



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: November 19, 2024

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 Plan and Thoroughfare Map of the 2022 Mobility Plan. The amendment includes but is not limited to downgrading the current road classification of a future Hummingbird Lane section from Secondary Arterial to Collector. The proposal is generally located east of the intersection of Hummingbird Lane and North Loop 288 and extends east toward the intersection of Mills Road and North Mayhill 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 5-0 to recommend approval of the request. Motion for approval by Commissioner Pruet and seconded by Commissioner Padron. (MPA24-0004b, Hummingbird Lane Road Classification, Sahar Esfandiyari) <https://dentontx.new.swagit.com/play/318521/3591>

BACKGROUND

The request is a city-initiated Mobility Plan Amendment to modify the Thoroughfare Map to lower the functional classification of the future Hummingbird Lane extension from a Secondary Arterial to a Collector. Currently, Hummingbird Lane runs east/west as a Residential Street, 0.33-mile-long, which connects Mockingbird Lane to North Loop 288. The Thoroughfare Map depicts an extension of Hummingbird Lane across North Loop 288, connecting to North Mayhill Road, and continuing eastward as the existing Mills Road (shown in the inset map below as a white dashed line). The purpose of the request is to ensure that the section of Hummingbird Lane between North Loop 288 and North Mayhill Road is "right-sized" to accommodate the appropriate modes of travel and vehicle capacity for the roadway's purpose and future land uses.



The Mobility Plan is a component of the Denton 2040 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, and
- Ensure the City’s plans coordinate with TxDOT and the County transportation initiatives, if applicable.

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.

Roadway Classifications

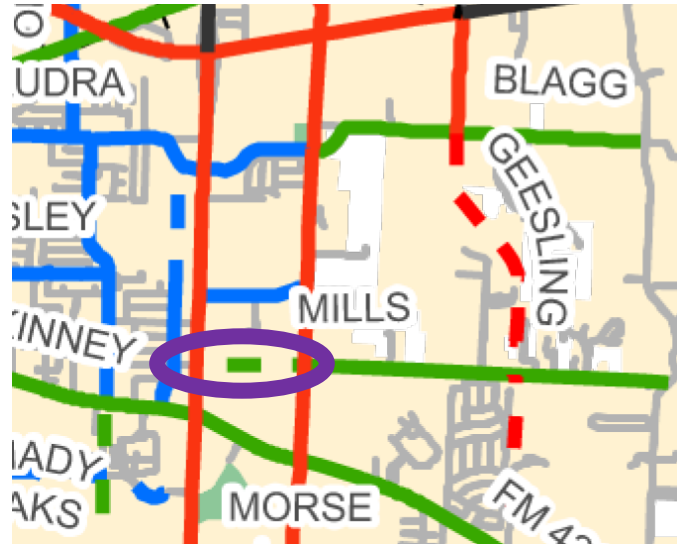
The City currently defines a variety of roadway classifications: Primary Arterial, Secondary Arterial, Major Collector, Collector, and Residential Street (descriptions shown below and attached as Exhibit 4). Transportation networks are designed to distribute traffic among these types of roadways as a defined hierarchy: neighborhood streets connect to collectors, collectors connect to arterials, and arterials connect to freeways, with each subsequent roadway type allowing for higher speeds and capacity. Each roadway classification is established based upon the expected fully developed traffic volumes and requires standard right-of-way dedication and geometric street sections for sidewalks, vehicular travel lanes, parking, etc.

Residential	Associated with residential development within an urban and/or suburban environment. 55 feet of total ROW <i>Typical speeds: 25 – 30 mph</i>
Collector	Collects traffic from residential streets and local commercial and industrial streets and connects to Arterials. 65 feet of total ROW <i>Typical speeds: 30 – 35 mph</i>
Major Collector	Collects traffic from residential streets and local commercial and industrial streets and connects to Arterials. Provides for greater pedestrian and bicycle connectivity. 110 feet of total ROW <i>Anticipated speed: 35 mph</i>
Secondary Arterial	Major routes throughout the city. The number of driveway connections are limited to reduce friction and allow traffic to flow. 110 feet of total ROW <i>Typical speeds: 35 – 40 mph</i>
Primary Arterial	Major routes throughout the city and county. The number of driveway connections are limited to reduce friction and allow traffic to flow. 135 feet of total ROW <i>Typical speeds: 40 – 45 mph</i>

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Mobility Planning and Hummingbird Lane

With the adoption of the 2022 Mobility Plan, Hummingbird Lane was extended across Loop 288 as a Secondary Arterial to provide more east-west connectivity, ultimately connecting to Mills Road, and eventually terminating at Lakeview Boulevard (see inset image).



Current Request

Modify the Mobility Plan 2022 to change the Hummingbird Lane extension from a Secondary Arterial to a Collector functional road classification.

The 2022 Mobility Plan classifies the extension of Hummingbird Lane between Loop 288 and Mayhill Road as a Secondary Arterial. However, based on the following reasons, staff proposes to downsize the classification to Collector:

- Due to the short length of the target road (0.3 mile), this road functions as a transition between local roads to the adjacent Secondary and Primary Arterials (Loop 288 to the West, Mayhill Rd to the East, and McKinney Street to the south).
- The Road classification definitions in the 2022 Mobility Plan indicate the relationship between street class and speed/volume capacity. Based on this comparison, downgrading this segment of Hummingbird Lane to a Collector will provide more safety for pedestrians, cyclists, and vehicle users on this road with speeds of 30 to 35 mph.

Street Class	Target Speed	Volume Capacity
Secondary Arterial	35 - 40 mph	29,000
Collector	30 - 35 mph	11,500

Mobility Plan, 2022

- McKinney Street, designated as a Secondary Arterial Roadway, is located within a short distance (0.3 mile) of Hummingbird Lane and is an established corridor that connects downtown to the eastern areas of the City. A variety of commercial, government, institutional, and residential uses are connected by McKinney Street. This proximity, roadway length, and existing development pattern position McKinney Street as a more appropriate east-west corridor for efficient traffic movement and connectivity.

As an element of the Comprehensive Plan, amendments to the City’s Mobility Plan follow the Administration and 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 at their October 23, 2024 meeting. 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 (5-0).

OPTIONS

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

RECOMMENDATION

The Planning and Zoning Commission recommended approval of the request (5-0).

Staff recommended 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:

Twelve notices were sent to property owners within 200 feet of the conceptual roadway alignment. Twenty notices were sent to physical addresses within 500 feet of the conceptual roadway alignment. As of the writing of this report, staff has not received any responses to these notices.

A notice was published in the Denton Record Chronicle on November 2, 2024.

A notice was published on the City’s website on October 31, 2024.

Two signs were posted on the property on October 10, 2024.

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 (Comprehensive Plan)	Approved (99-439)
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
October 23, 2024	Planning and Zoning Commission	Mobility Plan Amendment (MPA24-0002b)	Recommended approval (5-0)
October 23, 2024	Planning and Zoning Commission	Mobility Plan Amendment (MPA24-0004b)	Recommended approval (5-0)

EXHIBITS

- Exhibit 1 - Agenda Information Sheet
- Exhibit 2 - Staff Analysis
- Exhibit 3 - Future Land Use Map
- Exhibit 4 - Mobility Plan Roadway Classification
- Exhibit 5 - Existing Mobility Plan Thoroughfare Map
- Exhibit 6 - Proposed Mobility Plan Thoroughfare Map
- Exhibit 7 - Notification Map and Responses
- Exhibit 8 - Presentation
- Exhibit 9 - Draft Ordinance

Respectfully submitted:
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