



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: December 17, 2025

SUBJECT

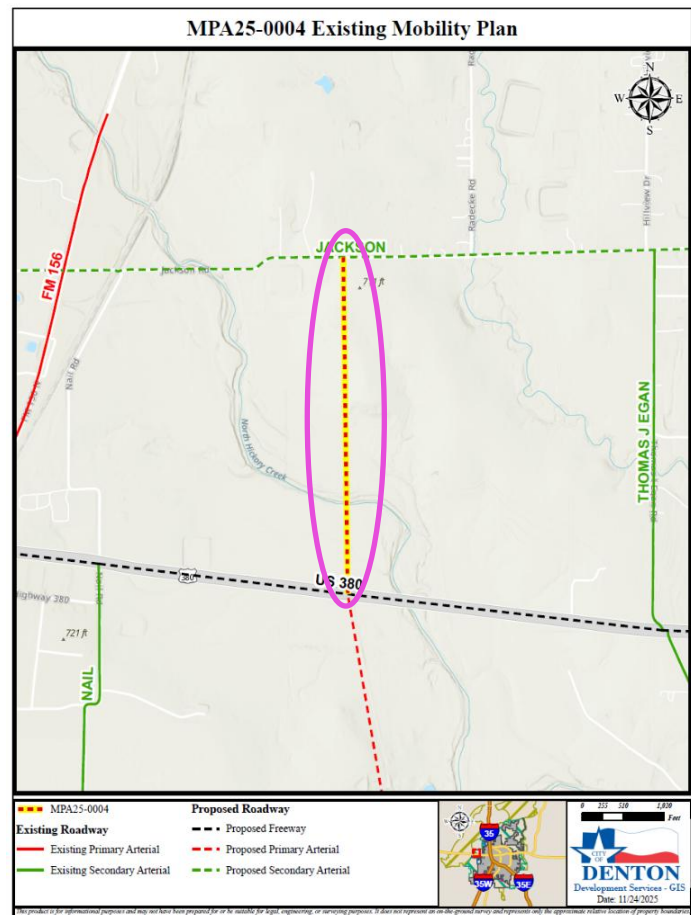
Hold a public hearing and consider making recommendations to the City Council regarding a Comprehensive Plan Amendment to modify the Thoroughfare Map of the 2022 Mobility Plan, including but not limited to removing the future extension of C Wolfe Road between US 380 and Jackson Road. The general location of the target road is located west of Future Loop 288 western extension, and north of US 380 in the City of Denton, Denton County, Texas. (MPA25-0004, Hickory Grove Multifamily, Sahar Esfandyari).

BACKGROUND

This request by the Hickory Grove Multifamily Development proposes an amendment to the Thoroughfare Map component of the City's Mobility Plan. The amendment seeks to remove the planned future extension of C Wolfe Road as a primary arterial roadway between US 380 and Jackson Road. This section is generally located on the west side of the city, west of the Future Loop 288 west extension and north of US 380. This amendment is part of the concurrent applications associated with the Hickory Grove Multifamily development on this agenda. Details regarding the Mobility Plan and the specific request are provided below.

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 that are further refined



Essentially, the Mobility Plan is the first step to:

- 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.

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.

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 reasons for this request are as follows:

- [illegible]

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

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.

A notice was published on the City's website on November 26, 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 - Draft Ordinance

Respectfully submitted:
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Deputy Director of Transportation Services Division

Prepared by:
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