

# **DCA26-0002b Southeast Denton Overlay Districts**

June 16, 2026

*"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, that cherishes and preserves our rich Black history and culture, discourages gentrification, ensures shared prosperity, and elevates the overall quality of life through strategic investments."*

# Proposal

Amend DDC Subchapter 4 to establish 3 overlay districts in Southeast Denton to implement the SEDAP:

## Height Limitation Overlay Subdistrict

to prevent downtown-style development from encroaching into SED

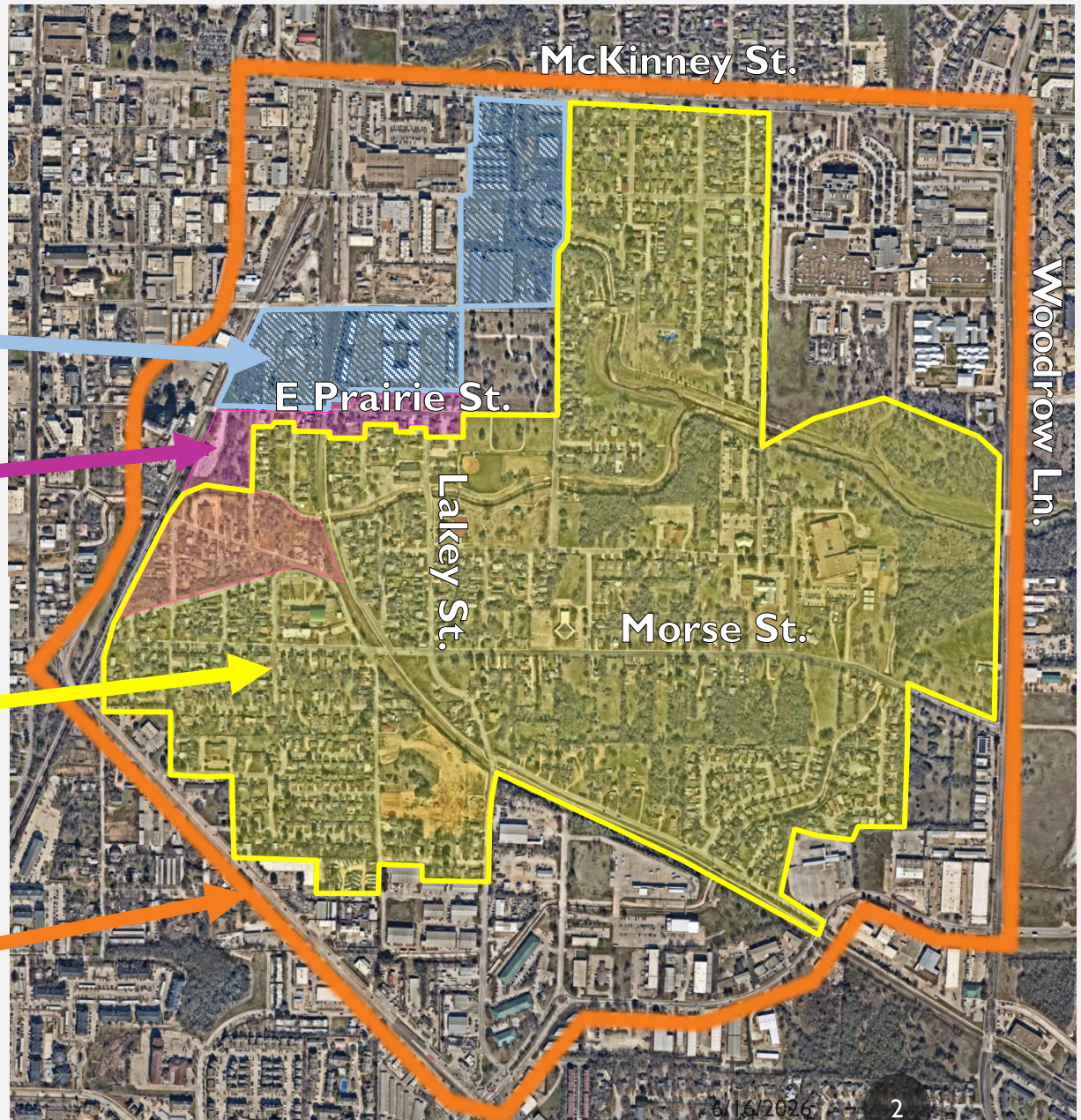
## Live/Work Overlay Subdistrict

to protect residential homes while reintroducing a variety of small businesses in an area historically known for neighborhood-scaled commercial activities

## Residential Overlay Subdistrict

to protect the character of these neighborhoods by encouraging compatible architectural design features and building scale for new structures

## Southeast Denton Core Boundary



# Southeast Denton Area Plan

- Kicked off in 2023
- Emphasized outreach with 40 community engagement activities over 14 months including Steering Committee meetings, listening sessions, community visioning, intercept surveys, pop-ups at area events, and attendance at neighborhood meetings.
- Adopted in July 2024
- **Includes 53 Actions to achieve the community's vision, including the proposed SEDO Districts**



## Southeast Denton Area Plan

Creating the future. Keeping the character.

