



June 18, 2026

Melissa Kingston, Chair
and Members of the Thoroughfare Committee

AGENDA

Thoroughfare Committee Meeting

The CPC Thoroughfare Committee will meet

June 25, 2026, at 9:45 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/CPCTC0625>

Meeting Number: 2497 859 3430

Meeting Password: DallasCPCTC

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.

Individuals who wish to speak on an agenda item must register by 12:00 p.m. (noon) on the Tuesday prior to the meeting 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.

Las personas y las partes interesadas que deseen hablar deben registrarse a más tardar a las 12:00 p. m. (mediodía) del martes anterior a la reunión en línea en <https://forms.office.com/g/EhRL8sEzhr>.

CPC Thoroughfare Committee Meeting Agenda

1. Approve prior Meeting Minutes, June 11, 2026
2. Grady Niblo Thoroughfare Plan Amendment
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)).

3. Adjournment

If you have any questions, please contact me at 214.670.3288 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: 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, PE

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. The applicant proposes to:

- Reclassify Grady Niblo Road from a principal arterial to a minor arterial.

- Construct the remaining segment as a four-lane divided roadway within 80 feet of right-of-way (M-4-D(A)).
- Shift the alignment southward to provide additional separation from existing and future residential development.

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.

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

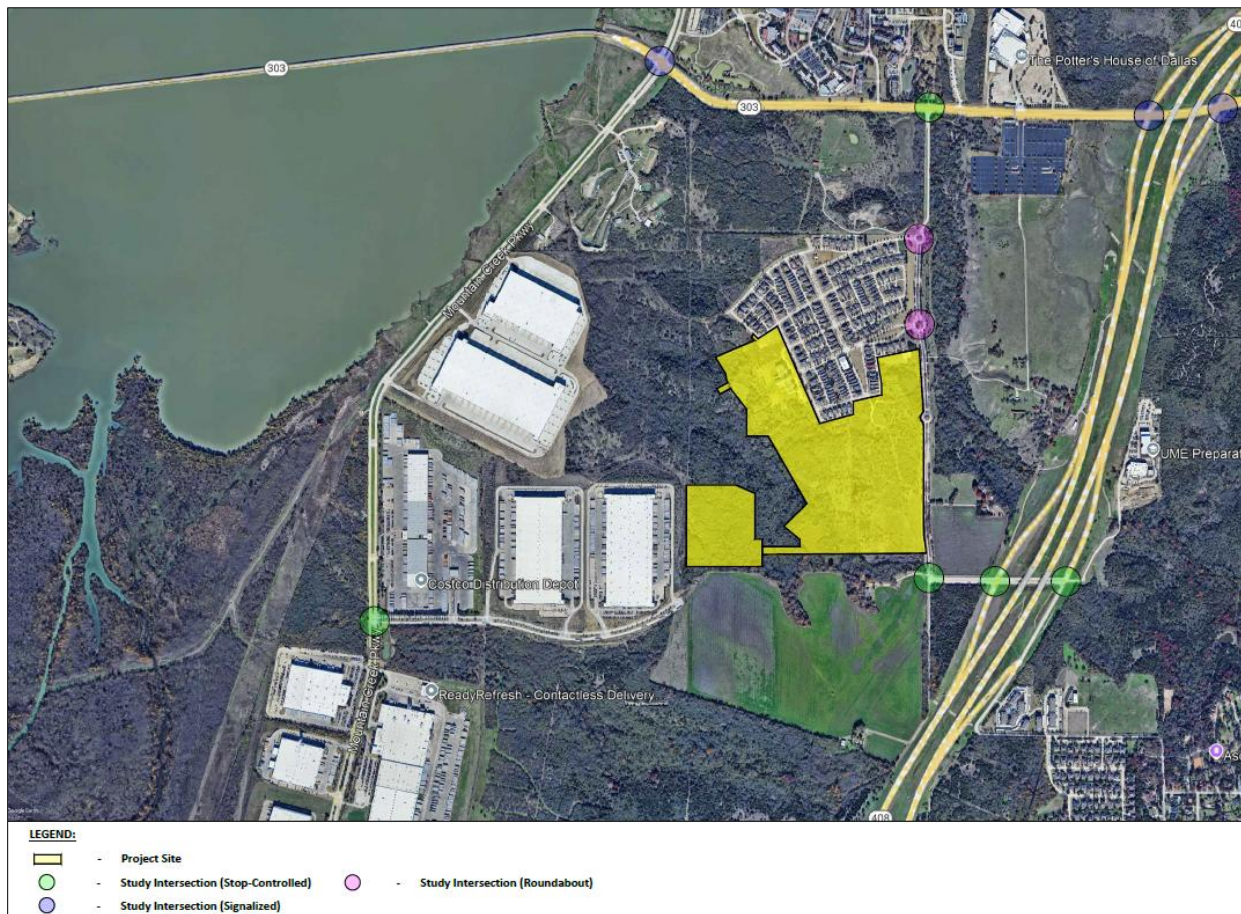
APPLICANT: Potters House of Dallas, Inc

REPRESENTATIVE: Claudio Sergovia, PE

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:

- 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.



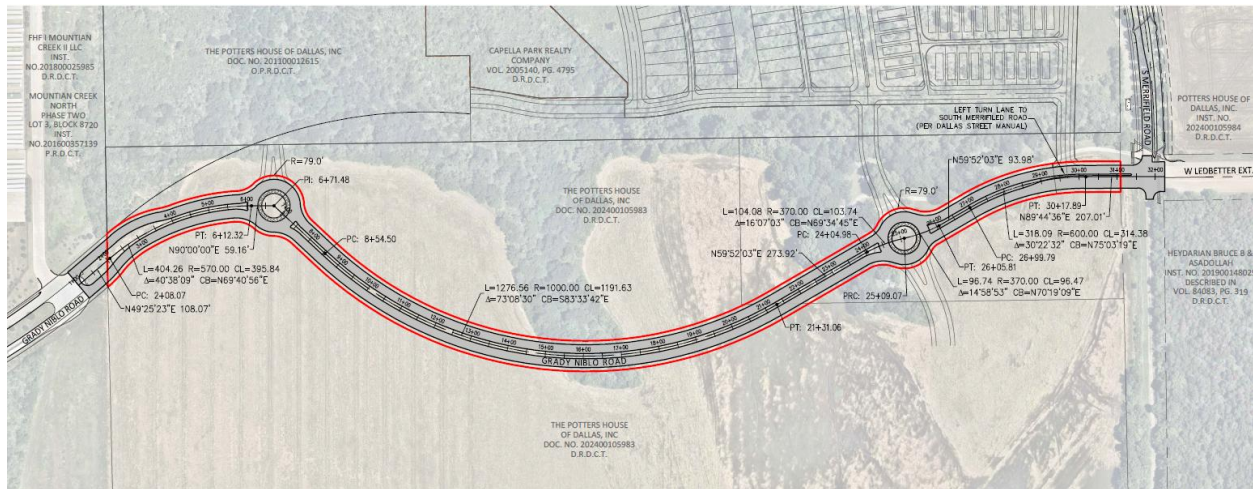
- The requested changes to the roadway designation and alignment are driven by the planned expansion of Capella Park to the north, which will add 325 new residential lots. These changes aim to address community concerns about the potential for high vehicle speeds and truck traffic on Grady Niblo Road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



