



April 14, 2025

Melissa Kingston, Chair
and Members of the Thoroughfare Committee

AGENDA

Thoroughfare Committee Meeting

The CPC Thoroughfare Committee will meet

April 24, 2025 at 8:00 a.m.

VIDEOCONFERENCE/ CITY HALL (COUNCIL CHAMBERS, 6th Floor)

The following videoconference link is available to join the meeting virtually on WebEx:

<https://bit.ly/CPCTC0424>

Meeting Number: 2491 695 6264 Meeting Password: CPCTC0424

The City of Dallas will make Reasonable Accommodations/Modifications to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Transportation and Public Works Department by calling (214) 670-6904, three (3) business days prior to the scheduled meeting. A video stream of the meeting will be available after adjournment by visiting

<https://dallascityhall.com/departments/transportation/Pages/cpc-thoroughfare-committee.aspx>.

Individuals who wish to speak on an agenda item must register by 12:00 p.m. (noon) **Tuesday, April 22nd** by visiting

<https://forms.office.com/g/EhRL8sEzhr>.

La Ciudad de Dallas llevará a cabo Adecuaciones/Modificaciones Razonables a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a Departamento de Transporte y Obras Publicas llamando al (214) 670-6904 tres (3) días laborales antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallascityhall.com/departments/transportation/Pages/cpc-thoroughfare-committee.aspx>.

Las personas y las partes interesadas que deseen hablar deben registrarse en línea en <https://forms.office.com/g/EhRL8sEzhr> antes de las 12:00 p.m. (mediodía) del **Martes 22 de abril**.

CPC Thoroughfare Committee Meeting Agenda

1. Approve prior Meeting Minutes, February 6, 2025
2. Wycliff Thoroughfare Plan Amendment
Amendments to the City of Dallas Thoroughfare Plan to remove (1) Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard and (2) Wycliffe Avenue between Market Center Boulevard and Interstate Highway 35 East.

3. Adjournment

If you have any questions, please contact me at 214.670.6904 or Kierra.Williams@dallas.gov.

Kierra Williams

Kierra Williams

Transportation Planner – Department of Transportation and Public Works, 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: (1) Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard and (2) Wycliffe Avenue between Market Center Boulevard and Interstate Highway 35 East.

COUNCIL DISTRICT: 2

PLANNER: Kierra Williams

APPLICANT: AM Campus LP

REPRESENTATIVE: Alex Rathbun, PE

REQUEST

Amendments to the City of Dallas Thoroughfare Plan to remove (1) Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard and (2) Wycliffe Avenue between Market Center Boulevard and Interstate Highway 35 East.

BACKGROUND

The City of Dallas Department of Transportation and Public Works has received a request from AM Campus LP to amend the City of Dallas Thoroughfare Plan by removing the following segments of Wycliff Avenue:

1. Between Harry Hines Boulevard and Market Center Boulevard
2. Between Market Center Boulevard and Interstate Highway 35E (IH 35E)

Harry Hines Boulevard to Market Center Boulevard

The Thoroughfare Plan designates this segment of Wycliff Avenue as a Principal Arterial (S-6-D) in 107 feet of right-of-way. The segment extends east from Market Center Boulevard and generally follows the alignment of an existing drive that serves the Trade Mart buildings, then continues northward to form the intended fourth leg of the intersection at Harry Hines Boulevard and Wycliff Avenue. However, the City does not currently possess right-of-way for this segment, and no changes are anticipated to its existing or future use.

Additionally, due to physical constraints posed by the TRE and the elevated DART Rail lines, construction of this segment is not considered feasible. Therefore, the applicant is requesting its removal from the Thoroughfare Plan to reflect its continued use as a private drive.

Market Center Boulevard to IH 35E

The Thoroughfare Plan designates this segment of Wycliff Avenue as a Principal Arterial (S-4-U) in 60 feet of right-of-way. The alignment generally follows an existing parking access road that serves the Market Hall site, providing internal circulation to

various parking lots and garages on the property. However, the City does not currently own or maintain public right-of-way for this segment.

The north-south section of this segment, extending from IH 35E, consists of a two-lane undivided roadway, while the east-west section leading to Market Center Boulevard is a three-lane undivided roadway with one westbound lane and two eastbound lanes.

The property is proposed for redevelopment with a use expected to generate low traffic volumes. A traffic impact assessment indicates that existing traffic volumes are minimal and consists of travelers accessing the Children's Medical Center from Market Center Boulevard, and those traveling to and from Wycliff–Sylvan Avenue south of IH-35E. The assessment concludes that the projected traffic volumes can be accommodated by a roadway of lower a functional classification, not designated in the Thoroughfare Plan, or can be absorbed by the surrounding street network.

STAFF RECOMMENDATION

Staff recommends approval to amend the City of Dallas Thoroughfare Plan to remove (1) Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard and (2) Wycliffe Avenue between Market Center Boulevard and Interstate Highway 35 East.

