



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

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



AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

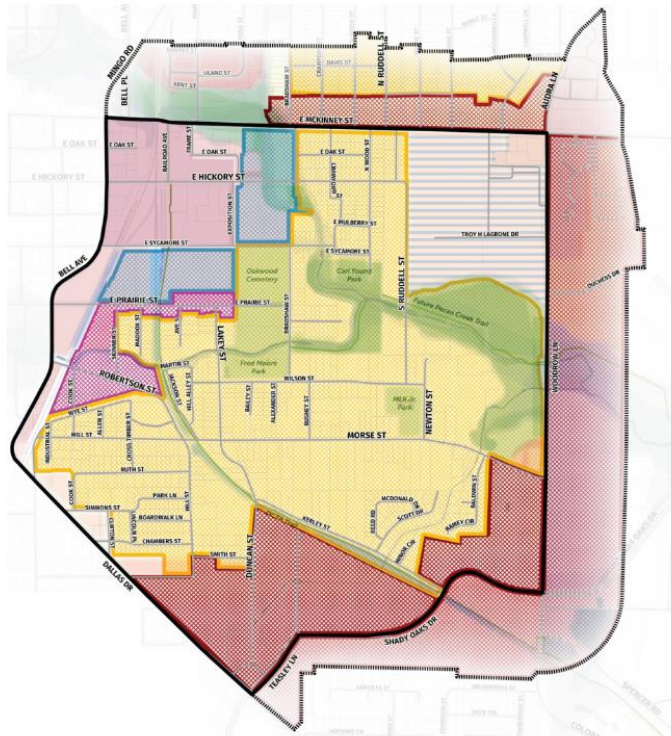
DATE: June 25, 2025

SUBJECT

Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Residential and Height Overlay Districts, a recommendation of the Southeast Denton Area Plan, encompassing approximately 422 acres, generally located south of East McKinney Street, west of South Woodrow Street, North of Kerley Street and Smith Street, west of Dallas Drive and South Bell Street. (PZ25-138, SED Residential and Height Overlay Districts, Julie Wyatt).

BACKGROUND

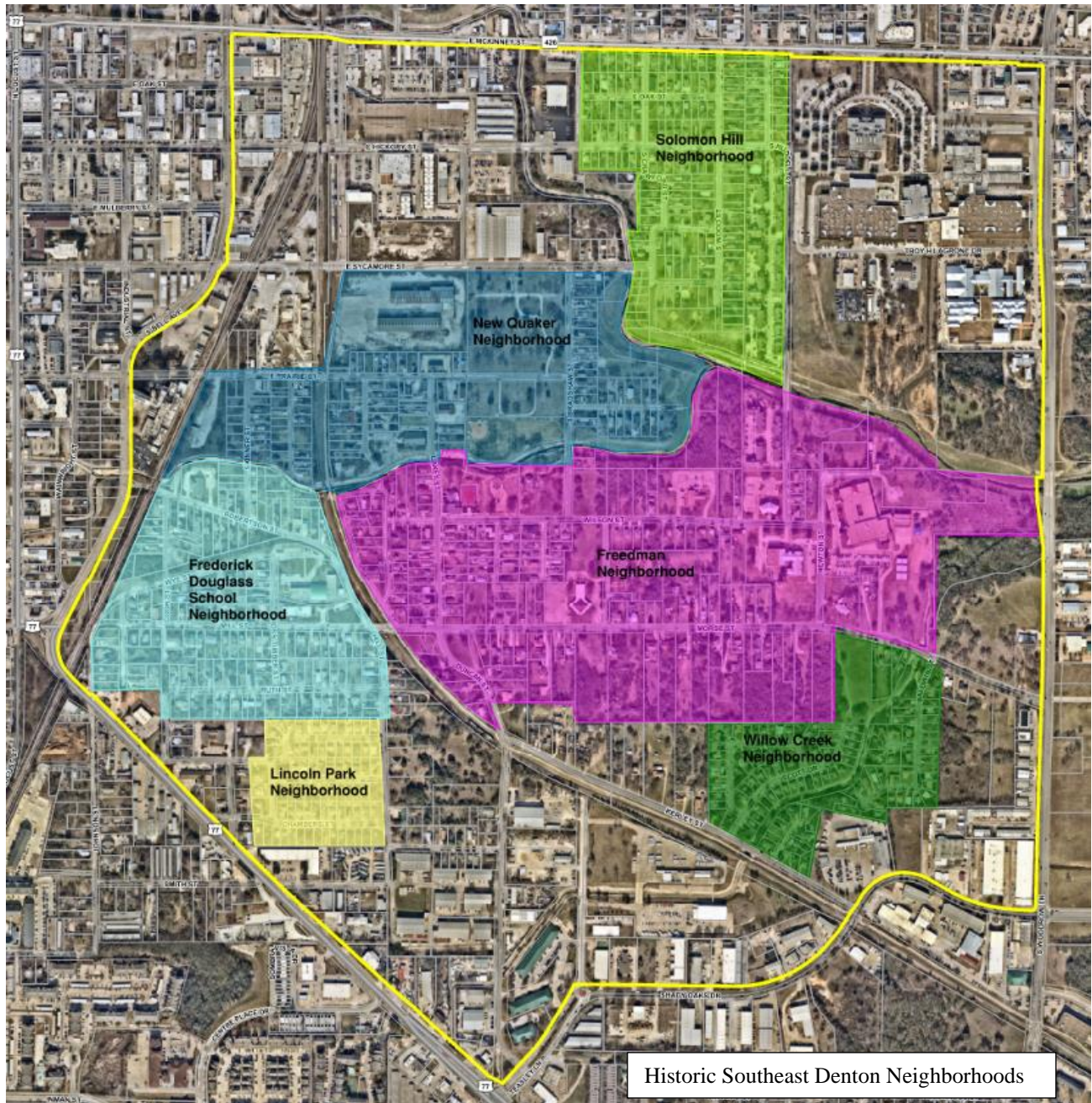
The purpose of this work session is to discuss and receive feedback from the Planning and Zoning Commission regarding potential development regulations associated with the proposed Southeast Denton Residential and Height Overlay Districts.



- Live / Work Overlay
- Residential Overlay
- Commercial Overlay
- Height Overlay
- Proposed Southeast Denton Area Plan Boundary
- Proposed Transition Area Boundary

During the Southeast Denton Area Plan (SEDAP) (the Plan) process, residents communicated that preservation of the existing neighborhood character is very important to the community. Additional residential development is welcome in the community, provided that new development respects the scale, land use, and character of the established residential neighborhoods. Thus, Goal 4 of the adopted Plan recommends the following:

- **Action 4.1.1:** Create a **residential overlay district** as shown in Figure 32 (attached as Exhibit 2 and inset map to the left) to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.



The proposed Residential Overlay District area, as recommended within the adopted Plan, encompasses approximately 422 acres and includes the historic neighborhoods within Southeast Denton (with additional areas): Solomon Hill, New Quaker, Freedman Town, and Fred Moore School (previously Frederick Douglass School) platted and built in the 1920s-1930s; Lincoln Park built in the 1960s; and Willow Creek built in the late 1960s to 1980s (see inset map). Homes in Southeast Denton were often constructed by the families who resided in them, resulting in a variety of architectural styles reflecting individual preferences and design trends in a given decade, including vernacular, bungalow, craftsman, and ranch. Zoning is primarily Residential-4 (R4) District; however, some Residential 3 (R3), Residential 7 (R7), Mixed Use Neighborhood (MN) and Planned Development (PD) Districts can be found within the Southeast area boundary. While the majority of the lots are developed with residential uses, some vacant properties and large lots (which could be subdivided) create an opportunity for infill development and redevelopment.

the overlay conditions, staff weighed each one to determine the impact on each objective. Some of the questions staff considered were:

- Is the requirement too restrictive so that it deters property owners from renovating or maintaining their property?
- Is the requirement too restrictive so that it deters investment in infill development?
- Is the requirement too permissive so that it would allow incompatible residential forms?
- Does the requirement positively or negatively impact the architectural character?
- Does the requirement create dynamic neighborhood streets?
- Are the requirements straightforward and clear?

