



### 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

July 23, 2024

# Purpose of this Plan

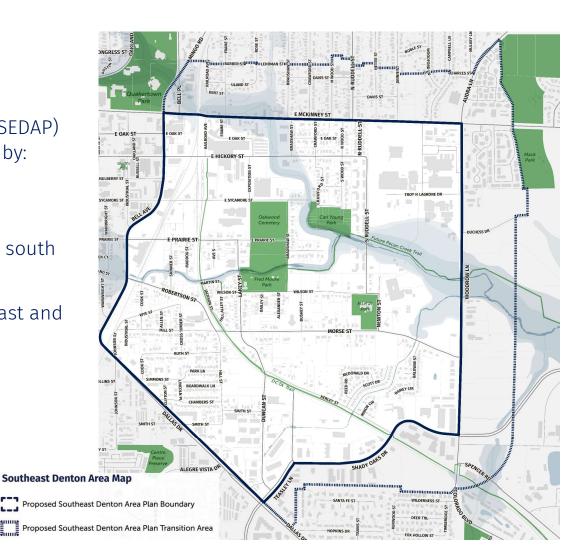
- Acknowledge generational trauma that resulted from the forced displacement of Quakertown residents by the City and subsequent City actions
- Address residents' concerns about future displacement due to new developments in the area
- Identify those areas that are important to the residents and stakeholders 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



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

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# 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







### Strategy 1.1 - Develop and implement an Antidisplacement 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**.





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

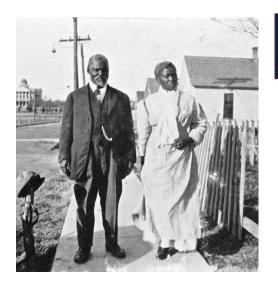
**Strategy 1.3** – Recruit more participants for Denton 360 program from Southeast Denton.



# 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.





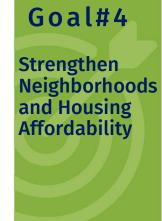
### **Strategy 2.2** – Develop and Implement a Southeast Denton History and Cultural Roots Preservation Program.

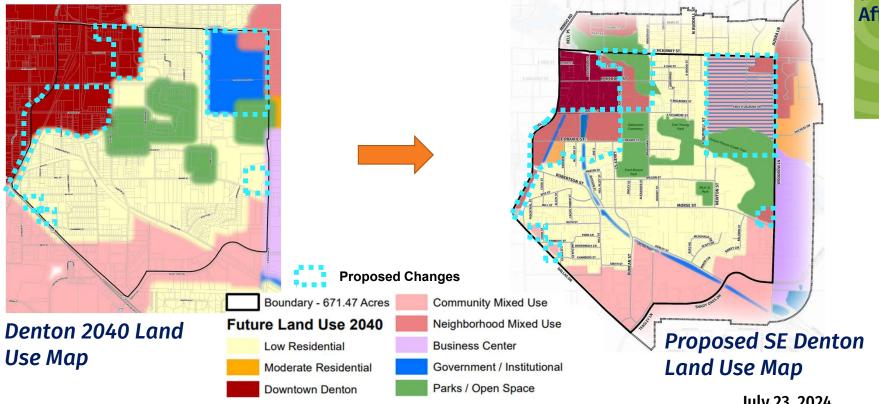
Creating a **Cultural District** to acknowledge Southeast Denton places and families who created it and using the cultural district to honor past residents and all cultures who call Southeast Denton home (including Black and Hispanic).

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



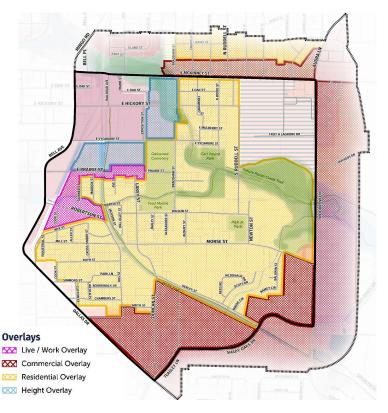


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# Strategy 4.1 – Establish overlay districts to protect existing neighborhood scale and character.

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

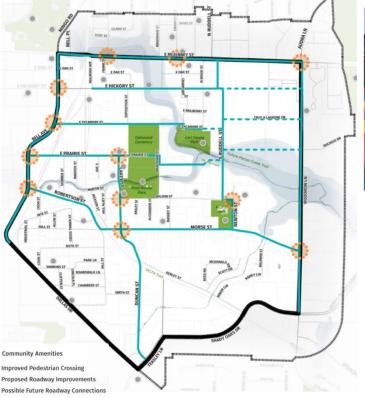
Strengthen
Neighborhoods
and Housing
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# Strategy 6.1 – Improve street network to prioritize connectivity and multi-modal connections.

**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



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### **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

Creating the Future. Keeping the Character.