



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: October 13, 2025

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding beautification standards and/or expectations for Denton's local historic districts.

BACKGROUND

At the January 13, 2025, Historic Landmark Commission (HLC) meeting, the commission requested to have a larger discussion regarding beautification standards and/or beautification expectations for Denton's local historic districts.

Presently, the HLC has powers and duties that pertain to Certificates of Appropriateness, Historic and Conservation District Designations, and Historic Landmark Designations. As part of these powers and duties, as stated in Subsection 4.9.1 of Denton Development Code (DDC), the purpose of historic landmark preservation and historic district public policy includes the "protection, enhancement, preservation, and use of historic properties as a public necessity and is required in the interest of culture, prosperity and general welfare" in order to meet several goals, including:

- Protect, enhance, promote, and perpetuate historic landmarks which represent or reflect distinctive and important elements of the city's and state's architectural, archeological, cultural, social, economic, ethnic and political history and to develop appropriate settings for such places;
- Foster civic pride in the beauty and accomplishments of the past; and
- Protect and enhance the city's attractions to tourists and visitors and provide incidental support and stimulus to business and industry.

This provides expectations for historic district upkeep but does not provide a direct procedure to the HLC nor staff to enforce beautification standards within Denton's local historic districts.

However, within the City of Denton, there are existing departments and grant opportunities that help to assist in and maintain higher standards of beautification within the city, including Denton's [Community Improvement Services](#) team, who address property maintenance violations such as tall grass and weeds, trash and debris, junk vehicles, illegal outside storage, and dilapidated structures. Additionally, the Community Services Department provides three grant and repair assistance opportunities that can support property owners of both rental and owner-occupied homes, in the repair of interior and exterior features, including roofing, as well as support neighborhood improvement projects. These programs are the:

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- Neighborhood Empowerment Grant
 - A reimbursement grant of up to \$10,000.
 - Project applications are evaluated on project eligibility, funding availability, and the ability of the applicant to match the award 100 percent through financial contributions, in-kind donations, or volunteer hours.
 - Qualifying projects must provide a communal benefit and fall within one or more of the following categories:
 - Physical improvements
 - Public safety programs or initiatives
 - Cultural, educational, and recreational programs
 - Neighborhood master plan or comparable studies that focus on enhancing the neighborhood
- Homeowner Repair Assistance
 - Homeowners in Denton who meet yearly gross household income limits may be eligible for assistance with home repairs needed to make their home accessible, safe, sanitary, or habitable. This may include essential emergency repairs, structural accessibility modifications, repairs to some or all the home's major systems, or major repairs completed through rehabilitation or reconstruction.
- Rental Repair
 - Owners of rental property may be eligible for assistance with repairs needed to make their rental property accessible, safe, sanitary, or habitable. This may include essential emergency repairs, structural accessibility modifications, repairs to some or all the home's major systems, or major repairs completed through rehabilitation or reconstruction.

Based on the information presented, staff seeks guidance from the Commission on how to proceed with the information presented and if any additional information, such as a presentation from the Community Services Department, should be presented at a future HLC meeting to assist the Commission in determining next steps.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer