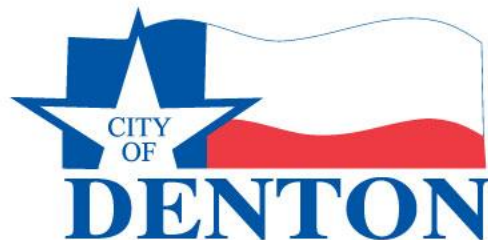


Z25-0011a Expanding Opportunities in Southern Downtown

Sean Jacobson

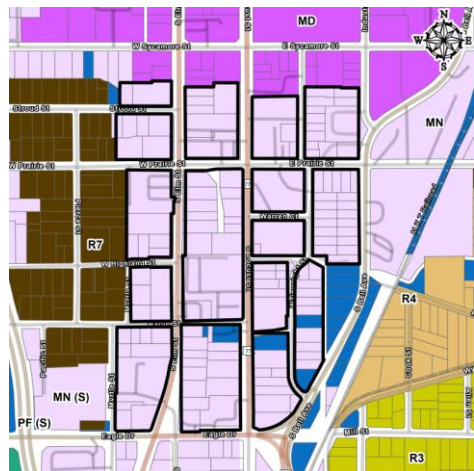
Associate Planner

October 21, 2025

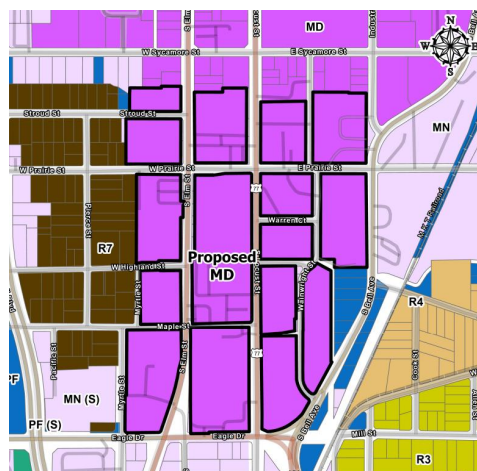


Request

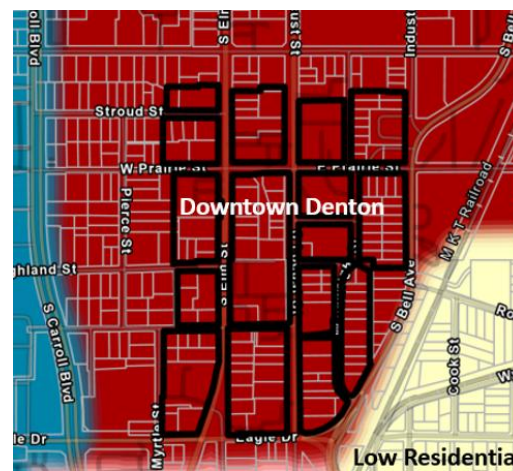
- City-initiated to rezone approximately 43.7 acres from **Public Facilities (PF) & Mixed-Use Neighborhood (MN)** to **Mixed-Use Downtown (MD)** District
- **Future Land Use:** Downtown Denton
- **Recommendation:** Complies with criteria for approval