Current DDC Regulations Applicable to All Development

In answering the questions above, staff analyzed current regulations to determine which requirements are appropriate to further the community’s goals and which should be enhanced or modified. The following is an outline of the relevant DDC Sections to allow comparison of the proposal. These include the applicable zoning district dimensional standards, maximum building heights, and design standards for residential development.

	R3	R4	R7	MN
Minimum Lot Area	10,000 square feet	7,000 square feet	4,000 square feet	2,500 square feet
Minimum Front Yard Setback	20 feet	20 feet	10 feet	10 feet
Maximum Building Height	40 feet	40 feet	40 feet	65 feet. Buildings between 41 and 65 feet, adjacent to a residential zoning district or adjacent to an existing Single-Family Detached Dwelling, Townhome, or Duplex use, shall require a Specific Use Permit (SUP

- **Design Standards** for Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwellings
 - Transparency/Windows. Windows and doors must occupy at least 15% of the front façade.
 - Building Mass and Form. Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence:
 - Dormers
 - Gables
 - Recessed entries, a minimum of three feet deep
 - Covered front porches
 - Cupolas
 - Architectural pillars or posts; and/or
 - Bay window with a minimum 24 inches projection

Overlay Districts within DDC:

Similar to other overlay zoning districts as provided for in the DDC, staff is recommending that the Southeast Denton Residential and Height Overlay Districts be adopted within Subchapter 4 of the DDC. The two overlay districts are intended to work together to accomplish the goals set forth in the SEDAP, in addition to respecting the feedback received from the community. Once established, the regulations could then be further modified and/or expanded in the future to address the changing needs of the Southeast Denton community.

Proposal:

- For the **Residential Overlay District**, staff proposes to maintain the existing zoning and add the following dimensional and design standards:
 - Applicability
 - Construction of a new primary or accessory structure.
 - Expansions of an existing structure that increase the gross floor area by up to and including 50 percent shall comply with maximum heights and permitted roof forms (as outlined below).
 - Expansions of an existing structure that increase the gross floor area by more than 50 percent shall comply with all overlay standards.
 - Repairs necessary to maintain existing structures are not subject to the overlay standards.
 - Dimensional Standards
 - For lots smaller than 7,000 square feet, the minimum front yard setback may be reduced to 10 feet.
 - Building height:
 - The maximum height for a primary structure is limited to 30 feet measured as the vertical distance above finished grade to the highest point of the roof.
 - The maximum height for an accessory structure is limited to 20 feet measured as the vertical distance above finished grade to the highest point of the roof.
 - Entries: Structures shall provide either an unenclosed front porch or stoop that extends forward from the front façade.
 - Front porch:
 - Minimum width: 25 percent of the ground floor front façade width.
 - Minimum depth: 4 feet. Columns shall be constructed as a decorative feature.
 - Stoop:
 - Minimum size: 24 square feet.
 - The stoop platform shall be elevated a minimum of 7 inches above finished grade.
 - Transparency/Windows:
 - Windows and doors shall occupy at least 25% of the front façade.
 - Decorative trim at least 3.5 inches wide is required for all windows and doors on the front façade.
 - Roof Form: Roofs shall be gabled, hipped, or a combination thereof. Flat, mansard, shed, or other similar roof forms would not be permitted.
 - Building Mass and Form: In addition to the items above, at least two of the following design features shall be provided along the front of the residence:
 - Dormers
 - Projection (bay, bump-out, or bow) window with a minimum 24 inches projection
 - Split garage doors where a column or post divides single-car garage doors

- Balustrade, railing, or low wall enclosing the front porch or stoop
- Multi-pane or mission-style windows
- For the **Height Overlay District**, staff proposes to maintain the existing zoning and add the following dimensional standard for all new construction and expansions over 50% of the gross floor area:
 - The maximum building height shall be limited to 40 feet, measured consistent with the DDC Section 9.2, *Definitions*, for **Height, Building or Structure**: Height shall be measured as the vertical distance above finished grade measured to the highest point of the roof of a flat roof or to the deck line of a mansard roof, or to the midpoint of the highest gable of a pitched or hipped roof.

