



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: November 18, 2025

SUBJECT

Consider approval of a resolution of the City of Denton approving an application for a partial tax exemption of designated historic sites, in accordance with Chapter 10, Article VI, Sections 10-126 through 10-129 of the Denton Municipal Code of Ordinances, for a Local Historic Landmark located at 218 N Locust Street, located on the southeast corner of the intersection of N Locust Street and E McKinney Street; providing for severability; and providing an effective date. The Historic Landmark Commission recommends a favorable determination (5-0). (HL25-0003a, 218 N Locust Street - Tax Exemption, Cameron Robertson)

<https://dentontx.new.swagit.com/videos/357851>

BACKGROUND

The property is a local historic landmark located on the southeast corner of the intersection of N Locust Street and E McKinney Street. The applicant, Tim Beaty, has completed improvements to the property's interior, including the removal of old vinyl tiles (VAT) and mastic adhesives, HVAC duct insulation, as well as old thermal system insulation (TSI) around piping. The work, which was completed by TEAM Enterprise, is shown below.

<u>Services</u>	<u>Payment</u>
Removal of VAT/Mastic in 2 nd floor meeting room (approx.. 540 sf)	\$2,925.00
Removal of HVAC Duct Insulation in 2 nd floor furnace room (approx.. 871 sf)	\$10,077.00
Removal of TSI pipe insulation in 2 nd floor furnace room (approx.. 75 lf)	\$3,250.00
Consulting – Work Plan, Onsite Monitoring, Clearance Sample and Clearance Report • Work Plan / Project (\$650.00) • Daily Onsite Air Monitoring (\$3,070.00) • Final Sampling and Clearance Report (\$650.00)	\$4,370.00
TOTAL	\$20,622.00

The applicant submitted an invoice and a breakdown of pricing for the subject work, which is included in their application. Refer to Exhibit 4 - Application for Historic Landmark Tax Exemption Authorization.

Based on documentation, the improvements were completed in the Spring of 2024. The total expenses for the work were \$20,622.00. The applicant provided staff supporting documentation confirming proof of payment for the completed improvement work.

Of the improvements made to the property, the consulting fees in the amount of \$4,370.00, do not meet the qualifying improvements and/or restoration projects for the City's tax exemption, as they do not pertain to the general maintenance and/or restoration of the historic property. Therefore, they do not contribute to the total expense amount for the work completed.

The remainder of the work that was completed at the expense amount of \$16,252.00, qualifies the applicant for the City's tax exemption for historic preservation of an historic property.

CONSIDERATIONS:

1. The previous property owner originally applied for and received the historic tax exemption in 2011, which expired in 2021. Per the City's Code of Ordinances, Sec. 10-128 (d), Additional ten (10) year exemptions thereafter will require the property owner to demonstrate to city qualifying expenses of ten thousand dollars (\$10,000.00) or more, beyond those demonstrated for the initial or subsequent exemption, for permanent improvements and/or for restoration of said property. The historical landmark commission must determine whether the qualifying expenses result in a permanent improvement and/or restoration of said property as a condition of receiving the exemption.
2. The subject property is designated as a Local Historic Landmark, established by Ordinance No. 82-22 on February 23, 1982.
3. The applicant has spent a total of \$20,622.00 for improvements related to the building's interior, through the removal of old vinyl tiles (VAT) and mastic adhesives, HVAC duct insulation, as well as old thermal system insulation (TSI) around piping. However, the consulting fees in the amount of \$4,370.00 do not meet the qualifying improvements and/or restoration projects of the City's tax exemption. As such, the applicant has spent a total of \$16,252.00 on qualifying improvements and/or restoration.
4. At their October 13, 2025 meeting, the Historic Landmark Commission recommended a favorable determination that the expenses presented resulted in a permanent improvement and/or restoration of the landmarked property. Therefore, staff is forwarding the draft Resolution (Exhibit 6) to the City Council to consider approving the subject property as a designated Local Historic Landmark in need of tax relief.
5. If the City Council approves the Resolution, the applicant will then need to apply for the partial tax exemption with the chief appraiser of the Denton Central Appraisal District.

PREVIOUS ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 23, 1982	City Council	Historic Landmark Designation (Ordinance No. 82-22)	Approved
October 13, 2025	Historic Landmark Commission	Historic Tax Exemption (218 N Locust Street)	Favorable Determination (5-0)

NEIGHBORHOOD MEETING

Public engagement is not required for this application type.

OPTIONS

1. Approve as submitted
2. Deny

3. Postpone consideration

RECOMMENDATION

Staff recommends **approval** of the application for a partial tax exemption of the designated historic site located at 218 N Locust Street, in accordance with Chapter 10, Article VI, Sections 10-126 through 10-129 of the Denton Municipal Code of Ordinances as a designated as a Local Historic Landmark in need of tax relief. With the exception of the consulting fees, the applicant still meets the minimum ten thousand dollars (\$10,000.00) or more requirement stated in the City's Code of Ordinances, Sec. 10-128 (d).

EXHIBITS:

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Site Location Map

Exhibit 3 - Chapter 10, Article VI, Sections 10-126 through 10-129

Exhibit 4 - Application for Historic Landmark Tax Exemption Authorization

Exhibit 5 - October 13, 2025 – Draft HLC Meeting Minutes

Exhibit 6 - Draft Resolution

Exhibit 7 - Presentation

Respectfully submitted:
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Planning Director

Prepared By:
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Historic Preservation Officer