**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.**

# Public Engagement

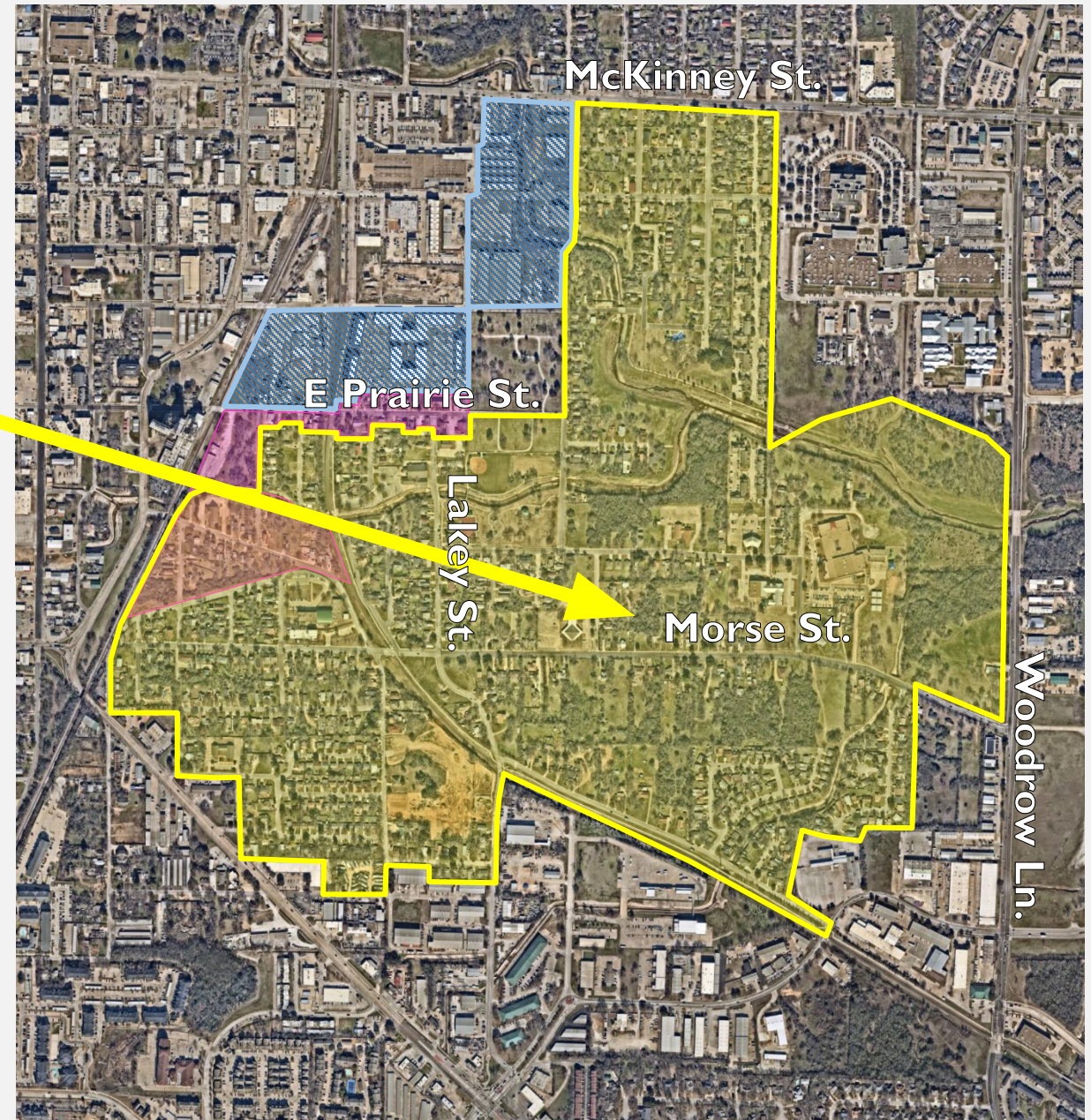
- ✓ 40 engagement opportunities over 18 months during SEDAP creation.
- ✓ Staff held a Block Party in March 2025 with additional surveys to confirm the community's preferences. Important to affirm the initial results received during SEDAP engagement.
- ✓ Draft regulations displayed at the 2025 Juneteenth Celebration and the July 2025 Southeast Denton Neighborhood Association meeting to validate that the proposal adequately and accurately reflects the community's goals.
- ✓ Community Workshops held to finalize the proposed regulations (advertised with door hangers, announcement at Southeast Denton Neighborhood Association (SEDNA) meetings).
  - Saturday, September 27 (in person at MLK, Jr. Recreation Center)—one attendee plus informal discussion with several community members
  - Thursday, October 2 (pop-up at American Legion Hall)—informal discussions with 5 to 6 community members
  - Friday, October 3 (virtual)—no attendees
- ✓ Community meeting for non-owner-occupied property owners (postcards to mailing address)—seven attendees
- ✓ May 18, 2026, Community Meeting
- ✓ Online surveys, during the drafting of the regulations and as final validation
- ✓ Monthly presentations at SEDNA meetings
- ✓ Boards/flyers at MLK and American Legion
- ✓ Emails/calls as needed

## Participation Summary:

- SEDAP participants: approx. 529 (16% of SED population)
- Block Party attendees: approx. 100 (3% of SED population)
- Other responses/meetings: approx. 87 (0.04% of SED population/stakeholders)

# Southeast Denton Residential Overlay Subdistrict (SEDRO)

**Action 4.I.1:** Create a **Residential Overlay Subdistrict** to maintain the scale and character of the neighborhoods while fostering community investment



# Current building design regulations for all homes

(which apply to the whole city)

- Maximum height: **40 feet**
- **Windows** and **doors** on the front façade must be **15% of façade area**
- Windows shall be provided with **trim or shall be recessed**
- **Three** of the following **architectural details**:
  - Dormers
  - Gables
  - Recessed entries (minimum 3 feet deep)
  - Covered front porches
  - Cupolas
  - Architectural pillars/posts
  - Bay window with a minimum 24 inches projection.



# SED Community Preferences

	Would like to see	Don't want to encourage	Total Dots	Results
Covered front porch or stoop	53	9	62	85%
Supporting columns with wide bases or decorative materials	28	17	45	62%
Oversized or bay windows	34	11	45	76%
Exposed rafters or brackets	4	39	43	91%
Emphasis on long, horizontal lines	16	27	43	63%
Hipped Roof	39	6	45	87%
Gabled Roof	25	10	35	71%

of respondents would like to see more covered front porches or stoops

of respondents would like to see porches constructed with supporting columns with wide bases or decorative materials

of respondents would like to see more oversized or bay windows

of respondents not interested in requiring exposed rafters or brackets

of respondents not interested in requiring an architectural emphasis on long, horizontal lines

of respondents would like to see more hipped roofs

of respondents would like to see more gabled roofs

# SED Community Preferences

	Fits	Does Not Fit	Total Dots	Results	
Front Entry Garage	33	2	35	94%	of respondents believe front entry garages are appropriate
Detached Garage Behind House	22	13	35	63%	of respondents believe detached garages are appropriate
Narrow Lot, House Closer to Neighbors	12	17	29	59%	of respondents believe narrow lots with reduced side setbacks are not appropriate
Shallow Lot, House Closer to Street	22	13	35	63%	of respondents believe shallow lots with a reduced front setback are appropriate
Subdivide Lot to Build Duplex with Split Ownership	12	15	27	56%	of respondents believe duplexes with split ownership are not appropriate
Accessory Dwelling Units with No Additional Parking	19	10	29	66%	of respondents believe accessory dwelling units with no additional parking are appropriate

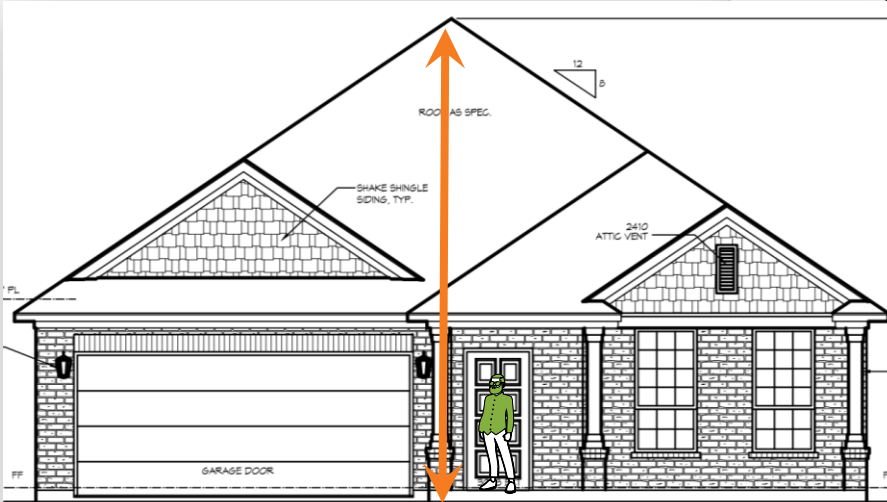
## Building Heights (number of stories)

	Fits	Does Not Fit	Total Dots	Results	
One Story	42	6	48	88%	of respondents believe 1-story buildings are appropriate
Two Stories	34	10	44	77%	of respondents believe 2-story buildings are appropriate
Three Stories	16	27	43	37%	of respondents believe 3-story buildings are appropriate