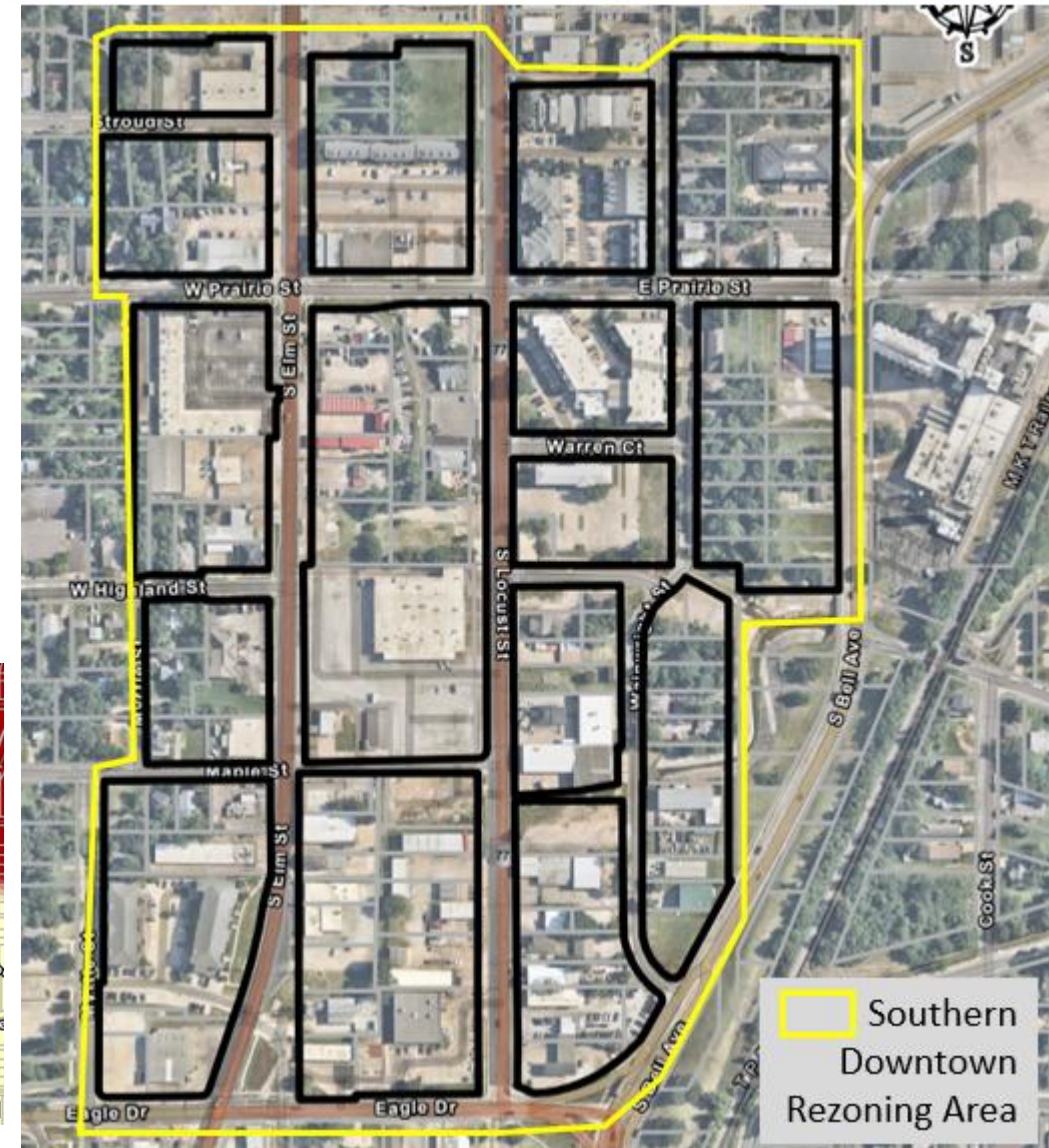
Existing Zoning:
PF & MN



Proposed Zoning:
MD

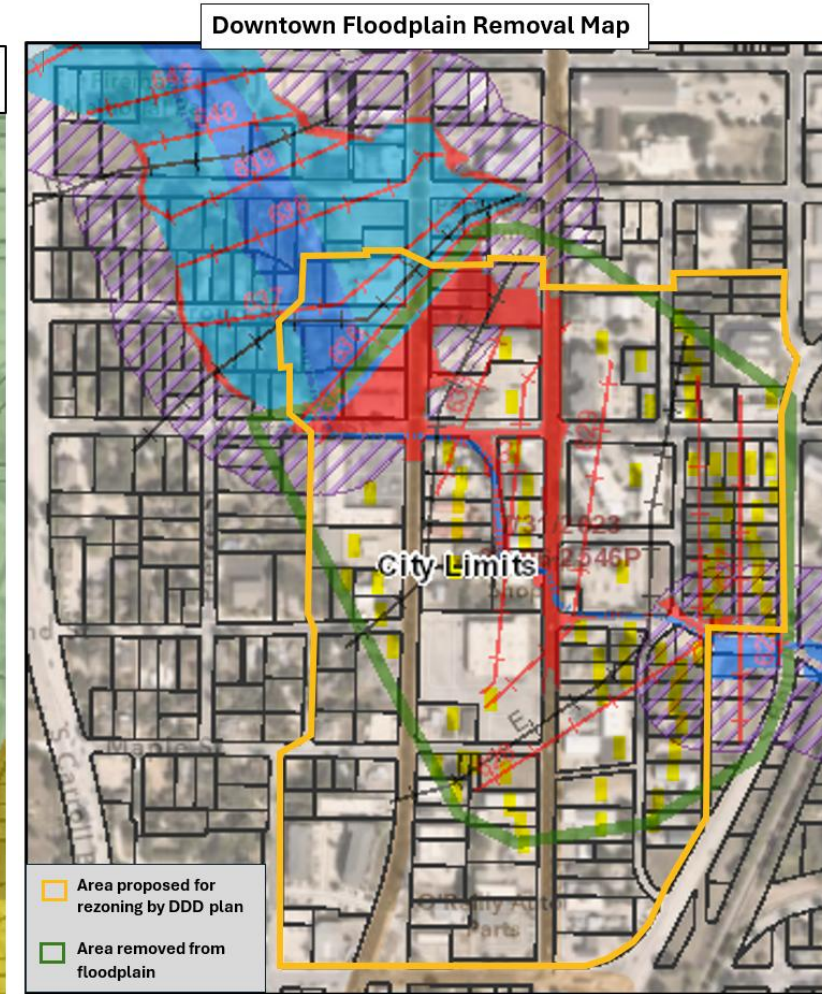
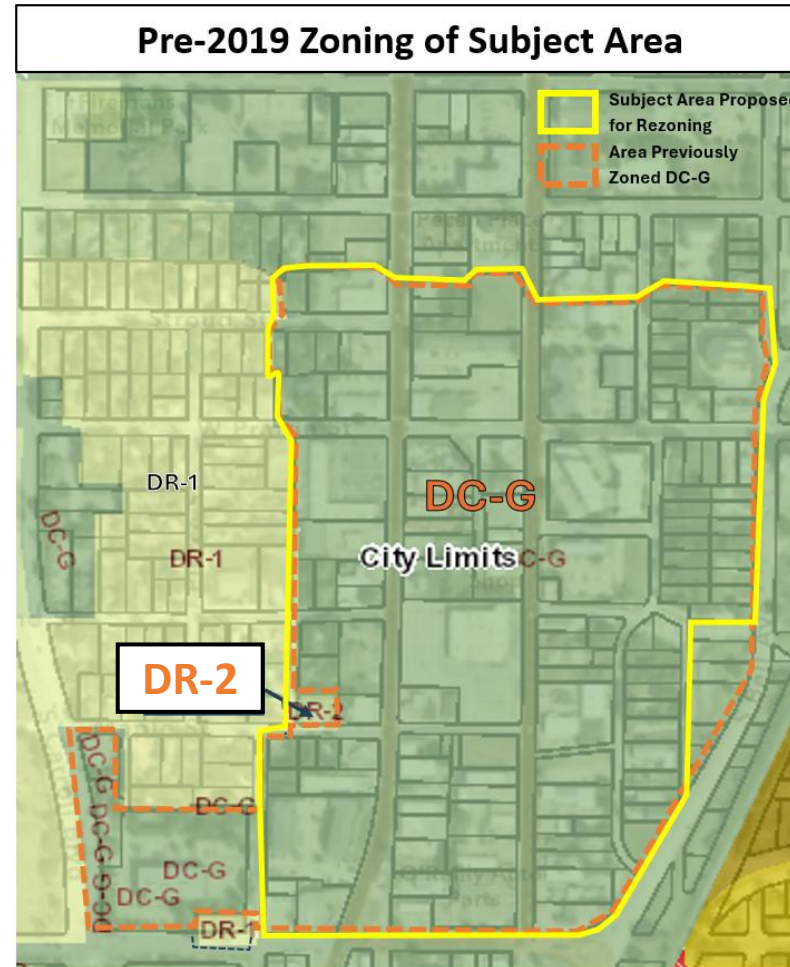


Future Land Use Map:
Downtown Denton



History

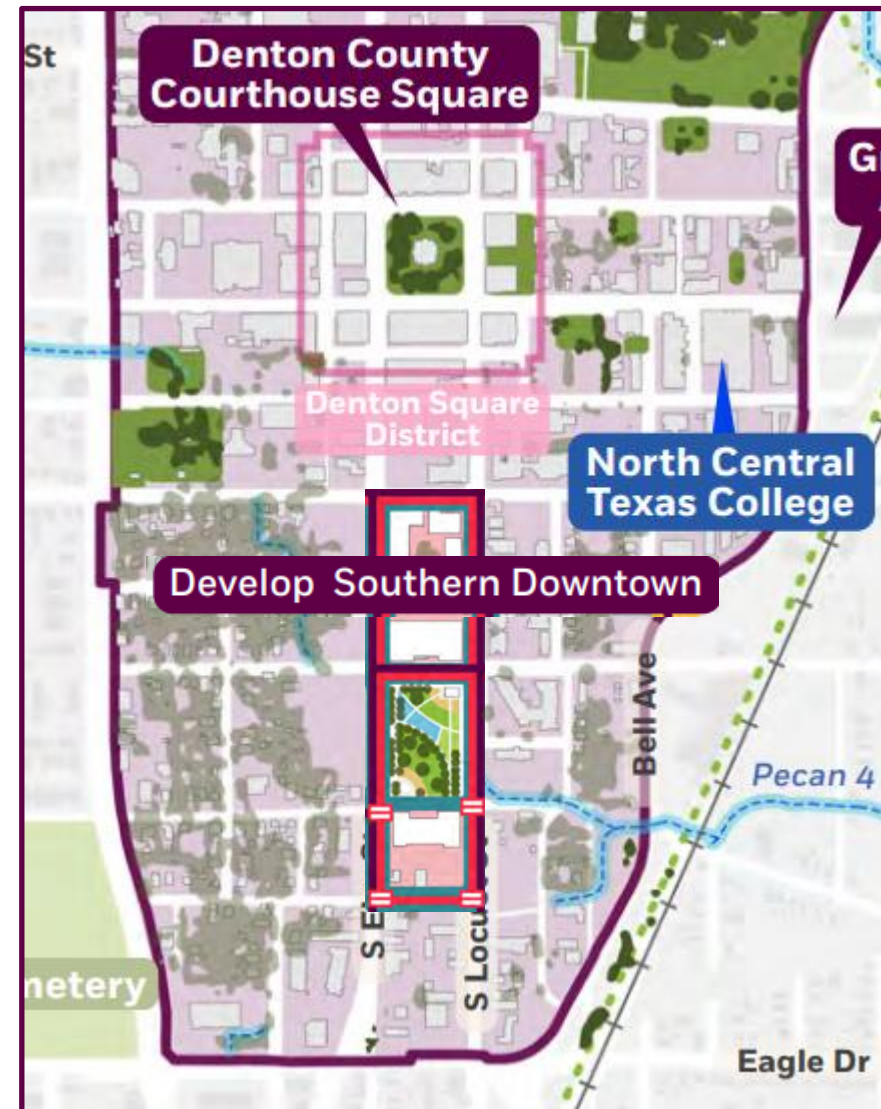
- **2002:** Downtown south of Sycamore to Eagle is zoned the same as around the Square: Downtown Commercial-General (DC-G)
- **2010:** Downtown Implementation Plan (DTIP) passed, boundary excludes Southern Downtown south of Sycamore – floodplain limits redevelopment potential in the area
- **2019:** City-wide Zoning Transition to new districts, only DTIP properties (closer to the Square) transition to MD, while Southern Downtown rezones to MN
- **2024:** PEC-4 Project removes much of Southern Downtown from floodplain, allowing expansion and new construction for first time in decades
- **2024:** Design Downtown Denton Plan process





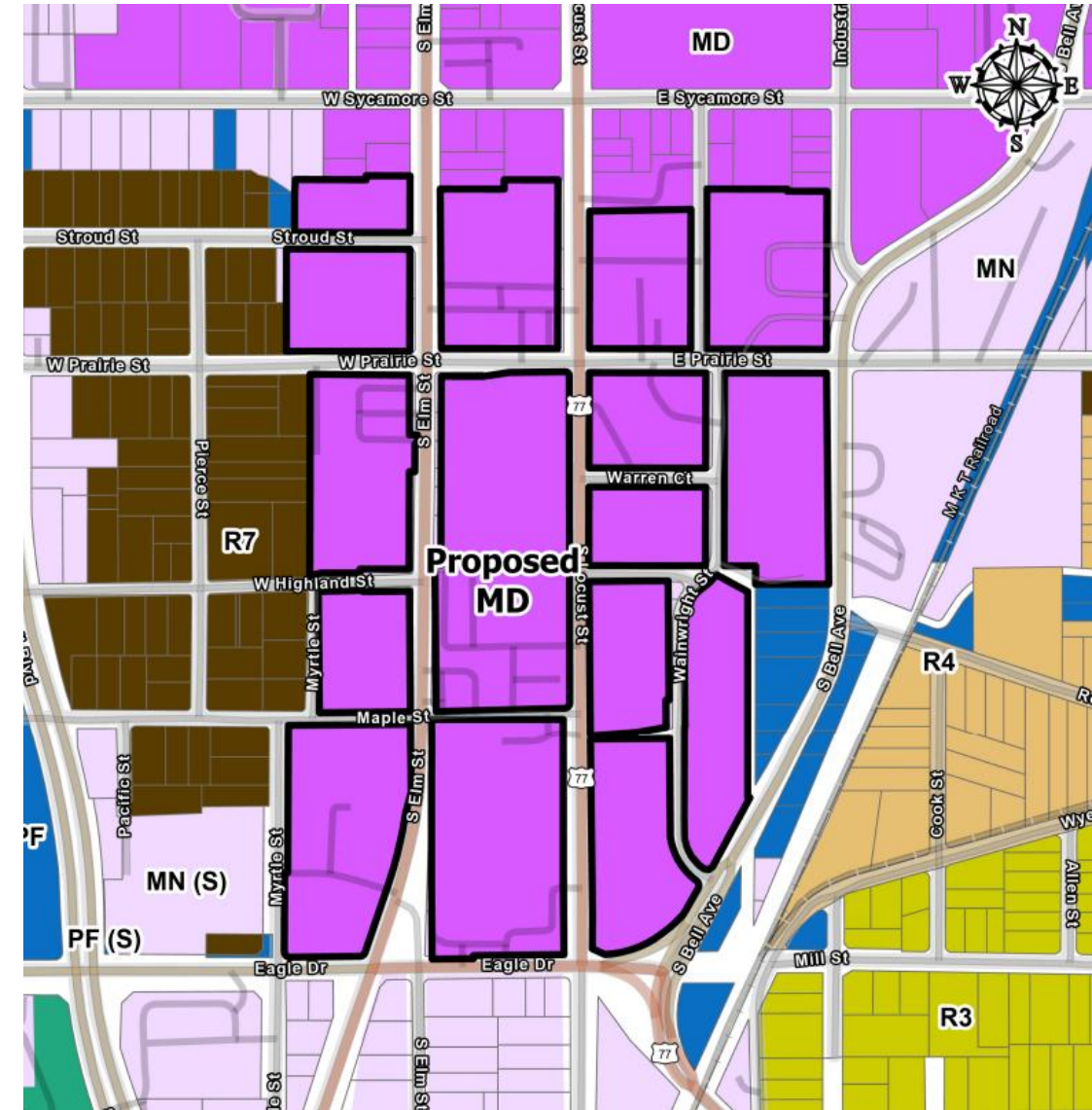
Design Downtown Denton Plan: Achieving Denton's Vision

