

LOCATION: Grady Niblo Road between Mountain Creek Parkway and Merrifield Road

COUNCIL DISTRICT: 3

PLANNER: Kierra Williams

APPLICANT: The Potters House of Dallas, Inc.

REPRESENTATIVE: Claudio Segovia, P.E.

REQUEST

An amendment to the City of Dallas Thoroughfare Plan to change (1) the designation of Grady Niblo Road from a standard six-lane divided principal arterial roadway in 107 feet of right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80 feet of right-of-way (M-4-D(A)), and (2) the designated alignment of the unbuilt portion of the roadway.

BACKGROUND

The City of Dallas Department of Transportation and Public Works has received a request from The Potters House of Dallas, Inc. to amend the City of Dallas Thoroughfare Plan to: (1) change the designation of Grady Niblo Road between Mountain Creek Parkway and Merrifield Road from a standard six-lane divided principal arterial roadway in 107-feet of right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80-foot right-of-way (M-4-D(A)), and (2) adjust the designated alignment of the unbuilt portion of the roadway.

Only a portion of the roadway within the limits of the requested amendment has been constructed, and currently exists as a four-lane divided roadway that terminates in a dead end. It is accessible from the intersection with Mountain Creek Parkway and provides access to warehouses on the north side. The requested changes to the roadway designation and alignment are driven by the planned expansion of the Capella Park residential development to the north, which will add an anticipated 325 new residential lots. The requested changes to the Thoroughfare Plan aim to address community concerns about the potential for high vehicle speeds and truck traffic on Grady Niblo Road once the unbuilt section is connected in the future.

The applicant is requesting that the remaining unbuilt portion of Grady Niblo Road be built as a four-lane divided roadway in 80-feet of right-of-way (M-4-D(A)). Furthermore, the applicant is requesting to shift the Thoroughfare Plan alignment southward to create a buffer between the Capella Park neighborhood and the roadway, allowing additional space for contiguous residential development to the north of the future thoroughfare. The extended roadway is proposed to be constructed with the buildout of the future phases of Capella Park, which will be directly accessible from the future extension. It is also anticipated that roundabouts would be incorporated into the design of the roadway

to promote traffic calming and discourage use of the roadway by large interstate trucks. The roadway classification in the Thoroughfare Plan is proposed to change from principal arterial to a minor arterial to reflect the reduced number of lanes and desire to discourage interstate truck traffic along the roadway.

A traffic impact assessment was submitted by the applicant that indicates that future development can be accommodated with a four-lane divided roadway.

PRIOR ACTION/REVIEW

On February 6, 2025, City Plan Commission Thoroughfare Committee acted on this item and followed staff's recommendation to approve the application.

On March 20, 2025, the City Plan Commission deferred action on the item and placed it under advisement until the May 8, 2025, meeting.

STAFF RECOMMENDATION

Staff recommends approval to amend the City of Dallas Thoroughfare Plan to change (1) the designation of Grady Niblo Road between Mountain Creek Parkway and Merrifield Road from a standard six-lane divided principal arterial roadway in 107 feet of right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80 feet of right-of-way (M-4-D(A)), and (2) the designated alignment of the unbuilt portion of the roadway.

CONTACT PERSON:

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

MAP

Attached

FACT SHEET

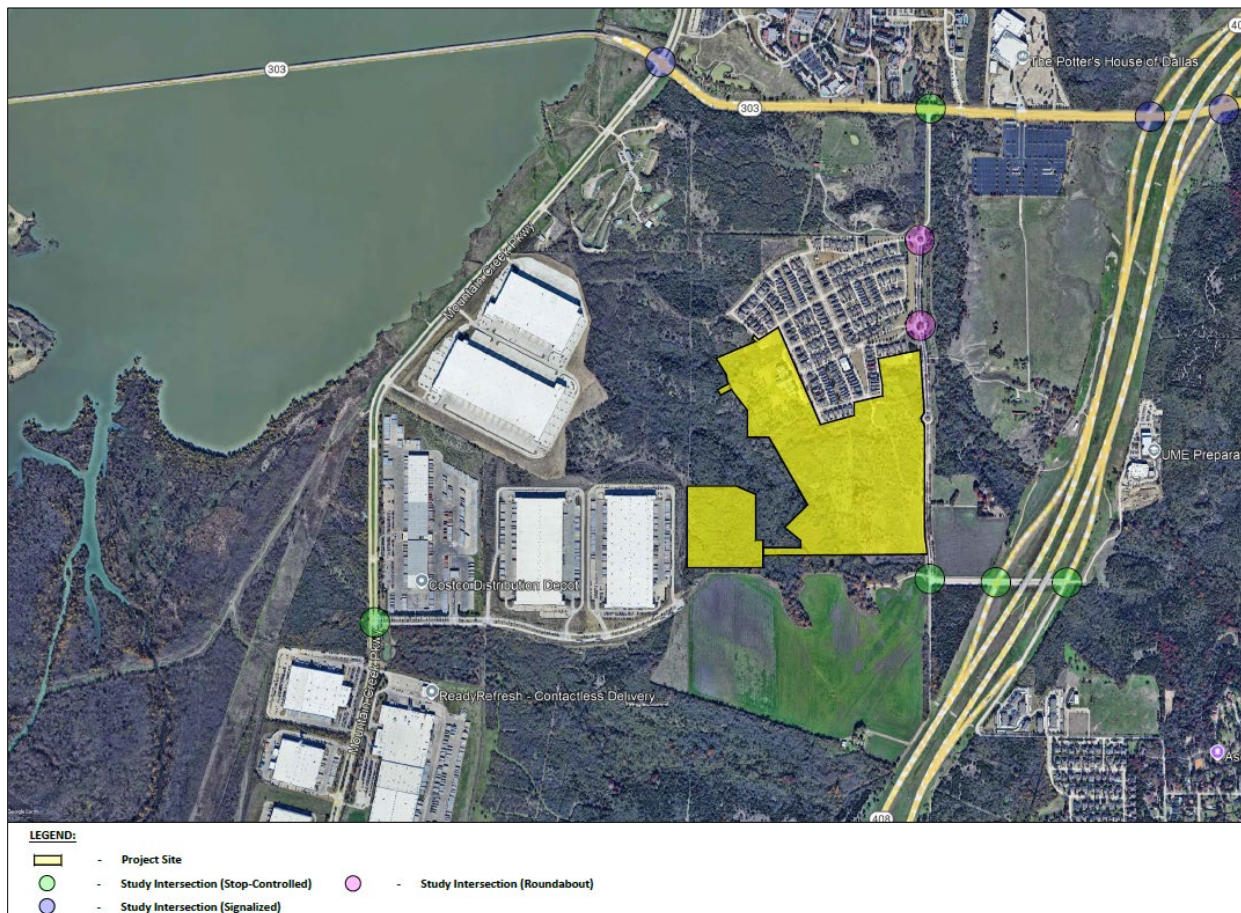
PROPOSED COUNCIL AGENDA: June 11, 2025

APPLICANT: Potters House of Dallas, Inc
REPRESENTATIVE: Claudio Sergovia, PE

REQUEST: Amendment to the City of Dallas Thoroughfare Plan to change (1) the designation of Grady Niblo Road between Mountain Creek Parkway and Merrifield Road from a standard six-lane divided principal arterial roadway in 107 feet of right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80 feet of right-of-way (M-4-D(A), and (2) the designated alignment of the unbuilt portion of the roadway.

BACKGROUND:

- Only a portion of the roadway within the limits of the requested amendment has been constructed and currently exists as a four-lane divided roadway that terminates in a dead end.