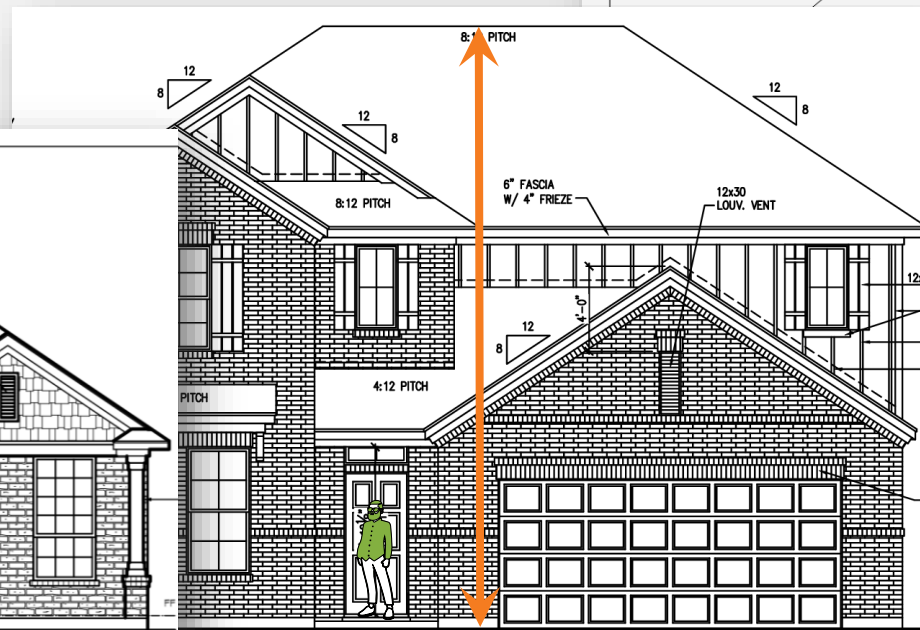
# Proposed SEDRO Height

- The maximum height for main dwelling: 30 feet (two stories)
- The maximum height for accessory structures: 20 feet (one and one-half stories)

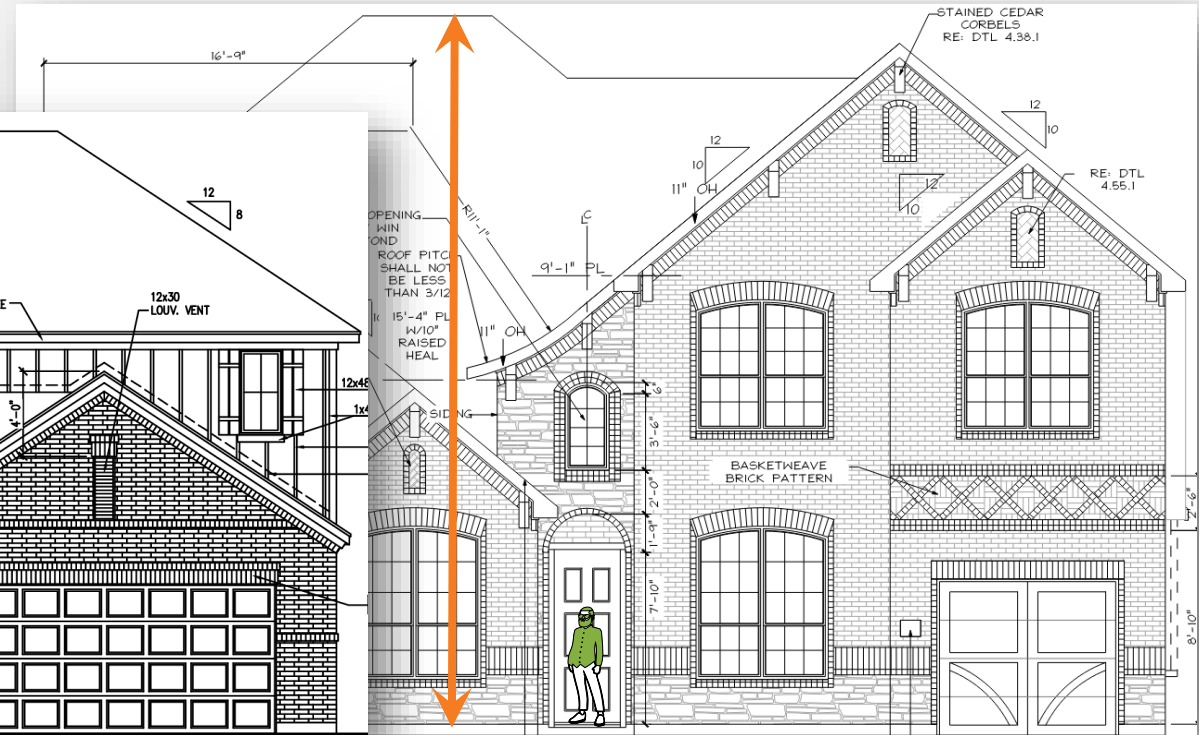
About 22 feet tall



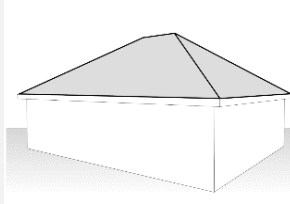
About 28 feet tall



About 32 feet tall



# Proposed SEDRO Regulations



## All new homes must include:

- Either a porch (25% of ground floor façade width and decorative columns), or a stoop (24 sf)
- Windows and doors on the front façade must be prominent (25% of façade) and surrounded by 3.5” decorative trim
- Roofs shall be gabled, hipped, or a combination thereof
- Two of the following architectural details:
  - Dormers
  - Projection window
  - Split garage doors
  - Railing or low wall enclosing porch or stoop
  - Multi-pane or mission-style windows



**Southeast Denton  
Area Plan**

Creating the future. Keeping the character.

DCA26-0002b

6/16/2026

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# Proposed Applicability

Any legally established lot, structure, or site feature will not be made nonconforming.



