

LOCATION: Grady Niblo Road between 3,650 feet east of Mountain Creek Parkway and Merrifield Road.

COUNCIL DISTRICT: 3

PLANNER: Kierra Williams

APPLICANT: Potters House of Dallas, Inc

REPRESENTATIVE: Claudio Sergovia, P.E.

REQUEST

Amendment to the City of Dallas Thoroughfare Plan to change the designation of Grady Niblo Road between 3,650 feet east of 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)).

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 change the designation of Grady Niblo Road between 3,650 feet east of 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)).

Procedural History: This item is being considered as a new application pursuant to City Plan Commission remand procedures. It was previously reviewed by the Committee on February 6, 2025, approved by the City Plan Commission on May 8, 2025, considered by City Council on June 25, 2025, and remanded for further consideration.

Background Summary: Following concerns raised by a warehouse stakeholder, the western boundary of the original amendment area was shifted eastward from Mountain Creek Parkway to exclude the existing warehouse properties and the constructed portion of Grady Niblo Road, thereby limiting the amendment area to the project boundaries. The amendment affects only the unbuilt portion of Grady Niblo Road. The excluded roadway segment, which provides access to warehouses north of the corridor, currently exists as a four-lane divided roadway within a 107-foot right-of-way (S-6-D) extending east from Mountain Creek Parkway and terminating at the Chewy warehouse driveway.

The amendment is driven by the planned expansion of the Capella Park development, which is expected to add approximately 325 residential lots. As part of the project, the developer also plans to shift the alignment southward to provide additional separation from planned residential areas.

The proposed roadway extension would be constructed with future phases of Capella Park. Roundabouts are anticipated to be incorporated into the roadway design to calm traffic. A Traffic Impact Assessment submitted by the applicant concludes that future development can be accommodated with a four-lane divided roadway.

PRIOR ACTION/REVIEW

On June 25, 2026, City Plan Commission Thoroughfare Committee acted on this item and followed staff's recommendation to approve the application.

STAFF RECOMMENDATION

Staff recommends approval to amend the City of Dallas Thoroughfare Plan to change the designation of Grady Niblo Road between 3,650 feet east of 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)).

CONTACT PERSON:

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

ATTACHMENTS

Map

FACT SHEET

PROPOSED CPC AGENDA: July 23, 2026

PROPOSED COUNCIL AGENDA: August 25, 2026

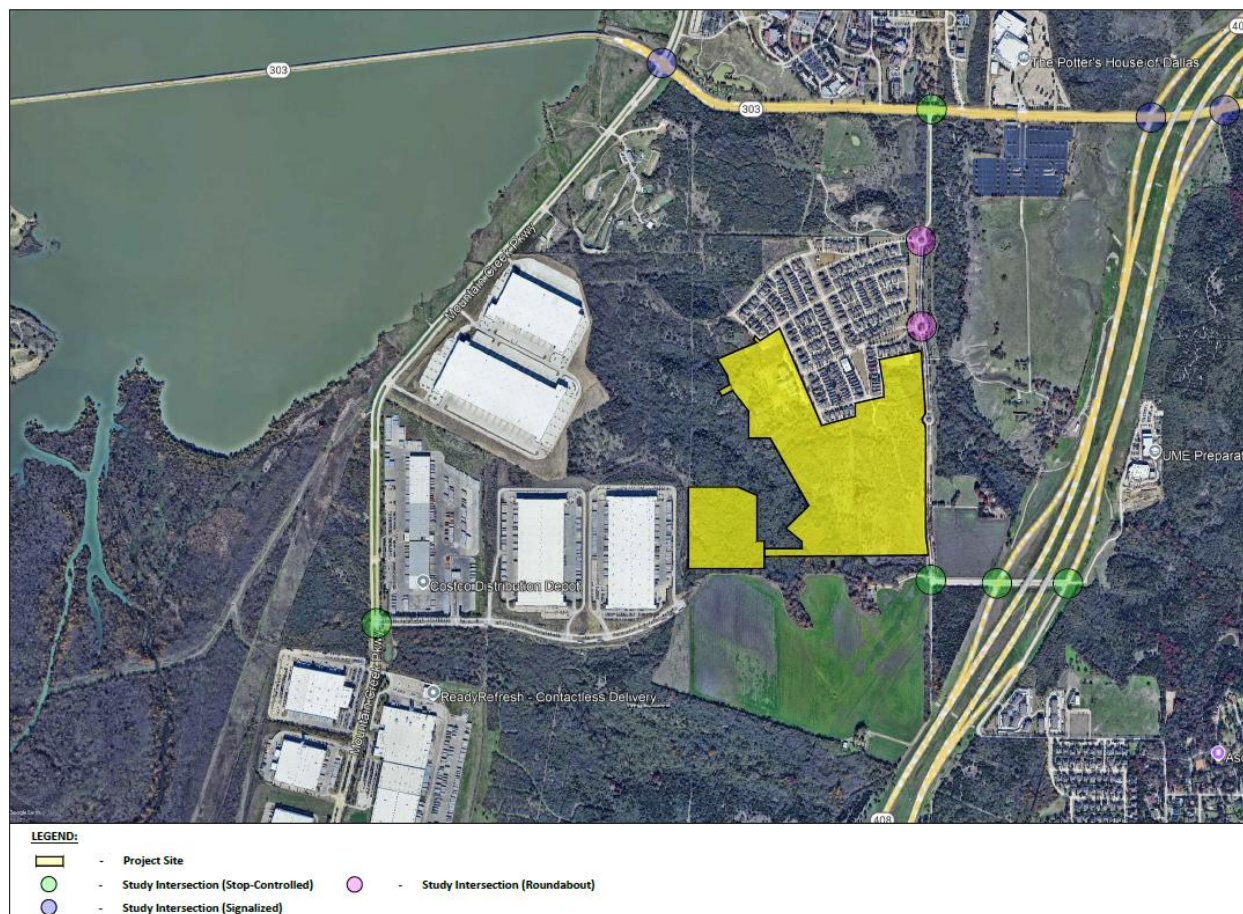
APPLICANT: Potters House of Dallas, Inc

REPRESENTATIVE: Claudio Sergovia, PE

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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.



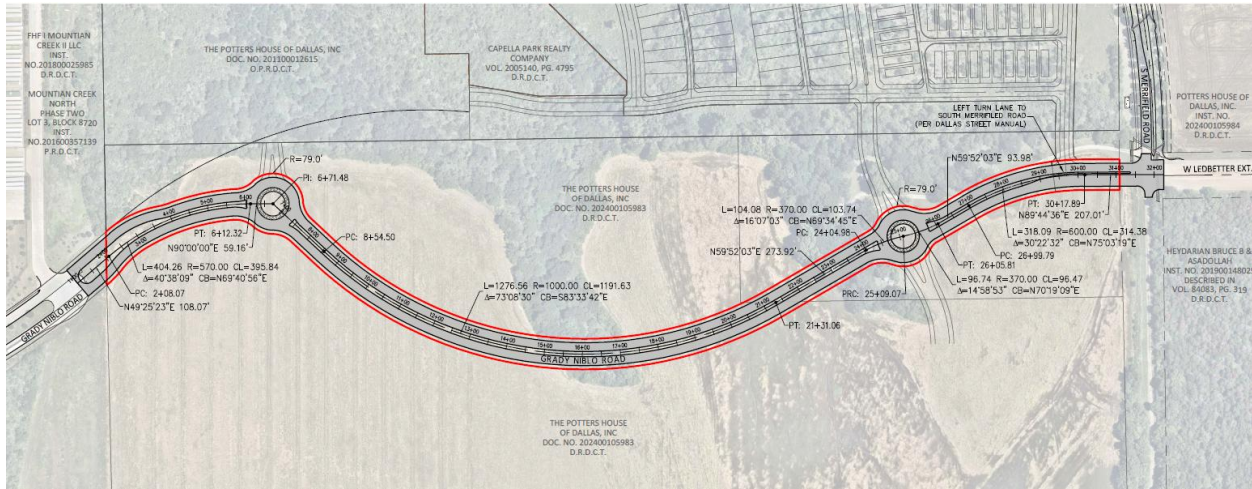
- The requested change to the roadway designation is driven by the planned expansion of Capella Park to the north, which will add 325 new residential lots. This change aims to address community concerns about the potential for high vehicle speeds and truck traffic on Grady Niblo Road.



- The developer is also proposing to shift the 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.