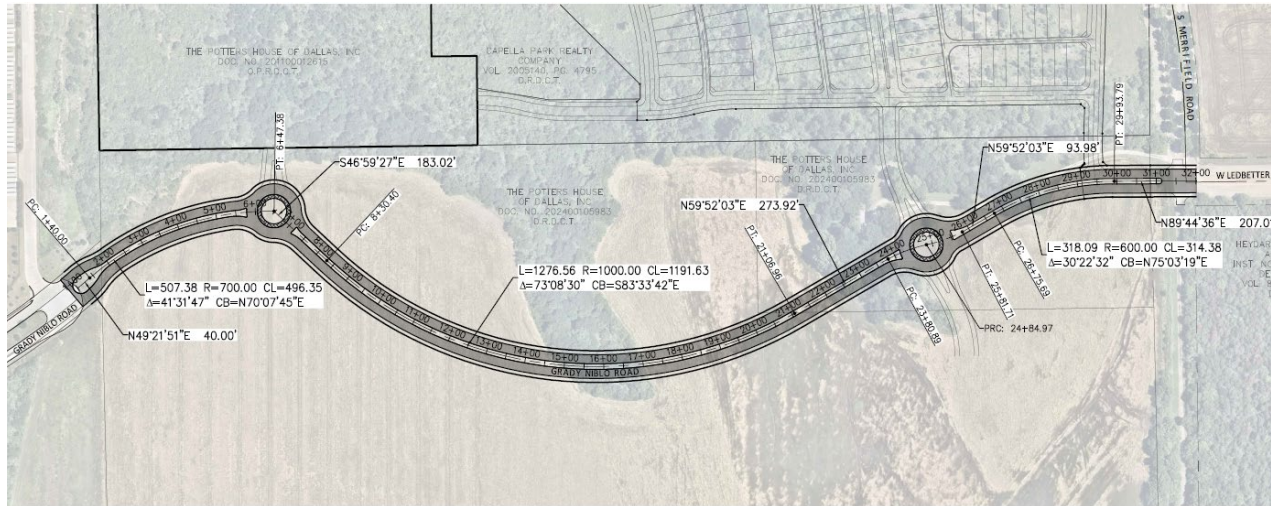
- The requested changes to the roadway designation and alignment are driven by the planned expansion of Capella Park to the north, which will add 325 new residential lots. These changes aim to address community concerns about the potential for high vehicle speeds and truck traffic on Grady Niblo Road once the unbuilt section is connected in the future.



- The requested shift of the Thoroughfare Plan alignment southward will create a buffer between the Capella Park neighborhood and the roadway, allowing additional space for contiguous residential development to the north of the future thoroughfare.



- It is also anticipated that roundabouts would be incorporated into the design of the roadway to promote traffic calming and discourage use of the roadway by large interstate trucks



