to remove Cleveland Road between Unnamed SE3 and the Dallas/Hutchins City Limits from the Thoroughfare Plan. This proposal will be removing the Thoroughfare Plan's requirement to build a six-lane divided roadway in 107 feet of right-of-way (S-6-D). Existing roadways removed from the Thoroughfare Plan are considered local roads and would have to be designed to the City of Dallas local roadway design standards.

The City of Hutchins has already abandoned Cleveland Road east of their City Limits to assist in facilitating the proposed 750 single-family housing development. The developer is also working the City of Dallas Sustainable Development Real Estate division to abandon a section of Cleveland Road, log 50273. They cannot process the abandonment without amending the City of Dallas Thoroughfare Plan. Part of the abandonment request will be that the developer will be required to build a turnaround for the City of Dallas Cleveland Road.

The City of Dallas Department of Transportation has requested an amendment to the City of Dallas Thoroughfare Plan to change Cleveland Road between BNSF Railroad tracks and Unnamed SE3 from a six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane undivided roadway in 80 feet of right-of-way. The purpose of this amendment is to extend the designation that was approved west of the BNSF Railroad tracks by City Council on January 28, 2015, ordinance number 29629. This prior amendment amended Cleveland Road between Bonnie View Road and the BNSF Railroad tracks from a s six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a

special four-lane undivided roadway in 80 feet of right-of-way. The prior amendment reflected the construction project funded by Economic Development to facilitate a development of a warehouse and distribution center. Staff would like to extend the cross-section to Unnamed SE4, to ensure a consistent roadway, for future development.

Cleveland Road between BNSF Railroad tracks to City Limits exists today as a two-lane undivided roadway with 16-feet of pavement and a varying 47-feet to 65-feet or right-of-way. This roadway does not have curb, gutter, or sidewalks. There is currently no funding to improve this section of Cleveland.

STAFF RECOMMENDATION

Staff recommends approval to amendment to the City of Dallas Thoroughfare Plan to (1) delete Cleveland Road between Unnamed SE3 and Dallas City Limits from the Thoroughfare Plan; and (2) change Cleveland Road between BNSF Railroad tracks and Unnamed SE3 from a standard six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 80 feet of right-of-way.

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Kathryn Rush, Chief Planner, Kathryn.Rush@dallascityhall.com

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APPLICANT: (1) Hutchins 227, Ltd., (2) City of Dallas Transportation Department

REPRESENTATIVE: (1) Lennie Lueker, RPLS; (2) Kimberly Smith

REQUEST

- (1) Amendment to the City of Dallas Thoroughfare Plan to delete Cleveland Road between Unnamed SE3 and Dallas City Limits from the Thoroughfare Plan; and
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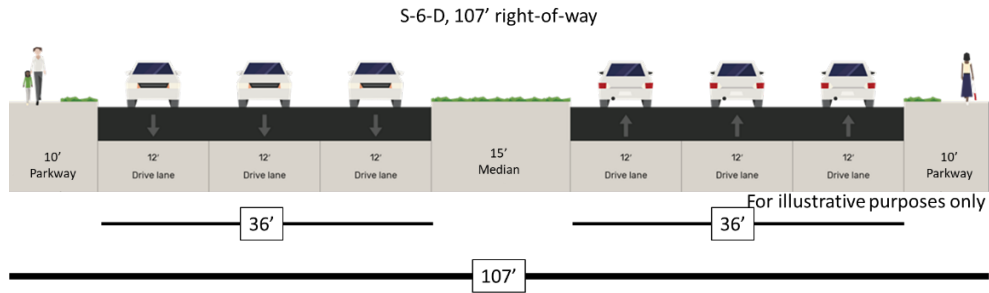
BACKGROUND:

- Cleveland between BNSF Railroad tracks and City Limits is a S-6-D in 107' of right-of-way.
- Cleveland Road between BNSF Railroad tracks and City Limits has 16-feet of pavement and varies right-of-way 47-feet to 65-feet
- 2015, January 28, City Council approved ordinance 29629, which amended Cleveland Road between Bonnie View and BNSF Railroad track is a special 4-lane undivided roadway in 80 feet of right-of-way.
- Proposed amendment of Cleveland Road between BNSF Railroad tracks and Unnamed SE3 extends the cross-section amended in 2015 east.
- Hutchins 227, Ltd., requested removal of Cleveland Road between BNSF Railroad tracks and City Limits from Thoroughfare Plan to facilitate abandonment of Cleveland Road along their property.
- Existing roadways removed from the Thoroughfare Plan are considered local roads and would have to be designed to the City of Dallas local roadway design standards.
- Hutchins 227, Ltd., will be building 750 single-family housing development in the City of Hutchins.
- The City of Hutchins has already abandoned Cleveland Road east of their City Limits.

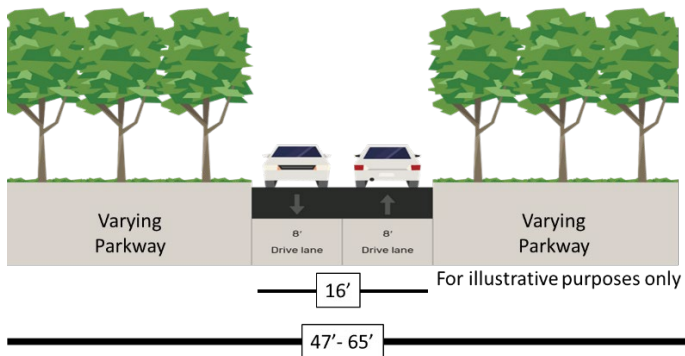
- City of Dallas Sustainable Development Real Estate division, log 50273; for abandonment of a section of Cleveland Road.
- They cannot process the abandonment without amending the City of Dallas Thoroughfare Plan.
- Requirement of the abandonment request will be the developer is required to build a turnaround for the remaining City of Dallas Cleveland Road.
- 14 property owners are in the notification area.

Cleveland Road

Thoroughfare Plan Designation - Cleveland Road between BNSF Railroad Tracks and City Limits



Existing Operation



Proposed Thoroughfare Plan Designation – Cleveland Road between BNSF Railroad Tracks and Unnamed SE3