- **Design Downtown Denton (DDD) process:**
 - Community Response: Desire for more businesses, more focus south of the Square.
 - Opportunity: Floodplain removal, housing needs.
- **DDD Goal (Recommendation 3A):**
 - "Southern Downtown" with new housing, shops, restaurants, centered on a future park in this area
- **DDD Recommendation 3D:**
 - Study extending MD "Downtown" zoning into Southern Downtown



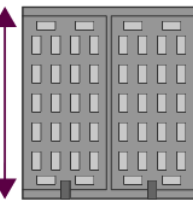
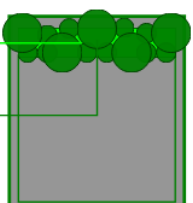
Analysis & Recommendation

- **Analysis Result:** Staff recommends rezoning majority of study area (~43.7 acres) from **PF & MN** to **MD** District
 - Expand development opportunity and flexibility for property owners
 - Respond to community desire for more city attention and more life and activity, less empty lots and vacant buildings, south of the Square
 - First step to implement the DDD vision for a future new Southern Downtown



What does MD mean for the area?

- Allows property owners to use more of their lots
- More flexibility for adaptive reuse, redevelopment, or new development
- Parking flexibility for Downtown businesses
- Allows smaller lots to be developed
- Enables taller development

Lot Coverage		
Mixed-Use Downtown (MD) Maximum Building Coverage 100% Minimum Setbacks Front - none Side - none Rear - none Minimum Lot Size none Minimum Parking for Commercial & Multifamily < 10 units - none		Mixed-Use Neighborhood (MN) Maximum Building Coverage 80% Minimum Setbacks Front - 10 ft. Side - none Rear - none Minimum Lot Size 2,500 sq. ft. Parking for Commercial & Multifamily < 10 units
Building Height		
Mixed-Use Downtown (MD) Max Building Height 100 ft. Within 50 ft. of R7 40 ft. Within 50 ft. to 100 ft. of R7 55 ft.		Mixed-Use Neighborhood (MN) Max Building Height 60 ft. Within 50 ft. of R7 40 ft. Within 50 ft. to 100 ft. of R7 55 ft.
Landscaping and Open Space		
Mixed-Use Downtown (MD) Minimum Landscape Area 15% Minimum Tree Canopy Coverage 20% Minimum Open Space Coverage for Multifamily - 0%		Mixed-Use Neighborhood (MN) Minimum Landscape Area 20% Minimum Tree Canopy Coverage 40% Minimum Open Space Coverage for Multifamily - 8%
Key Land Use Difference		
Mixed-Use Downtown (MD) Permitted Permitted Not Permitted Permitted	Multifamily Bar, Tavern, or Lounge Automotive Repair Shop, Minor Craft Alcohol Production	Mixed-Use Neighborhood (MN) Permitted SUP Required SUP Required SUP Required

Denton 2040 Comprehensive Plan & Design Downtown Denton (DDD)

