



SOUTHEAST
Denton
AREA PLAN

Planning and Zoning Commission
PUBLIC HEARING
July 17, 2024



Creating the future. Keeping the character.

July 23, 2024

CA24-0002b



Agenda

SEDAP is a consolidation of the Southeast Denton community feedback

- Brief Project Overview
- Present Highlights of Draft Southeast Denton Area Plan
- Receive Plan Recommendation
- Next Steps

Your Role Today is:

- Receive a presentation of the Steering Committee endorsed draft plan
- Take action on the draft plan endorsed by the Steering Committee



Purpose of this Plan

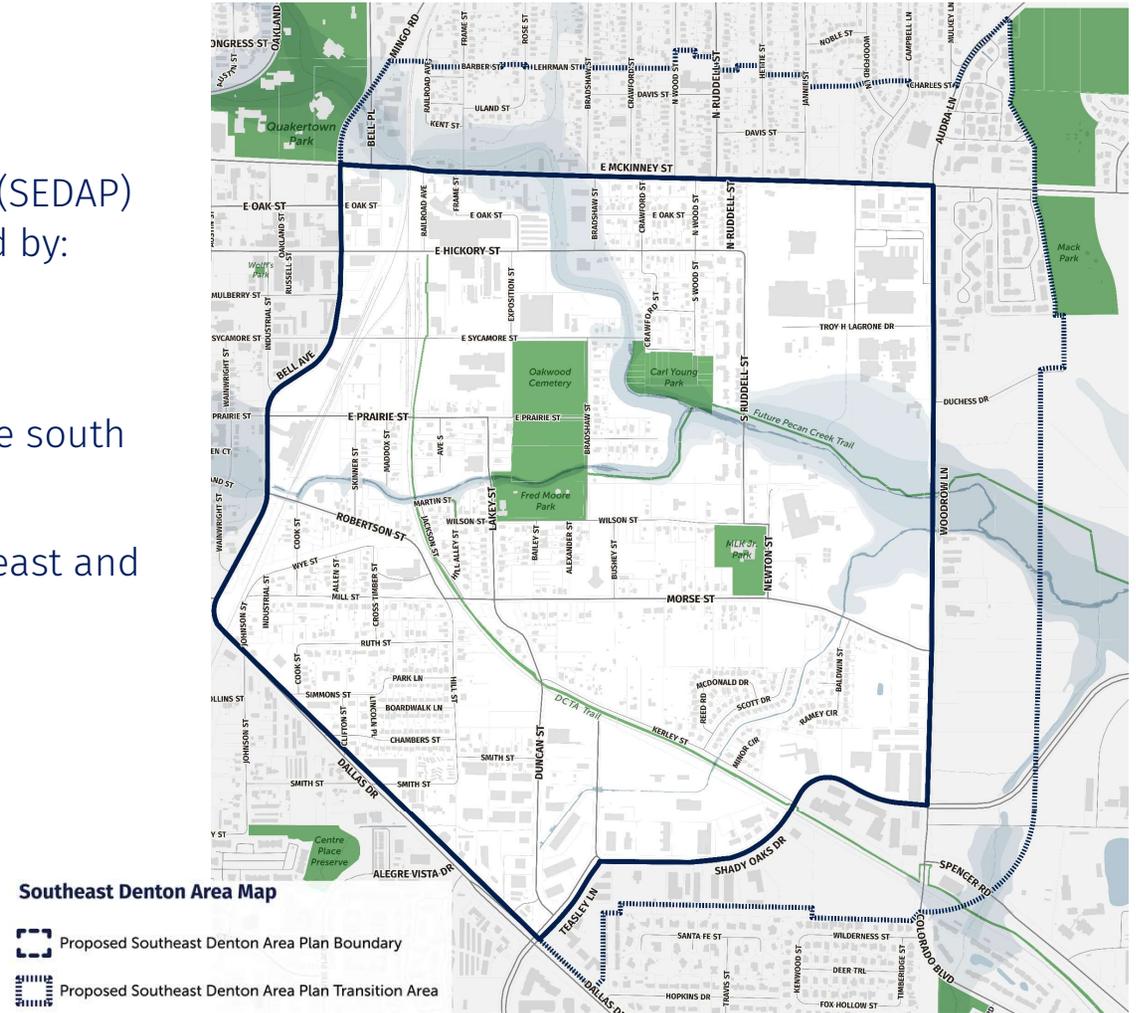
- **Acknowledge generational trauma that resulted from the forced displacement of Quakertown residents by the City and subsequent City actions**
- **Address residents' concerns about future displacement due to new developments in the area**
- **Identify those areas that are important to the residents and stakeholders for preserving the cultural character of the Southeast Denton neighborhoods**
- **Identify areas where change can occur for the advancement of the neighborhood and overall community**
- **Suggest ideas for future improvements – transportation, housing, connectivity, parks and open space, and overall quality of life in the community**
- **Make recommendations for capital improvement projects and policy changes for future improvements**

