

ORDINANCE NO. _____

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. (MPA25-0003b)

WHEREAS, on March 22, 2022, the City of Denton adopted the 2022 Mobility Plan Update via Ordinance No. 22-513; and

WHEREAS, the Craver Ranch Development (hereafter, "the Development") is a 2,499.35 acre proposed Master Planned Community, generally located west and south of FM 2153, east of FM 2164, and north of Gribble Springs Road and Shepard Road in the City of Denton; and

WHEREAS, within the boundary of the Development, the 2022 Thoroughfare Plan depicts a future east west secondary arterial to connect FM 2153 and FM 2164 through the center of the proposed Development; and

WHEREAS, 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; and

WHEREAS, the proposed realignment as shown on Exhibit B, refrains from encroaching on the floodplain and mitigates the permitting, construction and maintenance costs that would be incurred.; and

WHEREAS, on November 19, 2025, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended (5-1) of the amendment; and

WHEREAS, on December 2, 2025, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.1 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the application for a Comprehensive Plan Amendment to modify the Thoroughfare Plan Map of the Mobility Plan (the "Subject Amendment"), have determined that the Subject Amendment is in the best interest of the health, safety, morals, and general welfare of

the City of Denton, and accordingly, the City Council of the City of Denton is of the opinion and finds that said Subject Amendment is in the public interest and should be granted as set forth herein; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The Thoroughfare Plan Map of the Mobility Plan is hereby amended as described in Exhibit “A” and depicted in Exhibit “B” to show realignment of the east west Secondary Arterial Road.

SECTION 3. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 4. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 5. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [____ - ____]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND CITY ATTORNEY

BY: 

Hilary McMahon
Deputy City Attorney

Exhibit A

Modification to the Thoroughfare Plan Map of the 2022 Mobility Plan

Modifying the alignment of the future east west Secondary Arterial roadway between FM 2153 and FM 2164.

Exhibit B Updated Thoroughfare Plan Map

Proposed Mobility Plan

