

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

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING A REQUEST FOR A CERTIFICATE OF DESIGN CONSISTENCY FOR A NEW TWO-STORY ADDITION ABOVE THE EASTERN PORTION OF THE STRUCTURE FACING S AUSTIN STREET AND INCLUDING MODIFICATIONS TO THE WESTERN AND NORTHERN FACADES OF THE THIRD FLOOR OF THE EXISTING STRUCTURE FACING S LOCUST STREET AND E HICKORY STREET AT 101 S LOCUST STREET, WHICH IS WITHIN THE DENTON SQUARE OVERLAY ZONING DISTRICT, AND LEGALLY DESCRIBED AS PARCELS 1 AND 2 OF BLOCK 8 OF THE ORIGINAL TOWN OF DENTON, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. (DCC25-0007)

WHEREAS, Jonathan King, representing the property owner SB Wells Downtown, LLC, has applied for a Certificate of Design Consistency (“DCC”) to construct a new two-story addition above the eastern portion of the structure facing S Austin Street and including modifications to the western and north facades of the third floor of the existing structure facing S Locust and E Hickory Streets at 101 S Locust Street, as described in **Exhibit “A”** (hereinafter, “the Property”); and

WHEREAS, per Denton Development Code (“DDC”) Section 2.10.1.D.3.b, an applicant seeking to propose work that does not meet the criteria for either “ordinary maintenance” or “minor exterior alteration” as found in DDC Section 2.10.1.D.3.a, must submit a Certificate for Design Consistency for review and approval by City Council; and

WHEREAS, the City Council has determined that it will be beneficial to Denton and its citizens to approve the DCC; that such approval will not be detrimental to the public welfare, safety, or health; that proposed application satisfies criteria set forth in Section 4.10.7 of the Denton Development Code; and that the DCC should be granted; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1: That the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

SECTION 2: That the new two-story addition to the eastern portion of the structure and exterior modifications to the western and northern facades of the third floor of the western portion of the structure located at 101 S Locust Street, Denton, Texas and zoned Denton Square District, is hereby approved, attached hereto as **Exhibit “B”**, and incorporated herein as if fully set forth.

SECTION 3: 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 [ \_\_\_ - \_\_\_ ]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, 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:  
INGRID REX, CITY SECRETARY

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

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY: Healy McMahon

# EXHIBIT A

## Legal Description

### Parcel 1:

Part of Block 8 of the Original Town of Denton, in Denton County, Texas, as set apart to Wells Fargo and Company in the certificate of merger recorded in County Clerk's Document Number 02-116835 of the Deed Records of Denton County, Texas, being bounded on the west by Locust Street, a 78 feet wide public right of way, bounded on the North by Hickory Street, a variable width public right of way, bounded on the east by Austin Street, a 60 feet wide public right of way, bounded on the South by Walnut Street, a variable width public right of way, and bounded on the Southeast by the Lease Parcel described in Volume 726, Page 309 of said Deed Records.

Beginning at an "X" mark in concrete set at the intersection of the east line of said Locust Street with the South line of said Hickory Street for the Northwest corner of said Block 8.

Thence North 89 degrees 48 minutes East, along the North line of said Block 8, and the South line of said Hickory Street, a distance of 120.00 feet to an "X" mark in concrete set at the intersection of the South line of Hickory Street with the west line of said Austin Street for the Northeast corner of said Block 8.

Thence South 00 degrees 04 minutes 23 seconds East, along the east line of said Block 8, and the west line of Austin Street, a distance of 120.00 feet to an "X" mark in concrete set at the intersection of the North line of said Walnut Street with the west line of said Austin Street for the Southeast corner of said Block 8.

Thence South 89 degrees 48 minutes 48 seconds West, along the South line of said Block 8, and the North line of said Walnut Street, a distance of 75.00 feet to the Southeast corner of said Lease Parcel.

Thence North 00 degrees 04 minutes 23 seconds West, along the east line of said Lease Parcel, a distance of 60.00 feet to the Northeast corner of said Lease Parcel.

Thence South 89 degrees 48 minutes 48 seconds West, along the North line of said Lease Parcel, a distance of 45.00 feet to a point in the east line of said Locust Street and the west line of said Block 8 for the Northwest corner of said Lease Parcel.

Thence North 00 degrees 04 minutes 23 seconds West, along the west line of said Block 8, and the east line of said Locust Street, a distance of 60.00 feet to the point of beginning and containing 11,700 square feet or 0.269 of an acre of land.