- 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



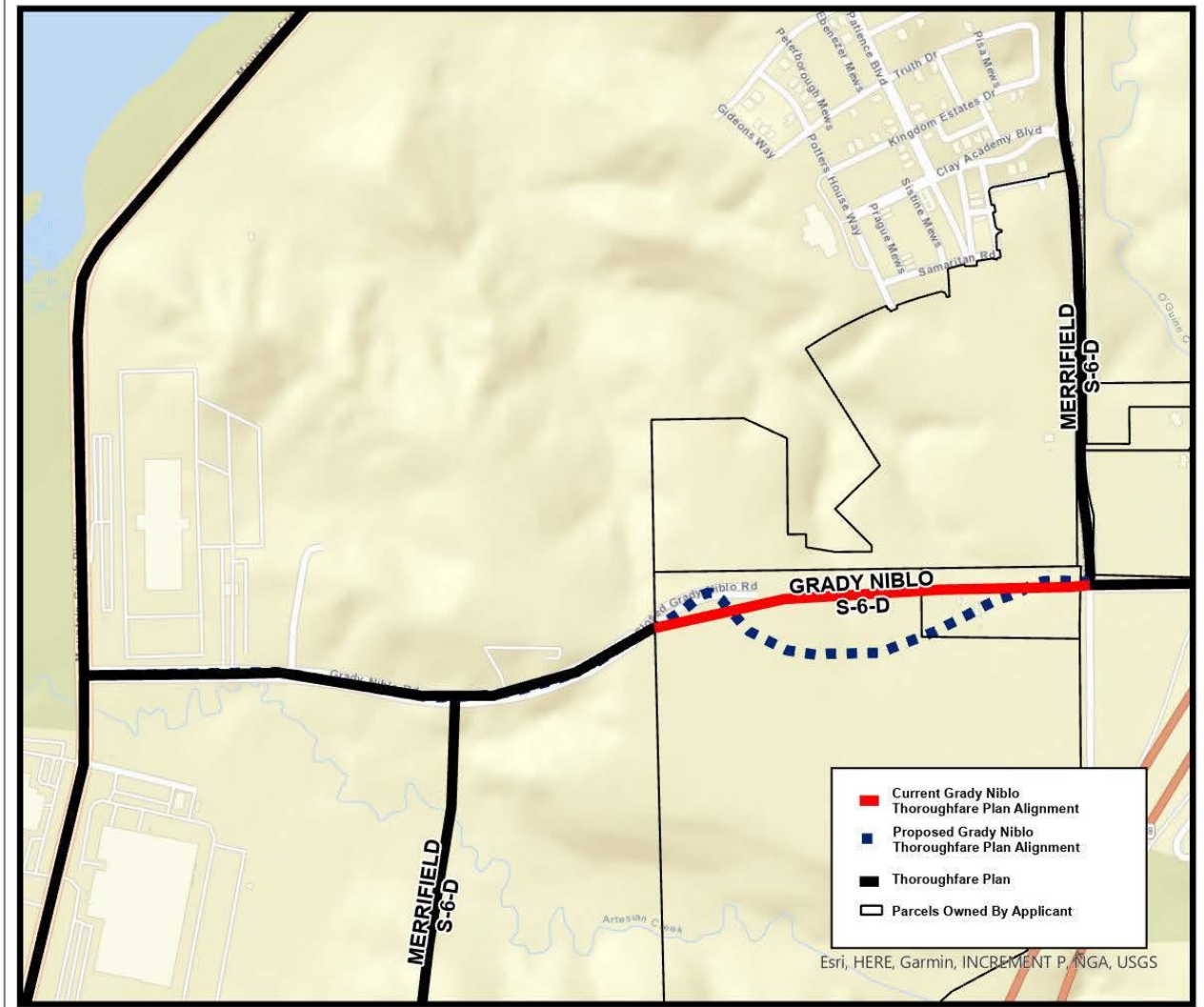
- Grady Niblo Road, between Mountain Creek Parkway and Merrifield Road, is designated as a Mixed-Use Street by the City of Dallas Complete Streets Design Manual.
- Grady Niblo Road, between Mountain Creek Parkway and Merrifield Road, is not on the 2025 Dallas Bike Plan

Grady Niblo Road

3,650 feet east of Mountain Creek Parkway and Merrifield Road

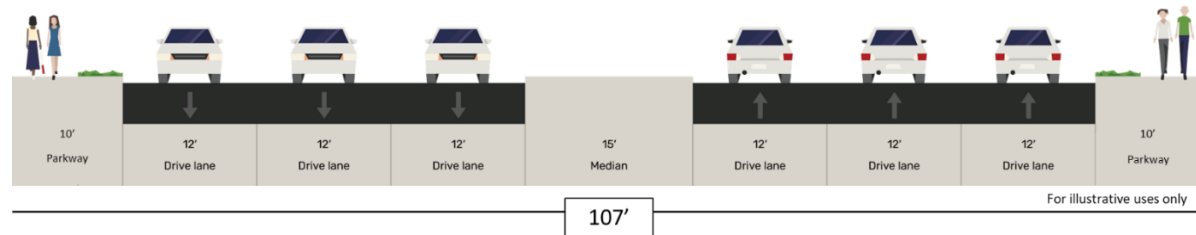
Council District: 3

Thoroughfare Plan Amendment Map



Grady Niblo Cross-Sections

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



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

