



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Mobility Committee

Wednesday, January 28, 2026

10:00 AM

CANCELLED

*****CANCELLATION NOTICE*****

**PLEASE NOTE - THIS MEETING WAS CANCELLED ON JANUARY 27, 2026
AND WILL NOT TAKE PLACE**

After determining that a quorum is present, the Mobility Committee of the City of Denton, Texas will convene in a Regular Meeting on Wednesday, January 28, 2026 at 10:00 a.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

1. CITIZEN COMMENTS ON AGENDA ITEMS

This section of the agenda allows citizens to speak on any individual consideration item on the agenda. Individuals are only able to comment one time per agenda item. Each speaker will be given a total of three (3) minutes per agenda item. A Request to Speak Card must be completed and returned to the Staff Liaison before the Committee considers the item.

2. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [MC26-065](#) Consider approval of the minutes of December 17, 2025.
- B. [MC26-066](#) Receive a report and hold a discussion regarding the City of Denton Transportation/Mobility Project Status Report.
[Estimated Presentation Time: 30 minutes]
- C. [MC26-067](#) Receive a report and hold a discussion regarding the elements of the Regional Transit 2.0 initiative from the North Central Texas Council of Governments.
[Estimated Presentation Time: 30 minutes]
- D. [MC26-068](#) Receive a report and hold a discussion regarding the Mobility Plan Bootcamp - Part 4 to introduce and share the information on different elements of the Mobility Plan.
[Estimated Presentation Time: 30 minutes]
- E. [MC26-069](#) Staff Memorandum
Development Code Update

3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Mobility Committee or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on January 22, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



City of Denton
MINUTES
MOBILITY COMMITTEE MEETING
OF THE DENTON CITY COUNCIL

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

Wednesday, December 17, 2025

10:00 AM

City Council Chambers

After determining that a quorum was present, the Mobility Committee of the City of Denton, Texas convened in a Regular Meeting on Wednesday, December 17, 2025, at 10:00 AM in the City Council Work Session Room, 215 E. McKinney St., Denton, Texas.

Committee Members: Chair, Council Member Byrd, Vice-Chair, Council Member Beck, Council Member Holland, and Jane Zygiel participated in the meeting. Lauren Penn was absent.

REGULAR MEETING

1. Public Comment Section

No citizens requested to speak.

2. Individual Consideration

A. MC25-062 Consider approval of the minutes of November 19, 2025.

Vice-Chair, Council Member Beck motioned to approve the minutes as presented; seconded by Jane Zygiel; motion carried.

Ayes: (4) Chair, Council Member Byrd, Vice-Chair, Council Member Beck, Council Member Holland, and Jane Zygiel.

Nays: (0)

Absent: (1) Lauren Penn

B. MC25-057 Receive a report and hold a discussion regarding the Denton Sidewalk and Bike Lane Prioritization to introduce and share information on prioritization methods for developing and improving the sidewalks and bike lanes in the City of Denton.

Dr. Roya Etminani, shared updates regarding the Denton Sidewalk and Bike Lane Prioritization, and discussion followed. No direction was provided as the item was for informational purposes only.

C. MC25-058 Receive a report and hold a discussion and provide suggestions or recommendations regarding updates to the City of Denton Design Criteria Manual.

Mike Linder and Rakibul Alam, shared updates regarding the City of Denton Design Criteria Manual, and discussion followed. No direction was provided as the item was for informational purposes only.

D. MC25-063 Receive a report and hold a discussion regarding the Mobility Plan Bootcamp – Part 3 to introduce and share the information on different elements of the Mobility Plan.

Dr. Farhan Butt shared updates regarding the Mobility Plan Bootcamp – 3, and discussion followed. No direction was provided as the item was for informational purposes only.

E. MC25-064 Staff Memorandum

1. Sidepath Work Plan Update
2. Transportation Services Future City Council Items
3. FY25 Annual Total Lines Miles
4. December 20, 2023 Mobility Minutes

CONCLUDING ITEMS

Future Items to Bring Forward:

1. Citywide Parking Study
2. Growing the Bike Bus Programs
3. Sidepath Work Plan Update
4. Bike Funds Project Criteria
5. Sidewalk Heat Intensity
6. Mobility Plan Introduction
7. Cost to Ride GoZone
8. Transit 2.0
9. Development Code Update
10. Priority Locations for Bollards Public/Private
11. CIP Community Outreach
12. Quarterly Transportation /Mobility Project Status Report
13. Quarterly Transportation Services Report
14. Quarterly Construction and TRiP Report
15. Annual Total Lane Miles

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Public Utilities Board or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Adjournment: 11:45 AM

APPROVED

Council Member Byrd
Chair

Jazmyn Robles
Management Analyst

Approved on: _____



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Capital Projects

DCM: Cassey Ogden

DATE: January 28, 2026

SUBJECT

Receive a report and hold a discussion regarding the City of Denton Transportation/Mobility Project Status Report.

BACKGROUND

The Texas Department of Transportation (TxDOT) City of Denton Transportation/Mobility Project Status Report has been attached as (**Exhibit 2**) for your review. This report is updated by Innovative Transportation Solutions (ITS) staff on a quarterly basis and provides current status regarding on-system projects that may impact mobility in the Denton area. John Polster, President of ITS, will facilitate the discussion on this report.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - City of Denton Transportation/Mobility Project Status Report

Respectfully submitted:
Seth Garcia, PMP
Director of Capital Projects

Prepared by:
Jazmyn Robles
Management Analyst



City of Denton Transportation/Mobility Project Status Report

Prepared by ITS

January 2026

PROJECTS

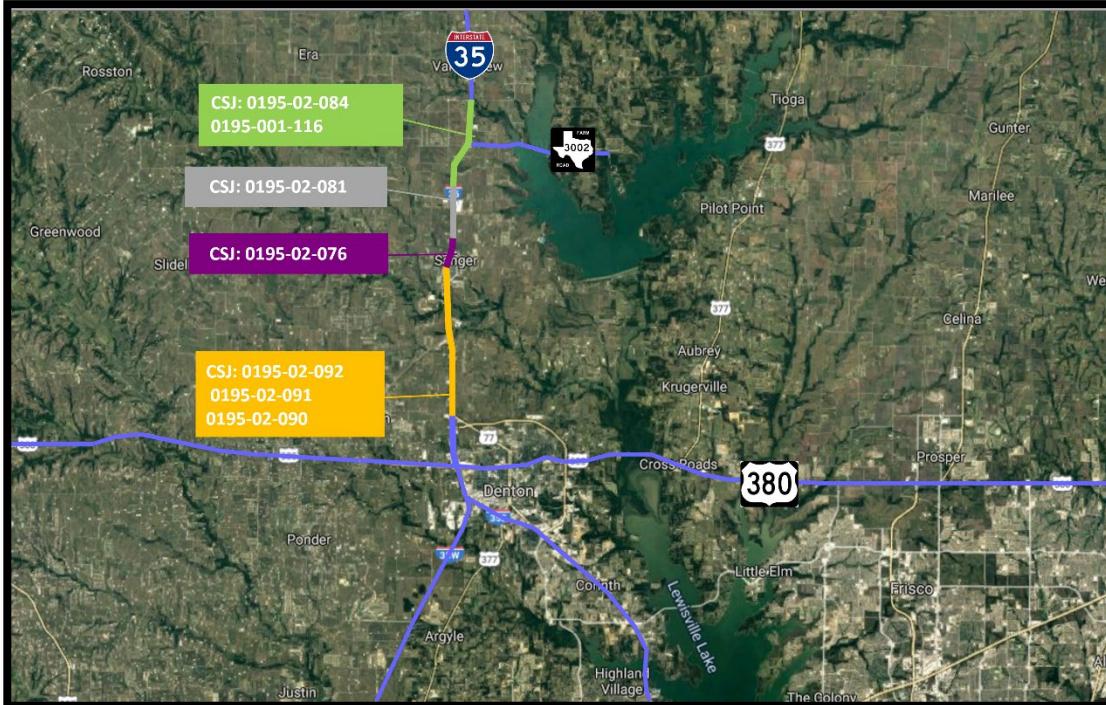
- Project Summary page 2
- I-35 North page 3
- I-35 North (FM 455 to View Road) page 5
- I-35/35E/35W Merge page 6
- I-35E/Mayhill page 8
- I-35W Frontage Roads Middle page 10
- Loop 288 West Frontage Roads page 11
- Loop 288 East-US 380 Connector page 12
- Bonnie Brae Segment 7 page 13
- FM 1515 page 14
- FM 1173 page 15
- Outer Loop page 16
- Glossary of Acronyms page 17
- TxDOT Funding Categories page 18
- Denton City Limits page 19

PROJECT SUMMARY

PROJECT	LET DATE	CONTRACTOR/ENGINEER	CONSTRUCTION COST
I-35 North	Various	Stantec	\$809,219,930
I-35 North (FM 455 to View Road)	08-2025	Indus Road & Bridge	\$128,704,134
I-35/35E/35W Merge	04-2024	Sema Construction	\$588,780,841
I-35E/Mayhill	06-2025	Zachary Construction	\$123,539,232
I-35W Frontage Roads Middle	09-2028	WSP	\$260,713,231
Loop 288 West Frontage Roads	*	CP&Y	\$233,268,240
Loop 288 East-US 380 Connector	*	Westwood	\$1,262,000,000
Bonnie Brae Segment 7	*	Westwood	*
FM 1515	*	LTRA	\$69,484,709
FM 1173	*	Halff	\$125,852,145
Outer Loop	*	LJA	\$1,547,212,128
TOTAL			\$5,148,774,590

I-35 North

CSJ:	0195-02-076; 0195-01-116; 0195-02-084; 0195-02-092; 0195-02-091; 0195-02-090	Schematic Approval:	January 31, 2019
Limits:	From US 77 to FM 3002 (Cooke County line)	Environmental Approval:	October 7, 2019
Description:	Reconstruct and widen 4- to 6-lane rural freeway with ramp modifications and reconstruct 4- to 4/6-lane frontage roads	ROW Acquisition Complete:	July 2023
Est. Construction Cost:	\$809,219,930 -092: \$196,881,863 -091: \$167,112,568 -090: \$203,938,881 -116: \$110,895,970 -084: \$130,390,648	Utility Relocations Complete:	-092: August 2026 -091: August 2026 -090: August 2026 -116: June 2026 -084: June 2026
Construction Funding:	\$629,621,924 CAT 4: \$220,966,122 CAT 5: \$5,964,000 CAT 12: \$402,691,802	100% Plans:	-092: March 2026 -091: December 2026 -090: June 2027 -116: December 2025 -084: January 2026
Firm:	Stantec	Ready to Let Date:	-092: August 2026 -091: December 2026 -090: June 2027 -116: June 2026 -084: June 2026
TxDOT PM:	Dawit Abraham	Let Date:	-092: November 2026 -091: November 2027 -090: November 2028 -116: December 2029 -084: December 2029



Current Activity:

- PS&E:** Work on the 100% PS&E plan set for the -074 CSJ is underway with updates to 2024 TxDOT Specifications. TxDOT has split -074 CSJ into three separate CSJs for letting.

- Work on the 100% PS&E plan set for -084 CSJ is underway with updates to the 2024 TxDOT Specifications.
- **Utilities:** The status of utilities in conflict is listed below by CSJ/segment.

IH-35 from US 77 to South of FM 455; CSJ: 0195-02-074

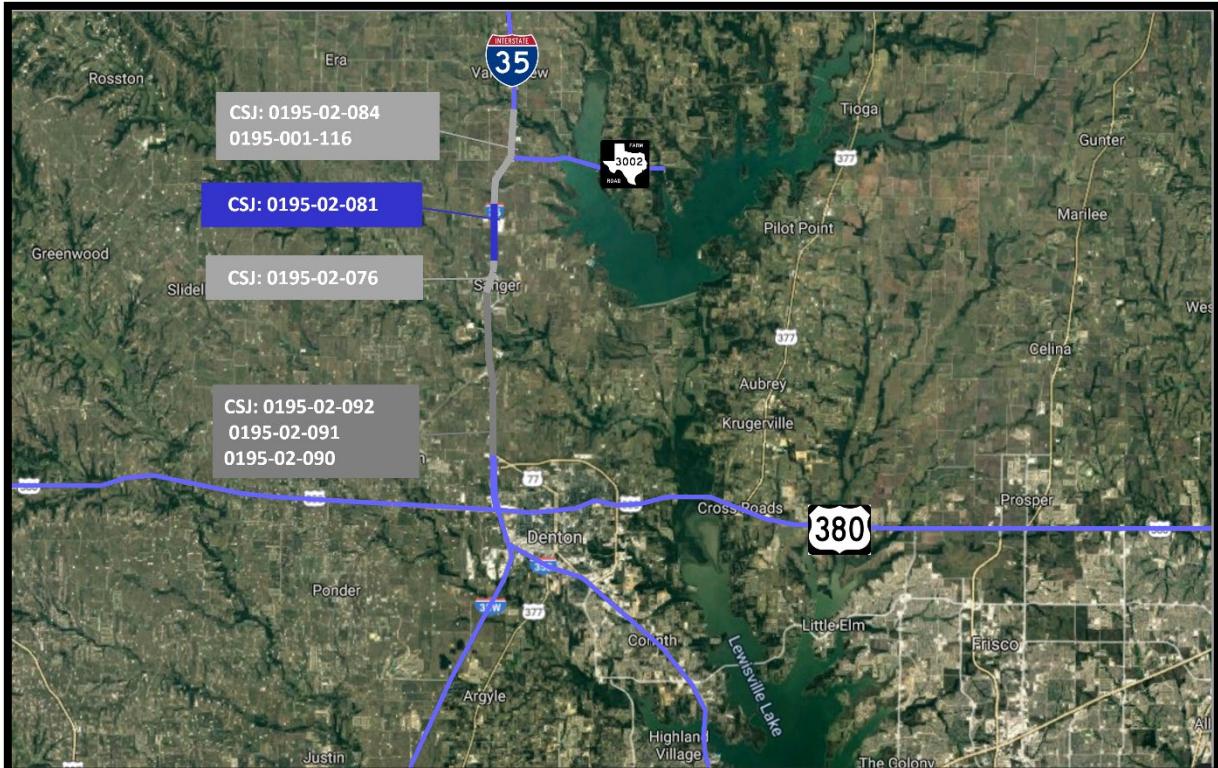
- Utilities that are clear of construction: AT&T, Atmos Distribution, Brazos Electric, CoServ Electric, City of Denton, Frontier, Nortex, OneOK, Sanger Electric, and Sanger Water/Wastewater.
- Utilities that are currently relocating: CenturyLink/Brightspeed, Bolivar WSC, MCI/Verizon, and UTRWD.
- Utilities that are pending relocations: Altice, Lumen/Level 3, and Zayo.
- Utilities that are critical path: None

IH-35 from View Road to Cooke County Line (FM 3002); CSJ: 0195-02-084

- Utilities that are clear of construction: AT&T, Bolivar WSC, CoServ Electric, Lumen/Level 3, Nortex, and Sanger Electric.
- Utilities that are currently relocating: None.
- Utilities that are pending relocations: MCI/Verizon, Oncor, and Zayo.
- Utilities that are critical path: Oncor Electric needs to be clear prior to Zayo.

