



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Historic Landmark Commission

Monday, May 11, 2026

5:30 PM

Development Service Center

After determining that a quorum is present, the Historic Landmark Commission of the City of Denton, Texas will convene in a Regular Meeting on Monday, May 11, 2026, at 5:30 p.m. in Training Rooms 3, 4 and 5 at the Development Service Center, 401 N Elm Street, Denton, Texas, at which the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak “Public Comment” card per night for the “Presentations from Members of the Public” portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding items not listed on the agenda. No official action can be taken on these items. Presentations from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

3. ITEMS FOR CONSIDERATION

Interested citizens should arrive at the meeting prior to the scheduled start time. Public comment will be accepted only for those items identified to be "public meeting(s)".

- A. [HLC26-024](#) Consider approval of the April 13, 2026 minutes.
Attachments: [April 13, 2026](#)
- B. [HLC26-018a](#) Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the Subchapter 9: Definitions of the Denton Development Code.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)

4. WORK SESSION

- A. [HLC26-021](#) Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission’s request for local historic designation of eligible historic properties.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- B. [HLC26-022](#) Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street

corridors between W McKinney Street and W University Drive (U.S. 380).

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- C. [HLC26-023](#) Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Attachments: [2026 Matrix](#)

5. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Historic Landmark Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Historic Landmark Commission reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on May 4, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.

MINUTES
HISTORIC LANDMARK COMMISSION
April 13, 2026

After determining that a quorum was present, the Historic Landmark Commission of the City of Denton, Texas convened in a Regular Meeting on Monday, April 13, 2026, at 5:30 p.m. at the Development Service Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

PRESENT: Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Patricia Sherman, and Jonathan Black

ABSENT: Chair Angie Stripling and Commissioners Linnie McAdams and John Hoenig

REGULAR MEETING

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

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3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. HLC26-020:** Consider approval of the March 2, 2026 minutes.

Commissioner Sherman moved to approve the minutes as presented. Motion seconded by Commissioner Black. Motion carried.

AYES (4): Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Jonathan Black, and Patricia Sherman

NAYS ():

- B. HLC26-018:** Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the Subchapter 9: Definitions of the Denton Development Code.

The item was not presented and no discussion followed.

Commissioner Black moved to postpone the item to May 11, 2026, Motion seconded by Commissioner Gregory. Motion carried.

AYES (4): Vice-Chair Shaun Treat, and Commissioners: Heather Gregory, Jonathan Black, and Patricia Sherman

NAYS ():

4. WORK SESSION

- A. **HLC26-015:** Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

Commissioner Black, Designation Research Subcommittee, provided an update.

Vice-Chair Treat, Community Outreach Subcommittee, provided an update.

- B. **HLC26-016** Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

Cameron Robertson, Historic Preservation Officer, presented the item. No items were added.

- C. **HLC26-017:** Hold a discussion regarding the Historic Landmark Commission Project Matrix.

Cameron Robertson, Historic Preservation Officer, presented the item. No items were added.

- D. **HLC26-019** Historic Landmark Commission to hold an editorial workshop to finalize the Commission's informational advisory statement to City Council about historic preservation matters related to the future of the Denton Woman's Club building within Quakertown Park.

The Historic Landmark Commission held an editorial workshop.

5. CONCLUDING ITEMS

With no further business, the meeting was adjourned at 6:53pm.

X

Angie Stripling
Historic Landmark Commission Chair

X

Cathy Welborn
Administrative Assistant

Minutes Approved On: _____



City of Denton

City Hall
215 E. McKinney Street
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 11, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding proposed Code amendments related to the Subchapter 9: Definitions of the Denton Development Code.

BACKGROUND

As part of the May 11, 2026, Historic Landmark Commission (HLC) meeting, staff will review a variety of minor updates related to the definitions within Subchapter 9 of the Denton Development Code (DDC) that relate to historic preservation, including the following:

- Certificate of Appropriateness (COA)
- Conservation District
- Historic District
- Historic Landmark Commission (HLC)
- Historic Preservation Officer (HPO)
- Contributing Building

Proposed edits to the existing definitions for these terms can be found in presentation slides provided as Exhibit 2. These draft definitions were presented to the Development Code Review Committee on March 23, 2025 as part of a broader update to terms and land uses within the DDC, and the Committee requested the HLC's feedback.

EXHIBITS

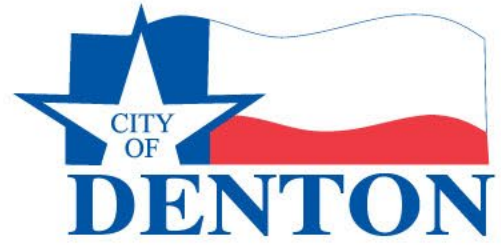
1. Agenda Information Sheet
2. Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer

Historic Preservation Related Definitions

Cameron Robertson, AICP
Historic Preservation Officer
5/11/2026



Background

What:

- Minor updates to historic preservation related definitions within the Definitions Section of the Denton Development Code (DDC)

Why:

- Clear, concise definitions result in better customer service and consistent application of the Code.

