



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

---

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** December 2, 2025

### **SUBJECT**

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to modification to the roadway alignment of the future east west connection in Craver Ranch. The general location of the target road is located south and west of FM 2153, east of FM 2164, north of Shepard Road in the City of Denton, Denton County, Texas; adopting an amendment to the City's official Mobility Plan; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted (5-1) to recommend approval of the request. Motion for approval by Chair Pruett and seconded by Commissioner McDuff. (MPA25-0003b, Craver Ranch, Sahar Esfandyari).

<https://dentontx.new.swagit.com/videos/361550?ts=3889>

### **BACKGROUND**

The request is for an amendment to the Thoroughfare Map component of the City's Mobility Plan in order to shift the alignment of a future Secondary Arterial roadway within the Caver Ranch development, which is generally located near the northernmost edge of the City, west and south of FM 2153, east of FM 2164, and north of Gribble Springs Road and Shepard Road. This is one of three concurrent applications associated with the Craver Ranch development on this agenda. Details regarding the Mobility Plan and the specific request are provided below.

#### *Mobility Plan*

The Mobility Plan is a component of the Denton 2040 Comprehensive Plan which establishes the future roadway, pedestrian, and bicycle networks to ensure adequate connectivity and efficient movement. Like the Comprehensive Plan's Future Land Use Designations, the Mobility Plan is not intended to provide detailed drawings and plans; rather, it is intended to provide broad policies and general street alignments that are further refined either as part of a development project or a capital improvement project.

Essentially, the Mobility Plan is the first step to:

- Inform the public and property owners of the general location of future roadways so that they can be incorporated into any development proposal.
- Guide transportation investments by outlining the community's vision for future connection points, policy directives, and mobility goals.
- Ensure the City's plans coordinate with TxDOT and the Denton County transportation initiatives.

The Mobility Plan has three major elements: it determines roadway alignments with the Thoroughfare Map (location, connection points), it determines the needed right-of-way (width of the road), and it develops the roadway design standards (the types of road classifications). To stay relevant, the plan should be modified and updated regularly, either in response to a specific concern or as part of the City's comprehensive planning efforts.

### *Existing Conditions*

The proposed Craver Ranch development contains approximately 2,500 acres and will be developed in several phases. The main uses of the Project consist of residential (single-family detached, single-family attached, and multifamily), commercial (retail, etc.), parks (public parks, residential amenities, etc.), schools, and open space (including floodplain). More details regarding the proposed development can be found in the two concurrent applications: a Comprehensive Plan Amendment (CA25-0001) to change the FLUM designation from Agriculture to Master Planned Community and a Planned Development zoning request (PD25-0003) to adopt comprehensive zoning standards for the entire property. These applications are both also on the December 2, 2025, City Council agenda for separate consideration.

The development timetable will be market-driven but is estimated to take over twenty years. The first phase of development will start immediately after approval and is expected to be complete in 2027.