### Parcel 2:

Part of Block 8 of the Original Town of Denton, in Denton County, Texas, embracing all of the Lease Parcel described in Volume 726, Page 309 of the Deed Records of Denton County, Texas, being bounded on the South by Walnut Street, a 60 feet wide public right of way, bounded on the west by Locust Street, a 78 feet wide public right of way, and bounded on the North and east the portion of said Block 8 set apart to Wells Fargo and Company in the certificate of merger recorded in County Clerk's Document Number 02-116835 of said Deed Records.

Beginning at an "X" mark in concrete set at the intersection of the North line of said Walnut Street with the east line of said Locust Street for the Southwest corner of said Block 8.

Thence North 00 degrees 04 minutes 23 seconds West, along the west line of said Block 8, and the east line of said Locust Street, a distance of 60 feet to the Northwest corner of said Lease Parcel.

Thence North 89 degrees 48 minutes 48 seconds East, along the North line of said Lease Parcel, a distance of 45.00 feet the Northeast corner of said Lease Parcel.

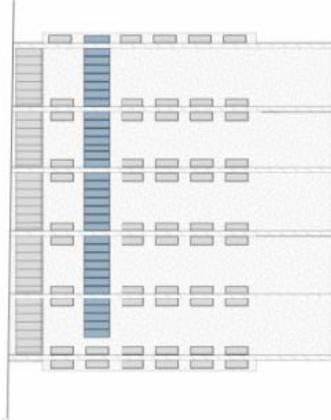
Thence South 00 degrees 04 minutes 23 seconds East, along the east line of said Lease Parcel, a distance of 60.00 feet to a point in the North line of said Walnut Street and the South line of said Block 8, for the Southeast corner of said Lease Parcel.

Thence South 89 degrees 48 minutes 48 seconds West, along the South line of said Block 8 and the North line of said Walnut Street, a distance of 45.00 feet to the point of beginning and containing 2,700 square feet of 0.062 of an acre of land.

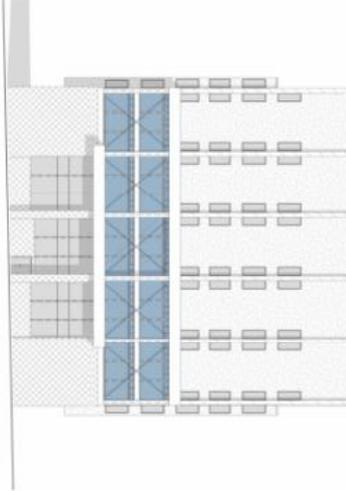
# EXHIBIT B

## Architectural Drawings

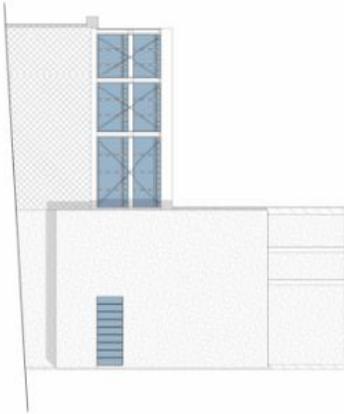
WEST ELEVATION - PROPOSED  
1/16" = 1'-0"



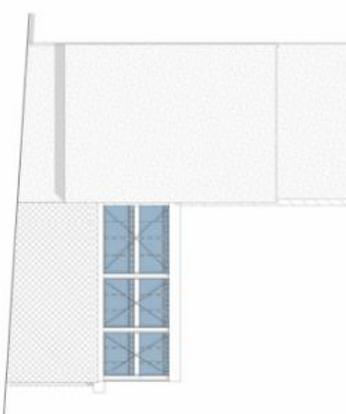
EAST ELEVATION - PROPOSED  
1/16" = 1'-0"



