

January 30, 2025



Melissa Kingston, Chair
and Members of the Thoroughfare Committee

AGENDA

Thoroughfare Committee Meeting

The CPC Thoroughfare Committee will meet

February 6, 2025 at 8:00a.m.

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

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

<https://bit.ly/CPCTC020625>

Meeting Number: 2492 711 7681 Meeting Password: Dallas

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, February 4th** 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 4 de febrero**.

CPC Thoroughfare Committee Meeting Agenda

1. Approve prior Meeting Minutes, November 7, 2024
2. Grady Niblo Thoroughfare Plan Amendment
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.

3. Other Matters

4. 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 Mountain Creek Parkway and Merrifield Road.

COUNCIL DISTRICT: 3

PLANNER: Kierra Williams

APPLICANT: Potters House of Dallas, Inc

REPRESENTATIVE: Claudio Sergovia, PE

REQUEST

Amendments 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

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 with a 107-foot right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway with an 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-foot 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 four-lanes divided.

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
Kathryn Rush, Chief Planner, Kathryn.Rush@dallas.gov

ATTACHMENTS

Map
Traffic Impact Assessment

FACT SHEET

PROPOSED CPC AGENDA: March 20, 2025

PROPOSED COUNCIL AGENDA: April 23, 2025

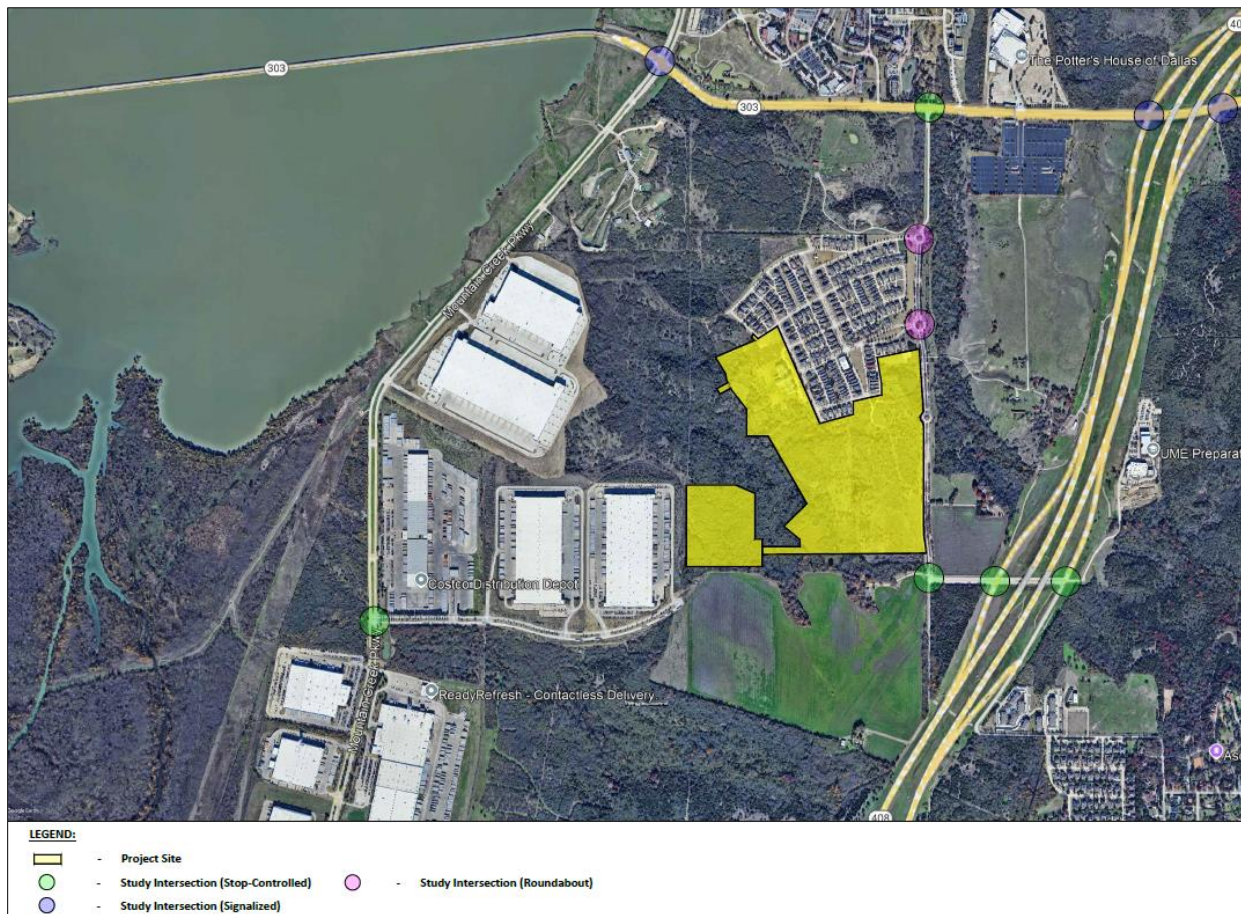
APPLICANT: Potters House of Dallas, Inc

REPRESENTATIVE: Claudio Sergovia, PE

REQUEST: Amendments 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.



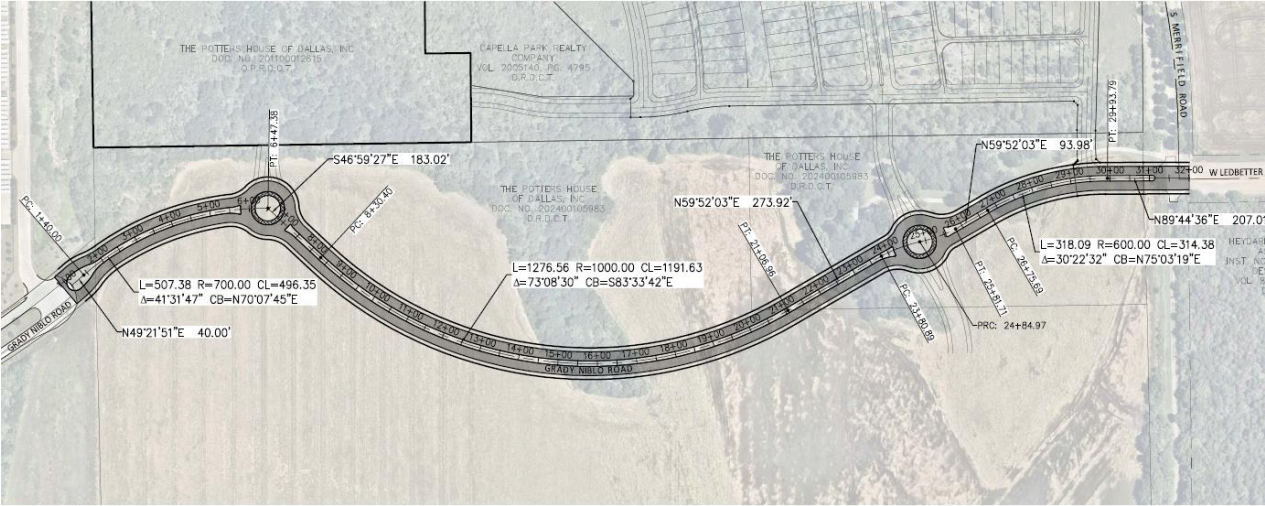
- The requested changes to the roadway designation and alignment are driven by the planned expansion of Capella Park to the north, which will add 325 new residential lots. These changes aim to address community concerns about the potential for high vehicle speeds and truck traffic on Grady Niblo Road 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, is on the 2011 City of Dallas Bike Plan. No segment of Grady Niblo Road, between Mountain Creek Parkway and Merrifield Road, is on the proposed 2025 Bike Plan.