I-35 North (FM 455 to View Road)

CSJ:	0195-02-081	Schematic Approval:	January 31, 2019
Limits:	From north of FM 455 to north of View Road	Environmental Approval:	October 7, 2019
Description:	Reconstruct and widen 4- to 6-lane rural freeway with ramp modifications and reconstruct 4- to 4/6-lane frontage roads	ROW Acquisition Complete:	July 2023
Construction Cost:	\$128,704,134	Utility Relocations Complete:	November 2025
Construction Funding:	\$128,704,134 CAT 12	100% Plans:	June 2025
Engineering Firm:	Stantec	Let Date:	August 7, 2025
TxDOT PM:	Christian Bonilla	Construction Start:	February 2026

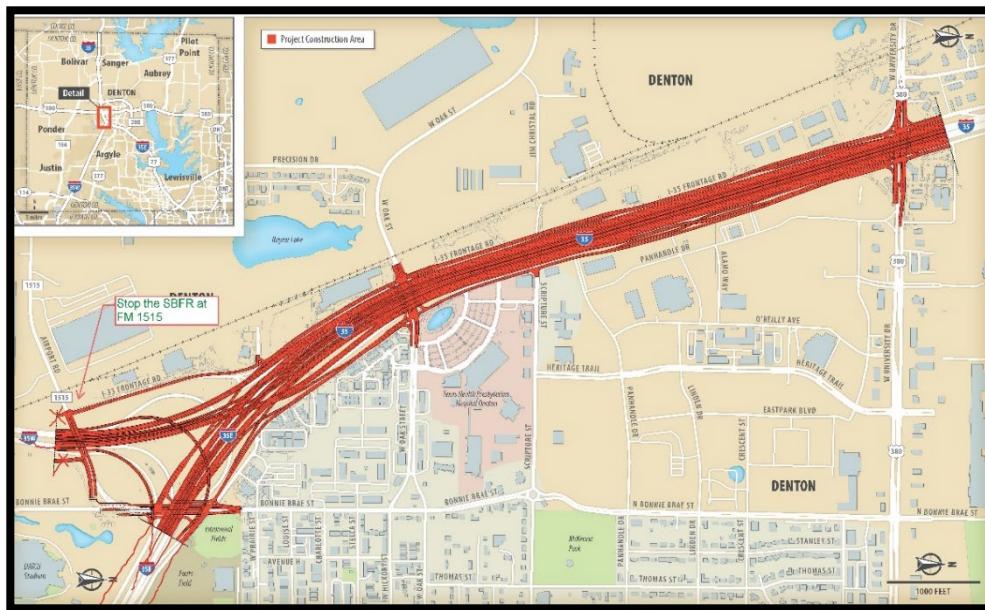


Current Activity:

- **Utilities:** All utilities are clear of construction.
- **Construction:** The 0195-02-081 project let for construction on August 7, 2025. Project was awarded to Indus Road & Bridge, Inc. with a low bid of \$128,704.133.71. There are 37 months of barricades. Pre-construction meeting scheduled for January 30, 2026.

I-35/35E/35W Merge

CSJ:	0195-03-099 (N Texas Blvd to I-35E/W) 0195-03-090 (I-35E/W to US 380) 0195-03-087 (US 380 to US 77)	Schematic Approval:	-090: August 2011 -087: January 31, 2019
Limits:	From North Texas Blvd to US 77 north of Denton	Environmental Approval:	-090: June 2017 -087: October 7, 2019
Length:	5.073 miles	ROW Acquisition Completed:	May 2022
Description:	Reconstruct interchange and existing frontage roads; reconstruct and widen to 6/8-lane rural freeway with ramp modifications	Utility Relocations Complete:	May 2025
Construction Cost:	\$588,780,841	City of Denton Utility Relocations Completed:	December 2024
Construction Funding:	\$588,780,841 CAT 2: \$65,978,054 CAT 3: \$1,452,495 CAT 4: \$75,042,004 CAT 11: \$106,973,305 CAT 12 (Strategic Priority): \$219,334,983 CAT 12 (Texas Clear Lanes): \$120,000,000	100% Plans:	January 2024
Firm & Key Contact:	AECOM (-090); Stantec (-087)	Let Date:	April 4, 2024
TxDOT PM:	John Rich	Construction Completion:	January 2030

Current Activity:

- Utilities:** Identified conflicts are being coordinated in the field for adjustment.
- Construction:** The project let for construction on April 4, 2024. The project was awarded to Sema Construction with a low bid of \$588,780,840.70, at 18% above engineer's estimate. There are 1,356 working days and 56 months of barricades. See attached TxDOT construction report.

TxDOT Monthly Project Report

Date of report: January 6, 2026

Report prepared by: Jonathan Rich

Project: **0195-03-087, ETC**

Control: **0195-03-087, ETCA**

Highway: **IH 35**

Limits: IH35E at North Texas Blvd to North of US 77 on IH35

Contractor: **Sema**

TxDOT Project Manager: Jonathan Rich

Contractor's Project Manager: Shea Hurley

Phone: (945) 290-0731

Phone: (720) 215-8056

Date Work Began: January 13, 2025

Anticipated Completion Date: January 2030

Current Activities:

Current activities: Drainage activities throughout project limits within southbound and northbound frontage roads. Temporary detours – ongoing activities; temporary traffic switches upcoming. Permanent pavement: I-35W off-ramp, northbound frontage road, southbound frontage road, westbound Loop 288 ramp tie-in. ITS and illumination: pole removal ongoing, switching to temporary ITS, temporary traffic signal at Oak, and permanent illumination installation at I-35E/35W. Excavation and soil nails; panel installation; deck panel setting.

Narrative description of last month's activities: Drainage activities throughout project limits. Temporary detours. Permanent pavement. ITS and illumination activities. Placing and removing overhead temporary signs. Fixing potholes throughout project. Roadway sweeping and litter pick-up within project limits. Demolition activities on I-35E southbound frontage road and off-ramp to Oak Street. Panel installation; excavation and soil nails; excavation; panel installation; steel girder placement; railing installation; and column cap form and pour.

Narrative description of activities planned for next month: Drainage activities throughout project limits within southbound and northbound frontage road frontage roads. Ongoing temporary detours. Permanent pavement. ITS and illumination. Place and remove temporary overhead temporary signs through project. Fix potholes throughout project. Roadway sweeping and litter pick-up within project limits. Demolition activities on I-35E southbound frontage road and off-ramp to Oak Street. Excavation and soil nails; panel installation; deck panel setting; bridge deck pour.

Traffic issues: Nightly lane closures. Temporary one-lane frontage road throughout project in multiple locations. UNT interface with home football games.

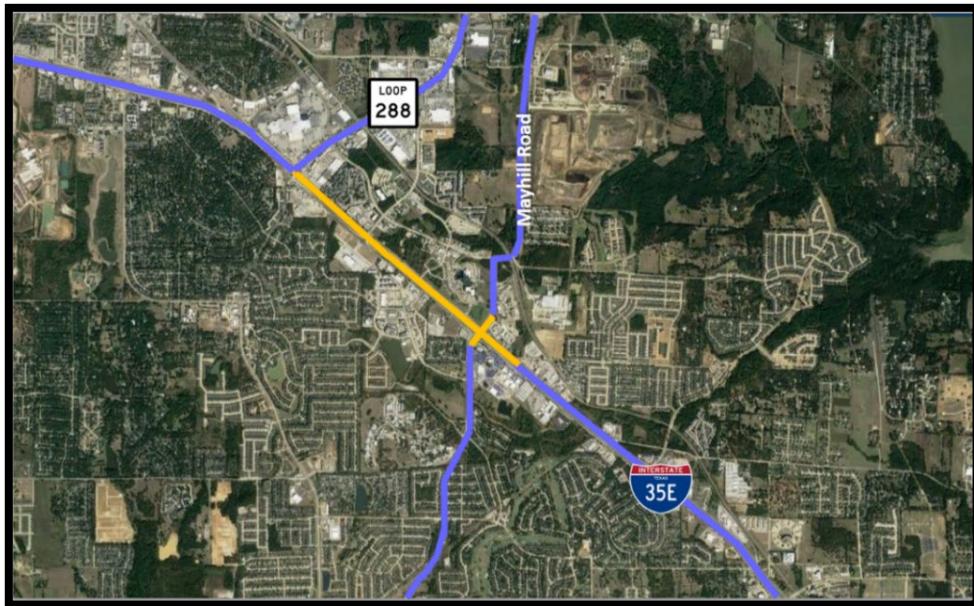
Plans for changes in traffic patterns: The new exit ramp for FM 1515 to travel westbound from I-35W was opened on 12-19-25. No upcoming traffic pattern changes.

Item(s) of work currently controlling project completion: Bridge efforts and southbound frontage road south of US 380 drainage.

Other items of significance: None

I-35E/Mayhill

CSJ:	0196-01-109	Schematic Approval:	February 2011
Limits:	I-35E intersection with Mayhill from Pockrus Page Rd to Loop 288	Environmental Clearance:	January 31, 2012
Description:	Reconstruct interchange at Mayhill and I-35E and existing 4-lane frontage roads	ROW Acquisition Completed:	November 2022
Construction Cost:	\$123,539,232	Utility Relocations Complete:	January 2026
Construction Funding:	\$139,130,349 CAT 2: \$129,130,349 CAT 4: \$10,000,000	100% Plans:	November 2024
Firm & Key Contact:	LTRA, Tyler Martin	Let Date:	June 5, 2025
TxDOT Project Manager:	Branden Barnett	Construction Completion:	June 2029



Current Activity:

- Utilities:** The status of utilities in conflict is listed below.
 - Utilities currently clear of construction: Atmos Gas (Distribution), Astound (Grande), AT&T, Brightspeed/CenturyLink, Charter/Spectrum, CoServ Gas, City of Denton Fiber, City of Denton Water, City of Denton Wastewater, DISD, NGG, Oncor, United Private Networks, and Zayo.
 - Utilities that are currently relocating: DME, Frontier, and Lumen/Level 3.
 - Utilities that are pending relocation: None
 - Utilities that are critical path: DME to wreck out poles. Frontier pending cut-over and wreck-out. Lumen pending wreck-out.
- Construction:** The project let for construction on June 5, 2025. Project was awarded to Zachary Construction Corporation with a low bid of \$123,539,232.30, at 16.2% below engineer's estimate. There are 981 working days and 40 months of barricades. Contract has 120-day delay.

Construction began on January 5, 2026. See attached TxDOT construction report.

TxDOT Monthly Project Report
Date of report: January 12, 2026
Report prepared by: Branden Barnett

Project: **F 2025(801)**
Control: **0196-01-109**
Highway: **IH35E**
Limits: At: South of Mayhill Rd
At: SL 288
Contractor: **Zachry Construction**

TxDOT Project Manager: Branden Barnett
Contractor's Project Manager: Paul Kramer
Contractor's Superintendent: Felipe Salinas

Phone: (214) 392-1791

Date Work Began: January 5, 2026
Anticipated Completion Date: June 2029

Current Activities:

Current activities include: Placing drainage along southbound frontage road. Conducting preparations for ROW operations. Removing existing driveways and sidewalk along the northbound frontage road and southbound frontage road.

Narrative description of last month's activities: N/A

Narrative description of activities planned for next month: Continue placing traffic control devices along the southbound frontage road and northbound frontage road. Place temporary pavement along northbound frontage road and southbound frontage road.

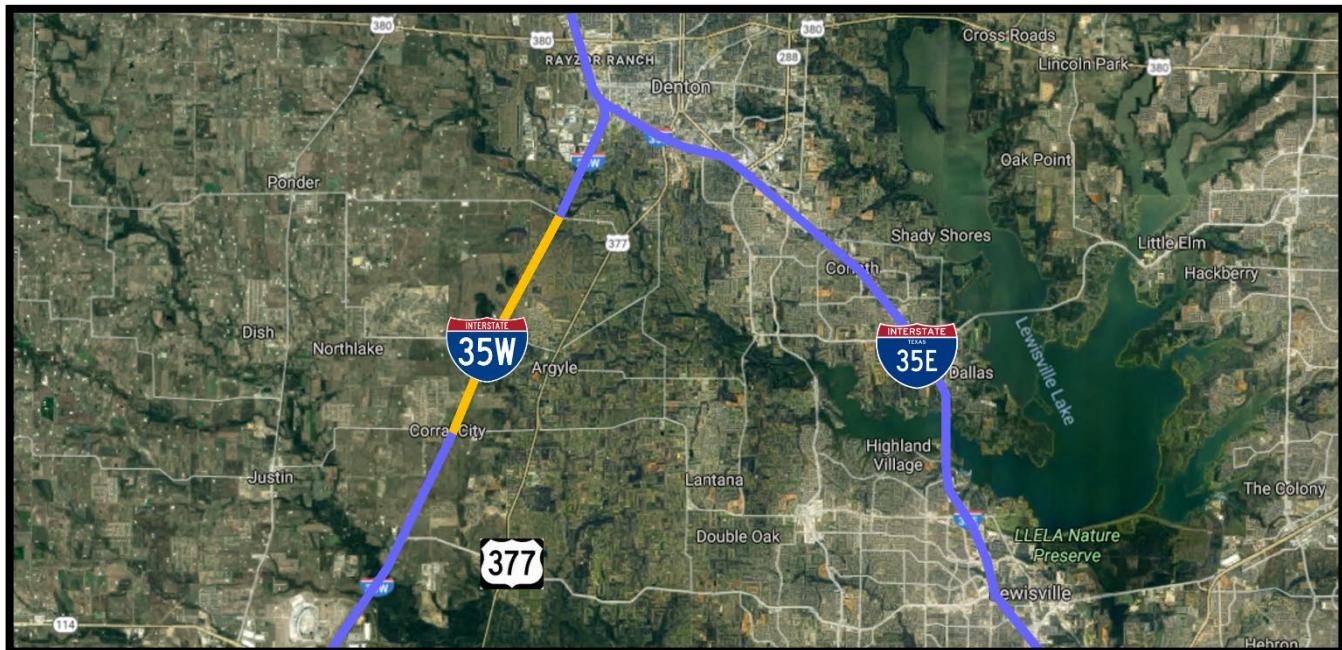
Traffic issues: Daily and nighttime lane closures throughout project lifetime.

