



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: June 17, 2025

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, regarding a City-initiated Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to removing a Future Collector between I-35 and Western Boulevard south of West University Drive (US 380). The general area of change is located west of I-35, east of Western Boulevard, south of US 380, and north of Jim Christal 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 4-0 to recommend approval of the request. Motion for approval by Commissioner Dyer and seconded by Commissioner McDuff (MPA25-0002b, Future Collector between I-35 and Western, Sahar Esfandyari).

<https://dentontx.new.swagit.com/videos/345411?ts=5972>

BACKGROUND

The purpose of this agenda item is to amend the City's adopted Mobility Plan 2022. Specifically, this City-initiated request is to remove a proposed Future Collector roadway between Interstate 35 (I-35) and Western Boulevard, south of West University Drive (US 380) and north of Jim Christal Road. Following a thorough study of the area, staff recommends removing this Future Collector as it has been determined that the roadway is not necessary for the overall traffic circulation, accessibility, and safety of the area; will help avoid the additional requirements and costs associated with securing an additional railroad crossing; and will minimize potential environmental impacts to the floodplain within the area.

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 which 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 County's transportation initiatives.

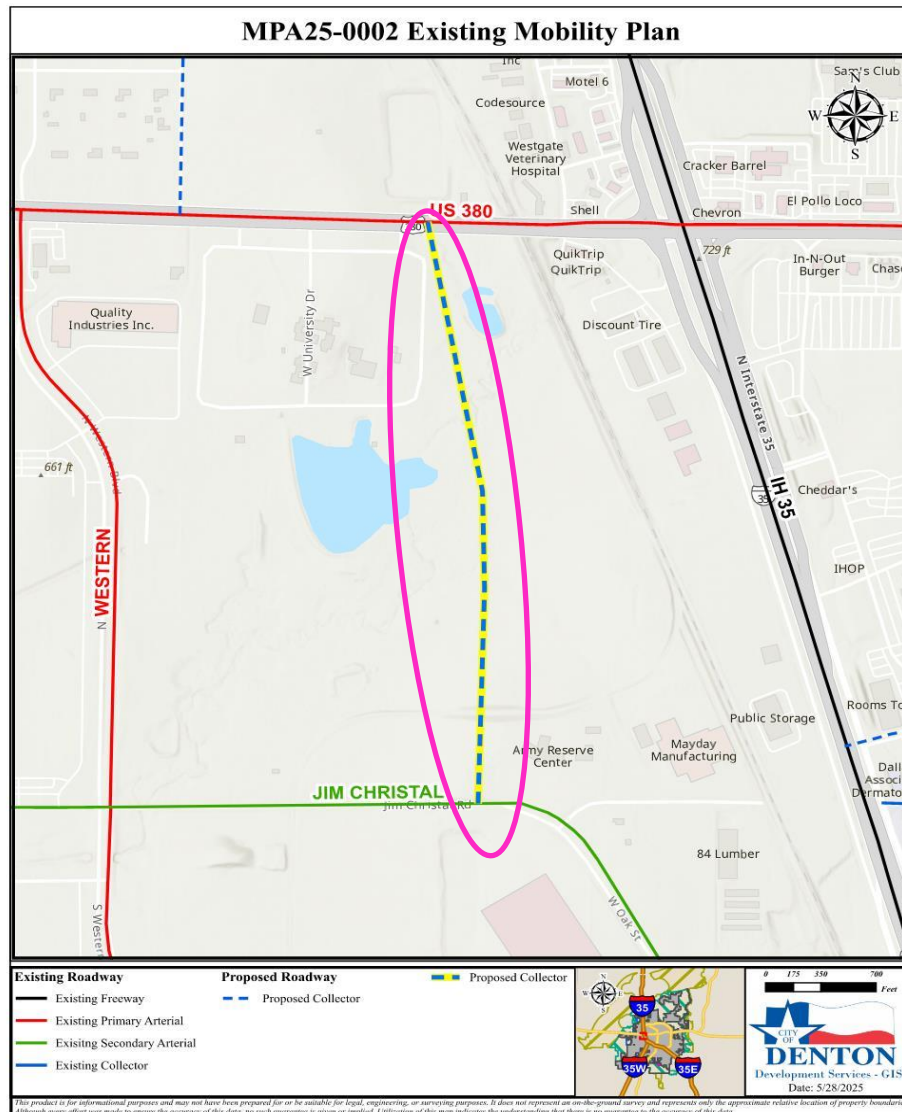
The Mobility Plan has three major elements: it determines roadway alignments with the Thoroughfare Map (location, connection points), it determines the needed right-of-way (width of the road), and it develops the roadway design standards (the types of road classifications). In order to stay relevant, 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.