Study Area

The Southeast Denton Area Plan study area (SEDAP) includes 600 acres and is generally bounded by:

- **McKinney Street** to the north
- **Bell Avenue** and **Dallas Drive** to the west
- **Teasley Lane** and **Shady Oaks Drive** to the south
- **Woodrow Lane** to the east.
- This area also includes the parcels northeast and southeast to provide transition areas

The study area was vetted through Visioning Workshop and Intercept Surveys.



Community Engagement

- Stakeholder meetings
- Steering Committee
- Listening Sessions
- Intercept Surveys
- Visioning Workshop
- Visual Preference Survey
- Staff Implementation Workshop



July 23, 2024

CA24-0002b



What We Heard

- Improve communication between City and neighborhood
- Maintain cherished assets
- Preserve Denton's history and remember the lessons of Quakertown
- Create standards for housing, ensure long-term affordability, address concerns about displacement
- Improve infrastructure
- End pattern of neglect and begin to heal the area

Community Goals

1. **Building Trust** within the community & with the City as a whole
2. **Honoring the Culture & Heritage** of Southeast Denton
3. Investing in **Economic Prosperity**
4. Strengthening Neighborhoods & **Housing Affordability**
5. Elevating the **quality of public infrastructure**
6. Creating a **safe and connected, multimodal travel system**



Vision for Southeast Denton

“Our vision for Southeast Denton is a harmonious future that ensures a diverse, resilient and inclusive community for generations to come. We will be a vibrant community that the City cultivates trust with, cherishes and preserves our rich Black history and culture, discourages gentrification, ensures shared prosperity, and elevates the overall quality of life through strategic investments.”



July 23, 2024

CA24-0002b



Plan Highlights

July 23, 2024

CA24-0002b



Strategy 1.1 - Develop and implement an Anti-displacement Action Plan specific to Southeast Denton study area.

Policies that can offer financial and technical assistance to both homeowners and renters including **funds to support eviction prevention programs, pre-approved ADU designs, home repair loans and grants, and collaborate with Denton CAD to ensure equitable appraisals.**



July 23, 2024

CA24-0002b

Goal #1

Building trust within the Community & with the City as a whole

Strategy 1.2 - Develop a communications strategy specific to Southeast Denton.

Strategy 1.3 – Recruit more participants for Denton 360 program from Southeast Denton.

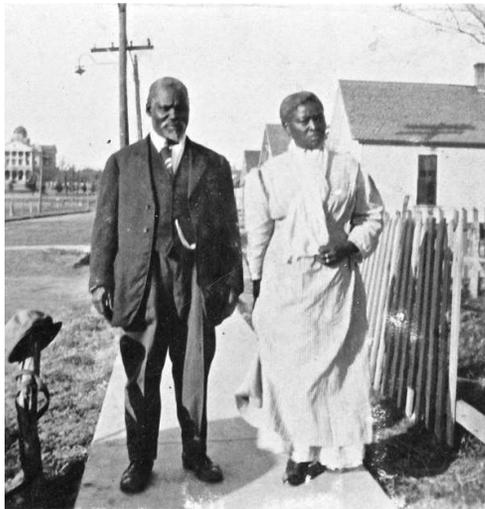


Strategy 2.1 – Use historic preservation tools and incentives to recognize the built environment and the families who created it.

Tools to create a living active record of the community’s origins: surveying the community to **determine the historic resources**; educating residents and property owners on the value of preservation; and coordinate with property owners to designate individual structures and districts.

Goal #2

Honoring the culture & heritage of Southeast Denton



Strategy 2.2 – Develop and Implement a Southeast Denton History and Cultural Roots Preservation Program.