Plans for changes in traffic patterns: Traffic will be moved onto detour pavement on frontage road to allow for placing drill shafts and construction retaining walls.

Item(s) of work currently controlling project completion: Placement of drainage.

I-35W Frontage Roads Middle

CSJ:	0081-13-071	Schematic Approval:	March 20, 2020
Limits:	From 0.7 miles south of FM 407 to FM 2449	Environmental Clearance:	June 30, 2020
Project Description:	Construct frontage roads	ROW Acquisition Complete:	June 2026
Est. Construction Cost:	\$260,713,231	Utility Relocations Complete:	December 2027
Construction Funding:	\$213,024,000 CAT 2: \$24,537,247 CAT 12: \$188,486,753	100% Plans:	December 2026
Firm:	WSP	Ready to Let Date:	December 2027
TxDOT PM:	Gutema Gebriel	Let Date:	September 2028



Current Activity:

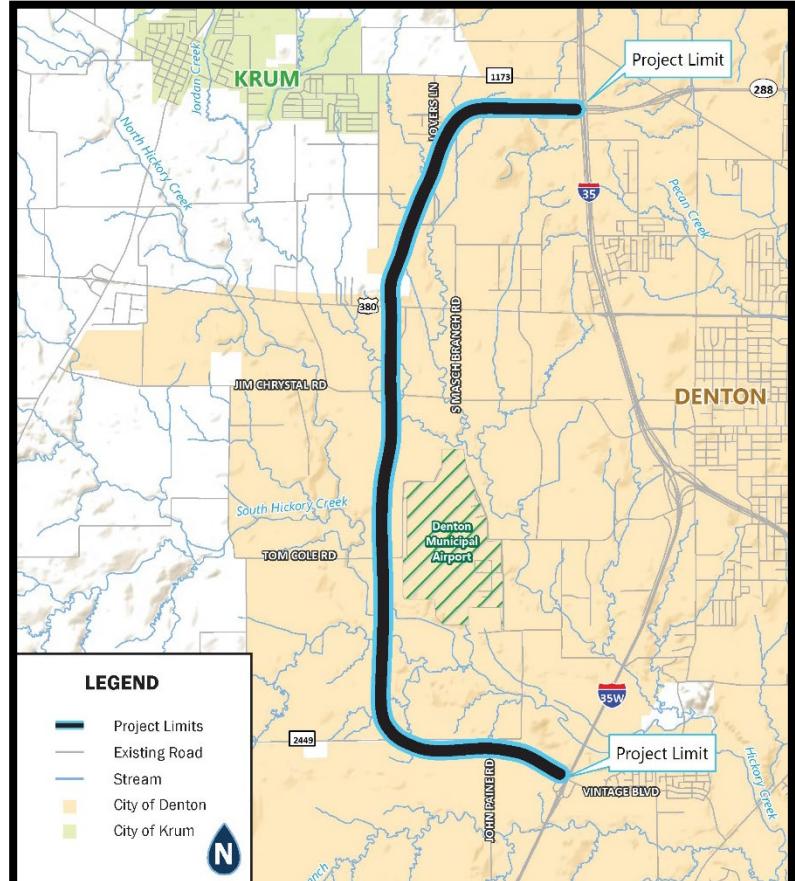
- PS&E:** WSP continues working toward completion of final plan set.
- ROW:** There are 58 parcels to acquire. There are: 3 parcels in ED and 55 parcels acquired.
- Utilities:** The status of utilities in conflict is listed below.
 - Utilities that are clear of construction: DME Transmission and UTRWD.
 - Utilities that are currently relocating: Atmos Gas
 - Utilities that are pending relocations: CoServ Electric, DME Distribution, Fiberlight, Frontier, Fiberlight, Lumen, and Zayo.
 - Utilities that are critical path: CoServ pole placement design and placement is needed for telecoms to finalize their design. Unidentified OneOK pipeline pending design and SUA. Possible Hillwood pipeline in conflict, pending confirmation.

Loop 288 West Frontage Roads

CSJ:	2250-00-013 (from I-35 to US 380) 2250-00-032 (from US 380 to I-35W)	Schematic Approval:	March 20, 2020
Limits:	From I-35 to I-35W	Environmental Clearance:	September 28, 2020
Description:	Construct frontage roads	ROW Acquisition Complete:	September 2028
Estimated Construction Cost:	\$233,268,240 -013: \$85,949,141 -032: \$147,319,099	Utility Relocations Complete:	June 2031
Construction Funding:	\$3,000,000 CAT 3 \$500,000 CAT 7	100% Plans:	June 2026
Firm & Key Contact:	CP&Y, Jacob Roberts	Ready to Let Date:	June 2031
TxDOT Project Manager:	Gutema Gebriel	Let Date:	Pending Funding

Current Status:

- **ROW:** For RCSJ 2250-02-023, there are 19 parcels to acquire. There are: 2 parcels in ED and 17 parcels in possession. For RCSJ 2250-02-024, there are 20 parcels to acquire. There are: 5 parcels in negotiations and 15 parcels in possession.
- **ROW acquisition efforts are on hold due to District budgetary constraints.**
- **PS&E:** CP&Y updated PBLR for final submittal.
- CP&Y updated Exhibit A and made final submittal on September 30, 2024.
- The 95% PS&E plan set submittal was made on September 3, 2024. The comment resolution meeting was held on January 28, 2025. CP&Y continued addressing comments and working toward final submittal.
- TxDOT requested revised traffic numbers; CP&Y awaiting new pavement design to finalize submittal.
- CP&Y reviewed the revised Dallas District Design Guide and noted impactful changes that would result from a revision to plans.
- CP&Y completed another analysis for US 380 per TxDOT request. CP&Y verified US 380 vertical clearance for the widening option.
- **Bi-weekly coordination meetings underway.**
- **Utilities:** SUE Level A submittal was made on October 11, 2024. Completed two Level A test holes for gas pipeline crossing per TxDOT request. Investigated conflict with Enterprise and Atmos Gas lines.



Loop 288 East-US 380 Connector

CSJ:	2250-02-025; 0135-10-066; 0135-10-066	Schematic Approval:	February 2026
Limits:	from I-35 to US 380 east of Geesling Road	Environmental Clearance:	October 2026
Project Description:	Construct Loop 288 frontage roads and grade separations and an improved connector to US 380	ROW Acquisition Completion:	*
Estimated Const. Cost:	\$1.262 billion	Utility Relocations Completion:	*
Construction Funding:	\$0	100% Plans:	*
Firm & Key Contact:	Westwood, Mark Schluter	Ready to Let Date:	*
TxDOT PM:	Stephen Endres	Let Date:	*

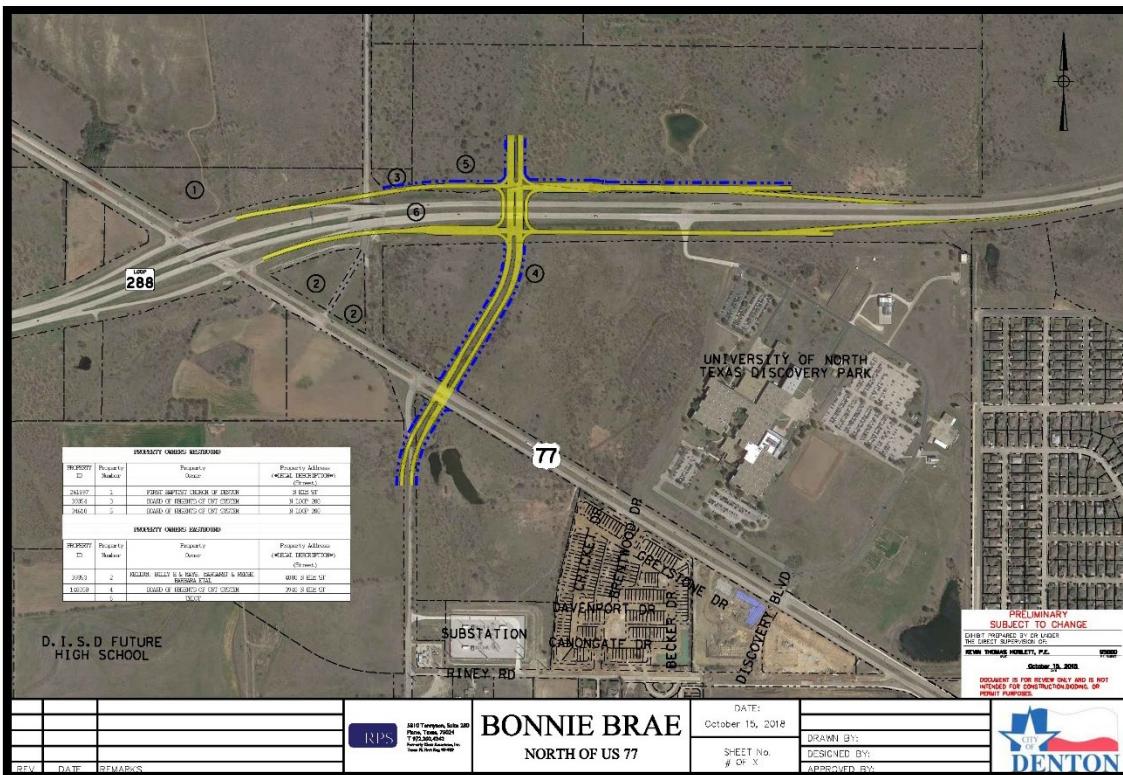


Current Activity:

- **Schematic:** Westwood addressed additional comments received from TxDOT and submitted updated 100% schematic on January 15, 2026.
- Meeting with TxDOT held on December 8, 2025, to discuss schematic revisions.
- Monthly coordination meeting with City of Denton held on November 6, 2025.
- Westwood is updating estimates, completing traffic control plan, and finalizing TxDOT forms.
- **Environmental:** TxDOT approved project for an Environmental Assessment (EA). Public hearing date is tentatively expected in May/June 2026. Westwood continues working on Environmental Assessment and submitted for TxDOT review in December 2025. All technical reports are approved.

Bonnie Brae Segment 7

CSJ:	*	Schematic Approval:	February 2026
Limits:	From US 77 to Loop 288	Environmental Clearance:	October 2026
Length:	0.2 miles	ROW Acquisition Complete:	*
Description:	Extension of Bonnie Brae north of US 77	Utility Relocations Complete:	*
Est. Construction Cost:	*	100% Plans:	*
Construction Funding:	*	Ready to Let Date:	*
Firm & Key Contact:	Westwood, Mark Schluter	Let Date:	*
TxDOT Project Manager:	Stephen Endres	Construction Start:	*

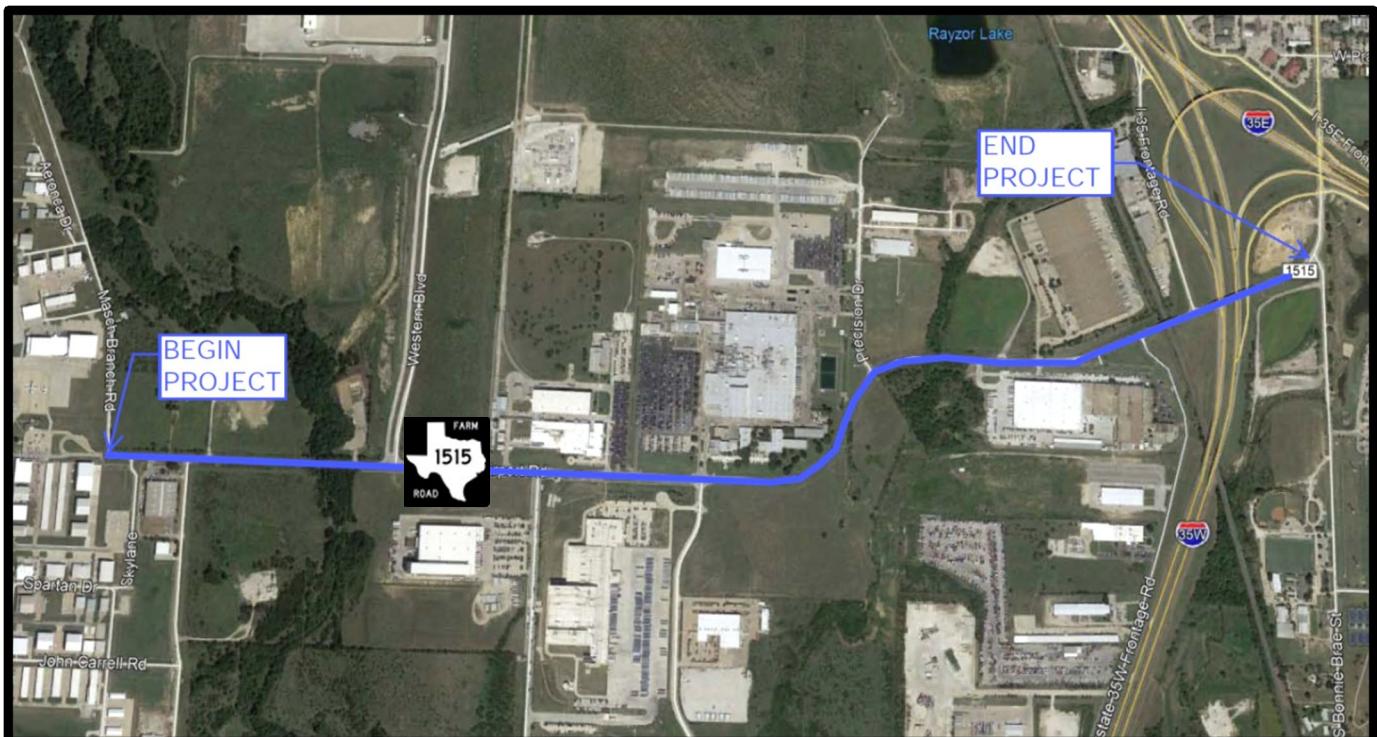


Current Activity:

- Schematic:** This project has been added to the Loop 288 East schematic and approved as submitted.