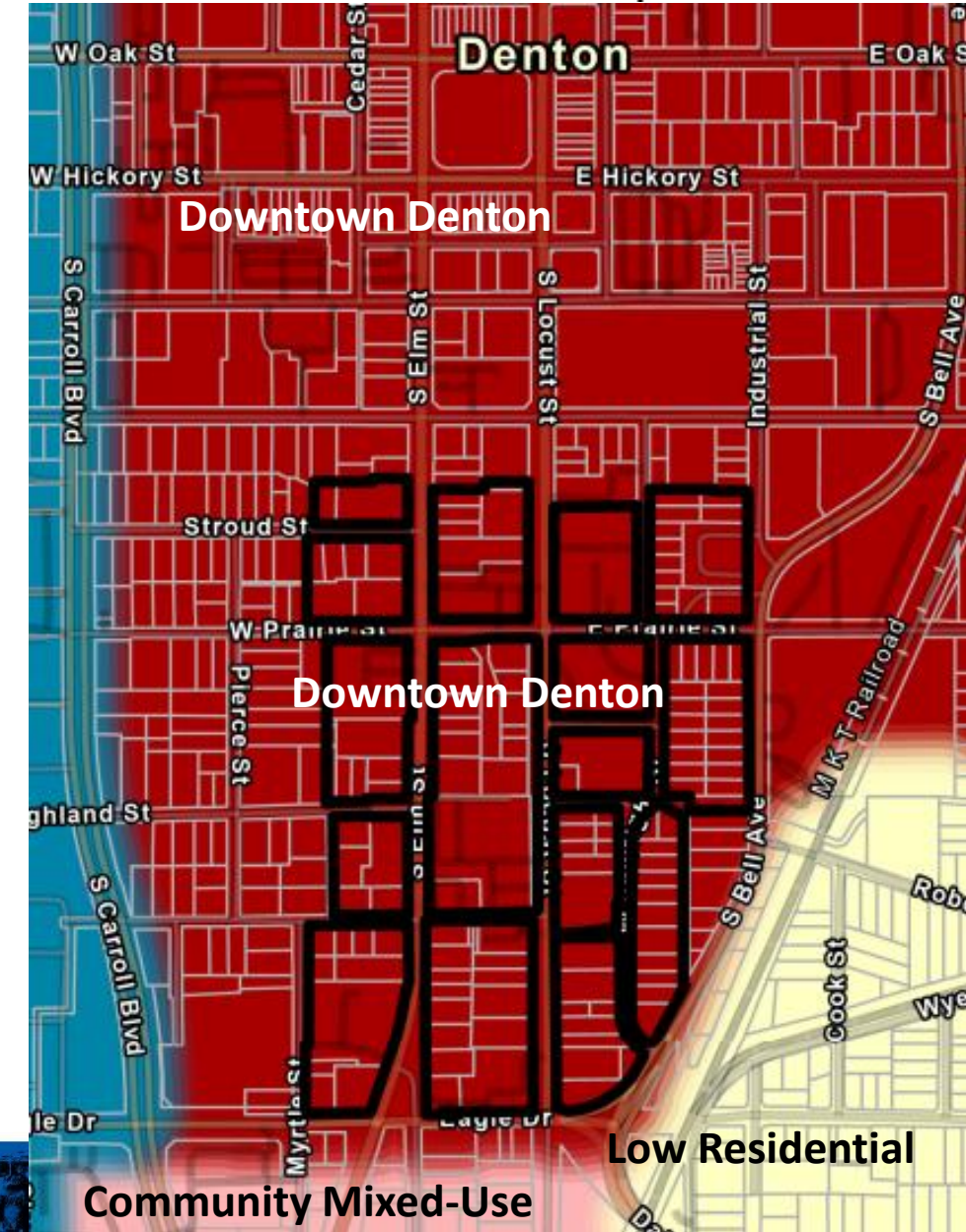
Future Land Use: **Downtown Denton**

- Proposed MD zoning allows the type and intensity of development described by the Denton 2040 Plan for the “Downtown Denton” designation
- MD is the most appropriate zoning for the Downtown Denton FLUM

Other goals:

- ✓ MD standards support Denton 2040 Plan goals related to compact development, re-investment in key Corridors, and diversification of Downtown.
- ✓ MD District is consistent with Sound Growth principles outlined in the Denton Plan 2040 **Vision Statement** - encouraging reinvestment and infill in underutilized areas, creating a vibrant Downtown
- ✓ Consistent with **Housing** goals in Denton 2040 Plan and DDD plan – MD makes development of townhomes & small multifamily more viable

