



# City of Denton

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

**DEPARTMENT:** Development Services

**DCM:** Cassey Ogden

**DATE:** May 28, 2025

### **SUBJECT**

Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Live/Work Overlay District, a recommendation of the Southeast Denton Area Plan, encompassing approximately 20 acres, including land along certain portions of East Prairie Street, Skinner Street, Robertson Street, and Cook Street. (PZ25-109, SED Live/Work Overlay, Mia Hines).

### **BACKGROUND**

The purpose of this work session is to discuss and receive feedback from the Planning and Zoning Commission regarding potential land uses and development regulations associated with the proposed Southeast Denton Live/Work Overlay District.

During the Southeast Denton Area Plan (SEDAP) (the Plan) process, residents and community members expressed a desire for more neighborhood-scaled commercial opportunities within proximity to their established residential neighborhoods. Thus, the adopted Plan recommends Action 4.1.3: create a live-work overlay district, as shown on Exhibit 2, that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a residence, with the remaining portion being used as a residence simultaneously. The Plan's recommendation for a Live/Work Overlay District was the compromise that would allow additional commercial opportunities while maintaining the residential character of the area with an understanding that further community engagement and analysis would be needed to determine appropriate nonresidential land uses and development regulations.

The proposed Live/Work Overlay District area, as recommended within the adopted Plan, encompasses approximately 20 acres and includes properties along East Prairie Street between the A-Train Railway and Oakwood Cemetery, properties along the west side of Skinner Street, all properties along Robertson Street, and all properties along Cook Street, north of Wye Street. Zoning in the area includes Residential-4 (R4), Residential-7 (R7), and Mixed-Use Neighborhood (MN). While the dominant land use within the proposed overlay area is single-family residential, there are also a few neighborhood-scaled commercial land uses, religious assembly facilities, and undeveloped properties with abutting industrial uses. This mix of existing conditions creates opportunities for both new and infill development and the adaptive re-use of existing structures.

### **Additional Public Engagement/Feedback:**

Earlier this year, staff conducted additional land use surveys, asking residents which land uses they would like to see within this study area (see Exhibit 3). Additionally, staff held a Block Party in March 2025, to

confirm the community's land use preferences for the live/work overlay district and to receive any concerns they may have. Staff believed it was important to do additional targeted engagement as it relates to creating the live/work overlay district to affirm the initial results received during developing the Plan. As evidenced during the SEDAP planning process, residents were supportive of allowing additional nonresidential uses but expressed general concerns with increased traffic issues, business operations such as loud noises and adverse odors, and the incompatibility of land uses.

#### Issues for Consideration:

##### *Subareas:*

The total land area recommended by the Plan for this Overlay District (20 acres) maintains a variety of both existing land use conditions and Future Land Use designations; therefore, staff proposes to subdivide this Overlay District into three subareas and propose different regulations for each area. The subarea in focus for this work session, Section A, encompasses approximately 6 acres along East Prairie Street and has a mix of Neighborhood Mixed Use, Low Density Residential, and Moderate Residential Future Land Use Designations. Currently, the predominant zoning districts within this area are R4 and R7 but the land use pattern reflects single-family residences, neighboring religious assembly facilities, personal service establishments, vacant buildings, and a heavy industrial facility. With these components and the feedback from the residents confirming both the commercial land uses they would like to see within this area as well as the concerns they had with integrating neighborhood-scaled commercial into their residential neighborhoods, staff proposes atypical work/live land use and development considerations for this area as explained further below.

Section B encompasses approximately 4 acres and includes those undeveloped properties located west of Skinner Street with a Moderate Residential Future Land Use Designation. Section C encompasses approximately 10 acres and includes properties developed with single-family residences, neighboring undeveloped lots, one religious assembly facility, one restaurant, and one vacant building, but the Future Land Use Designation is Low Density Residential and this area is largely adjacent to single-family residential land uses. While Sections B and C of the proposed Overlay District have similarly existing mixed land use patterns as Section A, these properties abut less intense uses and they have more homogenous Future Land Use Designations that do not call for the type of commercial activity that may be appropriate along East Prairie Street per the Plan. Therefore, staff anticipates proposing considerations for those subareas of the proposed Overlay District in the future that are more consistent with typical work/live development within a residential neighborhood.

##### *Overlay District within DDC:*

Similar to other overlay zoning districts as provided for in the DDC, staff is recommending that a Southeast Denton Live/Work Overlay District be adopted within the DDC. This overlay district could then be further modified and/or expanded in the future to address the needs of the Southeast Denton community, including expanding the district to address Sections B and C discussed above.