FM 1515

CSJ:	1951-01-011	Schematic Re-approval:	October 13, 2021
Limits:	From Bonnie Brae to Masch Branch Road	Environmental Approval:	August 4, 2020
Length:	2.096 miles	Environmental Re-eval:	March 15, 2022
Description:	Widen existing 2-lane rural section to a six-lane divided urban roadway	ROW Acquisition Complete:	July 2023
Est. Construction Cost:	\$69,484,709	Utility Relocations Complete:	March 2027
Construction Funding:	\$500,000 CAT 7	100% Plans:	June 2024
Firm & Key Contact:	LTRA, Tyler Martin	Ready to Let Date:	March 2027
TxDOT Project Manager:	Bryan Esmaili-Doki	Let Date:	Pending Funding



Current Activity:

- **PS&E:** Plans have been shelved until letting.
- **Exhibit A:** LTRA submitted new Exhibit A for CPKC approval.
- **Utilities:** The status of utilities in conflict is listed below.
 - Utilities that are clear of construction: None
 - Utilities that are currently relocating: None
 - Utilities that are pending relocation: AT&T, Atmos, Brightspeed/CenturyLink, Charter/Spectrum, City of Denton Water/Wastewater, DME Distribution, Lumen, MCI/Verizon, and UPN.
 - Utilities that are critical path: City Water needs to be placed prior to Atmos. City SUA in process. DME poles are needed for telecoms to begin. Atmos to begin relocations in February 2026.

FM 1173

CSJ:	1059-01-047; 1059-02-002	Schematic Approval:	March 20, 2020
Limits:	From I-35E to FM 156	Environmental Clearance:	August 26, 2021
Description:	Widen and realign to 4/6-lane divided urban road	ROW Acquisition Completed:	September 2023
Est. Construction Cost:	\$125,852,145 -047: \$62,892,803 -002: \$62,959,342	Utility Relocations Complete:	December 2026
Construction Funding:	\$0	100% Plans:	May 2025
Firm & Key Contact:	Halff Associates, Adam Bazar	Ready to Let Date:	December 2026
TxDOT PM:	Kwan Lam	Let Date:	Pending Funding

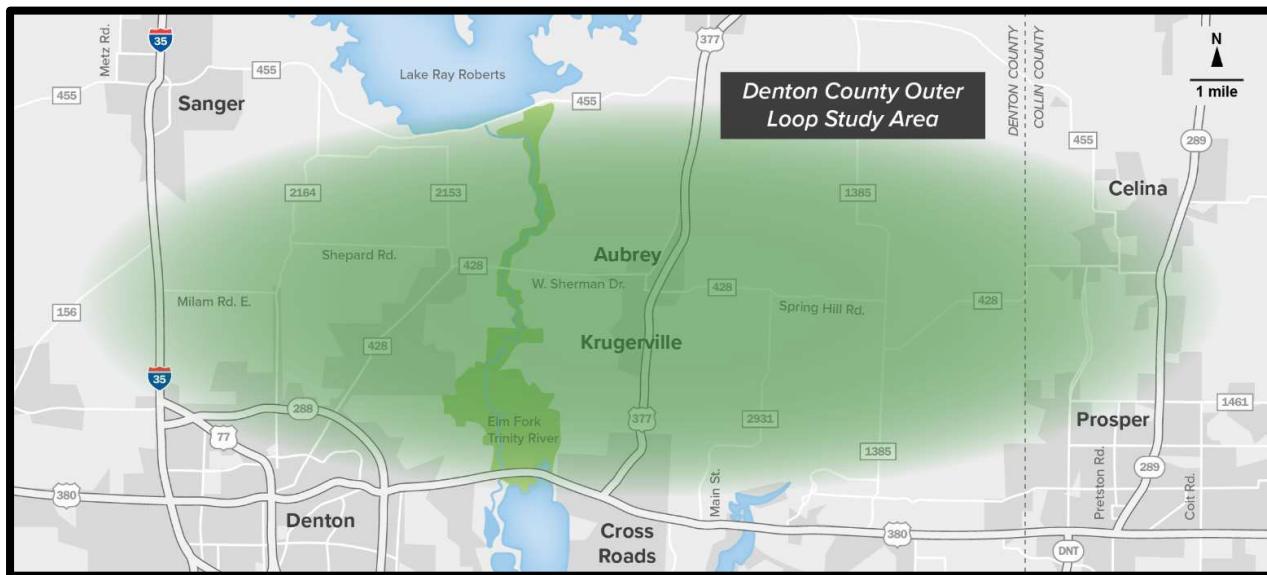


Current Activity:

- **PS&E:** Halff resubmitted final PS&E plan set on May 10, 2025.
- Halff submitted BNSF Exhibit A on September 24, 2024.
- **Utilities:** The status of utilities in conflict is listed below.
 - Utilities that are clear of construction: None.
 - Utilities that are currently relocating: AT&T, Atmos Distribution, CoServ Electric, City of Denton Sewer, and Oncor.
 - Utilities that are pending relocations: Altice, Atmos, Brightspeed, City of Krum Water/Sewer, Fiberlight, and Zayo.
 - Utilities that are critical path: City of Krum Water/Sewer is current long lead.

Outer Loop

CSJ:	0918-46-341	Schematic Approval:	June 2026
Limits:	From I-35 to the DNT at the Denton County Line	Environmental Clearance:	September 2026
Length:	23 miles	ROW Acquisition Complete:	*
Description:	Construct a six-lane controlled access freeway with continuous frontage roads	Utility Relocations Complete:	*
Est. Construction Cost:	\$1,547,212,128	100% Plans:	*
Construction Funding:	\$0	Ready to Let Date:	*
Firm & Key Contact:	LJA, Tony Kimmey	Let Date:	*
TxDOT Project Manager:	Liang Ding	Construction Start:	*



Current Activity:

- Design:** LJA is working toward completion of the 90% schematic.
- LJA** continues coordination with NCTCOG, TxDOT, USACE, and other agencies.
- Awaiting Design Division comments regarding IAJR.
- Utilities:** LJA continues developing utility conflict matrix and reviewing for impacts. LJA is coordinating and identifying areas to perform Level B SUE.
- Environmental:** Evaluating easements and TxDOT property near USACE property. Reviewing additional constraints and areas of concern. Archeological survey is in progress. LJA continues working on draft Environmental Impact Statement (EIS).
- Other:** Project website is available: www.DentonCountyOuterLoop.com.
- Public Involvement:** Public meetings were held on September 29, 2025, in Denton and on September 30, 2025, in Aubrey/Pilot Point. Project coordination meeting with USACE held on December 17, 2025. Anticipate a public hearing to be held in the spring of 2026.

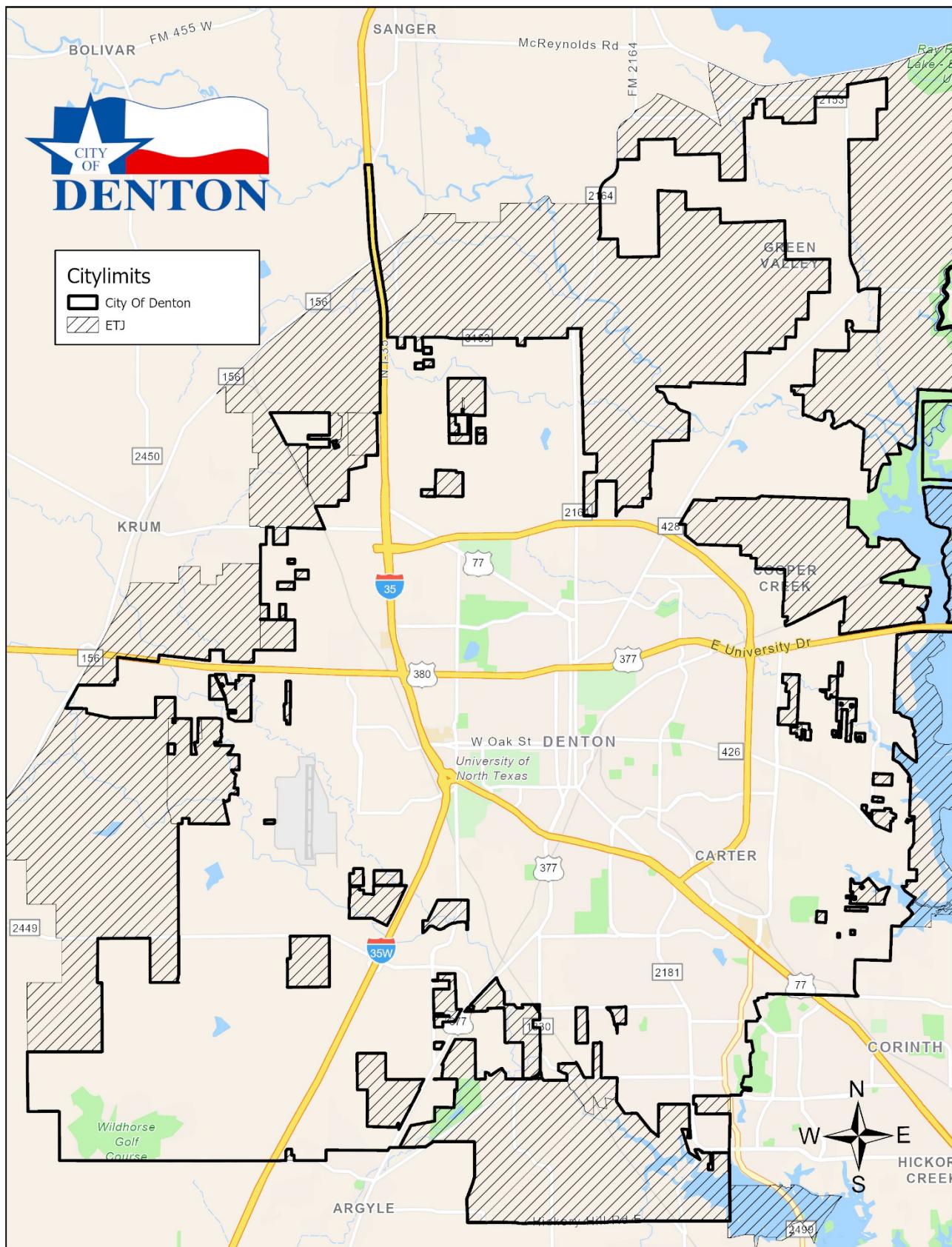
Glossary of Acronyms

- AADT – Annual Average Daily Traffic
- AFA – Advanced Funding Agreement
- ARPA – Archeological Resources Protection Act
- CE – Categorical Exclusion (environmental clearance process for projects that do not involve significant environmental impacts)
- CLOMR – (FEMA's) Conditional Letter of Map Revision
- Conformity – Federal requirement in nonattainment areas to conduct air quality analysis on projects, programs, and policies identified in transportation plans, transportation improvement programs, federally funded projects, or projects requiring federal approval
- CSJ – (TxDOT's) Control Section Job Number
- DCC – Design Concept Conference
- EA – Environmental Assessment
- ED – Eminent Domain
- EIS – Environmental Impact Statement
- EPIC – Environmental Permits, Issues, and Commitments
- ESAL – Equivalent Single Axle Load (TxDOT design calculation)
- FONSI – Finding of No Significant Impact
- IAJR – Interstate Access Justification Request
- ICA – Interlocal Cooperative Agreement
- IFP – Initial Financial Plan
- Let – Official date of receipt and opening of bids
- MAPO – Meeting with Affected Property Owners
- MPO – Metropolitan Planning Organization
- MTP – Metropolitan Transportation Plan
- NCTCOG – North Central Texas Council of Governments
- NEPA – National Environmental Policy Act
- NOPC – Notice of Proposed Construction
- NTTA – North Texas Toll Authority
- PBLR – Preliminary Bridge Layout Review
- PS&E – Plans Specifications and Estimate
- PUA – Possession and Use Agreement
- ROW – Right-of-Way
- RTC – Regional Transportation Council
- RTL – Ready to Let (date project is clear for construction but lacks funding for actual let)
- RTR – Regional Toll Revenue (funds resulting from certain toll/managed lane projects in DFW region)
- RULIS – Right-of-Way, Utilities, Leasing, and Information System
- STBG – Surface Transportation Block Grant
- STIP – Statewide Transportation Improvement Program
- SUE – Subsurface Utility Engineering
- SW3P – Storm Water Pollution Prevention Plan
- TCP – Traffic Control Plan
- TIA – Time Impact Analysis
- TPP – Transportation Planning and Programming
- TPWD – Texas Parks & Wildlife Department
- TTC – Texas Transportation Commission
- TxDOT – Texas Department of Transportation
- UTP – Unified Transportation Program
- VE – Value Engineering

TxDOT Funding Categories

- CAT 1: Preventive Maintenance and Rehabilitation
- CAT 2: Metro and Urban Area Corridor Projects / NCTCOG
- CAT 3: Non-Traditionally Funded Transportation Projects
- CAT 4: Statewide Connectivity Corridor Projects
- CAT 5: Congestion Mitigation and Air Quality Improvement / NCTCOG
- CAT 6: Structures Replacement and Rehabilitation (Bridge)
- CAT 7: Metropolitan Mobility and Rehabilitation / NCTCOG
- CAT 8: Safety Projects
- CAT 9: Transportation Alternatives
- CAT 10: Supplemental Transportation Projects
- CAT 11: District Discretionary
- CAT 12: Strategic Priority

Denton City Limits





City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: January 28, 2026

SUBJECT

Receive a report and hold a discussion regarding the elements of the Regional Transit 2.0 initiative from the North Central Texas Council of Governments.

BACKGROUND

The Transit 2.0 initiative, launched in April 2024, aims to address long-term transit needs in the Dallas-Fort Worth region amid projected population growth. NCTCOG collaborated with the existing Transit Authorities (TAs)—Dallas Area Rapid Transit (DART), Trinity Metro, and the Denton County Transportation Authority (DCTA)—as well as other regional jurisdictions for the Transit 2.0 initiative.

The initiative is structured around seven distinct tasks focusing on legislative action, membership growth in TAs, enhanced collaboration, and improved transit-oriented development.