**New Construction**  
Must comply with all standards



**Expansions**  
Must comply with height and roof forms only

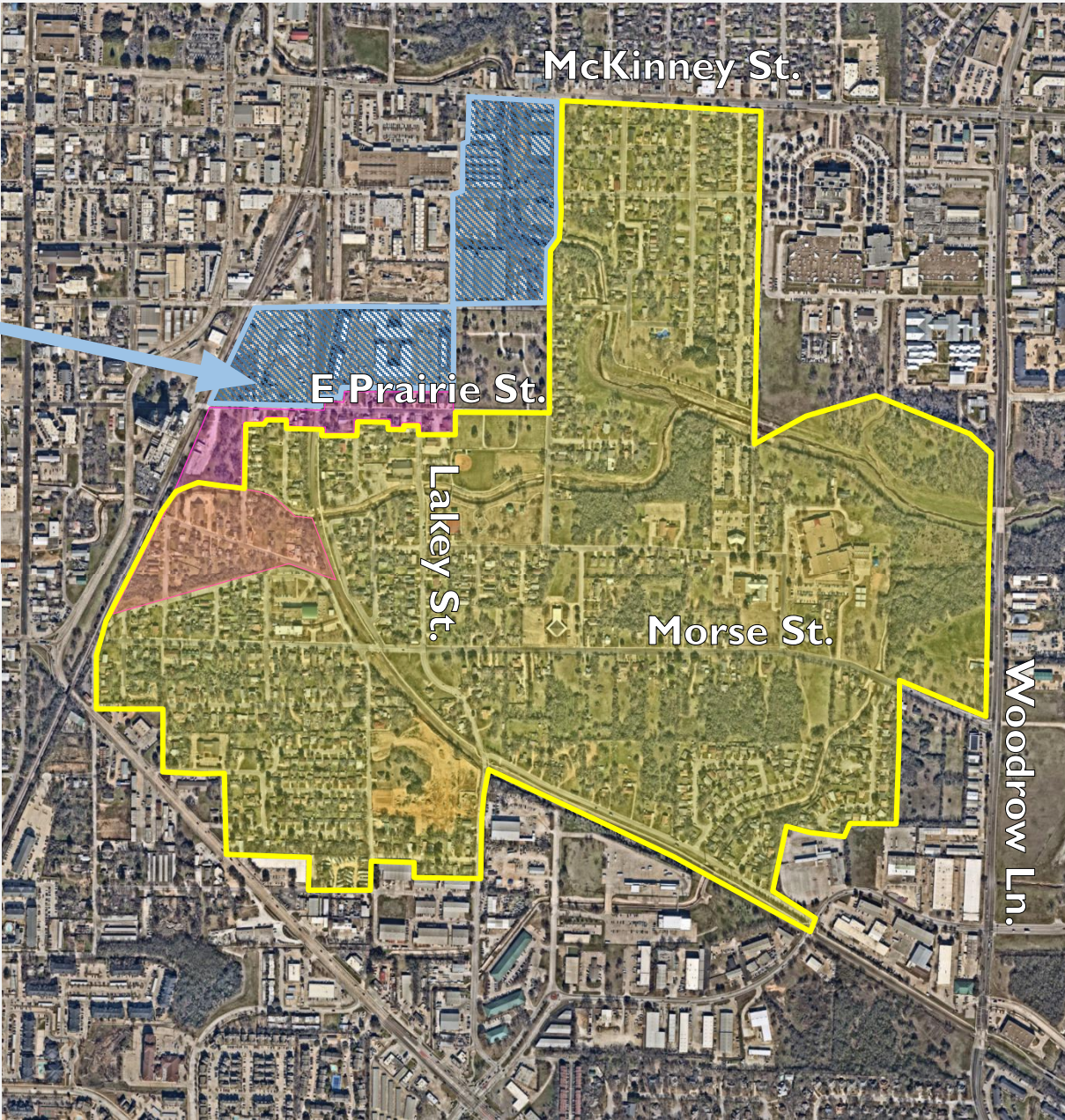


**Maintenance**  
Not required

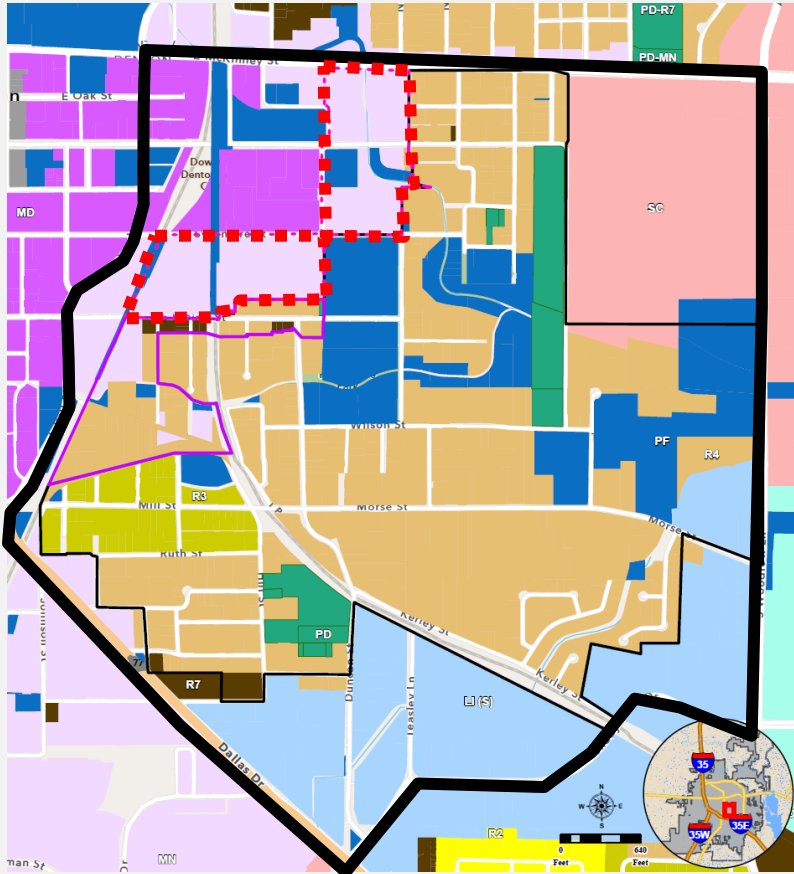


# Southeast Denton Height Overlay Subdistrict (SEDHO)

**SEDAP:** Create a **Height Overlay Subdistrict** to prevent the encroachment of downtown-style development in Southeast Denton.



# Proposed Height Overlay Dimensional Standards



	PF	MN	Proposed Overlay District	Difference
<b>Max Building Height</b>	100 feet	65 feet*	40 feet	-25 feet to -60 feet

\*Buildings between 41 and 65 feet, adjacent to a residential zoning district shall require a Specific Use Permit (SUP)

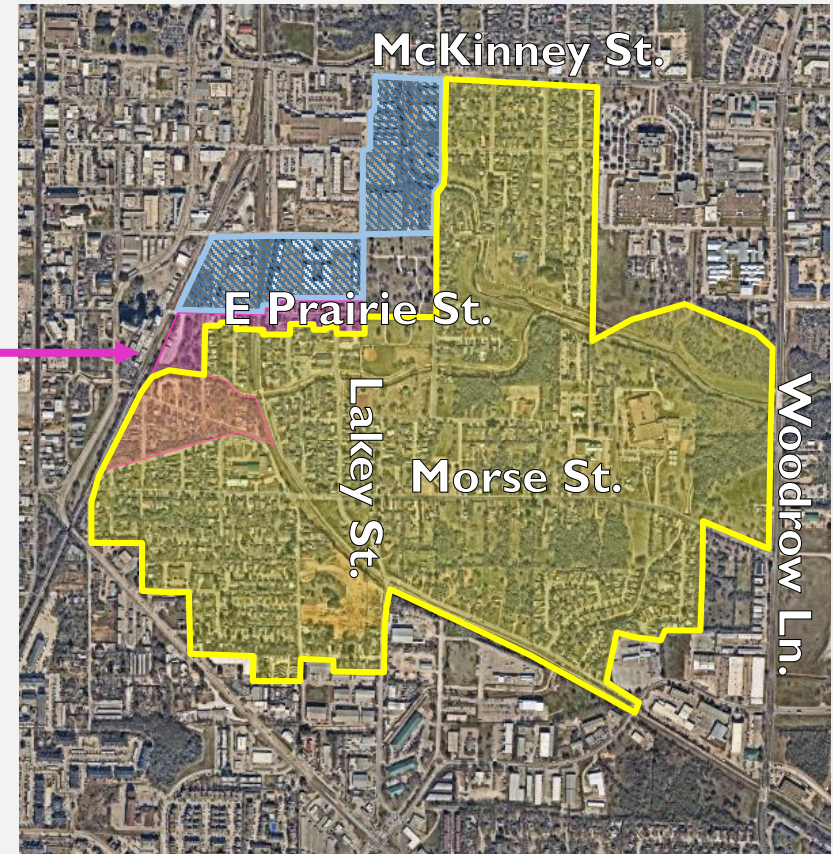
# LIVE-WORK OVERLAY

## GOALS:

1. Build trust within the community and with the City as a whole
2. Honor the culture and heritage of Southeast Denton
3. Invest in economic prosperity
4. Strengthen neighborhoods and housing affordability
5. Elevate the quality of public amenities and infrastructure
6. Create a safe and connected, multi modal travel system