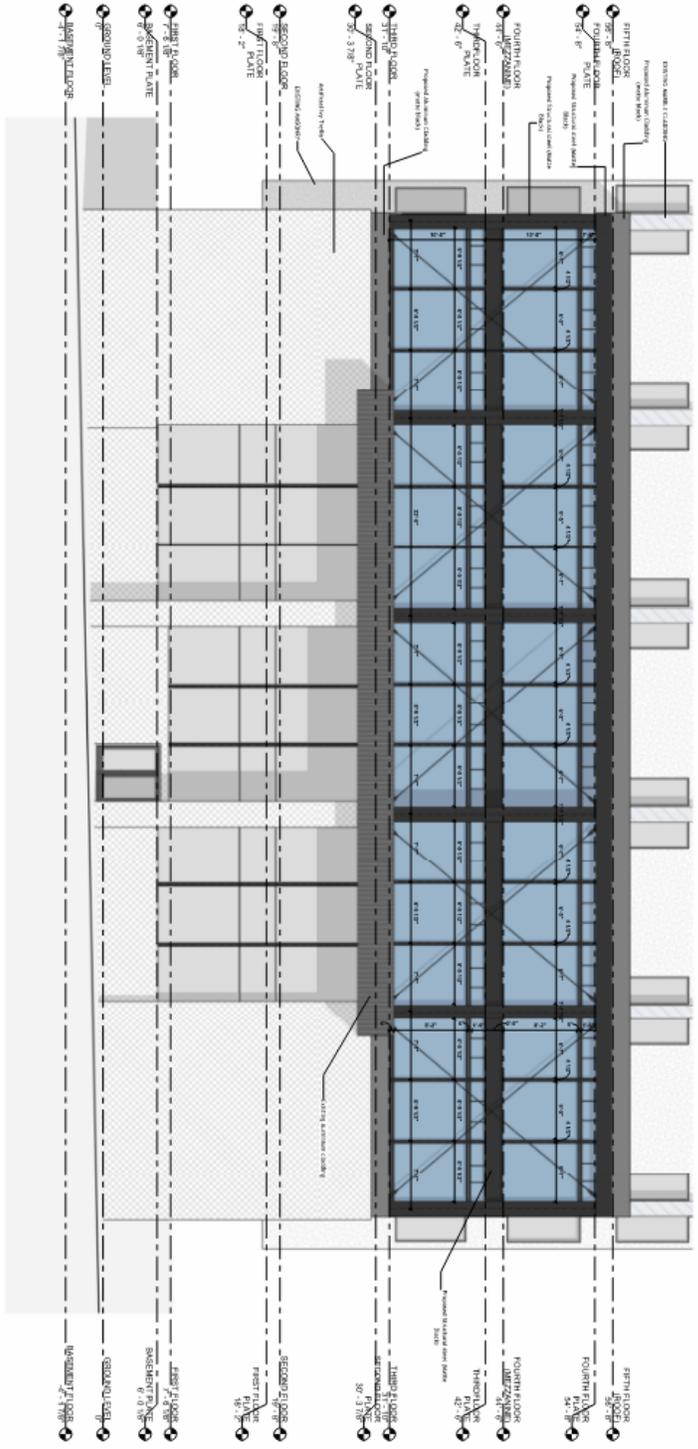
NORTH ELEVATION - PROPOSED  
1/16" = 1'-0"



SOUTH ELEVATION - PROPOSED  
1/16" = 1'-0"