CONTACT PERSON:

Kierra Williams, Transportation Planner, Kierra.Williams@dallas.gov

ATTACHMENTS

Map

FACT SHEET

PROPOSED CPC AGENDA: May 22, 2025

PROPOSED COUNCIL AGENDA: June 25, 2025

APPLICANT: AM Campus LP

REPRESENTATIVE: Alex Rathbun

REQUEST: Amendments to the City of Dallas Thoroughfare Plan to remove (1) Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard and (2) Wycliffe Avenue between Market Center Boulevard and Interstate Highway 35 East.

BACKGROUND:

- Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard
 - Designated as a Principal Arterial (S-6-D) in 107 feet of right-of-way.
 - Currently operates as a two-lane private drive with a parking lane on the north side serving the Trade Mart buildings, with no changes anticipated to its existing or future use.
 - The City does not currently possess right-of-way for this segment
 - Constructing segment is not feasible due to the physical constraints posed by the TRE and the elevated DART Rail lines.

- Wycliff Avenue between Market Center Boulevard and IH 35E
 - Designated as a Principal Arterial (S-4-U) in 60 feet of right-of-way.
 - Currently operates as a parking access road that serves the Market Hall site, providing internal circulation to various parking lots and garages on the property.
 - The City does not currently own or maintain public right-of-way for this segment.
 - The property is proposed for redevelopment with a use expected to generate low traffic volumes. A Traffic Impact Assessment indicates that the projected traffic can be accommodated by a roadway of a lower functional classification or absorbed by the surrounding street network.

Location	Existing Traffic (vpd)	Existing Traffic + Projected Site-generated Traffic (vpd)
North of I-35E	2,000	2,500
West of Market Center	3,300	3,900

Bike Plan: Both segments are designated as potential bike routes in the 2011 Bike Plan and proposed as potential bike routes in the draft bike plan network.