##### *DDC and Building Code/Fire Code Requirements:*

Current DDC regulations include a defined Work/Live land use which is allowed in Residential 7 and the Mixed-Use Districts; however, the prescriptive nature of the associated Use-Specific Standards can create barriers to entry. The DDC defines a work/live dwelling unit as a dwelling unit containing an integrated living and working space in different areas of the unit. For these units, the DDC requires that the residential component have a minimum 400 square foot living space floor area, remain below 50% of the total gross floor area, and locate above or behind the nonresidential component. The DDC also states that a resident of the work/live dwelling must be the owner and operator of the nonresidential use. Additionally, this mix of uses within one structure often requires significant improvements to meet the International Building Code requirements for fire safety prior to allowing a nonresidential use. These standards neither allow for the type of nonresidential flexibility nor provide for a set of residential protections against the potential impacts

of nonresidential land uses. Therefore, staff recommends that the proposed Overlay District not require the typical work/live dwelling unit that includes both a nonresidential and residential use within the same structure and instead, allow for free-standing residential and nonresidential uses within this subarea of the district. However, if a property owner wanted to have the typical work/live unit, that is still an available option provided they comply with applicable building and fire codes.

#### *Operational Mitigations:*

In order to address potential operational impacts associated with the nonresidential uses and protect the residential integrity of existing nearby single-family neighborhoods, staff is proposing to limit the types of nonresidential uses within the Overlay District and include various operational restrictions. Proposed operational restrictions include but are not limited to: building size limitations; hours of operation; noise level restrictions; screening requirements between residential and nonresidential uses; and reduced parking ratios. While staff is supportive of the community's goal to restore the successful business district of yesteryears along East Prairie Street, staff is more concerned with protecting the nearby single-family neighborhoods' integrity that exists today, hence the recommended operational restrictions.

#### Proposal:

For the Southeast Denton Live/Work Overlay District, and specifically the area along East Prairie Street from the Railroad to Oakwood Cemetery (referenced as Section A above), staff proposes to: 1) rezone this area to a base zoning of Residential-7 (R7); and 2) include an Overlay District that includes the following set of land use provisions and development standards listed below. As discussed above, other subareas are proposed to be addressed at a future date.

#### Section A – Nonresidential Land Use Permissions

- Permitted – In addition to all nonresidential use permitted within R7, the following uses are proposed to be permitted within the Overlay District:
  - Restaurant
  - Small Retail (less than 10,000 square feet)
  - Personal Services
- Allows Consideration of SUP – In addition to all nonresidential uses that allow consideration of an SUP in R7, the following uses are proposed to be permitted within the Overlay District:
  - Business or Trade School
  - Mobile Food Court
  - Self-Service Laundry

#### Section A – General Operational Standards

- Nonresidential Hours of Operation:
  - Monday – Thursday: 8:00am-8:00pm
  - Friday – Sunday: 8:00am-10:00pm
- Nonresidential Noise
  - Established Ambient Noise Level – 85 dba
  - No new nonresidential use may cause an average area increase of more than 3 dba

#### Section A – General Development Standards

- Nonresidential parking
  - Minimum parking per use-specific standards
  - Minimum 4 bicycle spaces
  - Shared off-street parking may reduce the total minimum by 25%
- Landscaping and Screening

- Minimum 8-foot-tall double-faced solid wood fence between proposed nonresidential use and existing residential use
- Shaded outdoor dining/seating may reduce required tree canopy coverage to 10% minimum lot coverage

The proposed R7 base zoning district and additional land use allowances are proposed as a result of the additional community feedback received. The general operational and development standards are proposed to mitigate compatibility concerns of both staff and the community.

Staff is seeking the Planning and Zoning Commission's feedback regarding the proposed land uses and development regulations in particular the following:

1. Does the Commission concur with staff's recommendation to address the area along Prairie Street only as the first step for adopting the Southeast Denton Live/Work Overlay District?
2. Does the Commission concur with rezoning the area along Prairie Street to R7 as a base zoning district, and allowing the additional land uses as provided for in the proposed Overlay District?
3. Does the Commission concur with the proposed operational restrictions associated with nonresidential uses? Are there any areas that staff may have missed that should be considered?
4. Does the Commission believe there are any items that have not been addressed, consistent with the SEDAP recommendations as it relates to establishing this new Live/Work Overlay District?

#### **EXHIBITS**

1. Agenda Information Sheet
2. SEDAP Overlay Actions and Map
3. Nonresidential Land Use Survey Results

Respectfully submitted:  
 Tina Firgens, AICP  
 Deputy Director of Development Services/Planning  
 Director

Prepared by:  
 Mia Hines, AICP  
 Senior Planner