

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 current C Wolfe route starts at FM 2449 in the south and ends at Jim Christal Road in the north. According to the 2022 Mobility Plan, C Wolfe is classified as a Primary Arterial and is intended to extend northward to Jackson Road. For this amendment, the section of C Wolfe under consideration is located between US 380 and Jackson Road. The Hickory Grove Multifamily Development is located in the eastern corner of US 380 and the target road. The target portion of C Wolfe is situated approximately 0.8 miles east of FM 156, which is also a Primary Arterial, and about 0.7 miles west of Thomas J. Egan, a Secondary Arterial Road. Additionally, Hickory Grove, a residential development, is located to the west of the target road. This road also passes through the North Hickory Creek floodplain zone, as depicted in Exhibit 6.

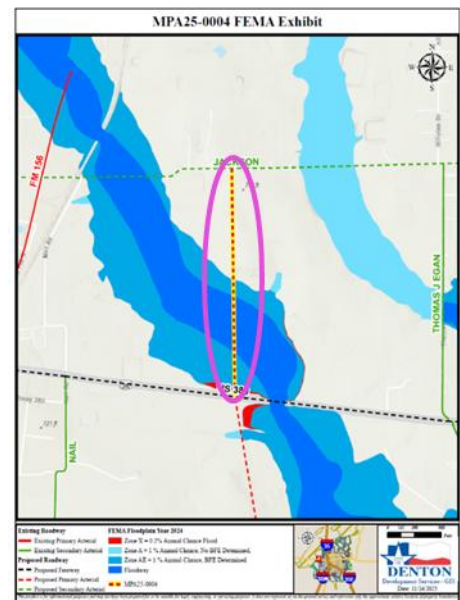
Proposal

The Hickory Grove Multifamily development proposes the following amendment to the Mobility Plan: *Removing the future northern extension of C Wolfe Road between US 380 and Jackson Road.*

The proposed roadway to be removed from the Mobility Plan is shown circled in pink on the map, which is also included as Exhibit 3.

The reasons for this request are as follows:

- The proposed road is situated within the North Hickory Creek floodplain zone, which if constructed could result in negative environmental impacts in the area.
- The adjacent development to the east, “Hickory Grove MUD,” has already established a north-south connection for local access as Golden Hoof Drive, which is developed as a Collector roadway.
- With FM 146 as a Primary Arterial Road to the west and Thomas J. Egan as a Secondary Arterial Road to the east, there is sufficient road capacity to handle north-south traffic without the need for this new road.



Therefore, staff recommends amending the current Mobility Plan Thoroughfare Map to remove the proposed extension of C Wolfe Road between US 380 and Jackson Road. This change will help prevent any adverse environmental impacts and eliminate the creation of an unnecessary and redundant connection associated with constructing a bridge over North Hickory Creek in this location.

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

At their December 17, 2025 meeting, the Planning and Zoning Commission recommended approval [6-0] of the Mobility Plan Amendment request. The Commission asked questions about the location of the future Loop 288 in relation to the subject property and potential traffic improvements that could be made along West University (US 380) to ensure safe access to and around new developments within this corridor. Staff clarified that TXDOT has restricted the installation of additional traffic signals within this corridor at this time, but future developments will be responsible for designing driveways and deceleration lanes to ensure the provision of safe and adequate access to the maximum extent possible. Aside from general concerns that new development might impact vehicular and pedestrian safety along West University (US 380), the Commission held no additional discussion with regard to the requested Thoroughfare Map Amendment.

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:

Four (4) 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.

Three (3) 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 30, 2025 and December 21, 2025.

A notice was published on the City’s website on November 26, 2025 and December 22, 2025.

Three (3) signs were posted on the property by November 26, 2025.

The applicants have not hosted any community meetings related to this request.

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 - Notification Response Map
- Exhibit 8 - Ordinance
- Exhibit 9 - Presentation

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