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

1. Does the Commission concur with staff's recommendation to require conformance with all elements of the Residential Overlay for expansions over 50% of the existing gross floor area?
2. Does the Commission concur with staff's recommendation to allow for reduced front setbacks for smaller lots?
3. Does the Commission concur with requiring minimum sizes on porches and stoops?
4. Does the Commission concur with the proposed enhanced design standards (i.e. dimensional standards, entries, transparency/windows, roof form, and building mass and form) which exceed the City's typical minimum standards?
5. Does the Commission concur with the proposed height limitations and measurement methods in both the Residential and Height Overlay Districts?
6. Are there any items that have not been addressed, consistent with the SEDAP recommendations as it relates to establishing the Residential and Height Overlay Districts?

EXHIBITS

1. Agenda Information Sheet
2. SEDAP Overlay Actions and Map
3. Residential Survey Results

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

Prepared by:
Julie Wyatt, AICP
Principal Planner



AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: October 8, 2025

SUBJECT

Receive a report, hold a discussion, and give Staff direction regarding the Southeast Denton Zoning Overlay Districts, Action Plan Tasks associated with Strategy 4.1 of the Southeast Denton Area Plan. The Southeast Denton Area Plan core boundary generally includes East McKinney Street to the north, South Bell Avenue to the west, Dallas Drive and Shady Oaks Drive to the south, and South Woodrow Lane to the east in the City of Denton, Denton County, Texas. (PZ25-194, SED Overlay Districts, Julie Wyatt and Mia Hines).

BACKGROUND

The purpose of this work session is to update the Planning and Zoning Commission on implementation progress for the **Southeast Denton Area Plan Strategy 4.1: *Establish Overlay Districts to Protect Existing Neighborhood Scale and Character***. The implementation tasks associated with the strategy are intended to provide additional zoning regulations in designated areas within Southeast Denton. These include Live/Work, Residential, and Height Overlay Districts.

As a continuation of previous Work Sessions with the Planning and Zoning Commission, the prior Agenda Information Sheets have been attached for reference: *Exhibit 2 - May 28, 2025, AIS for Proposed Live/Work Overlay* and *Exhibit 3 - June 25, 2025, AIS for proposed Residential Overlay and Height Overlay*. Background information regarding the Southeast Denton Area Plan (SEDAP) planning process, public engagement, and community goals is provided in both *Exhibits 2* and *3*. Specific use and buffer regulations proposed for the Live/Work Overlay are provided in *Exhibit 2*. A full listing of the proposed residential design standards and height limitations in the Residential Overlay and Height Overlay are provided in *Exhibit 3*. Summaries of these past discussions are provided below, and the map and survey exhibits included with the prior work sessions are included as Exhibits 4-6.

PREVIOUS PLANNING AND ZONING COMMISSION DISCUSSIONS

Earlier this year, the proposed regulations for each district were presented to the Planning and Zoning Commission for discussion and direction. As noted above, the technical content of each work session discussion is summarized in the respective Agenda Information Sheets for those work sessions, which are provided as Exhibits 2 and 3 to this report. The following is a summary of the questions posed by staff and feedback provided by the Commissioners:

- **Live/Work Overlay District:** At the May 28th Planning and Zoning Commission meeting, most of the Commission's discussion largely centered on the methods and results of the community engagement process thus far, recognizing that the number of respondents equates to a significantly small proportion of the community, and suggesting ways to obtain additional input.