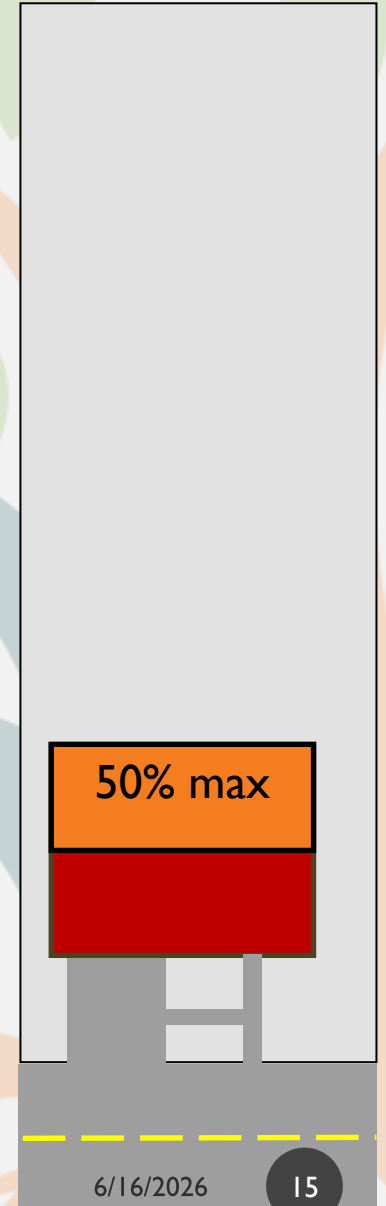
## IMPLEMENTATION:

- **Action 4.1.3:** Create a **Live-Work Overlay District** 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 single-family home with a portion being used as a residence simultaneously; require design standards from the residential overlay to be applied
- Restore the “Main Street District”

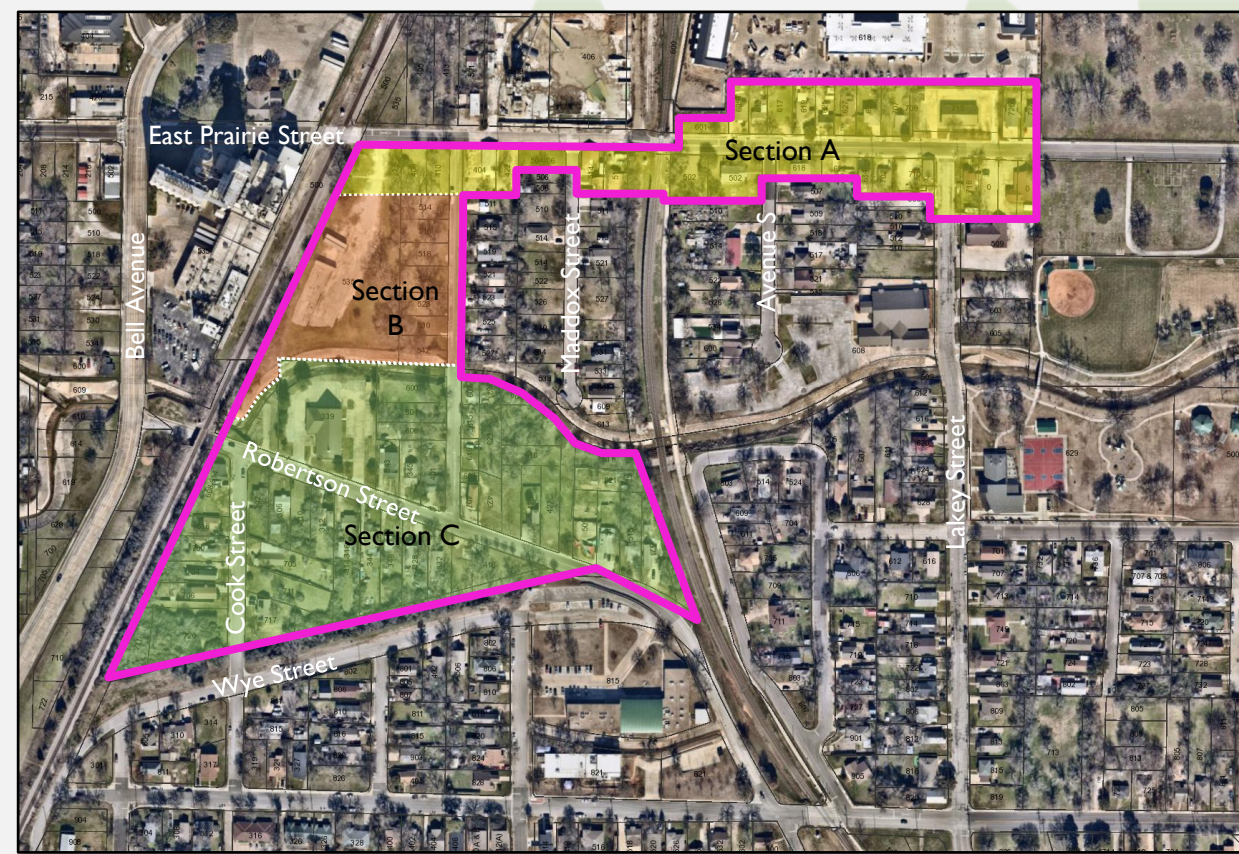


# What does the DDC require for Live-Work Dwelling?

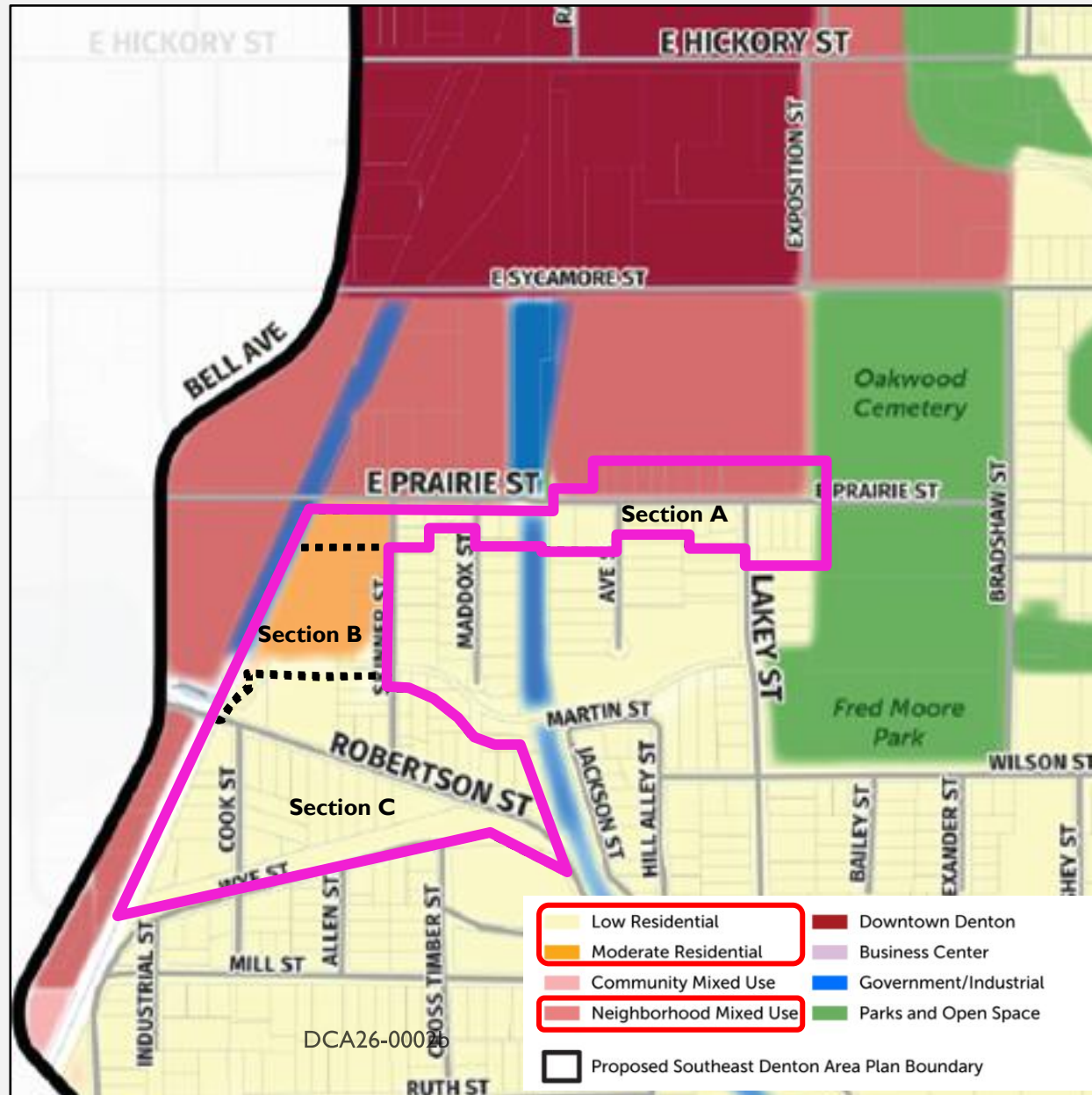
- Use Specific Standards
  - **Residential** component shall not exceed 50% of total GFA
  - **Residential** component shall be located above or behind **nonresidential** portion
  - Residential dwelling unit must be a minimum of 400 sf
  - **Nonresidential** use shall be owned and operated by a resident
- Opportunities
  - Allows for the re-use of existing structures
  - Consistent with neighborhood character and residential density
  - Path for small and start-up businesses
- Practical challenges
  - DDC definition contradicts ICC definition (Home-Based Business provides a better path for the mix of uses)
  - Current regulations do not specify appropriate “work” uses
  - IBC & IFC requires significant investment for smaller and older structures
  - Need to balance impact concerns with community land use preferences