The Regional Transit 2.0 report outlines a plan for future initiatives to ensure efficient public transportation throughout the North Texas area.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 – Presentation

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

REGIONAL TRANSIT 2.0



Farhan Butt, Ph.D., P.E., M. ASCE
Transportation Services Division



January 28, 2026

MC 26-067

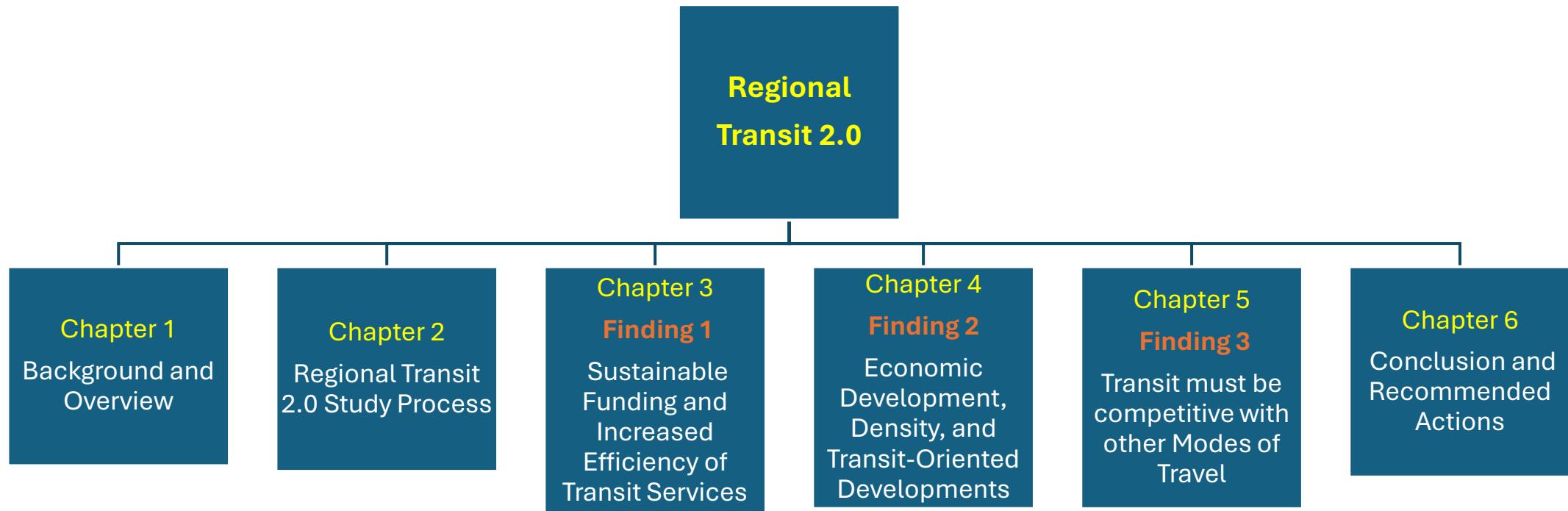
Introduction – Transit 2.0

Initiated in April 2024, focuses on the key elements of public transportation services:

- phased public transportation improvements in the DFW region
- an aggressive legislative program to promote public transportation
- increase membership in transit authorities
- enhance collaboration between transit authorities and their systems
- increase the prevalence and quality of transit-oriented development
- address the long-term transit needs of the Dallas-Fort Worth region
- form the basis for effective future public mobility in the region



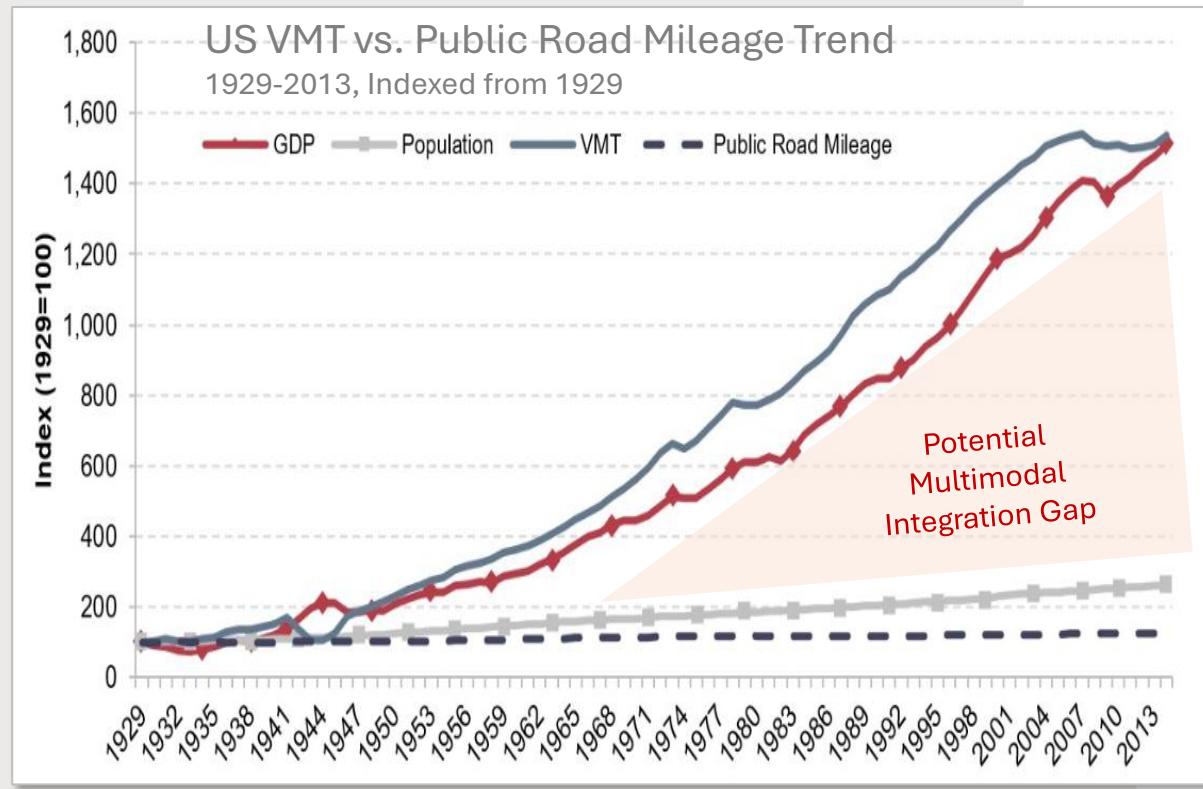
Regional Transit 2.0 Components



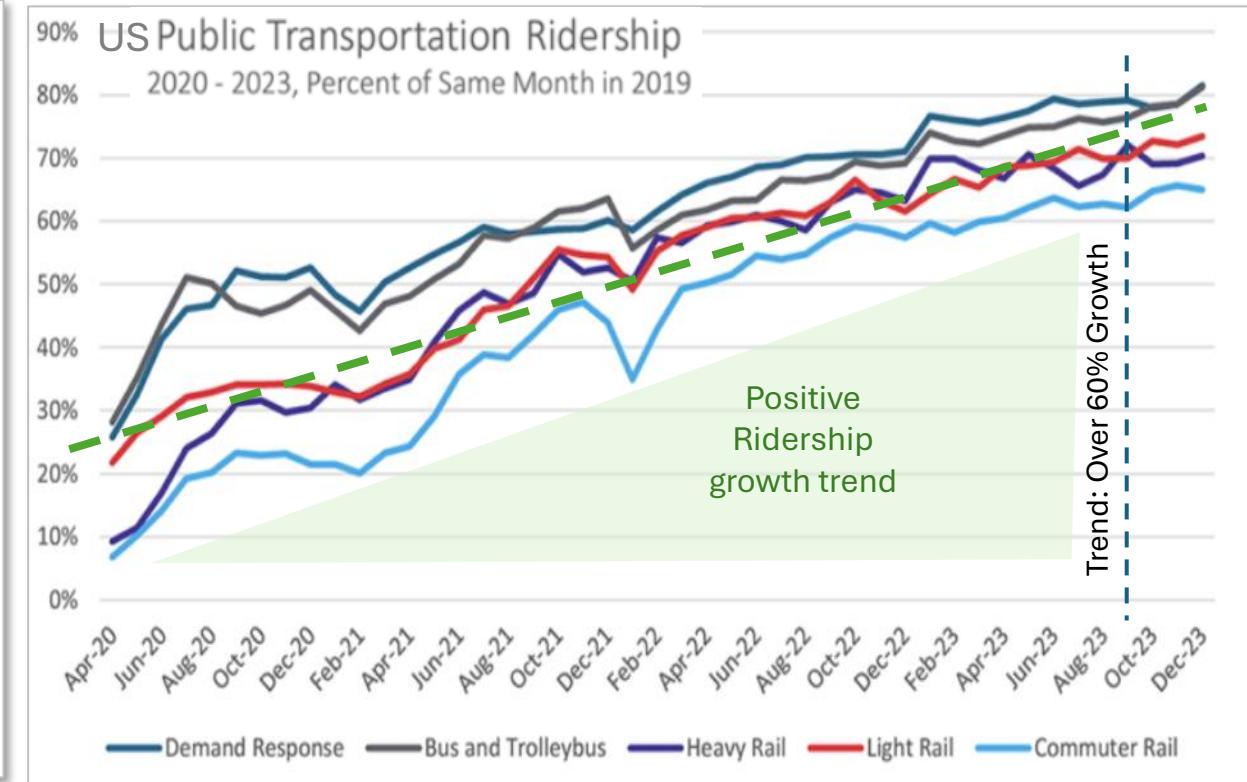
REGIONAL
TRANSIT 2.0



Traffic Congestion and Public Transportation Trends in the USA



Source: USDOT Report on National and Household Travel Trends

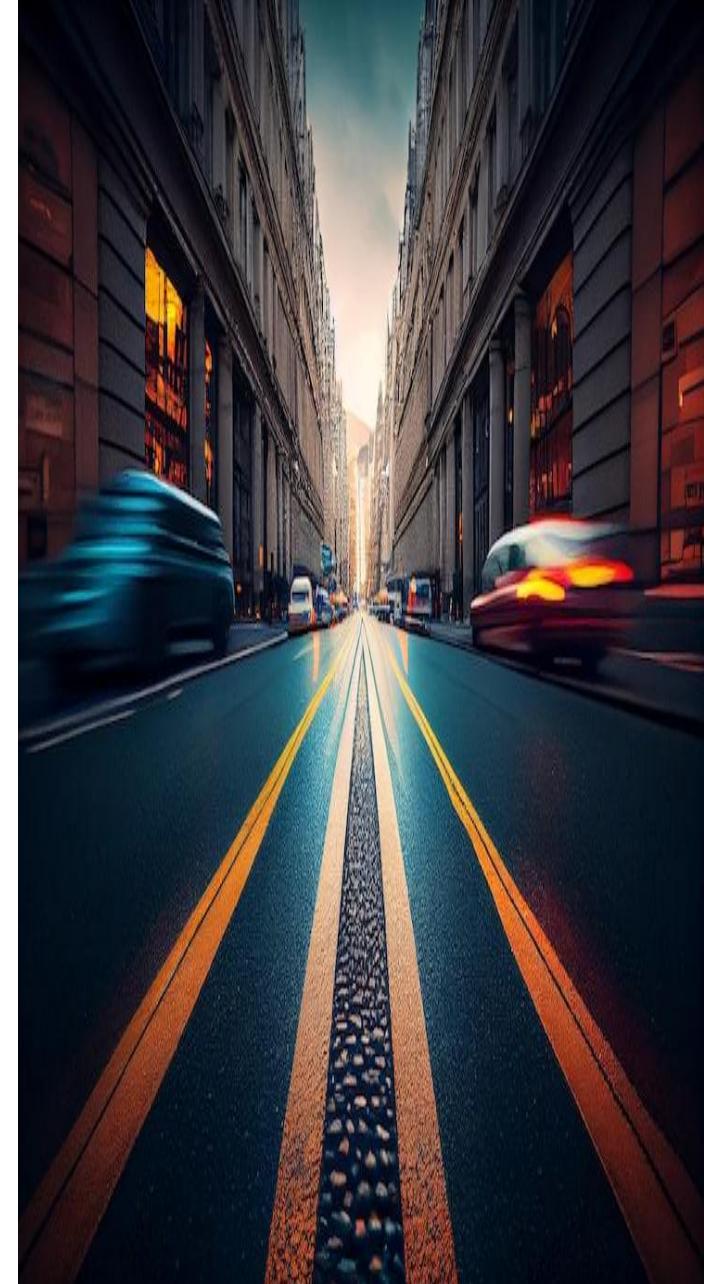
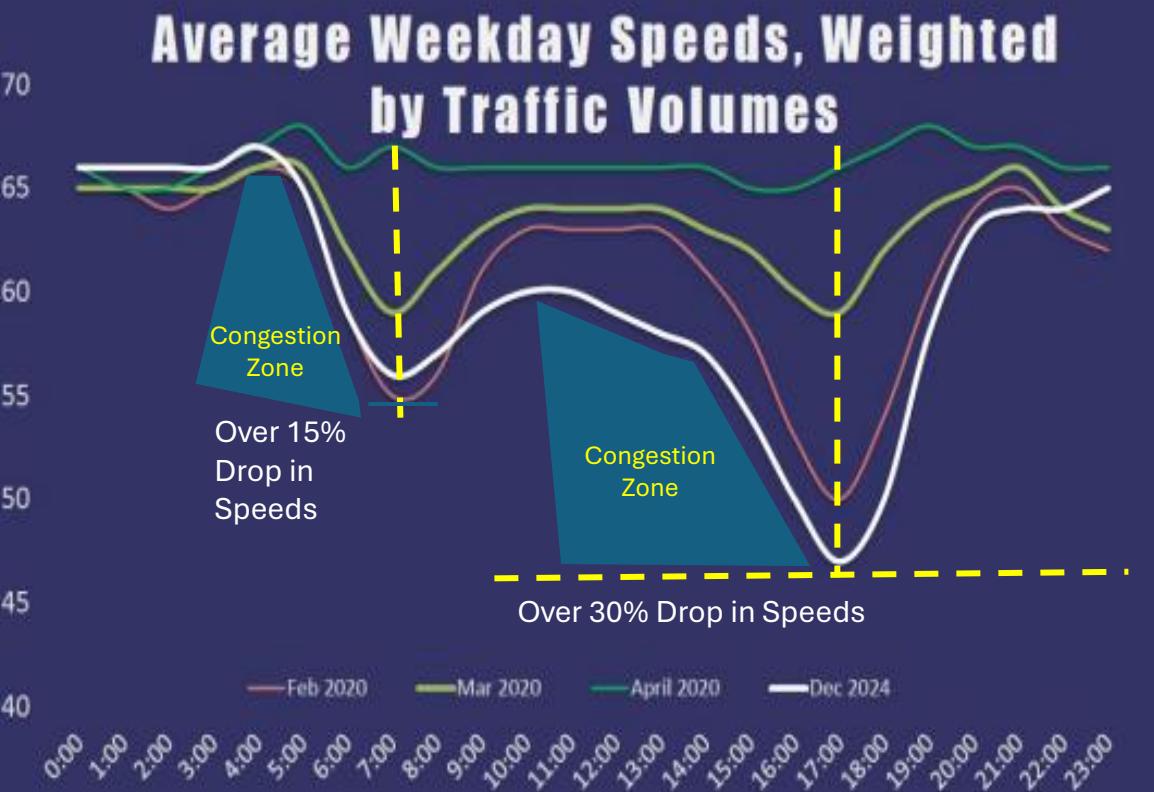


