

RESOLUTION NO. _____

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 3316 ROSELAWN DRIVE, LOCATED ON THE NORTHEAST CORNER OF ROSELAWN DRIVE AND ROSELAWN CIRCLE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (HL25-0004A)

WHEREAS, Article 8, Section 1-f of the Texas Constitution and Section 11.24 of the Texas Tax Code enables the City of Denton to exempt from taxation part or all of the assessed value of certain historically significant sites in need of tax relief to encourage their preservation; and

WHEREAS, pursuant to §10-128(c) of the Denton Code of Ordinances, the owner of the real property located at 3316 Roselawn Drive, legally described as set forth in Exhibit A, attached, and designated for purposes of *ad valorem* tax appraisal and assessment as DCAD property ID 34660 (hereinafter, the “Property”), has made and filed with the City Historic Preservation Officer a sworn, complete, and sufficient application for tax abatement of the Property, thereby satisfying all threshold substantive and procedural requirements of §10-128 of the Denton Code of Ordinances; and

WHEREAS, on December 16, 2025, by Ordinance No. HLN25-0002b, the City Council of the City of Denton designated the Property as a Historic Landmark under the Denton Development Code; and

WHEREAS, On February 9, 2026, the Historic Landmark Commission of the City of Denton received, reviewed, and recommended the Property to the City Council for tax abatement in accordance with Chapter 10, Article VI of the Denton Code of Ordinances of the City of Denton, as a historically significant site in need of preservation; and

WHEREAS, pursuant to §10-126 of the Denton Code of Ordinances, all other prerequisites have been satisfied for the City Council’s certification of eligibility for such a tax abatement on the Property, as a historically significant site in need of preservation; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The foregoing recitals are incorporated into this Resolution by reference as findings of fact, as if expressly set forth herein. The City Council further finds from the matters presented before it that the Property, specifically including the structure located at 3316 Roselawn Drive, satisfies the tax abatement criterion set forth in Section 10-128(c) of the Denton Code of Ordinances, as a historically significant site in need of preservation, as well as the criteria set forth in §11.24(2) of the Texas Tax Code, as a historically significant site in need of tax relief to encourage its preservation pursuant to City of Denton Code of Ordinances.

SECTION 2. Notwithstanding these findings, and in compliance with the limitations set forth at §10-128 of the Denton Code of Ordinances and §11.24 of the Texas Tax Code, the determination of that portion of land which is reasonably necessary for access to, and use of, the historic structure declared herein (the “Eligible Land”), is deferred to the discretion of the Chief Appraiser of the Denton County Appraisal District, together with the discretion to determine whether annual applications must be made to the Denton County Appraisal District in order to obtain the abatement herein approved.

SECTION 3. Accordingly, in compliance with Texas Tax Code §11.24(a)(2), this Resolution stands as the official action of the City of Denton to abate and exempt from taxation for a period of ten (10) years following completion of the planned renovation, fifty percent (50%) of the assessed value of the structure located at 3316 Roselawn Drive and Eligible Land. Pursuant to § 10-128(c) of the Denton Code of Ordinances, the Property shall only be eligible for this tax abatement while it maintains its designation as a historic site.

SECTION 4. Notwithstanding any approvals provided herein, the abatement remains subject to all limitations imposed by State and Federal law, specifically including, but not limited to, the Texas Tax Code.

SECTION 5. Should any paragraph, section, sentence, phrase, clause or word of this Resolution be declared unconstitutional or invalid for any reason, the remainder of this Resolution shall not be affected thereby.

SECTION 6. This Resolution shall become effective immediately upon its passage and approval.

The motion to approve this Resolution was made by _____ and seconded by _____. This Resolution was passed and approved by the following vote [___ - ___]:

	Aye	Nay	Abstain	Absent
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 _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY:  _____

Exhibit A

**FIELD NOTES
TRACT I
4.321 ACRES**

BEING all that certain lot, tract or parcel of land situated in the Ase 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) 1.408 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 1.408 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.