

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING PROPOSED REVISIONS TO THE DENTON DEVELOPMENT CODE; SPECIFICALLY BE AMENDING SUBCHAPTER 4 – OVERLAY AND HISTORIC DISTRICTS, TO ESTABLISH SECTION 4.11, SOUTHEAST DENTON AREA PLAN OVERLAY DISTRICTS, INCLUDING THE SOUTHEAST DENTON RESIDENTIAL OVERLAY (SEDRO), THE SOUTHEAST DENTON HEIGHT OVERLAY DISTRICT (SEDHO), AND THE SOUTHEAST DENTON LIVE/WORK OVERLAY DISTRICT (SEDLWO), AND PROVIDING APPLICABILITY, DIMENSIONAL STANDARDS, DESIGN STANDARDS, ALLOWED USES, AND/OR USE-SPECIFIC STANDARDS FOR EACH DISTRICT. THE SOUTHEAST DENTON RESIDENTIAL OVERLAY INCLUDES 375.94 ACRES GENERALLY BOUNDED BY EAST MCKINNEY STREET TO THE NORTH; NORTH BRADSHAW STREET, EAST PRAIRIE STREET AND THE MKT RAILROAD TO THE WEST; SMITH STREET, KERLY STREET, AND MORSE STREET TO THE SOUTH; AND SOUTH WOODROW LANE TO THE EAST; THE SOUTHEAST DENTON HEIGHT OVERLAY DISTRICT INCLUDES 39.77 ACRES GENERALLY BOUNDED BY EAST MCKINNEY STREET TO THE NORTH, EXPOSITION STREET TO THE WEST, EAST SYCAMORE STREET TO THE SOUTH, AND NORTH BRADWHAW STREET TO THE EAST; AND THE SOUTHEAST DENTON LIVE/WORK OVERLAY DISTRICT ENCOMPASSES 27.58 ACRES AND GENERALLY INCLUDES PROPERTIES ALONG THE NORTH AND SOUTH SIDES OF EAST PRAIRIE STREET BETWEEN OAKWOOD CEMETERY AND THE MKT RAILROAD, PROPERTIES ALONG THE WEST SIDE OF SKINNER STREET, PROPERTIES ALONG THE NORTH AND SOUTH SIDE OF ROBERTSON STREET SITUATED BETWEEN WYE STREET AND THE STREAM PEC 4 DRAINAGE CHANNEL, AND PROPERTIES ALONG THE EAST AND WEST SIDES OF COOK STREET NORTH OF WYE STREET IN THE CITY OF DENTON, DENTON COUNTY, TEXAS. (DCA26-0002)

WHEREAS, pursuant to Ordinance No. DCA18-0009q, the City Council of the City of Denton adopted the revised 2019 Denton Development Code, the (“DDC”); and

WHEREAS, the Southeast Denton Area Plan was adopted on July 23, 2024, following sixteen months of community engagement, with recommendations to establish overlay districts to protect existing neighborhood scale and character and achieve the goal to strengthen neighborhoods and housing affordability for the properties and areas legally described in “Exhibit A” attached hereto; and

WHEREAS, additional community engagement in Spring of 2025 provided staff with further direction on proposed amendments related to Southeast Denton Overlay Districts; and

WHEREAS, the City desires to amend the DDC to establish the Southeast Denton Overlay Districts to provide regulatory support for maintaining a consistent neighborhood scale and character; and

WHEREAS, the amendment to Subchapter 4 is consistent with the 2040 Comprehensive Plan’s goal to achieve re-investment, revitalization, and redevelopment of key growth centers while also promoting development which enhances community character and functionality; and

WHEREAS, the amendments include the following:

1. Subchapter 4: Overlay and Historic Districts – to establish Section 4.11, creating a new Overlay District and providing applicability, dimensional standards, design standards, allowed uses, and/or use-specific standards for each subdistrict

WHEREAS, on April 8, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication, held due hearings and postponed consideration of the proposed revisions [6-0] of the amendment to the Denton Development Code to allow for one additional community meeting; and

WHEREAS, on May 27, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication, held due hearings and recommended \_\_\_\_\_ [#-#] of the amendment to the Denton Development Code; and

WHEREAS, on \_\_\_\_\_, the City Council likewise conducted a public hearing in accordance with local and state law and the City Council hereby finds that the Code amendments are consistent with the City’s comprehensive plan, and the federal, state, and local law are in the best interests of the City of Denton; 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. Subchapter 4 of the DDC is amended as set forth in “Exhibit B” which is attached and fully incorporated herein by reference.

SECTION 3. 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 a 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 4. 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 5. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Denton Development Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. 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 [\_\_ - \_\_]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Jordan Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
KRISTI FOGLE, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: \_\_\_\_\_

**Exhibit A**  
**(insert legal descriptions)**

DRAFT

**Exhibit B**  
**(attach DDC Subchapter 4)**

DRAFT