1. Wycliff Avenue

Harry Hines Boulevard
to Market Center
Boulevard

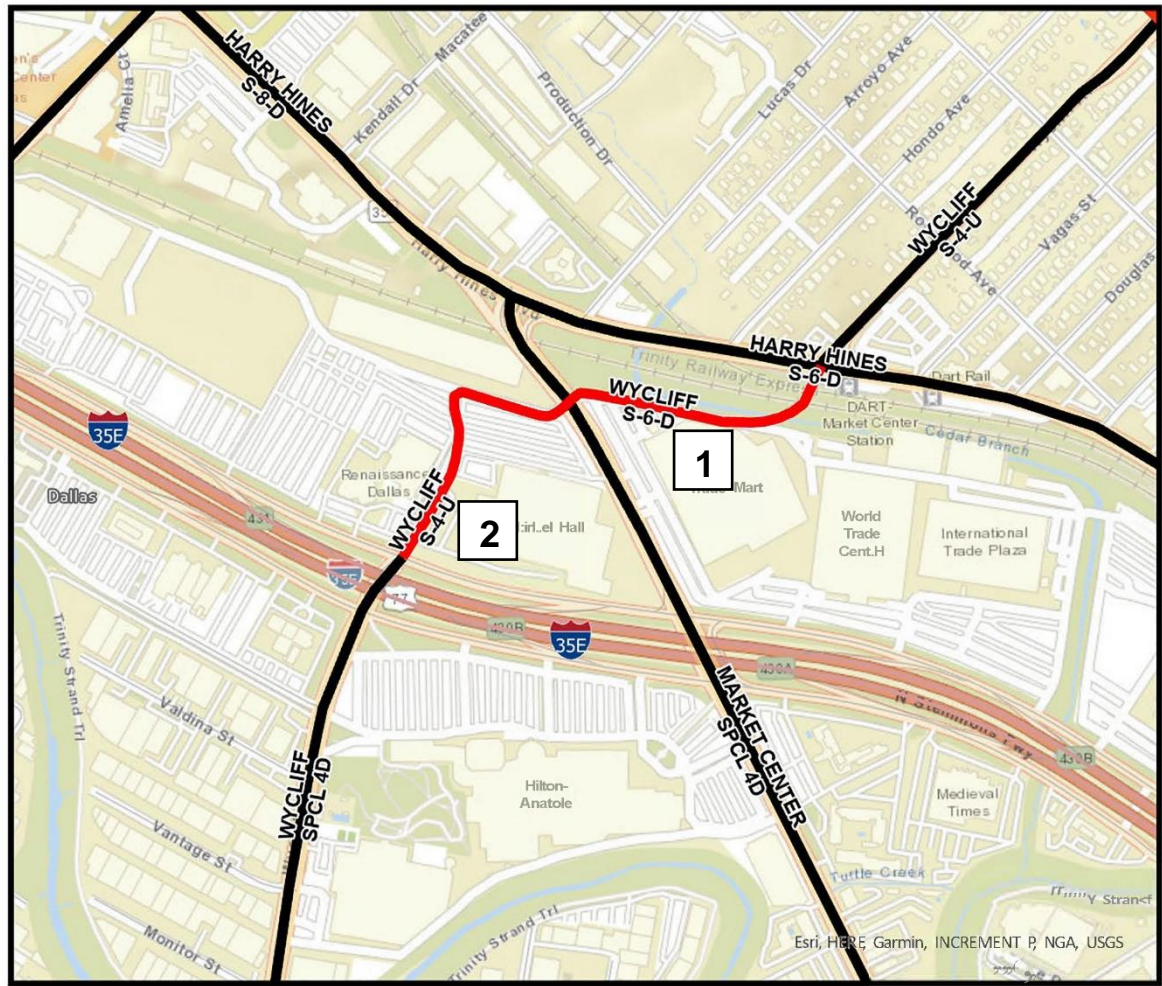
2. Wycliff Avenue

Market Center Boulevard
to IH-35E

Council District: 2



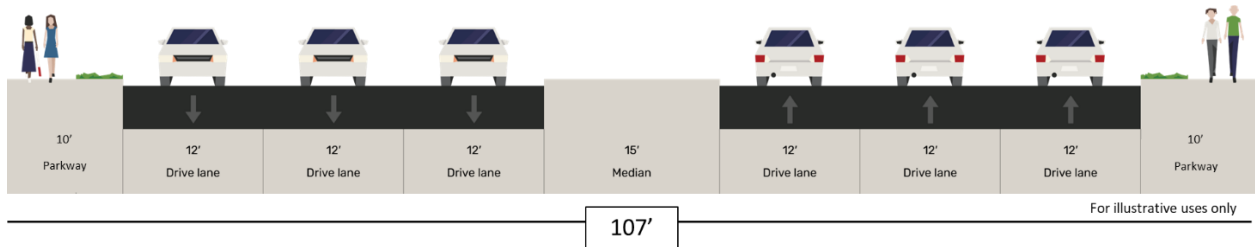
Thoroughfare Plan Amendment Map



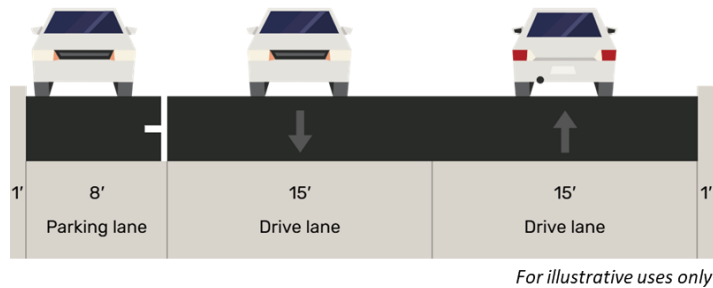
Wycliff Avenue Cross-Sections

1. Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard

Current Thoroughfare Plan Designation – Standard six-lane divided principal arterial roadway in 107 feet of right-of-way (S-6-D).

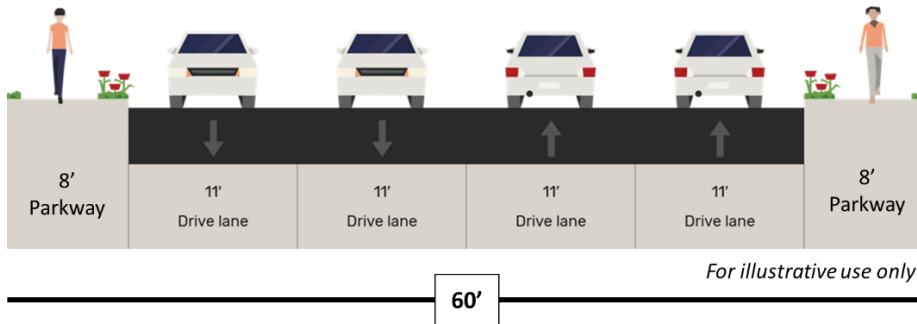


Existing Operation – Two-lane drive with a parking lane on the north side.

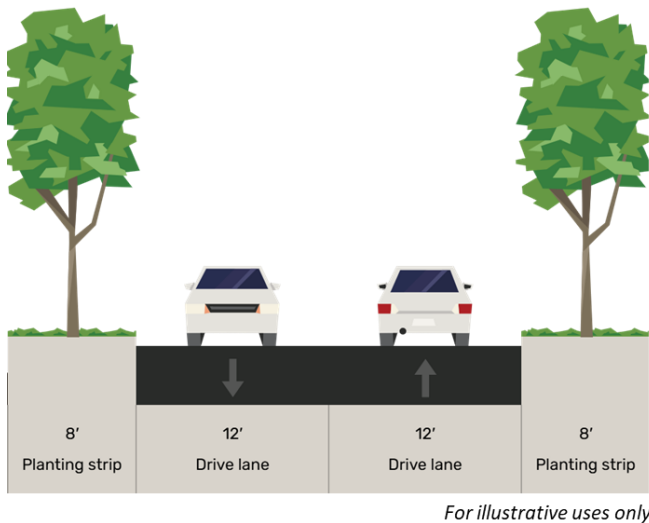


2. Wycliff Avenue between Market Center Boulevard and IH 35E

Current Thoroughfare Plan Designation – Standard four-lane undivided principal arterial roadway in 60 feet of right-of-way (S-4-U).



Existing Operation (north - south) - Two-lane undivided roadway.



Existing Operation (east-west) - Three-lane undivided roadway.