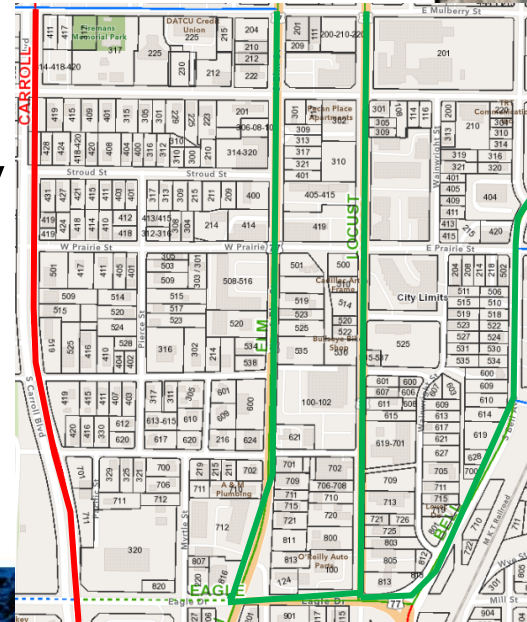
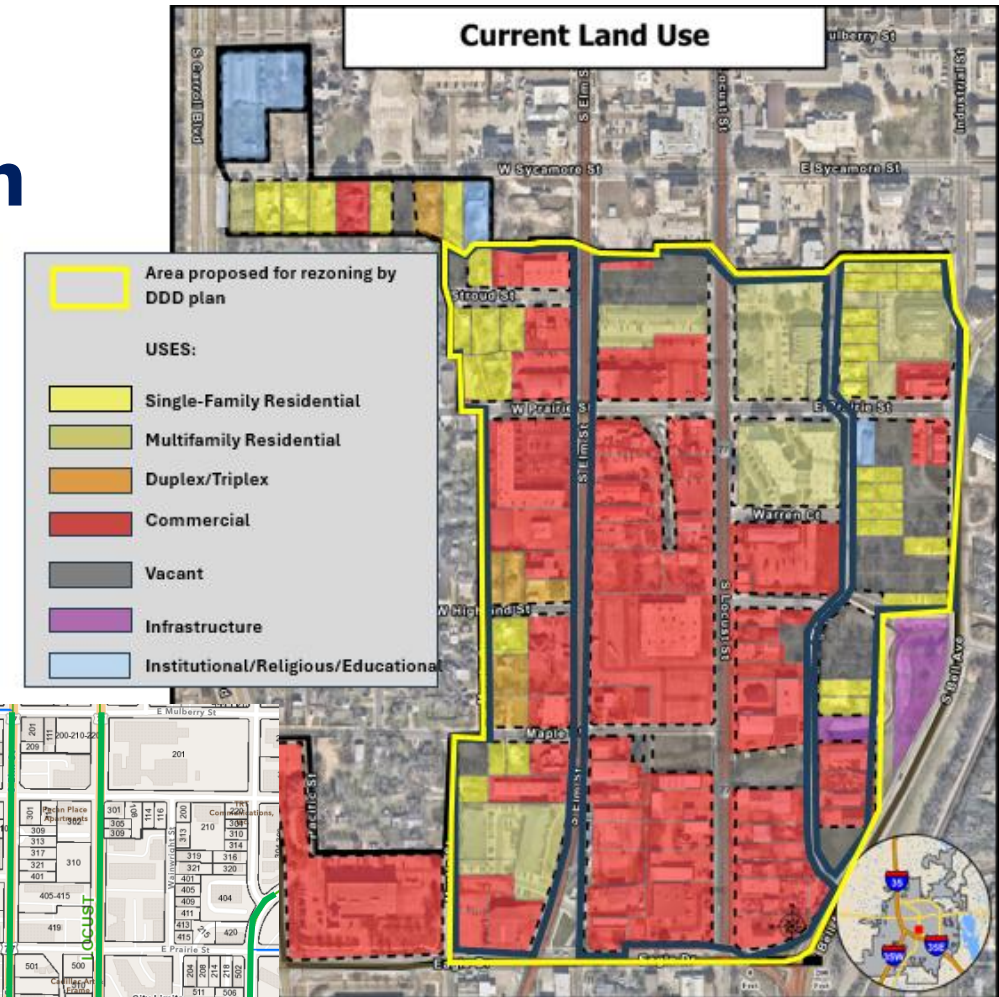
Expanding Opportunity in Southern Downtown Future Land Use Map





Consistency & Compatibility with the Area

- Mix of current uses - primarily commercial (often older) and multifamily, some single-family, many vacant lots
- Numerous smaller lots – harder to reuse or redevelop under MN standards
- Surrounding arterials and criss-crossing neighborhood streets create connectivity consistent with a downtown area
- Existing infrastructure to allow for more intense, downtown-style development