# Future Land Use Map (FLUM)



- Section A - approx. 6 ac; neighborhood mixed use, moderate-density residential, low-density residential
- Section B - approx. 4 ac; moderate density residential
- Section C - approx. 10 ac; low density residential



# What We Heard

Land Use	Percentage “yes”
Sit down restaurant	84%
General retail	85%
Personal service	84%
Day care	83%
Mobile food court	87%
Business or trade school	79%
Professional office	74%
Self-service laundry facility	77%
Bank or financial institutions	71%
Medical office	65%

## Common Topics of Concern

- Parking
- Traffic
- Hours of operation
- Noise
- Lighting

Question	Percentage “yes”
Allow stand alone businesses along East Prairie Street?	67%
Allow stand alone business elsewhere?	14%
Restrict hours of operation?	62%
Require specific buffering?	57%

# Section A – East Prairie Street

Existing Zoning

## Existing Zoning

- R4
- R7
- MN
- PD-R4 (NR-4)

## Existing Land Uses

- 28 parcels
  - 16 residences
  - 2 churches
  - 1 barber shop
  - 1 vacant
  - 8 undeveloped



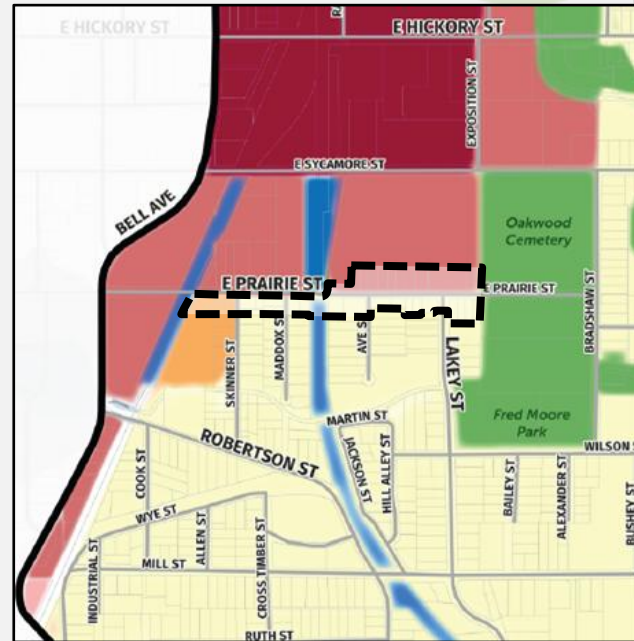
## Future Land Use Map (SEDAP)

- **Neighborhood Mixed Use**
- **Moderate Residential**
- **Low Density Residential**

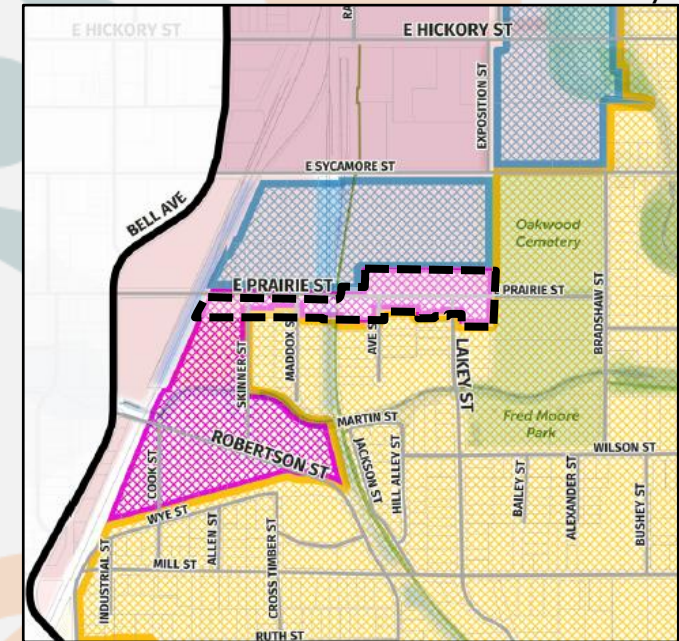
## Challenges & Opportunities

- Mix of existing building types and land uses
- Identified as an area where change is appropriate
- Adjacent to single-family residential
- Historic Main Street

Future Land Use Map



SEDAP Overlays



# What We Propose – General Standards

Land Use	Percentage “yes”	Proposed Overlay	DDC R4	DDC R7
Sit down restaurant	84%	P+		
General retail	85%	P+		S+
Personal service	84%	P+		
Day care	83%	P+	S	P
Mobile food court	87%	S+		
Business or trade school	79%	S+		
Professional office	74%	P+	S+	P+
Self-service laundry facility	77%	S+		S+
<u>Dwelling, Work/Live</u>	==	<u>P+</u>		<u>P+</u>

P = Permitted

S = Permitted w/Approval of a Specific Use Permit

P+/S+ = Permitted w/ Use Specific Standards

## Operational Standards

- Hours of Operation
  - M-Th: 8am-8pm
  - F-Su: 8am-10pm
- Compliance with Noise Ordinance

## Architectural Standards

- New structures and significant additions shall comply with SEDRO

## Landscape/Screening Standards between residential & nonresidential

- 8-foot-tall double-faced fence or Director approval of existing screening
- 15-foot-wide landscape buffer

# What We Propose – Land Use Specific Standards

Land Use	Percentage “yes”	Proposed Overlay	DDC R4	DDC R7
Sit down restaurant	84%	P+		
General retail	85%	P+		S+
Personal service	84%	P+		
Day care	83%	P+	S	P
Mobile food court	87%	S+		
Business or trade school	79%	S+		
Professional office	74%	P+	S+	P+
Self-service laundry facility	77%	S+		S+
<u>Dwelling, Work/Live</u>	==	<u>P+</u>		<u>P+</u>

P = Permitted

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P+/S+ = Permitted w/ Use Specific Standards

- Restaurant

- Max 5,000 sq. ft.
- No drive-through
- Prohibited storage of raw materials

- General Retail

- Max 5,000 sq. ft. if stand alone
- Max 15,000 sq. ft. if mixed use

- Personal Service

- Max 5,000 sq. ft.