Certificate of Appropriateness (COA)

An order issued by the Historic Preservation Officer (often with the approval of the Historic Landmark Commission) indicating approval of plans for exterior alterations, construction, or removal of deteriorating structures or features affecting a designated landmark or property within a designated Historic or Conservation District.

Conservation District

~~Any neighborhood or region designated by the City Council as a conservation district.~~

A Conservation District preserves an area's sense of place through architectural guidelines, development standards, and/or special zoning provisions. Each conservation district ordinance is unique to the district. Conservation Districts are adopted by City Council ordinance, and the conservation district designation requires that properties within the district comply with the City's legally enforceable conservation district regulations, along with other relevant development codes. These regulations are administered by the Historic Preservation Officer.

Historic District

~~Any neighborhood or region designated by City Council as a historic district.~~

A Historic District is an area with a significant concentration of structures unified by their architectural style and related historical events. They are protected by historic district ordinances with preservation criteria, specific to each district, administered by the Historic Preservation Officer and Historic Landmark Commission. Local Historic Districts are adopted by City Council ordinance and historic district designation requires that properties within the district comply with the City's legally enforceable historic district regulations, along with other relevant development codes. Local historic districts are distinct from National Register Historic Districts.

Historic Landmark Commission (HLC)

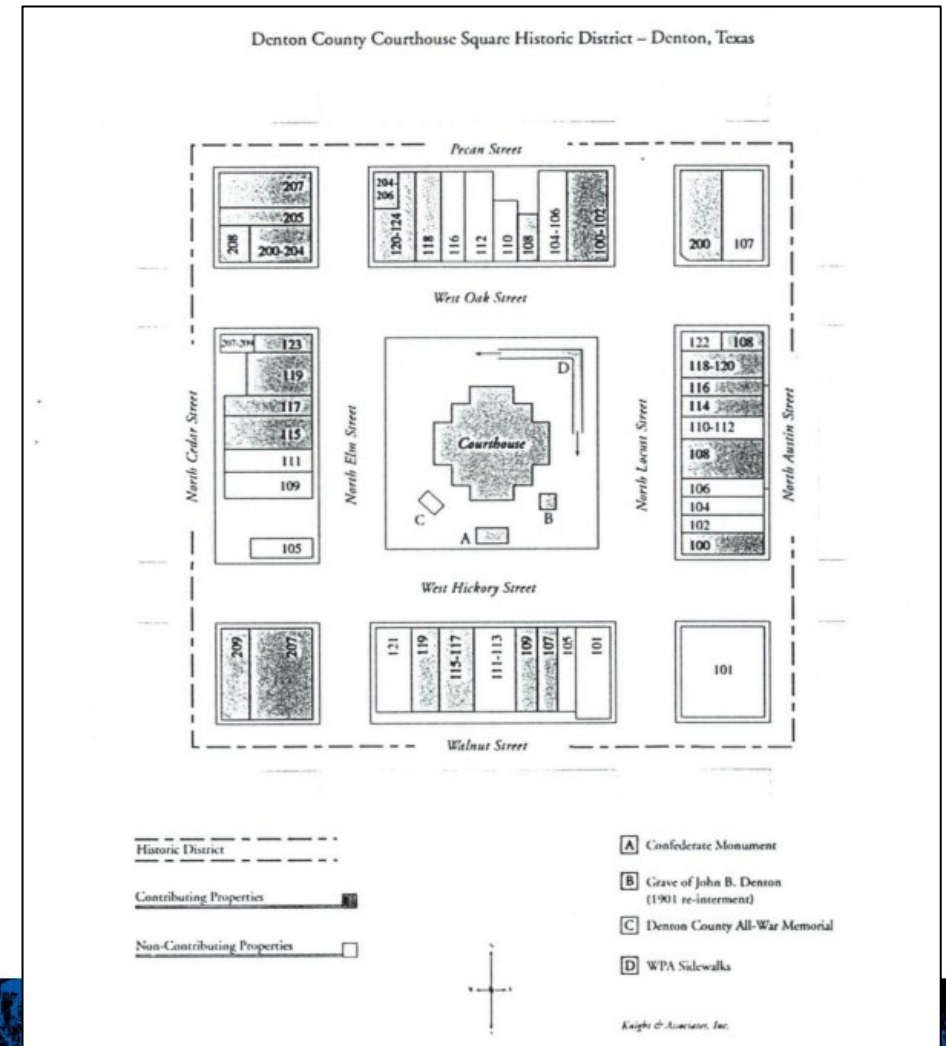
The City of Denton Historic Landmark Commission is a quasi-judicial commission that actively seeks opportunities to promote preservation and proactively takes steps to ensure protection of Denton's significant properties.