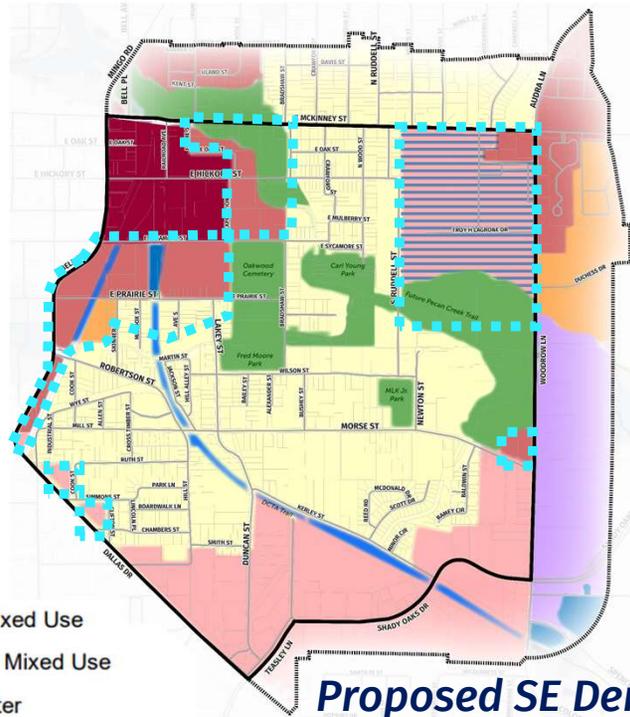
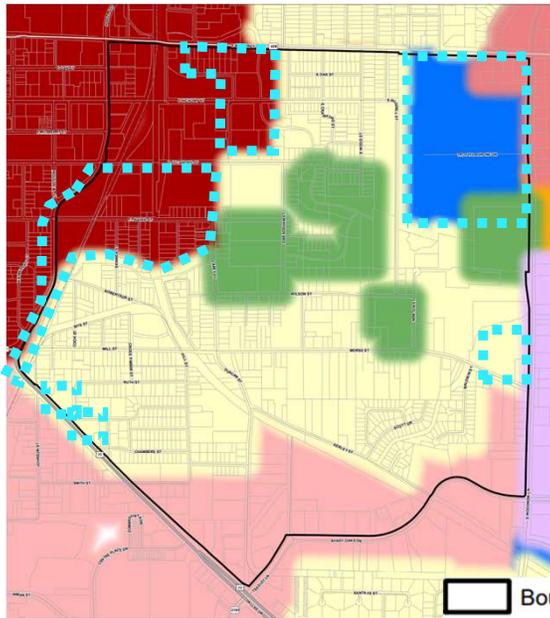
Creating a **Cultural District** to acknowledge Southeast Denton places and families who created it and using the cultural district to honor past residents and all cultures who call Southeast Denton home (including Black and Hispanic).

July 23, 2024

CA24-0002b

Strategy 4.2 – Adjust the proposed future land uses in the Denton 2040 Plan and implement these land use recommendations through rezoning.

Goal #4
Strengthen Neighborhoods and Housing Affordability



Denton 2040 Land Use Map

Proposed SE Denton Land Use Map

-  Proposed Changes
-  Boundary - 671.47 Acres
-  Low Residential
-  Moderate Residential
-  Downtown Denton
-  Community Mixed Use
-  Neighborhood Mixed Use
-  Business Center
-  Government / Institutional
-  Parks / Open Space