Grady Niblo Road

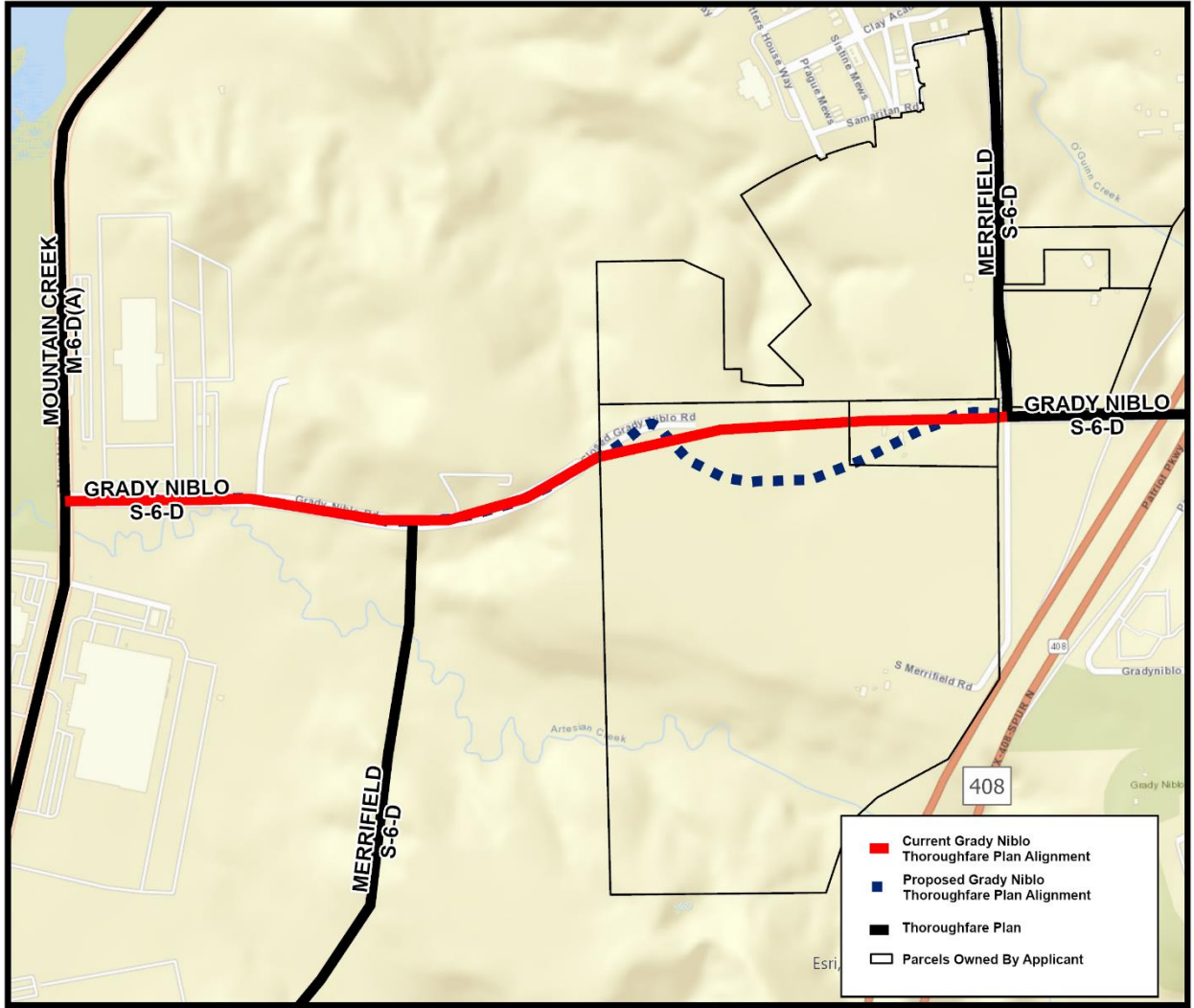
Mountain Creek Parkway
to Merrifield Road

Council District: 3

Thoroughfare Plan Amendment Map

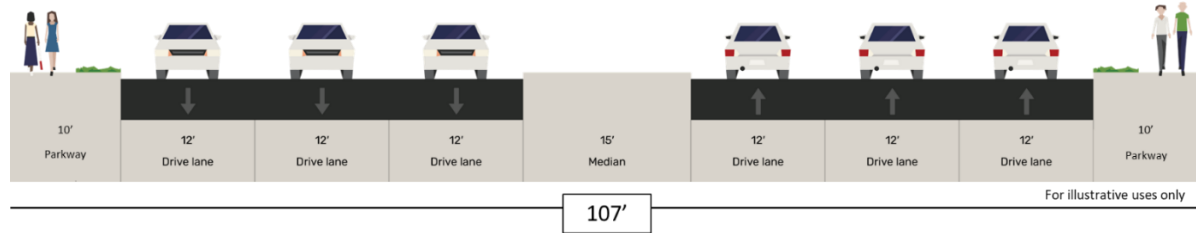


LOCATOR MAP



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))