Historic Preservation Officer (HPO)

The Historic Preservation Officer for the City of Denton is a government official responsible for identifying, protecting, and promoting historic buildings, sites, and districts. They enforce local, state, and national preservation laws, review construction proposals for compliance, manage landmark surveys, and work closely with the Historic Landmark Commission. (HPO).

Contributing Building (DDC Section 4.10.4)

- Contributing Building: A building on a property **which that** is depicted on the **National Register of Historic Places'** map of the Denton County Courthouse National Register District as a "Contributing Property."
- Add Map to the DDC



Contributing Building (DDC Definitions Section)

- A property that adds to the historic association and/or architectural importance for which the district is significant. It must have been present during the district's historic period of significance and must physically retain most of the architectural characteristics representing that era.

Next Steps

Prepare to present definitions to the
Planning & Zoning Commission



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 11, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction on the Historic Landmark Commission's request for local historic designation of eligible historic properties.

BACKGROUND

At the November 14, 2022, HLC meeting, staff started including a standing agenda item that pertains to the designation of local historic properties. Commissioners have the opportunity to bring forward one to two properties from Denton's Historically Eligible Structures map to discuss and vote on. A Commissioner proposing a property for local designation consideration will have a maximum of two-minutes to justify the need for designation of the property. Remaining Commissioners will then have a maximum of one minute each to provide feedback and indicate their support for the designation. Each proposed property will need a minimum of four Commissioner votes to pursue designation of the property. If the property receives four or more votes, the property will be added to an active designation list to be maintained by staff for the HLC. The HLC will have the opportunity to utilize the list to reach out to property owners to encourage the designation of their property or properties.

EXHIBITS

1. Agenda Information Sheet
2. Denton's [Historically Eligible Structures](#) Map

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 11, 2026

SUBJECT

Hold a discussion regarding the next steps of the Designation Research Subcommittee and the Community Outreach Subcommittee, to assist in the establishment of a potential new local historic district generally located along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380).

BACKGROUND

At the January 12, 2026, Historic Landmark Commission (HLC) meeting, staff started including a standing agenda item that pertains to the discussion of next steps for the Designation Research Subcommittee and Community Outreach Subcommittee in regard to the creation of a potential local historic district along the N Elm Street and N Locust Street corridors between W McKinney Street and W University Drive (U.S. 380). This item will provide the Subcommittees' the opportunity to discuss items that may require four or more members of the Commission (i.e., quorum) to address research and outreach ideas, to ensure Texas Open Meetings Act requirements are being met.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Historic Preservation Officer

2026
Historic Landmark Commission
Requests for Information

Request		Request Date	Status
Further research regarding the former entry wall at Park Place Station centered around TxDOT permitting, utilities, pricing, new location, etc.; networking with PAC; and potential organization collaborations	HLC	2/9/2026	Discussion moved to June 8, 2026, HLC Meeting
HLC FAQ and Historic Processes Document, including COAs	HPO/HLC	12/8/2025	On-going
Discuss creation of a possible historic designation for the N Locust Street and N Elm Street corridors	HLC	6/9/2025	On-going
Continue researching new or updated programming to incentivize historic preservation	HPO	4/14/2025	On-going
Annual Update			
National Register of Historic Places listings for eligible neighborhoods and existing Local Historic Districts.	HLC/HPO	2026 Work Plan Goal	New for 2026
Prepare an annual study list of potential landmarks and districts.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2024

Broaden the tax-exemption eligibility criteria for improvements to historic buildings.	HLC/HPO	2026 Work Plan Goal	Paused; on-going from 2024
Explore a program allowing for the partial or full property tax exemption from the City of Denton and other applicable taxing authorities for locally designated historic homes.	HLC/HPO	2026 Work Plan Goal	Paused; on-going from 2024
Designate new Historic Conservation Districts in portions of the Woods and Bolivar neighborhoods.	HLC/HPO	2026 Work Plan Goal	New for 2026
Designate additional Historic Conservation Districts in West Denton and in neighborhoods to south of the Downtown.	HLC/HPO	2026 Work Plan Goal	New for 2026
Maintain an inventory of vacant or deteriorating historic properties	HLC/HPO	2026 Work Plan Goal	New for 2026
Complete designation reports for landmarks and districts.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2024
Improve visibility and awareness of tax exemption program to increase participation.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2025
Increase awareness and use of Federal Rehabilitation Tax Credit.	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2025
Include additional historic preservation information materials in the City of Denton website	HLC/HPO	2026 Work Plan Goal	Implemented; On-going from 2025
Create a marketing plan to encourage additional Local Landmark designations.	HLC/HPO	2026 Work Plan Goal	On-going from 2024

Provide training to local realtors and bankers.	HLC/HPO	2026 Work Plan Goal	On-going from 2024
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Future HLC Meetings:

Monday, June 8th

Monday, July 13th

Monday, August 10th

Monday, September 14th

Monday, October 12th

Monday, November 9th

Monday, December 14th