- Day Care

- **Permitted Hours of Operation:  
6am-8pm**

- Mobile Food Court

- Max 5,00 sq. ft. per lot

# What We Propose – Land Use Specific Standards

Land Use	Percentage “yes”	Proposed Overlay	DDC R4	DDC R7
Sit down restaurant	84%	P+		
General retail	85%	P+		S+
Personal service	84%	P+		
Day care	83%	P+	S	P
Mobile food court	87%	S+		
Business or trade school	79%	S+		
Professional office	74%	P+	S+	P+
Self-service laundry facility	77%	S+		S+
<u>Dwelling, Work/Live</u>	--	<u>P+</u>		<u>P+</u>

P = Permitted

S = Permitted w/Approval of a Specific Use Permit

P+/S+ = Permitted w/ Use Specific Standards

- Business/Trade School
  - Indoor, non-offensive instruction only
  - Max 5,000 sq. ft. per lot
- Professional Office
  - Max 5,000 sq. ft.
- Self-service Laundry
  - Max 2,500 sq. ft. if stand alone
  - Max 5,000 sq. ft. if mixed use
- Dwelling, Work/Live
  - **No minimum or maximum proportions of residential & nonresidential provided IRC/IBC/IFC compliance as applicable**
  - **Nonresidential uses permitted per DDC and SEDLWO**

# Section B – Skinner Street

## Existing Zoning

- R4
- MN

## Existing Land Uses

- 8 parcels

## Future Land Use Map (SEDAP)

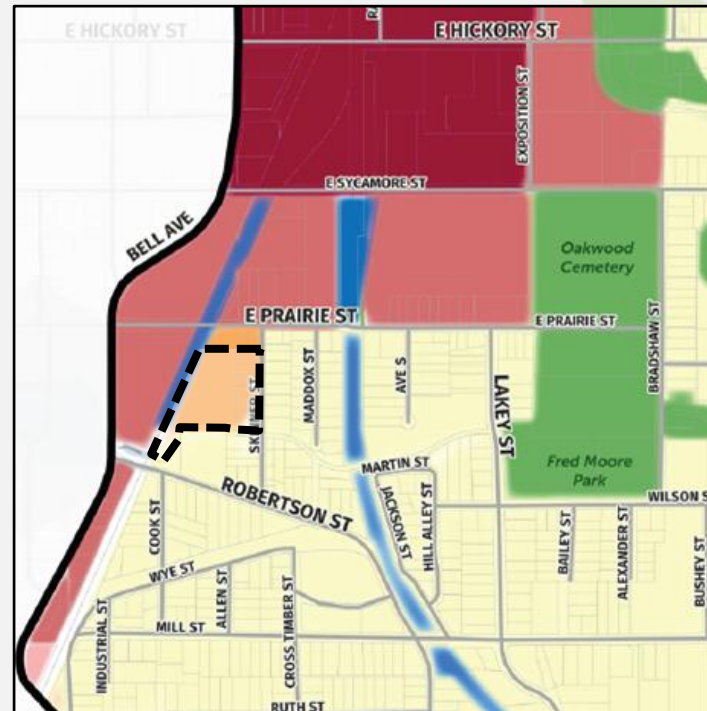
- **Moderate Residential**

## Challenges & Opportunities

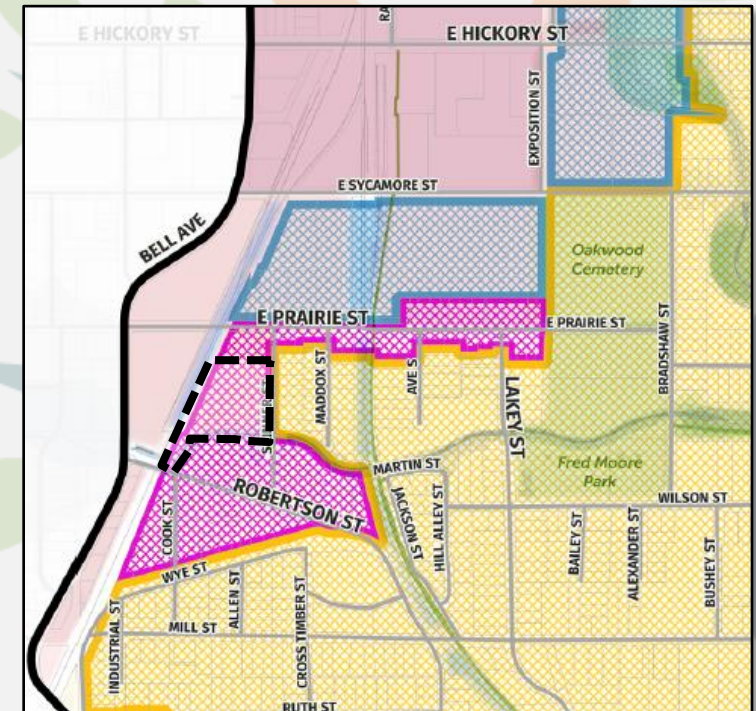
- Undeveloped
- Floodplain
- One property owner



Existing Zoning



Future Land Use Map



SEDAP Overlays

# What We Propose – Land Use, Development, & Operational Standards

Land Use	Proposed Overlay	DDC R4	DDC MN
Day Care	P+	S	P
Dwelling, Duplex	P+	S+	P+
Dwelling, Fourplex	P+		P+
Dwelling, Triplex	P+		P+
Dwelling, Townhome	P+	S+	S+
Dwelling, Work/Live	P+		S+

P = Permitted

S = Permitted w/Approval of a Specific Use Permit

P+/S+ = Permitted w/ Use Specific Standards

## Operational Standards

- Hours of Operation
  - M-Th: 8am-8pm
  - F-Su: 8am-10pm
- Compliance with Noise Ordinance

## Architectural Standards

- New structures and significant additions shall comply with SEDRO

## Land Use Specific Standards

- Day Care
  - Permitted Hours of Operation: 6am-8pm
- Dwelling, Work/Live
  - No minimum or maximum proportions of residential & nonresidential provided IRC/IBC/IFC compliance as applicable
  - Nonresidential uses permitted per DDC and SEDLWO

## Landscape/Screening Standards between residential & nonresidential

- 8-foot-tall double-faced fence or Director approval of existing screening
- 16-foot-wide landscape buffer

# Section C – Robertson Street, Cook Street, & Wye Street

## Existing Zoning

- R4
- MN
- PF

## Existing Land Uses

- 46 parcels
  - 22 residences
  - 1 church
  - 2 restaurant\*
  - 2 vacant
  - 19 undeveloped