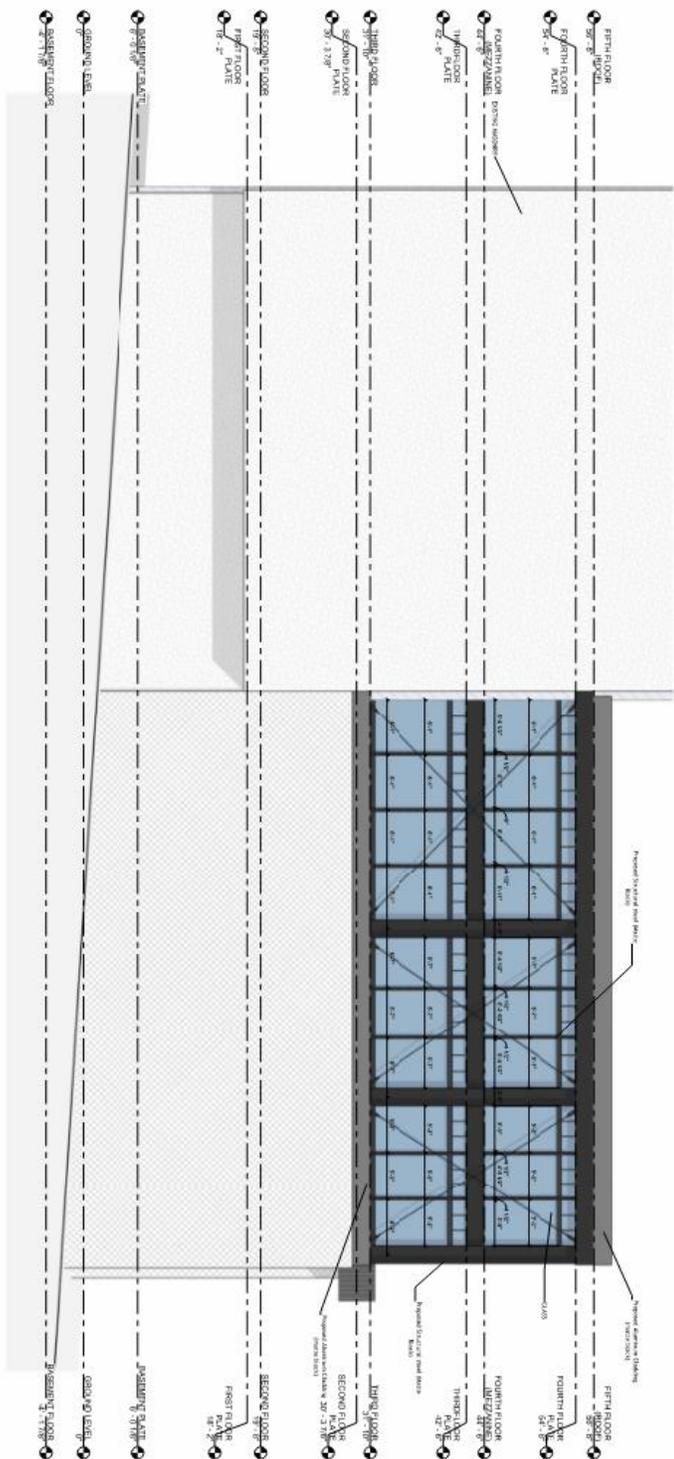
<p>Project #: Issue Date: Drawn By:</p>		<p>101 S. LOCUST ST DENTON, TX 76201</p>		<p>WILLOW CREEK HONES LLC</p>		<p>INNOVATIVE DRAFTING &amp; DESIGN INFO@IDD-TX.COM (214)407-3464</p>	
<p>REVISIONS</p>		<p>Project #: Issue Date: Drawn By:</p>		<p>101 S. LOCUST ST DENTON, TX 76201</p>		<p>WILLOW CREEK HONES LLC</p>	
<p>A2.14</p>		<p>101 S. LOCUST ST DENTON, TX 76201</p>		<p>WILLOW CREEK HONES LLC</p>		<p>INNOVATIVE DRAFTING &amp; DESIGN INFO@IDD-TX.COM (214)407-3464</p>	



**EAST ELEVATION - PROPOSED - UP TO 15**  
 3/16/2019

- MATERIALS:**
-  PROPOSED ARTIFICIAL IVY TRELLIS (WITH RIDGED LATTICE BACKING)
  -  PROPOSED STRUCTURAL STEEL (MATTE BLACK)
  -  PROPOSED ALUMINUM CLADDING (MATTE BLACK)
  -  PROPOSED GLASS
  -  EXISTING MARBLE CLADDING
  -  EXISTING ALUMINUM CLADDING
  -  EXISTING GLASS
  -  EXISTING MASONRY