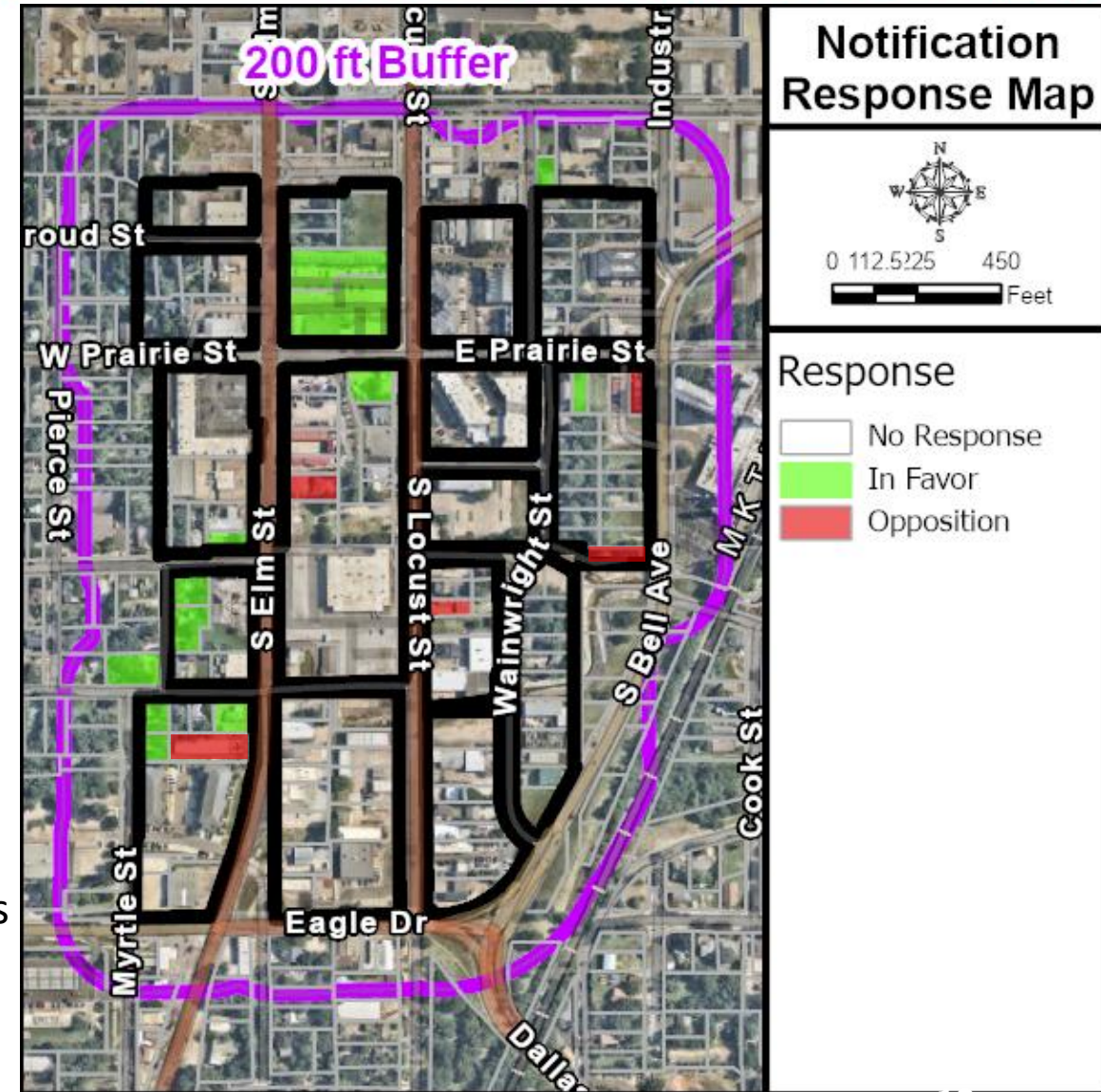


Minimizing Adverse Impacts

- Height Transition Buffer:
 - Buildings on lots abutting single-family zoned lots are limited to 40' height within 50' of that single-family zoned lot.
- Use Buffers:
 - Buffers between commercial or multifamily uses and single-family homes
- Protection for existing uses:
 - DDC protects any use made non-conforming by a zoning change – it may continue operating.
 - Single-Family Residential:
 - MD would make non-conforming, but ordinance language maintains conformity – no change for existing

Public Outreach

- **Newspaper Ad:** October 4, 2025
- **Property Posted:** 3 signs posted on September 11, 2025
- **Mailed Notices:**
 - 200 ft. Public Notices mailed: 242 letters
 - 500 ft. Courtesy Notices mailed: 970 postcards
 - Pre-Council 929 Notices mailed: 88 letters
- **Responses:**
 - In Opposition: **5 properties**
 - In Favor: **12 properties**
 - Neutral: 0
- City hosted 2 neighborhood meetings in May 2025; attendees at both meetings expressed unanimous support for rezoning.



Recommendation

Staff recommends **approval** of the rezoning with the conditions presented in the backup.

The Planning & Zoning Commission recommended **approval** [3-1] with the conditions presented in the agenda materials.

Questions?



10/21/25

File ID: Z25-0011a