## Future Land Use Map (SEDAP)

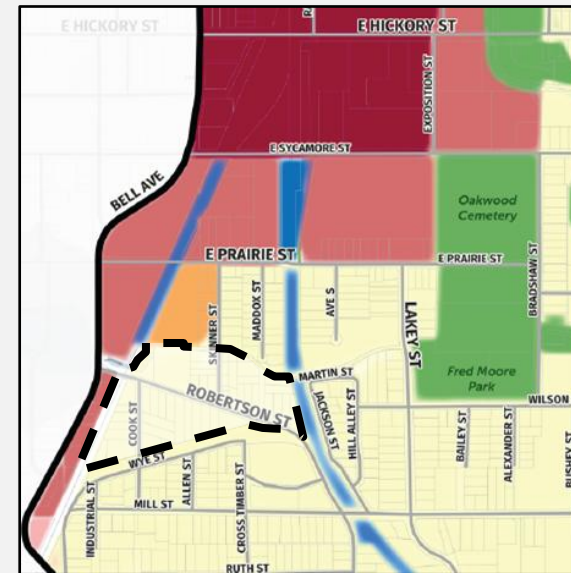
- **Low Residential**

## Challenges & Opportunities

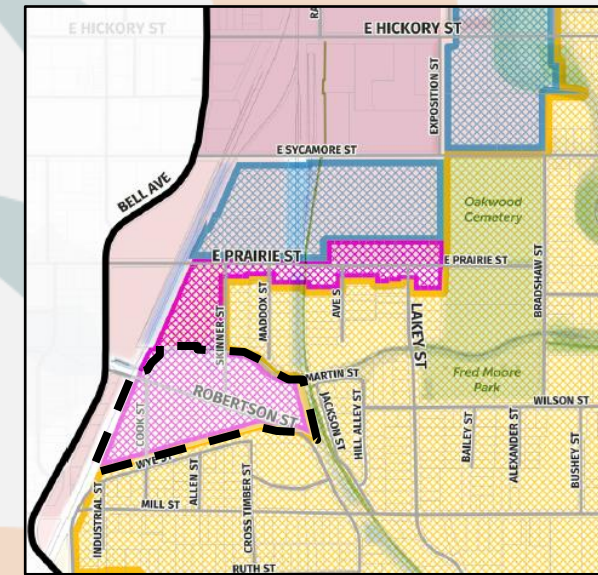
- Floodplain
- Mix of land uses, predominantly residential



Existing Zoning



Future Land Use Map



SEDAP Overlays

# What We Propose – Land Use, Development, & Operational Standards

Land Use	Proposed Overlay	DDC R4	DDC MN
Dwelling, Work/Live	P+		S+

P = Permitted

S = Permitted w/Approval of a Specific Use Permit

P+/S+ = Permitted w/ Use Specific Standards

## Land Use Specific Standards

### • Dwelling, Work/Live

- No minimum or maximum proportions of residential & nonresidential provided IRC/IBC/IFC compliance as applicable
- Nonresidential uses permitted per DDC and SEDLWO

## Operational Standards

- Hours of Operation
  - M-Th: 8am-8pm
  - F-Su: 8am-10pm
- Compliance with Noise Ordinance

## Architectural Standards

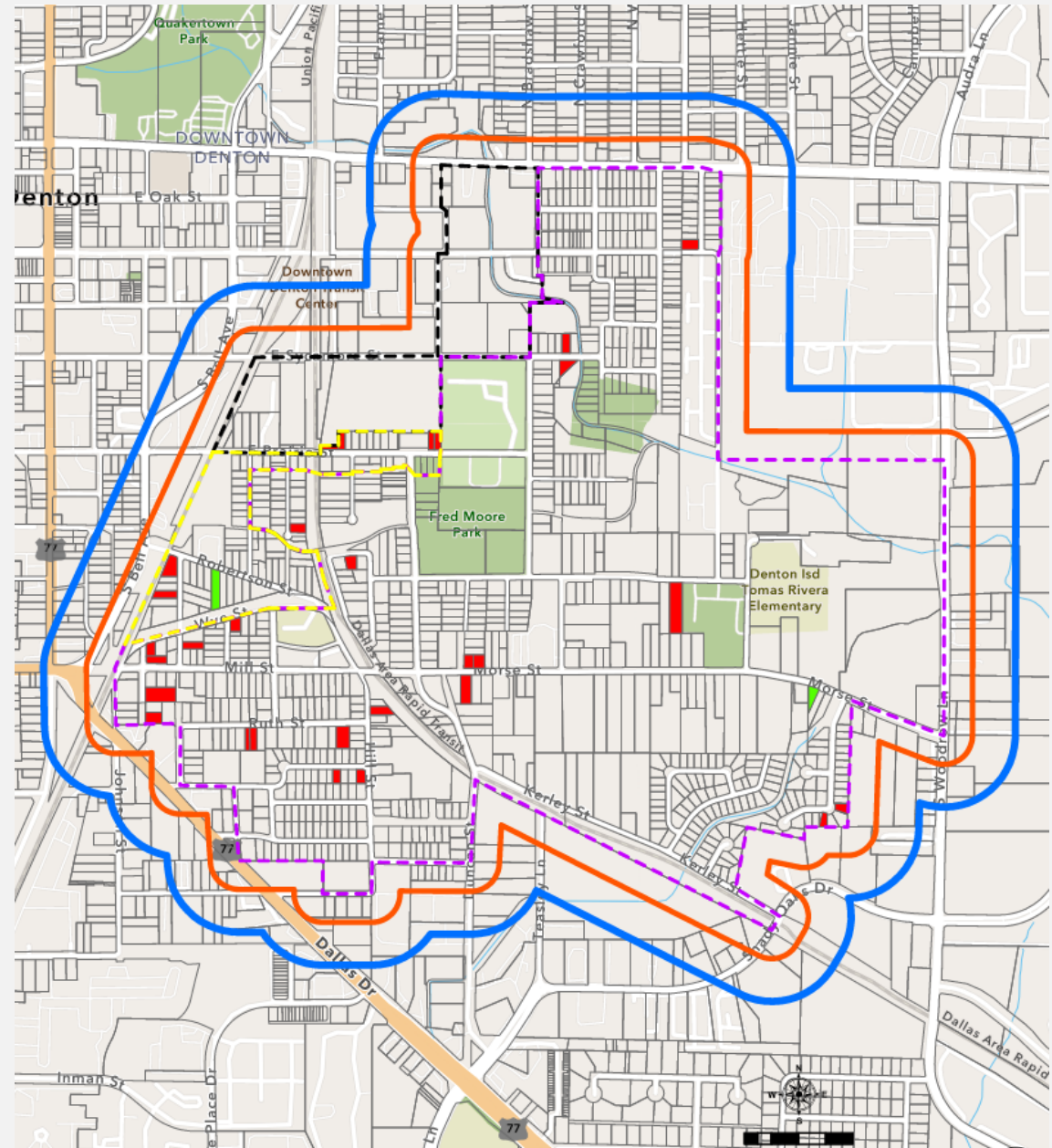
- New structures and significant additions shall comply with SEDRO

## Landscape/Screening Standards between residential & nonresidential

- 8-foot-tall double-faced fence or Director approval of existing screening
- 16-foot-wide landscape buffer

# Public Notification

- Website Notice: May 27, 2026
- Newspaper Notice: May 30, 2026
- Property Signs Posted: March 27, 2026
- Mailed Notices
  - 200 ft Letters: 652 mailed
  - 500 ft Postcards: 979 mailed
- Responses:
  - In favor: **11**
  - Opposed: **33**
    - Representing 9 property owners
  - Undecided/No response selected: 4



# Recommendation

The Planning and Zoning Commission recommended approval of Staff's proposal with the following amendment to the proposed hour of operation permissions within the Live/Work Overlay District:

- Sunday – Thursday: 6am-10pm
- Friday – Saturday: 6am-midnight

Staff recommended **approval** of the Southeast Denton Overlay Districts, as they are consistent with the Southeast Denton Actions and the Criteria for Approval found in in Section 2.7.4D of the DDC.

# CC Options

- **Approve as proposed by Staff**
- **Approve as proposed by the Planning and Zoning Commission recommendation of Staff's proposal with the following amendment to the proposed hour of operation permissions:**
  - Sunday – Thursday: 6am-10pm
  - Friday – Saturday: 6am-midnight
- **Approve with other modifications** – considerations could include:
  - Extend hours of operation as recommended by P&Z and specify that nonresidential operations must occur indoor
  - Extended hours of operation as recommended by P&Z for only Section A of the Live/Work Overlay to reduce potential impacts further into the residential core
  - Retain the hours of operation recommended by Staff but allow a Specific Use Permit be sought for extended hours
- **Postpone**
- **Deny**

# Questions?