



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor

DATE: June 18, 2026

SUBJECT

Receive a report, hold a discussion, and make a recommendation to the Tax Increment Reinvestment Zone Number One Board regarding a Downtown Reinvestment Grant Program application for Mark Hicks c/o Stag Commercial for 124 W. Oak St., Dark Age Tattoo.

BACKGROUND

124 W. Oak St. is a mixed-use downtown commercial building in Denton's Courthouse Square, built in 1930 and spanning about 5,000 square feet. It is located within the National Register District and is considered a contributing property to Denton's historic core.

The building's history spans over a century, from a family-run bakery and grocery to currently a tattoo shop, Dark Age Tattoo.

Project:

The proposed work consists of repairs to the existing awning structure measuring approximately 23'x 31'x 8', totaling 408 square feet. Work includes the removal of existing deteriorated fascia and perimeter lumber. The materials have experienced weather-related wear, prolonged moisture exposure, and age-related deterioration resulting in localized rot and surface degradation.

New fascia and perimeter lumber will be installed in the same locations and configurations as the materials being removed. All new components will be properly fastened, sealed, caulked, and painted to match the existing building color and finish.

This work is limited strictly to repair and replacement of deteriorated materials. No structural framing members are being altered or removed. There are no changes to the building footprint, occupancy, use, means of egress, height, or architectural configuration.

The proposed maintenance will not diminish the building's durability or structural integrity. Rather, the replacement of deteriorated components will restore proper weather protection and extend the service life of the existing awning. The work will not modify the design, dimensions, profile, or appearance of the structure. Materials and finishes will

match existing conditions to ensure the historic character and visual continuity of the building remain unchanged.

Projected Improvements include: Awning

Project Submitted Expenses: \$8,562.50

Grant Request: \$4,281.25

Applicable Policy Limits:

- *Awning:*
 - Definition: Replacing, adding, or repairing awnings and signs. Signs may include signboards, projecting signs, and pedestrian signage (includes window sign, hanging sign and awning/canopy sign)
 - Awning grants are limited to a 50% match with a cap of \$7,500 per grant.

The building at 124 W. Oak St. has not previously received a Downtown Reinvestment Grant.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Grant Application

Exhibit 3 – Certificate of Design Consistency

Exhibit 4 – Presentation

Respectfully submitted:
Kristen Pulido
Main Street Program Manager
Office of Economic Development