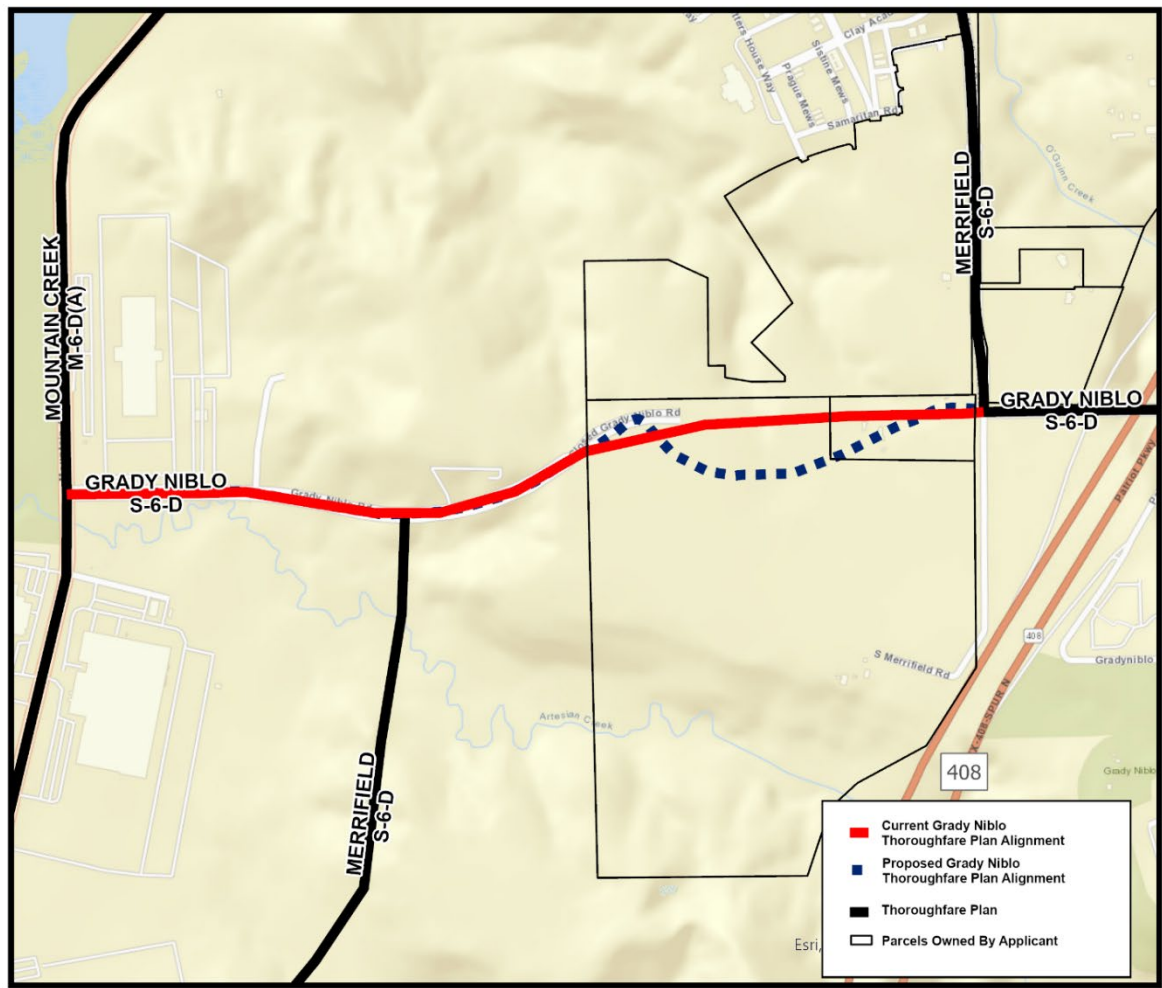
- Grady Niblo Road, between Mountain Creek Parkway and Merrifield Road, is designated as a Mixed-Use Street by the City of Dallas Complete Streets Design Manual.
- Grady Niblo Road, between Mountain Creek Parkway and Merrifield Road, was included in the 2011 City of Dallas Bike Plan. However, due to uncertainty surrounding future development patterns, no segment of this corridor is currently proposed in the 2025 Bike Plan. That said, this area, along with other underdeveloped areas of the city, will be recommended for further study to assess potential bike connectivity. Additionally, the updated bike plan proposes a process for amending the plan, which would allow recommendations for bike facilities to be added in the future as conditions evolve.
- On February 6, 2025, City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.
- On March 20, 2025, the City Plan Commission deferred action on the item and held it under advisement to the May 8, 2025, meeting.
- 17 property owners are in the notification area.

Grady Niblo Road

Mountain Creek Parkway
to Merrifield Road

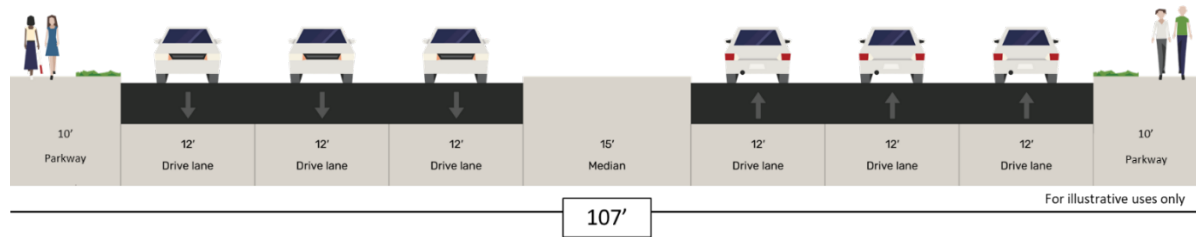
Council District: 3

Thoroughfare Plan Amendment Map



Grady Niblo Cross-Sections

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



Proposed Thoroughfare Plan Designation – Minimum four-lane divided minor arterial roadway in 80 feet of right-of-way (M-4-D(A))