PROPOSAL

Staff is proposing the following amendment to the Mobility Plan:

Removing a Future Collector between I-35 and Western Boulevard, south of West University Drive (US 380) and north of Jim Christal Road

The proposed roadway to be removed from the Mobility Plan is shown circled in pink on the map below, which is also included as Exhibit 4.



The reasons for this request are as follows:

- The proposed road will have to cross a Kansas City Southern Railroad. Crossing the railroad entails a multi-step process, which includes submitting an application, entering into agreements, and ensuring compliance with safety and operational standards. Most importantly, to establish a new crossing, the City must close at least three existing crossings at other Rail crossing locations.
- The northern section of the study road is located inside a floodplain zone, and building this road would therefore have an adverse environmental impact in the area.

As a result, staff recommends amending the current Mobility Plan Thoroughfare Map to remove the proposed collector road between I-35 and Western Boulevard, south of West University Drive (US 380). This change will help avoid the additional requirements and costs associated with securing an additional railroad crossing and it won't negatively impact traffic circulation and existing road networks.

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.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission held a public hearing for the request on June 11, 2025. Staff presented the proposed Mobility Plan Amendment and analysis. No Commissioners expressed concerns or questions regarding the proposal.

No members of the public spoke.

At the close of the public hearing, the Planning and Zoning Commission voted to recommend approval of the request (4-0).

OPTIONS

1. Recommend Approval
2. Recommend Approval Subject to Conditions.
3. Recommend Denial
4. Postpone Item.

RECOMMENDATION

The Planning and Zoning Commission **recommended** approval of the proposal (4-0).

Staff recommends 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:

Eighteen (18) notices were sent to property owners within 200 feet of the conceptual roadway alignment. Twenty six (26) notices were sent to physical addresses within 500 feet of the conceptual roadway alignment. As of the writing of this report, staff has received 1 response to support and no objection to the proposed amendment.

A notice was published in the Denton Record Chronicle on May 31, 2025.

A notice was published on the City’s website on May 31, 2025.

Two (2) signs were posted in the study area on May 27, 2025.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
December 15, 1998	City Council	Mobility Plan	Resolution R98-065 replaced 1988 Thoroughfare Plan
December 7, 1999	City Council	The Denton Plan 1999-2020	Approved (99-439)

		(Comprehensive Plan)	
January 16, 2001	City Council	Mobility Plan Amendment	Approved (2001-036)
January 8, 2002	City Council	Mobility Plan Amendment	Approved (2002-022)
February 3, 2004	City Council	Mobility Plan Amendment	Approved (2004-034)
March 2, 2004	City Council	Mobility Plan Amendment	Approved (2004-061)
November 2, 2004	City Council	Mobility Plan Amendment	Approved (2004-348)
September 12, 2006	City Council	Mobility Plan Amendment	Approved (2006-249)
December 12, 2006	City Council	Mobility Plan Amendment	Approved (2006-345)
September 12, 2007	City Council	Mobility Plan Amendment	Approved (GDP07-0002)
July 19, 2011	City Council	Mobility Plan Amendment	Approved (2011-117)
January 5, 2016	City Council	2015 Mobility Plan	Approved (2016-012)
August 3, 2021	City Council	Mobility Plan Amendment	Approved (CA21-0001a)
March 22, 2022	City Council	Denton 2022 Mobility Plan	Approved (22-513)
June 18, 2024	City Council	Mobility Plan Amendment (MPA24-0001)	Approved
November 19, 2024	City Council	Mobility Plan Amendment (MPA24-0002b)	Approved
November 19, 2024	City Council	Mobility Plan Amendment (MPA24-0004b)	Approved
June 11, 2025	Planning and Zoning Commission	Mobility Plan Amendment (MPA25-0001a)	Recommended approval (4-0)
June 11, 2025	Planning and Zoning Commission	Mobility Plan Amendment (MPA25-0002a)	Recommended approval (4-0)

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Staff Analysis

Exhibit 3 - Future Land Use Map with Proposed Mobility Plan Amendments

Exhibit 4 - 2022 Mobility Plan

Exhibit 5 - Proposed Mobility Plan

Exhibit 6 - Notification Response Map
Exhibit 7 - Presentation
Exhibit 8 - Draft Ordinance

Respectfully submitted:
Farhan Butt, Ph.D., P.E., M. ASCE
Deputy Director of Transportation Services Division

Prepared by:
Sahar Esfandyari, Ph.D., AICP
Senior Transportation Planner