Source: APTA Ridership Trends Report, Published April 09, 2024

Traffic Congestion on DFW Roadways

ROADWAY TRENDS

Regional Average
Freeway Speeds

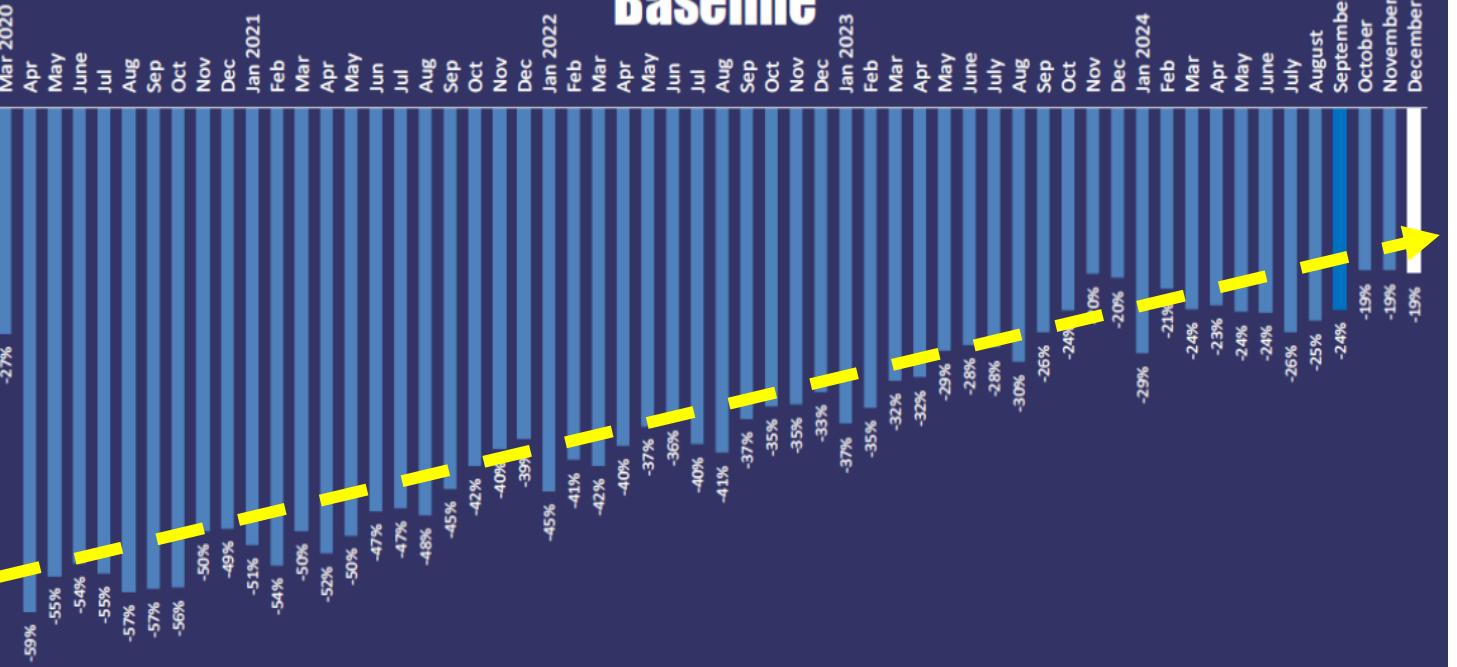


Public Transportation Ridership Trend in DFW

TRANSIT IMPACTS

Rail, Bus and
On Demand
Weekday
Ridership

Rail, Bus and On Demand Passenger Decrease vs Baseline



Includes On-Demand services: GoLink, ZipZones, GoZone and VIA

Source: DART, DCTA, Trinity Metro, and VIA Arlington

Note: Baseline is March 2019–February 2020.

Note: Transit ridership impacted in Feb 2021 by week-long winter storm.

Source: NCTCOG Regional Transit 2.0 Report



January 28, 2026

MC 26-067

6



Dallas Fort Worth Regional Growth Forecast

COUNTY FORECAST

Population

County	2019	2035	2050	2019 - 2050	2019 - 2050	2019 - 2050
				Change	Percent Change	Annual Growth Rate
Collin	1,036,595	1,613,969	2,158,340	1,121,745	108.2%	2.4%
Dallas	2,563,285	2,835,539	3,094,330	531,045	20.7%	0.6%
Denton	879,286	1,390,052	1,872,385	993,099	112.9%	2.5%
Ellis	187,453	324,747	452,132	264,679	141.2%	2.9%
Hood	59,934	112,725	162,845	102,911	171.7%	3.3%

Employment

County	2019	2035	2050	2019 - 2050	2019 - 2050	2019 - 2050
				Change	Percent Change	Annual Growth Rate
Collin	661,917	968,540	1,256,073	594,155	89.8%	2.1%
Dallas	2,341,703	2,806,213	3,241,610	899,907	38.4%	1.1%
Denton	426,842	709,055	972,523	545,681	127.8%	2.7%
Ellis	86,847	141,142	190,122	103,275	118.9%	2.6%
Hood	30,736	51,156	70,391	39,655	129.0%	2.7%

CITY FORECAST

Population

	2019	2035	2050
Dallas	1,281,778	Dallas	1,386,401
Fort Worth	889,609	Fort Worth	1,098,030
Arlington	387,191	Arlington	408,670
Plano	280,583	Frisco	328,316
Irving	252,171	Plano	305,771
Garland	242,701	McKinney	284,179
Frisco	197,414	Irving	266,600
Grand Prairie	194,191	Garland	253,984
McKinney	185,714	Denton	215,835
Mesquite	148,756	Grand Prairie	210,754

Employment

	2019	2035	2050
Dallas	1,252,603	Dallas	1,444,716
Fort Worth	600,135	Fort Worth	786,657
Irving	317,127	Plano	384,627
Plano	309,915	Irving	376,499
Arlington	231,900	Arlington	257,471
Richardson	191,421	Richardson	211,696
Garland	115,812	Denton	184,646
Carrollton	114,189	Carrollton	155,973
Denton	108,533	Garland	155,916
Grapevine	103,882	Frisco	150,491

Source: North Central Texas Council of Governments



Public Transit Challenges in the DFW Region

Source: Staff Notes From Regional Transit 2.0 Report

- 1. Negative Stereotypes** - Public transportation use in the DFW region is declining. This is mainly due to negative stereotypes and a lack of branding.
- 2. Poor Public Perception** - Public transit is often seen as catering to low-income, transit-dependent individuals or those who choose not to own cars.
- 3. Not a Suitable Alternative Mode** - Public transit, as currently structured, rarely serves as an adequate substitute for private car trips.
- 4. Dissatisfaction with Transit** - Dissatisfaction with transit has led to low usage, resulting in residents relying on single-occupancy vehicles and contributing to roadway congestion.
- 5. Lack of Instruments to Channelize Regional Growth** - Much of the regional population growth is expected outside current transit authority boundaries, with the population inside these areas projected to drop from 47% to 38% by 2050.



General Recommendations [1]

[Source: Regional Transit 2.0 Report]

- 1. Density-Based Land Use Policy Transformations** – Policies that encourage building in higher-density areas and developing communities near public transit should include options for affordable housing.
- 2. Long-term Diversified Funding and Regional Return on Investment** - North Texas struggles to fund transit services amid population and employment growth, requiring new investments and leadership consensus to improve transit infrastructure.
- 3. Transit Competitiveness and Recovered Ridership** - Post-pandemic ridership is recovering but remains below pre-pandemic levels. To improve service efficiency and safety, transit agencies should focus on density, transit-oriented developments, and sustainable funding.
- 4. Regional Institutional and Governance Enhancements** – Governance and institutions need to be rethought for better regional cooperation. Transit 2.0 emphasizes the need for collaboration between different areas and transit authorities to ensure long-term funding and meet rising mobility needs.



General Recommendations [2]

[Source: Regional Transit 2.0 Report]

- 5. Enhance Collaboration:** Foster stronger partnerships among TAs, local governments, and private entities to streamline transit operations and improve service offerings.
- 6. Targeted Legislative Agenda:** Advocate for legislation that supports transit funding, development, and infrastructure improvements.
- 7. Promote Transit-Oriented Development:** Implement policies that encourage high-density development in proximity to transit hubs to maximize ridership and efficiency.
- 8. Customer Experience Focus:** Invest in enhancing customer journey through improved services, technology integration, and feedback mechanisms.
- 9. Innovative Planning Strategies:** Pursue innovative urban planning approaches that integrate transit solutions with broader economic development initiatives.



What's Next

- 1. Denton Specific Transit 2.0 Study to be launched** – the study will provide localized recommendations for implementation in the City of Denton
- 2. Economic Development Assistance [EDA] Grant** – Transportation Services is in the process of applying for an EDA grant for over \$2.0 Million; if awarded, the grant will cover updating the following elements:
 - Denton Transit 2.0 Synthesis
 - Denton Comprehensive Plan Update
 - Denton PARD Master Plan Update
- 3. Mobility Plan and Active Transportation Plans Update** – the Denton Transit 2.0 Synthesis, and updated comprehensive plans will also inform the Mobility Plan and Active Transportation Plan Update process
- 4. ADA Transition Plan Update** - the Denton Transit 2.0 Synthesis will also inform the ADA Transition Plan update process



Questions

Farhan Butt, Ph.D., P.E., M. ASCE

Deputy Director, Transportation Services

Farhan.Butt@cityofdenton.com





City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: January 28, 2026

SUBJECT

Receive a report and hold a discussion regarding the Mobility Plan Bootcamp – Part 4 to introduce and share the information on different elements of the Mobility Plan.

BACKGROUND

In response to Council Members' inquiries regarding the implementation of several elements of the Mobility Plan as a short-term mitigation strategy, staff will provide an overview of the Mobility Plan and its various components in four parts. This item covers Part 4 of the Mobility Plan Bootcamp. The objective is to align Citywide Transportation implementations with Mobility Plan priorities.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 – Presentation

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

Mobility Plan boot camp

PART
4

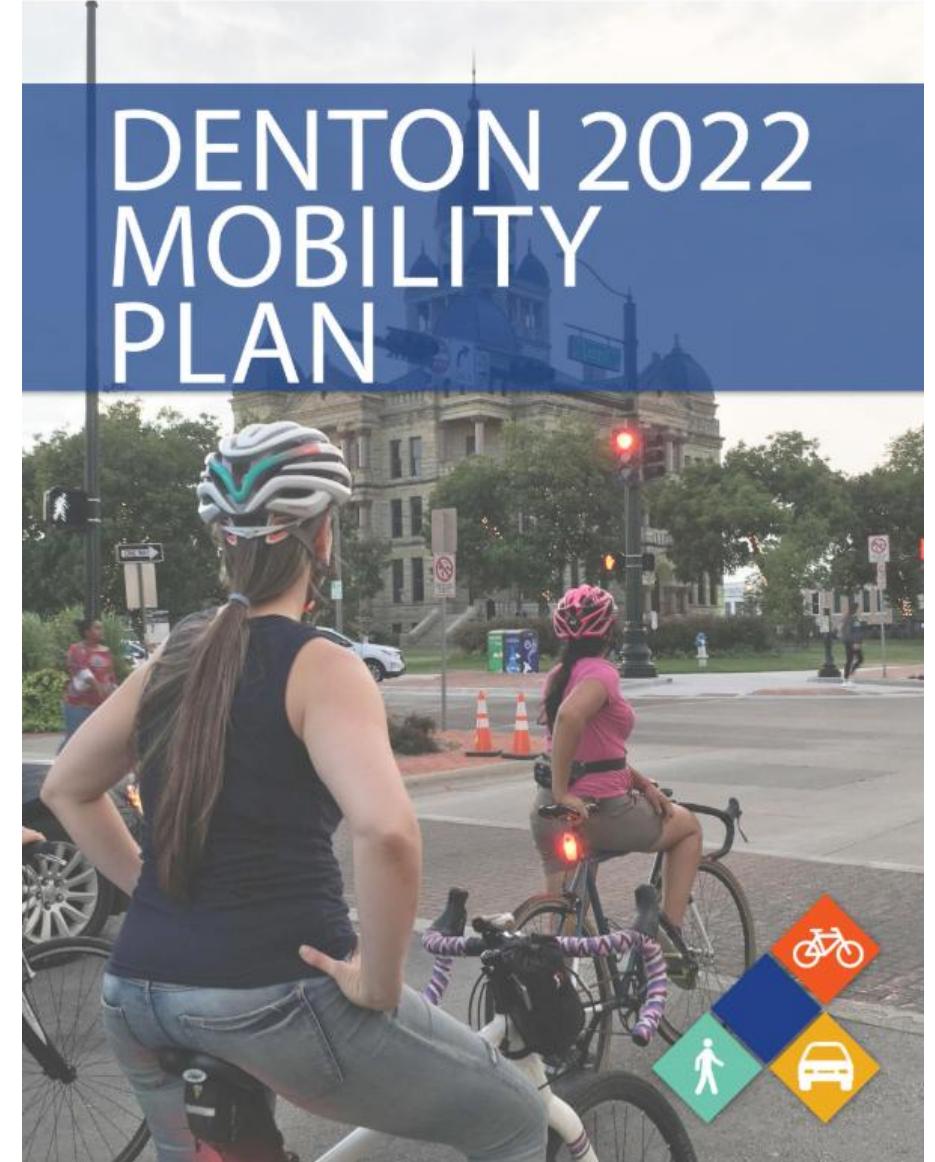
Roya Etminani, Ph.D.
Farhan Butt, Ph.D., P.E., M. ASCE

