



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: February 9, 2026

SUBJECT

Hold a public meeting and determine whether the presented expenses resulted in a permanent improvement and/or restoration of a local historic landmark property located at 3316 Roselawn Drive. The site is located on the northeast corner of Roselawn Drive and Roselawn Circle. (HL25-0004, 3316 Roselawn Drive Historic Tax Exemption, Cameron Robertson)

BACKGROUND

The property is a local historic landmark located on the northeast corner of Roselawn Drive and Roselawn Circle. The applicant, Lee Anne Todd, has completed improvements to the residential property through the update to the property's aerobic system. The work completed by North Texas Water Works Septic Company is shown below.

<u>Services</u>	<u>Payment</u>
Install Aqua Air 4050 Concrete Aerobic System	\$12,000.00
Pump old tanks and fill with dirt	
1" Sprinkler Line, Tablets, K-Rain Rotary Spearheads with Concrete Guards and all materials	
2 Year Service Contract and Warranty on materials	
Install 68 feet of 4" sched. 40 pipe with extra clean out and 68 feet of 3/4" electric and wire	\$1,200.00
TOTAL	\$13,200.00

The applicant submitted invoices and a breakdown of pricing for the subject work, which is included in their application. Refer to Exhibit 3 - Application for Historic Landmark Tax Exemption.

Based on documentation, the improvements were completed in the Spring of 2024. The total expenses for the work were \$13,200.00. The applicant provided staff supporting documentation confirming proof of payment for the completed improvement work. The improvements made to the property meet the qualifying improvements and/or restoration projects for the City's tax exemption, as they pertain to the general maintenance and/or restoration of the historic property.

CONSIDERATIONS:

1. Per the City's Code of Ordinances, Sec. 10-128 (c), Any property which is designated a historic site after the first day of January 2009 may be exempt from real property ad valorem taxes levied by the City of Denton to the extent of fifty (50) percent of the assessed value of the designated historic site if the property owner demonstrates to City qualifying expenses of ten thousand dollars (\$10,000.00) or more for permanent improvements and/or for restoration of said property. The qualifying expenses are limited to two (2) years prior to designation as a historic site. The Historic 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. The exemption provided for herein shall apply for a maximum of ten (10) successive years, beginning with the first year the property is entitled to the exemption during the specified years and continuing and including each and every year of the nine (9) successive years thereafter during which the property is a designated historic site on the first day of January of those nine (9) successive years.
2. The subject property is designated as a Local Historic Landmark, established by Ordinance No. HLN25-0002b on December 16, 2025.
3. The applicant has spent a total of \$13,200 on improvements to the residential property through the update to the property's aerobic system, which meets the qualifying improvements and/or restoration projects of the City's tax exemption. The improvements were completed in the Spring of 2024, within the allotted two (2) year time period prior to designation as a historic site.
4. If the Historic Landmark Commission recommends a favorable determination that the expenses presented resulted in a permanent improvement and/or restoration of the landmarked property, staff will forward a draft Resolution 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

Building Permit:

- #563-C: A permit authorizing the property owner to construct an onsite sewage facility was approved by the Director of Water Utilities on February 16, 2024.

OPTIONS

1. Make a favorable finding of improvement and/or restoration
2. Deny
3. Continue the item

RECOMMENDATION

Staff recommends a **favorable** determination that the expenses presented resulted in a permanent improvement and/or restoration of the landmarked property located at 3316 Roselawn Drive. The applicant meets the minimum ten thousand dollars (\$10,000.00) or more requirement stated in the City's Code of Ordinances, Sec. 10-128 (c).

EXHIBITS:

1. Agenda Information Sheet
2. Site Location Map
3. Application for Historic Landmark Tax Exemption

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared By:
Cameron Robertson, AICP
Historic Preservation Officer