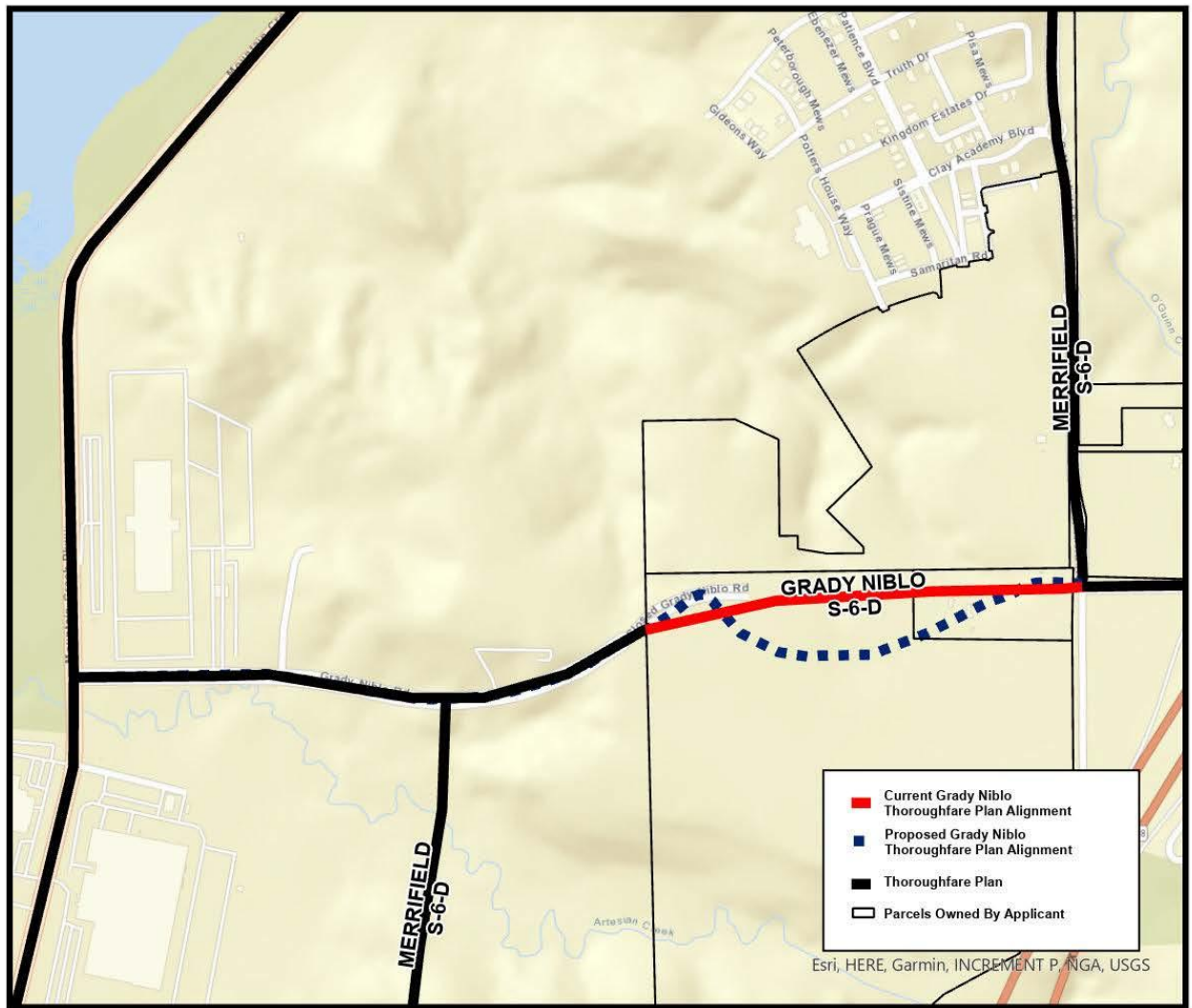
- Grady Niblo Road, between Mountain Creek Parkway and Merrifield Road, is designated as a Mixed-Use Street by the City of Dallas Complete Streets Design Manual.
- Grady Niblo Road, between Mountain Creek Parkway and Merrifield Road, is not on the 2025 Dallas Bike Plan

Grady Niblo Road

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

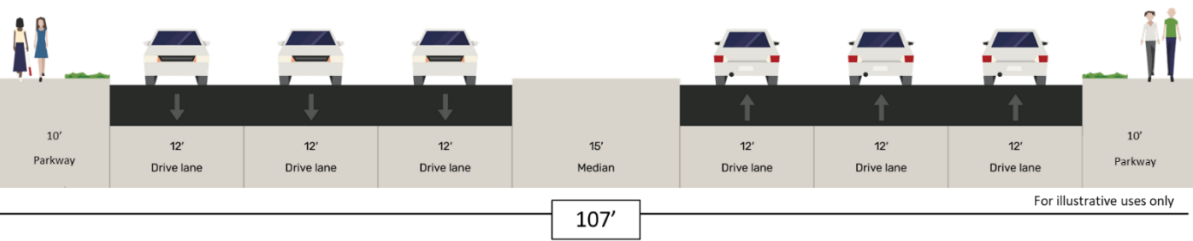
Council District: 3

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))