Transportation Services Division

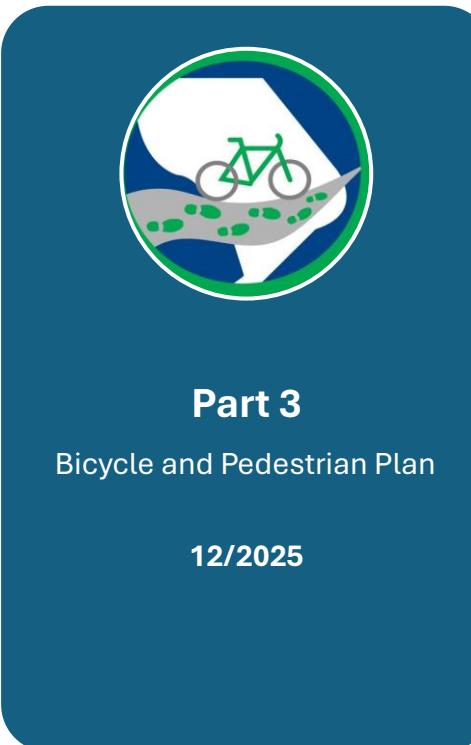
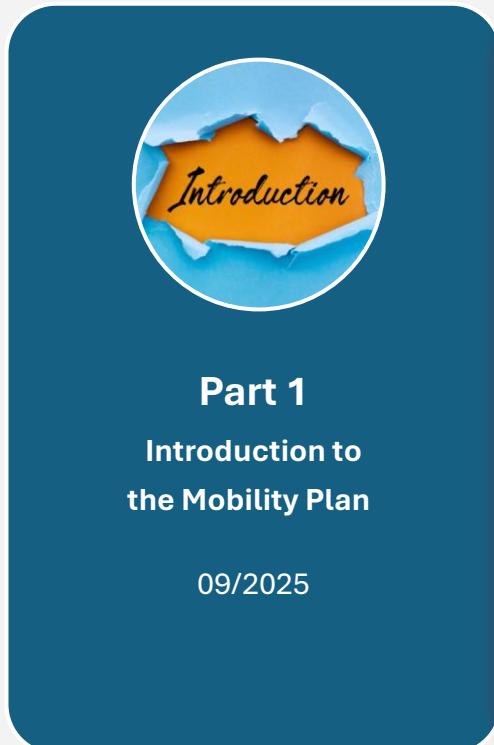


January 28, 2026

MC 26-068



Boot Camp Program



Will be covered
today

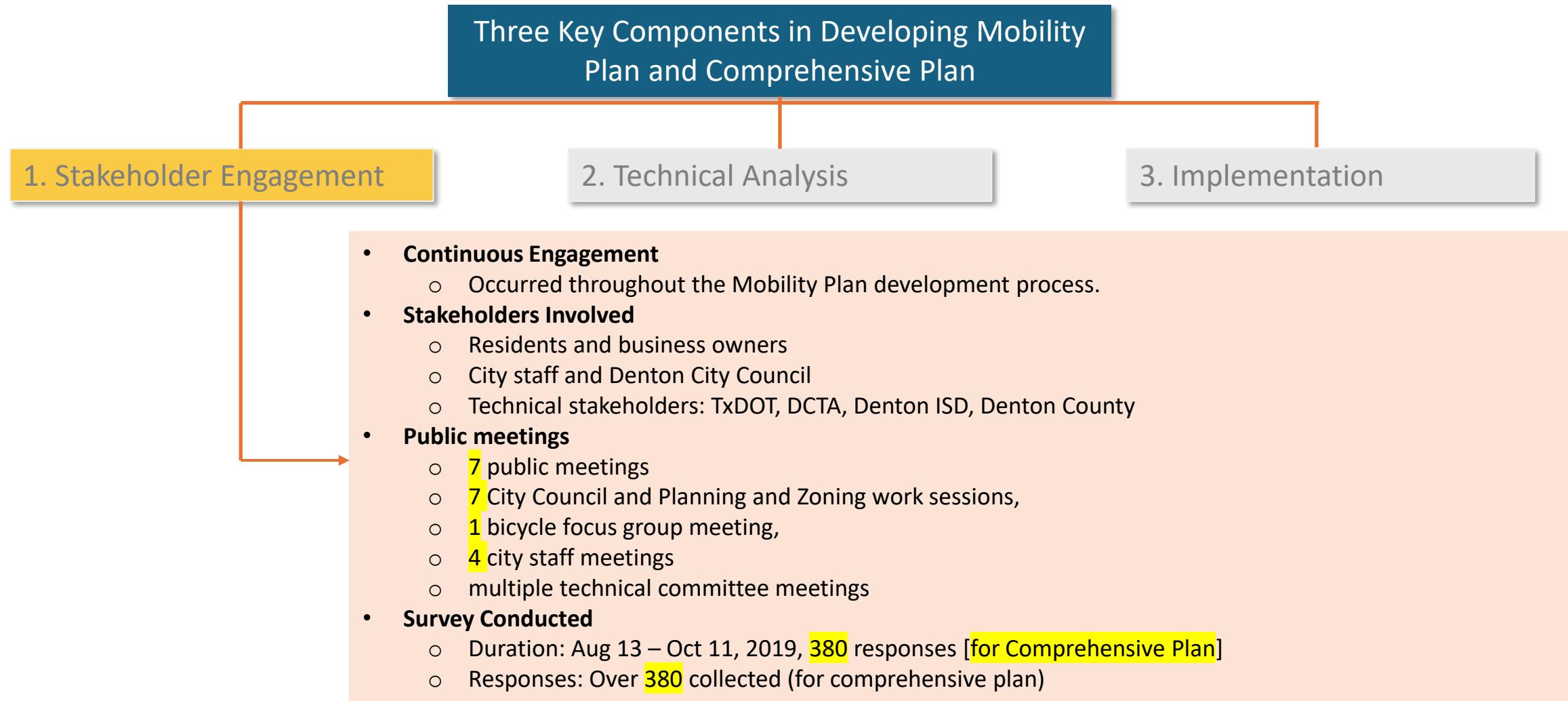


Denton Comprehensive Plan | Public Engagement

GOAL M-1	GOAL M-2	GOAL M-3	GOAL M-4
Safe and Efficient Mobility <ul style="list-style-type: none">• Vision Zero Plan• Wayfinding Strategy• Travel Demand Management (TDM)	Enhance Economy <ul style="list-style-type: none">• Community Balance• Safety Outreach	Non-Motorized Mobility <ul style="list-style-type: none">• Public Engagement Priority• Education & Outreach• Wayfinding Strategy• Private Sector Collaboration• Funding Strategies	Public Transit Emphasis <ul style="list-style-type: none">• Public Input on Development• Special Events• Transportation Plan• Community Design Incentives• Regional Advocacy• Transit Studies



Denton Mobility Plan Process | Public Engagement

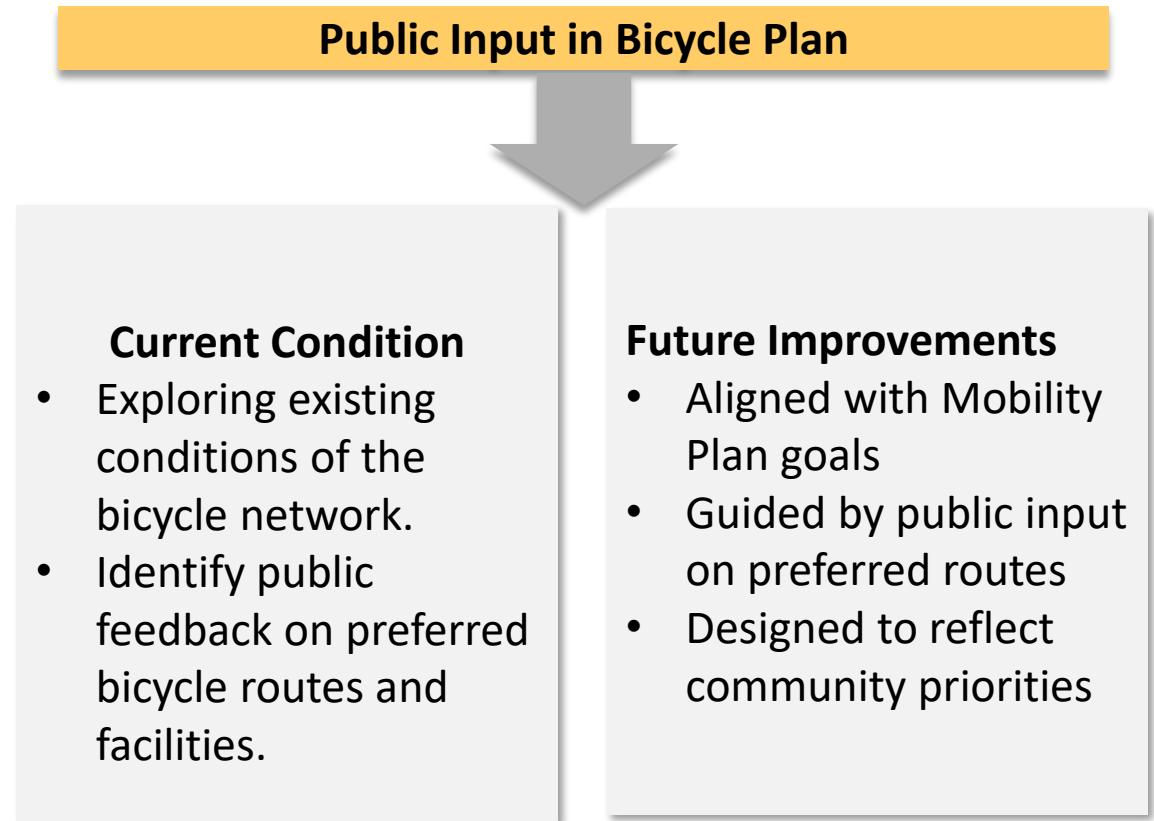


Denton Mobility Plan Goals | Public Engagement

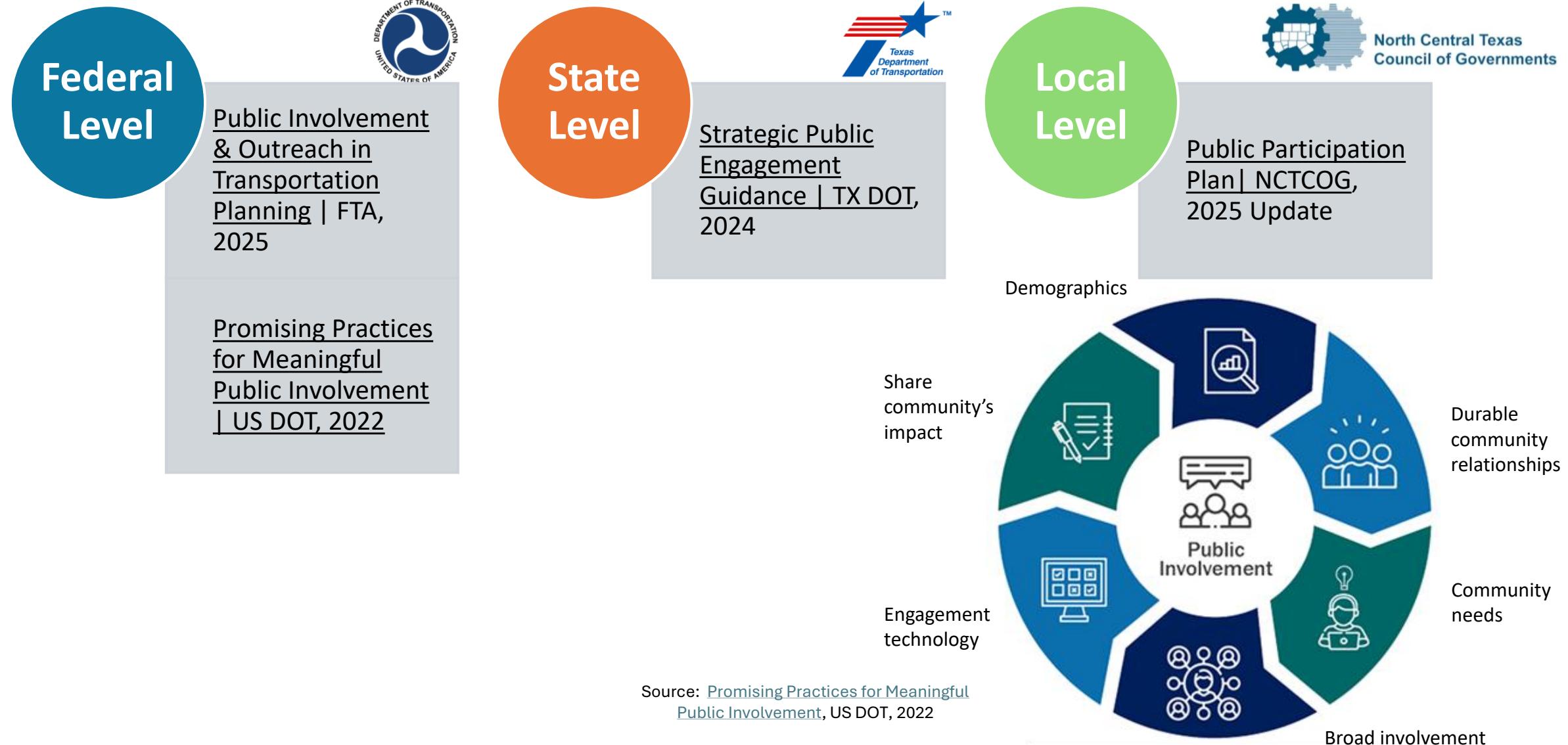
Prioritize Safe Travel	Deliver an effective network for travel	Facilitate Alternative Travel Opportunities	Leverage Innovation
<ul style="list-style-type: none">• Establish a Vision Zero Action Plan(Goal 1)• Utilize “Complete Streets” approach when improving Denton Streets(Goal 7)• Acknowledge vulnerability	<ul style="list-style-type: none">• Identify transportation needs that are supportive of existing and future land use (Goal 5)• Prioritize Transit and transportation alternatives to reduce demand for existing transportation resources(Goal 4)• Encourage development of regional transportation network that addresses regional mobility needs for all modes of travel (Goal 3)• Maintain a State of Good Repair on Denton Streets(Goal 2)• Fund critical transportation infrastructure(Goal 6)	<ul style="list-style-type: none">• Prioritize travel needs of pedestrians, cyclists and transit users in every project(Goal 8 & 9)• Provide comfortable and low-stress opportunities to walk and bike	<ul style="list-style-type: none">• Improve operations using Innovative Transportation Solutions(Goal 2)• Utilize Transportation Demand Management Strategies to reduce demand for existing transportation resources(Goal 4)



Denton Mobility Plan > Bicycle & Pedestrian Plan | Public Engagement



Example Guidelines for Public Engagement in Transportation Planning



City of Denton Public Engagement – Example 1



Increase in residential or mixed use

- 60% of the area between yellow line and red line

All other zoning cases (previous practice)

- 20% of the area between yellow line and red line
- OR 20% of area inside the yellow line

Streets are counted toward area calculation

If the red line bisects a lot, only that portion of the lot between the yellow and red lines count toward the calculation

Public Notification Materials



Home > News Flash
Development Notices
Posted on: February 24, 2023
Public Hearing: Z23-0004; Camelot Street
The City of Denton Planning and Zoning Commission will hold a public hearing and consider making a recommendation to City Council regarding a City-initiated a zoning change from Residential 3 (R3) to a Residential 6 (R6) District. The approximately 6.52-acre site is generally located on the north side of Hercules Lane, approximately 270 feet west of the intersection of Hercules Lane and Stuart Road, in the City of Denton, Denton County, Texas.