- **Live/Work Dwelling Land Use.** The Commission pointed out that, as a land use, “live/work dwellings” have the potential to be more intense than the surrounding neighborhood because it requires that the residential “live” use be subordinate to the nonresidential “work” use. Additionally, it was noted that most of the nonresidential land uses that amassed significant support amongst respondents could be permitted contingent upon approval of an SUP within the R7 Zoning. Staff emphasized that the proposal to change the base zoning to R7 and allow certain businesses to stand alone acknowledges these two key factors and attempts to strike a balance between minimizing impacts on surrounding residences and alleviating barriers for new and small-scale businesses that might match the community’s preferences but require significant building renovation to meet building safety standards for “live/work dwellings”.
 - **Differing Land Use Characteristics within the Overlay.** The Commission was generally in favor of Staff’s approach to first consider addressing properties along East Prairie Street as the first step to adopting the Live/Work Overlay and bringing back standards for the remainder of the area at a future date.
 - **Change of Zoning.** A question arose about how, in one area, changing the base zoning from MN to R7 could limit the development potential of a tract since properties used for access must be zoned to allow the land use that access serves. Staff clarified that the R7 District is a good transition in this case because the Future Land Use designation in this area is Moderate Residential, consistent with the development regulations and land use permissions of R7 Zoning. Otherwise, the Commission was generally in favor of the proposed base zoning change to R7.
 - **Operational and Development Requirements.** The Commission generally agreed with the proposed requirements.
 - **Other Items to Consider.** The Commission concluded with directing Staff to keep in mind issues of public safety components such as lighting and police presence, site design components such as drainage, streetscape and building scale, keeping the neighborhood involved throughout the process, and continued coordination with other City departments and services to promote.
- **Residential Overlay and Height Overlay Districts:** Generally, the Planning and Zoning Commission requested additional feedback from the community and stakeholders prior to moving forward with consideration of the overlay districts, particularly since the Residential Overlay would impact all homeowners within Southeast Denton.
 - **Residential Overlay Applicability.** Half of the Commissioners concurred that properties should conform with all elements of the Residential Overlay for expansions over 50% of the existing gross floor area. The remaining Commissioners requested additional public feedback.
 - **Reduced Front Yard Setbacks for Smaller Lots.** The Commission was generally not in favor of reducing the front yard setback, as it could result in homes out of scale with the surrounding neighborhood. Staff responded that both setbacks and building coverage limit the scale of building on a given lot; therefore, regardless of a smaller front yard setback, a building may not exceed the maximum building coverage within the base zoning district.
 - **Minimum Size of Porches and Stoops.** Half of the Commissioners agreed with the proposal, with the caveat that a property owner could opt for a stoop instead of a porch. Other Commissioners expressed reservations regarding the requirement, as this design feature would likely increase the cost of construction, impacting affordability.
 - **Enhanced Design Standards for Front Facades.** While the Commissioners were generally in favor of the proposed enhanced design standards, details regarding this regulation caused some concern. Specifically, the regulation’s wording was confusing, increasing the required number of design elements may be appropriate, and additional community feedback is needed to determine how this proposal will impact property owners and affordability.
 - **Height Limitations in both the Residential and Height Overlay Districts.** There was agreement in limiting the structure heights as proposed. However, some discussion suggested modifying the regulation to refer to stories rather than feet in the Residential Overlay. Staff will

continue engaging with the community to ensure that the regulation is clear for both Staff and property owners to apply.

- **Any Items not Addressed.** The Commissioners emphasized that affordability and community buy-in were crucial to the process and consideration of the overlay districts.

Ultimately, the Planning and Zoning Commission directed staff to continue with additional public engagement to ensure the proposed overlay districts accurately capture the community's goals and vision. Additional community feedback will be provided to the Planning and Zoning Commission at the October 8th work session.

EXHIBITS

1. Agenda Information Sheet
2. May 28, 2025 AIS for Proposed Live/Work Overlay
3. June 25, 2025 AIS for Proposed Residential Overlay and Height Overlay
4. SEDAP Overlay Actions and Map
5. March 2025 Nonresidential Land Use Survey Results
6. March 2025 Residential Survey Results

Respectfully submitted:
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