<p><b>Project #:</b> 101 S. LOCUST ST  <b>Issue Date:</b> 01/30/2019  <b>Drawn By:</b> TAA</p>	<p>101 S. LOCUST ST          DENTON, TX 76201</p>	<p><b>Client Information</b>          INNOVATIVE          DRAFTING &amp; DESIGN          INFO@IDO-IX.COM          (214) 407-3404</p>	<p><b>Revision</b>  <b>A2.15</b></p>
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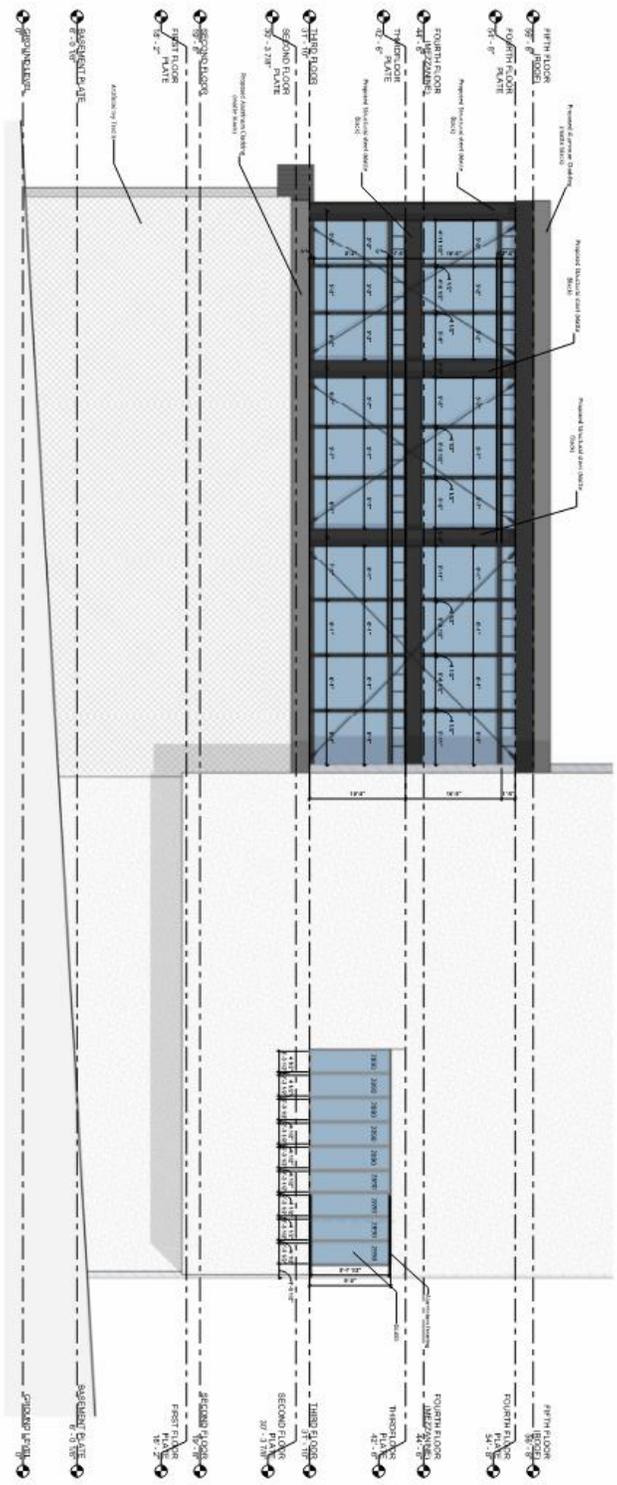


**SOUTH ELEVATION - PROPOSED - UP TO 15**

- MATERIALS:**
- 
 PROPOSED ARTIFICIAL IVY TRELLIS (WITH RIDGED LATTICE BACKING)
  - 
 PROPOSED STRUCTURAL STEEL (MATTE BLACK)
  - 
 PROPOSED ALUMINUM CLADDING (MATTE BLACK)
  - 
 PROPOSED GLASS
  - 
 EXISTING MARBLE CLADDING
  - 
 EXISTING ALUMINUM CLADDING
  - 
 EXISTING GLASS
  - 
 EXISTING MASONRY

<p>101 S. LOCUST ST DENTON, TX 76201</p>	<p>WILLOW CREEK HONES LLC</p>	<p><b>INNOVATIVE</b> DRAFTING &amp; DESIGN</p> <p>INFO@IDD-FX.COM (214) 407-3404</p>	<p>Project #: Issue Date: Drawn By: LVA</p> <p>SOUTH ELEVATION</p> <p style="text-align: right;"><b>A2.16</b></p>
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**NORTH ELEVATION - PROPOSED - UP TO L5**

**MATERIALS:**

-  PROPOSED ARTIFICIAL IVY TRELLIS (WITH RIDGED LATTICE BACKING)
-  PROPOSED STRUCTURAL STEEL (MATTE BLACK)
-  PROPOSED ALUMINUM CLADDING (MATTE BLACK)
-  PROPOSED GLASS
-  EXISTING MARBLE CLADDING
-  EXISTING ALUMINUM CLADDING
-  EXISTING GLASS
-  EXISTING MASONRY

Project #: 202404 Issue Date: 04.30.2024 Drawn By: [Name] LIA, INC.	101 S. LOCUST ST DENTON, TX 76201	 WILLOW CREEK HONES LLC CLIENT PERMISSION	 INNOVATIVE DRAFTING & DESIGN INFO@IDD-TX.COM (214) 407-3404
NORTH ELEVATION SCALE: AS SHOWN A2.18			