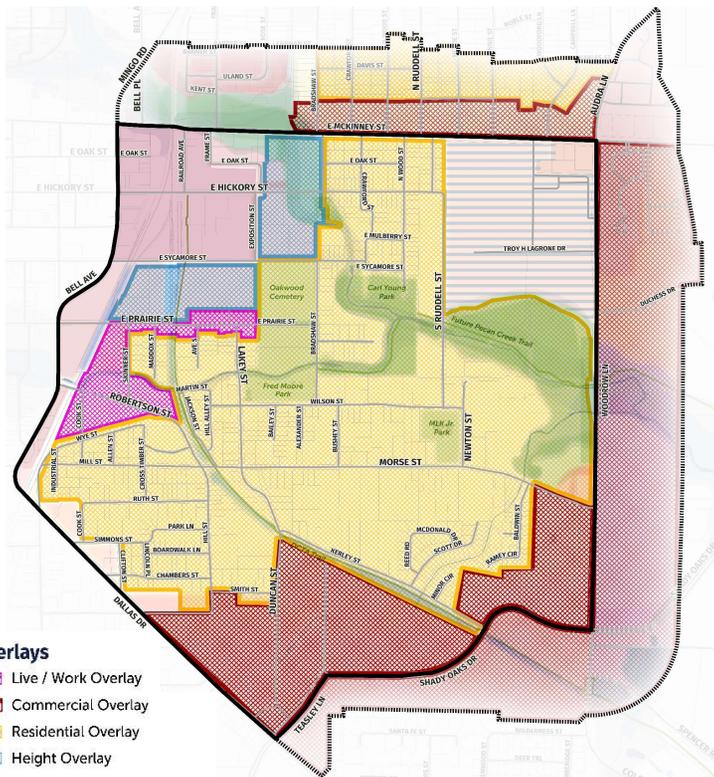
July 23, 2024

CA24-0002b



Strategy 4.1 – Establish overlay districts to protect existing neighborhood scale and character.

Limit the scale, design, and urban pattern of developments/ redevelopments.



Residential Overlay to ensure **scale** and **detailing** are consistent with existing

Height Overlay to provide a **transition** between areas of intensity and neighborhoods

Live/Work Overlay to create **space for small scale retail and service** uses combined with residential

- Monitoring of residential area south of Prairie

Commercial Overlay to emphasize **compatibility** and redevelopment

Goal #4

Strengthen Neighborhoods and Housing Affordability

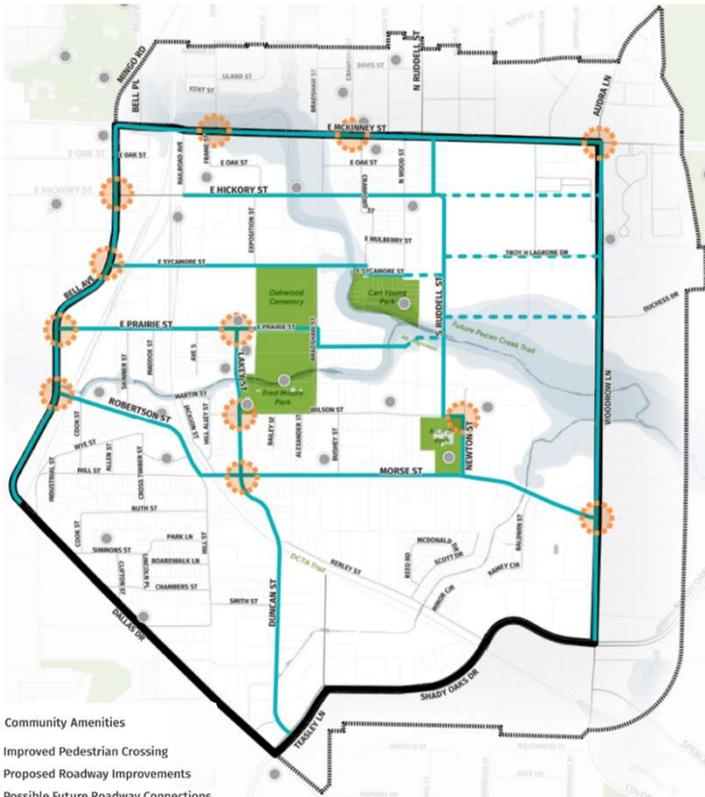


Strategy 6.1 – Improve street network to prioritize connectivity and multi-modal connections.

Enhance the street connections in Southeast Denton study area; make intersections and streets safer for all users; strengthen connections to Downtown/coordinate with Downtown Plan; imagine additional connectivity

Goal #6

Creating a safe and connected multi modal travel system



July 23, 2024

CA24-0002b

Next Steps

- The Southeast Denton Area Plan will amend and update Denton 2040 Comprehensive Plan
- Planning & Zoning Commission
 - **Recommended approval (5-0) on July 17, 2024, with an additional page depicting the preferred images from the Visual Preference Survey.**
- City Council Public Hearing & Plan Adoption – July 23, 2024



SOUTHEAST DENTON AREA PLAN

Planning and Zoning Commission
Public Hearing

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CA24-0002b