

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

AN ORDINANCE OF THE CITY OF DENTON DESIGNATING THE PROPERTY LOCATED AT 3316 ROSELAWN DRIVE, BEING PART OF ABSTRACT NUMBER 521, TRACT 15 AND 16 OF THE ASA HICKMAN SURVEY, A HISTORIC LANDMARK UNDER SECTION 2.9.4 OF THE DENTON DEVELOPMENT CODE; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (HL25-0002)

WHEREAS, the City of Denton has determined that the property located at 3316 Roselawn Drive, being part of Abstract Number 521, Tract 15 and 16 of the Asa Hickman Survey of the City of Denton and more particularly described and depicted in Exhibit A (the “Property”), located on the northeast corner of Roselawn Drive and Roselawn Circle, is worthy of designation as a local historic landmark, and

WHEREAS, both the Historic Landmark Commission and the Planning and Zoning Commission have found that the Property meets the following criteria for historic landmark designation as listed in Section 2.9.4B of the Denton Development Code:

1. Reflects a distinguishing characteristic of an architectural type or specimen; the residence exhibits a blend of architectural styles, ranging from late Reconstruction vernacular to design rooted in mid-century influences.
2. Reflects elements of architectural design, detail, material, or craftsmanship which represent architectural innovation; residence was constructed in three phases, spanning over three decades, incorporating architectural styles typical of the time.
3. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the city, state, or the United States; represents both a cumulative history of phased construction and the dispersion of late Victorian influence into the architectural vernacular of the rural South during a time of economic opportunity and of transition away from the overall insular and impoverished nature of the Reconstruction era.
4. Identification with a person who significantly contributed to the culture and development of the city, state or the United States; former residence of Dr. Harold Brenholtz, who resided in the residence for 20 years, and contributed significantly to the Denton community’s social and cultural history.

WHEREAS, on **X**, the City delivered to the owner a historic designation impact statement that described the impact that historic designation may have on the Property consistent with Texas Local Government Code Section 211.0165(c) and (d); and

WHEREAS, on September 8, 2025, the Historic Landmark Commission held a public meeting as required by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on **X**, the Planning and Zoning Commission held a public hearing as required

by law, and upon conclusion recommended approval of the requested Historic Landmark designation; and

WHEREAS, on **X**, the City Council held a public hearing as required by law, and upon conclusion approved the designation request finding that the request is consistent with Section 2.9.4B of the Development Code; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference as true.

SECTION 2. That 3316 Roselawn Drive, located on the northeast corner of Roselawn Drive and Roselawn Circle, being part of Abstract Number, Tract 15 and 16 of the Asa Hickman Survey and more particularly described in Exhibit A attached hereto (the "Property"), is hereby designated as a historic landmark under Section 2.9.4B of the Denton Development Code.

SECTION 3. The Property shall be indicated upon the zoning map of the City of Denton as a Historic Landmark by the letter "H," and the Property shall be subject to all terms, provisions, and requirements of Section 2.9.4 of the Denton Development Code and such designation shall be in addition to any other use designation established in the City's zoning ordinance applicable to such property.

SECTION 4. Any person violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding Two Thousand and no/100 Dollars (\$2,000.00). Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 5. 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
INGRID REX, INTERIM CITY SECRETARY

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

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

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

**Exhibit A**

**LEGAL DESCRIPTION**

**FIELD NOTES**

**TRACT I**

**4.321 ACRES**

**BEING** all that certain lot, tract or parcel of land situated in the Aag Hickman Survey Abstract 521 Denton County, Texas, being all that certain (called) 2.888 Acre Tract of land conveyed by deed from Harold R. Brenholtz, et al to George J. Schneider and wife, Jeanne A. Schneider, recorded in Volume 1157, Page 103, Deed Records, Denton County, Texas, and being all that certain (called) 1.406 acre tract of land conveyed by deed from H.D. Harman and wife, Helen Harman to George J. Schneider and wife, Jeanne A. Schneider, recorded in Volume 886, Page 451, Deed Records, Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at an iron rod found for corner in the north line of Roselawn Drive, a public roadway, said point being the southwest corner of said Schneider 1.406 acre tract and the southeast corner of a strip of land dedicated to Denton County for roadway purposes on June 23, 1950;

**THENCE** N 01° 55' 40" E, 429.31 feet with the west line of said Schneider tract and the east line of said County Road to an iron rod found for corner, said point being the northwest corner of said Schneider 2.888 acre tract;

**THENCE** S 89° 59' 08" E, 434.99 feet with the south line of said County Road and with the north line of said Schneider 2.888 acre tract to an iron rod found for corner, said point being the northeast corner of said Schneider 2.888 acre tract;

**THENCE** S 01° 11' 52" W, 430.97 feet to an iron rod found for corner in said north line of said Roselawn Drive;

**THENCE** N 89° 45' 00" W, 440.43 feet with said north line of said Roselawn Drive to the **PLACE OF BEGINNING** and containing 4.321 acres of land.

**City of Denton Easement**

Lee Anne Todd Tract  
0.278 Acres

Being all that certain lot, tract or parcel of land situated in the Asa Hickman Survey, Abstract Number 521, City of Denton, Denton County, Texas, being part of that certain called 4.321 acre tract of land described as Tract I in deed to Lee Anne Todd recorded in Document Number 94-1091 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a ½" rebar in concrete found at the southeast corner of said Todd tract, being the southwest corner of that certain called 1.007 acre tract of land described in deed to Tonjia Kim Taylor Roan recorded in Document Number 01-61729 of the Real Property Records of Denton County, Texas, and being in Roselawn Drive;

**THENCE** S 89°54'17" W, 428.90 feet in Roselawn Drive and along the south line of said Todd tract, to a ½" capped rebar (G & A) set at the westerly southwest corner of that certain tract of land described in deed to the County of Denton recorded in Volume 387, Page 565 of the Deed Records of Denton County, Texas, being the westerly southeast corner of a tract of land described in deed to the County of Denton recorded in Volume 387, Page 560;

**THENCE** N 00°04'42" W, 25.70 feet, along said line, to a ½" capped rebar (G & A) set;

**THENCE** N 89°13'45" E, 428.93 feet, to a ½" capped rebar set on the east line of said Todd Tract I, and the west line of said Roan tract;

**THENCE** S 00°04'42" E, 30.76 feet, along said line, to the **POINT OF BEGINNING** and containing approximately 0.278 acres of land.