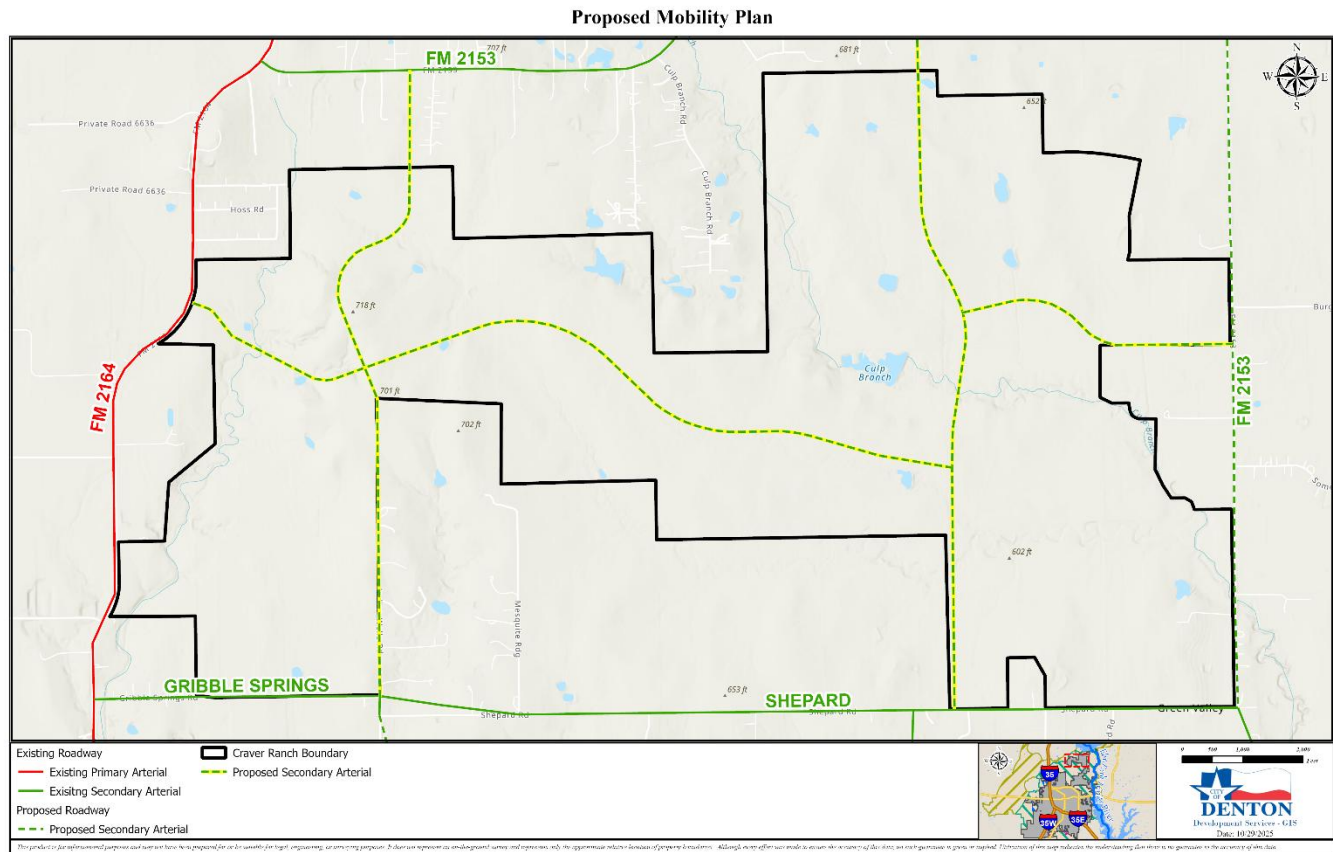
The study site is located north of Shepherd Road/Gribble Springs Road, east of FM 2164, and south and west of FM 2153. FM 2164 is designated on the City of Denton 2022 Thoroughfare Plan as a Primary Arterial, and FM 2153 and Shepherd/Gribble Springs Roads are designated as Secondary Arterials.

To provide the east-west and north-south connection, the 2022 Mobility Plan identified an east-west Secondary Arterial to connect FM 2153 and FM 2164. As it is shown in Exhibit 3, this future east-west road crosses the future eastern north-south Arterial over the Culp Branch Lake. The lake is as it is shown in Exhibit 5 embedded with large floodplain zone and riparian buffer at this intersection.

### **Proposal**

Within the boundary of the proposed Craver Ranch development, the 2022 Thoroughfare Plan depicts two proposed secondary arterials aligned north and south through the development, while another proposed secondary arterial aligns east and west through the center of the development. Due to the presence of a floodplain and a U.S. Army Corps of Engineers (USACE) flowage easement, the development proposes an amended alignment for the east to west proposed secondary arterial to refrain from encroaching on the floodplain and to mitigate the permitting, construction and maintenance costs that would be incurred. To mitigate both environmental impacts and roadway construction and maintenance costs, the alignment is proposed to be adjusted as shown on Exhibit 4.

(Continue on next page)



The proposed alignment is approximately 1,995 feet south of the proposed road, the mobility intent of the 2022 Thoroughfare Plan, and maintains the required road capacity while providing a cost and maintenance-efficient corridor.

As an element of the Comprehensive Plan, amendments to the City's Mobility Plan follow the procedures for Comprehensive Plan Amendments in the 2019 Denton Development Code (DDC) Section 2.7.1.

A full Staff Analysis is provided in Exhibit 2.

## **OPTIONS**

1. Approve
2. Approve Subject to Conditions.
3. Deny
4. Postpone Item.

## **PLANNING AND ZONING COMMISSION**

During the November 19, 2025 Planning and Zoning Commission meeting, the Commission opened the hearing for this item as well as the related Comprehensive Plan Amendment and Planned Development, and public comment was received on all items concurrently. Several residents and property owners spoke in opposition to the proposed Craver Ranch development concerning the following topics:

- Water use and supply,
- Increasing traffic congestion on adjacent roadways,

- Application of landscape buffers to properties within the City's ETJ,
- Following the adopted Comprehensive Plan,
- Financial impact to the City and the possibility of future residents incurring those expenses,
- Protection of wildlife corridors,
- Uncertainty with regard to TxDOT improvements of existing roadways and the alignment of the proposed Denton County Regional Outer Loop, and
- A desire for more public input and coordination with the neighboring property owners and residents.

The applicant responded to these public comments by clarifying the scope of their requests, confirming that the observed ESA within the subject property is proposed to be undisturbed and preserved for open space, and the proposed mobility plan realignment is intended to avoid the floodplain.

While detailed engineering for utilities will not occur at this time, Staff clarified that they are in the process of completing water and wastewater studies to ensure the development and operating agreement associated with the approved Municipal Management District establishes both construction and capacity requirements and a payment mechanism that would be beneficial to the City. Staff also clarified that the applicant performed a Traffic Demand Model for the proposed project to confirm that adequate roadway capacity exists to serve the proposed project. Additionally, each phase will require City review and approval of a Traffic Impact Analysis to determine roadway improvements needed to ensure the continued provision of adequate roadways through the lifetime of the project's development.

The Planning and Zoning Commission voted (5-1) to recommend approval of the Mobility Plan Amendment. The Commissioner who voted in opposition expressed concerns with the overall project similar to those stated above that were heard from area residents.

### **RECOMMENDATION**

Staff recommend approval of the proposal as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.1.D of the DDC for approval of a Comprehensive Plan Amendment.

### **PUBLIC OUTREACH:**

Seventy-five (75) notices were sent to the property owners within 200 feet of the subject boundary. As of the writing of this report, no responses have been received by the City.

Thirty-five (35) notices were sent to residents within 500 feet of the subject boundary. As of the writing of this report, no responses have been received by the City.

A notice was published in the Denton Record Chronicle on Sunday, November 2, 2025 and November 16, 2025.

A notice was published on the City's website on October 30, 2025 and November 13, 2025.

23 signs were posted on the property on November 7, 2025.

The applicants hosted two public meetings at the dates and times listed below:

Meeting 1: Monday, July 14, 2025, 6:00pm

Meeting 2: Wednesday, September 24, 2025, 6:00pm

These meetings were largely attended by owners of property currently within the City’s ETJ. The applicants presented the land use and density details of the proposed development. Meeting attendees generally sought clarity on those details, but none reported general support nor objection regarding the proposed requested.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

| Date              | Council, Board, Commission     | Request  | Action             |
|-------------------|--------------------------------|--|--------------------|
| 2008              | City Council                   | City-initiated annexation of approx. 1,652 acres                                       | Approved           |
| 2009              | City Council                   | City-initiated annexation of approx. 848 acres   | Approved           |
| March 4, 2025     | City Council                   | Consent to the creation of a MMD   | Approved           |
| October 21, 2025  | City Council                   | Work session report  | Direction received |
| October 22, 2025  | Planning and Zoning Commission | Work session report  | Direction received |
| November 19, 2025 | Planning and Zoning Commission | Comprehensive Plan Amendment from Agriculture FLUM to Master Planned Community FLUM    | Recommend approval |
| November 19, 2025 | Planning and Zoning Commission | Thoroughfare Map Amendment to realign portion of proposed east-west secondary arterial | Recommend approval |
| November 19, 2025 | Planning and Zoning Commission | Rezoning from RR to PD-R4, R7, MN, & MR  | Recommend approval |

**EXHIBITS**

Exhibit 1 - Agenda Information Sheet  
Exhibit 2 - Staff Analysis  
Exhibit 3 - 2022 Mobility Plan  
Exhibit 4 - Proposed Mobility Plan Amendment  
Exhibit 5 - FEMA Map  
Exhibit 6 - ESA Map  
Exhibit 7 - Travel Demand Model  
Exhibit 8 - Amenity Plan  
Exhibit 9 - Notification Response Map  
Exhibit 10 - Draft Ordinance  
Exhibit 11 - Presentation

Respectfully submitted:  
Farhan Butt, Ph.D., P.E., M. ASCE

Deputy Director of Transportation Services Division

Prepared by:  
Sahar Esfandiyari  
Senior Transportation Planner