AGENT: Julie Wyatt
PHONE: (940) 349-8585
P&Z Public Hearing:
Wednesday, March 15, 2023, 6:30 pm
City Hall, City Council Chambers
215 E McKinney St
Denton, TX 76201
The meeting is being held in person. For information on how to participate, visit www.cityofdenton.com/publicmeetings.

Courtesy Notice of Public Hearing

The City of Denton Planning and Zoning Commission will meet on October 12, 2022 in the City Council Chambers, located in City Hall at 215 E. McKinney St., to consider the following request:
Rezone approximately 21.013 acres from Planned Development Residential 7 (PD-R7) to Residential 6 (R6) District. The site is generally located west of Lane Street and Mockingbird Lane and north of the terminus of Trailhead Lane, in the City of Denton, Denton County, Texas.
The public hearing will begin at 6:30 pm

As a resident who lives within 500 feet of this request, you are invited to make your views known by attending the public hearing.

For more information, contact planning staff at (940) 349-8541 or development@cityofdenton.com; or, on visit www.cityofdenton.com/public-meetings for the meeting agenda with staff's analysis and associated exhibits on October 7, 2022

PD22-0010 / Denton West Joint Venture
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN TO ALL INTEREST PERSONS, THAT:
The Planning and Zoning Commission will hold a public hearing and consider making a recommendation to City Council regarding a request by Denton West Joint Venture for a zoning change from a Planned Development - Mixed-Use Neighborhood (PD-MN) District to an Overlay Planned Development - Suburban Corridor (PD-SC) District. The 12.770-acre site is generally located at the northwest and southwest corners of Teasley Lane (F.M. 2181) and Hunters Creek Road in the City of Denton, Denton County, Texas.
AGENT: Greg Johnson
PHONE: (940) 381-2220
MEETING DETAILS:

Project Number: Z22-0016
Project Name: Oak Vista

Wednesday, March 29, 2023, 6:30 pm
City Hall, City Council Chambers
215 E McKinney St
Denton, TX 76201
The meeting is being held in person. For information on how to participate, visit www.cityofdenton.com/publicmeetings.
Publication Date: March 12, 2023



Development Services
401 N. Elm St., Denton, TX 76201 • (940) 349-8541

persons that:
Commission will hold a public hearing and consider making a request by ~~TX~~ ~~Waco~~ Realty, Inc. for a Specific Use Permit on approximately 11.891 acres of land, generally located on approximately 1,165 feet south of East McKinney Street, in the City of Denton.

int (SUP) request is to facilitate a multifamily development, one-, two-, three-, and four-bedroom units. Approval of the preliminary site plan for the development (see attached).

property must be notified of the request pursuant to the Texas Development Code, including but not limited to Table 2.2-A: Summary of Development Review Procedures, Section 2.8: Flexibility and Relief Procedures, Table 5.2-A: Table of Allowed Uses, Section 5.3.1D: Maximum Persons Occupying a Dwelling, Section 5.3.3: Residential Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions.

The public hearing. If you attend, you will be given an opportunity to speak for or against the change, or you may attend only to observe. Any citizen or group of citizens interested in attending is invited to do so. Applicants and their agents are expected to attend.

Notice is hereby given to all interested persons that:
The City of Denton Planning and Zoning Commission will hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Denton Development Code, including but not limited to Table 2.2-A: Summary of Development Review Procedures, Section 2.8: Flexibility and Relief Procedures, Table 5.2-A: Table of Allowed Uses, Section 5.3.1D: Maximum Persons Occupying a Dwelling, Section 5.3.3: Residential Use-Specific Standards, Table 7.9-I: Minimum Required Off-Street Parking, and Section 9.2: Definitions.

The amendment is intended to update Denton Development Code Regulations pertaining to Reasonable Accommodation, Elderly Housing, Community Home, and Group Home

You are invited, not required, to attend the public hearing. If you attend, you will be given an opportunity to speak for or against the change, or you may attend only to observe. Any citizen or group of citizens interested in attending is invited to do so. Applicants and their agents are expected to attend.

Please note that S.B. 929, adopted by the 88th Legislature of the State of Texas (2023), requires the following statement below to be provided in this notice:

The City of Denton Planning and Zoning Commission is holding a hearing that will determine whether you may lose the right to continue using your property for its current use. Please read this notice carefully.

It is the responsibility of the property owner(s) and/or business owner(s) to assess whether or not the proposed zoning change will render the current use of the property or business as non-conforming. The City of Denton allows for continuation of non-conforming uses in accordance with Denton Development Code Subchapter 1.5., and as amended. If you have any questions related to the proposed zoning change, you are welcome to contact the staff person identified at below.

Agent: City of Denton Development Services Department, c/o Julie Wyatt
Phone: 940-349-8585

Public Hearing:
Wednesday, August 23, 2023, at 6:30 p.m.
City Hall, City Council Chambers
215 E. McKinney St.
Denton, TX 76201

ADA/EOE/ADEA www.cityofdenton.com TDD (800) 735-2989

TDD (800) 735-2989

www.cityofdenton.com TDD (800) 735-2989

www.cityofdenton.com TDD (800) 735-2989

Planning and Zoning Commission on 2023-03-15 5:00 PM

Mar 15, 2023 05:00 PM [Video Agenda](#) [eComment](#)

Development Notifications

Create a Website Account - Manage notification subscriptions, save form progress and more.

Website Sign In

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CITY OF Denton TEXAS

Search... 

Development Notices

Development Project Information

Community Development

Customer Feedback Survey

Historic Preservation

Development Project Information

Home > Departments > Development & Infrastructure > Development Services > Development Project Information

Steps To View a Project

Citizens can find information on recent and active projects by visiting the [Active Projects Interactive Map](#). The map includes project information such as its status, ID number, address, manager, and various dates.

Active Projects: View Current Projects in the City

- Agree to the terms and conditions.
- On this webpage, you can type in the project address, project number or...

Sign Up for Project Notifications

To be notified of upcoming public hearings about new projects in your area, visit the [project notifications sign-up page](#) or click the Development Notifications button below, and complete the survey. You will select your address and the distance from that location to receive email notifications of the new projects within your chosen area.

This tool allows you to opt-in to receive a notification when new development projects are proposed in your chosen area that would require a public hearing at the Planning and Zoning Commission and/or City Council. This includes proposed zoning changes, specific use permits, and planned development applications.

Development Notifications

Project Notification Sign Up

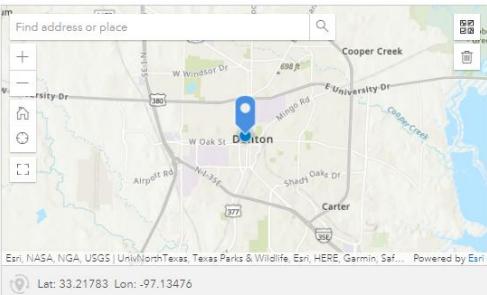
Fill out this survey to receive email notifications of new projects within your chosen distance of a location.

What is your name?*
Please enter your name. This is how we will address you in the email notifications.

What is your Email Address?*
Please enter your email address. This is where we will send the notifications.

Please confirm your Email Address.*
Please enter your email address again to ensure the notices are sent correctly.

What is the Location?*
This is the location from which the chosen distance will be drawn.



Find address or place

Let: 33.21783 Lon: -97.13476

What is the distance?*
Please choose a distance. You will be notified of project submittals that are within this distance from the location you chose.

Submit

[Development Project Information | Denton, TX \(cityofdenton.com\)](#)

City of Denton Public Engagement – Example 2

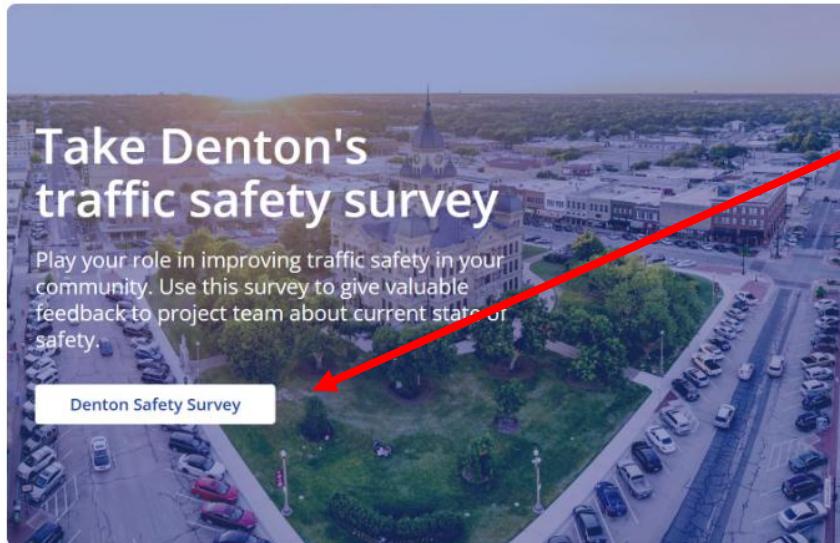
Denton Vision Zero Action Plan

Let's Discuss Denton

Welcome to Discuss Denton, City of Denton's most interactive online engagement platform! This is the place where you can voice your opinions, and your input can truly make an impact on a variety of projects, programs, and issues that affect Denton.

DENTON VISION ZERO ACTION PLAN

The City of Denton is developing a plan to eliminate fatalities and serious injuries on Denton's roadways - creating a safer, more equitable mobility system for all.



Engagement Hub: Since 2021, it has provided:

- Interactive surveys and polls
- Project updates and notices
- Spaces for residents to connect and interact with City staff

Combines accessibility, transparency, and multiple engagement options, ensuring inclusive and responsive community involvement.

Key Takeaways



Denton's Mobility Plan demonstrates:

Early and ongoing stakeholder involvement (residents, businesses, agencies)

Alignment of community priorities with technical analysis and project selection

Strong integration of public input into bicycle, pedestrian, transit, and development decisions



Federal, state, and regional guidance consistently emphasize:

Transparency and accountability

Inclusivity and accessibility

Collaboration across agencies and communities



Meaningful engagement improves:

Trust in public institutions

Quality and equity of transportation outcomes

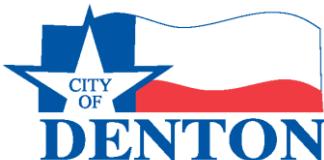
Long-term project support and implementation success

Questions

Farhan Butt, Ph.D., P.E., M. ASCE

Deputy Director, Transportation Services





City Manager's Office

215 E. McKinney St., Denton, TX 76201 • (940) 349-8307

MEMORANDUM

DATE: January 28, 2026
TO: Mobility Committee
FROM: Cassey Ogden, Deputy City Manager
SUBJECT: Committee Requested Project Updates

This memo provides information and updates from staff relating to updates to the Committee on items of interest discussed in past meetings. The following is a listing and brief staff response to the matters brought forward.

Development Code Update:

During the September Mobility meeting, Council Member Beck inquired about the Denton Development Code update process, specifically ensuring the new functional classes are in the update. The Mobility Plan, which informs the Development Code, is estimated to take 6-8 months, starting in October 2026 (FY 2026-27). Once adopted by Council, Staff will coordinate with City departments to ensure that both the Development Code and Transportation Criteria reflect all changes in the updated Mobility Plan.

EXHIBITS

Exhibit 1 – Staff Memorandum

Exhibit 2 – Future Items Matrix

OUR CORE VALUES

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility

Future Items Matrix
Identified Items of Interest for Future Staff Report Updates or Agenda Item Presentation

No.	DATE REQUESTED	ITEM	ITEM TYPE	STAFF COMMENTS	REQUEST TO REMOVE
1	July 26, 2023	Citywide Parking Study	Presentation	Update will be provided when available.	
2	September 25, 2024	Growing the Bike Bus Programs	Staff Memo	Update provided in the Staff Memo on November 19, 2025.	
3	July 30, 2025	Sidewalk Heat Intensity	Staff Memo	Update provided in the Staff Memo on October 22, 2025.	
4		Mobility Plan Introduction	Presentation	Updated presented on January 28, 2026.	Yes
5	August 27, 2025	Cost to Ride GoZone	Staff Memo	Update will be provided when available.	
6	August 27, 2025	Transit 2.0	Presentation	Update presented on January 28, 2026.	Yes
7	August 27, 2025	Development Code Update	Staff Memo	Update provided in the Staff Memo on January 28, 2026.	Yes
8	October 22, 2025	Priority Locations for Bollards Public/Private	Staff Memo	Update will be provided when available.	
9	October 22, 2025	CIP Community Outreach	Presentation	Update will be provided when available.	

Reoccurring Meeting Items

No.	Reoccurrence Frequency	ITEM	ITEM TYPE	LAST UPDATE
1	Quarterly	Transportation/Mobility Project Status Report	Presentation	January 28, 2026
2	Quarterly	Construction and TRiP Report	Staff Memo	November 19, 2025
3	Semiannual	Transportation Services	Staff Memo	October 22, 2025
4	Annual	Total Lane Miles	Staff Memo	December 17, 2025