

March 25, 2026

WHEREAS, Article XI of the Dallas Development Code establishes historic preservation tax exemptions and economic development incentives for historic properties to encourage the revitalization and restoration of the City's historic structures; and

WHEREAS, Dallas Development Code Section 51A-11.201 (e) requires that the City Council review and approve by resolution any portion of the application for an historic preservation tax exemption over \$50,000.00; and

WHEREAS, the property located at 4940 Worth St, Dallas Central Appraisal District Account Number 00000120733000000, is a contributing structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to Historic District Overlay No. 11 (the Munger Place Historic District); and

WHEREAS, the property is eligible for a City tax exemption based upon rehabilitation of an historic property for a ten-year period on 100 percent of the structure and land value, which will total an estimated \$99,143.00; and

WHEREAS, on February 2, 2026, the Landmark Commission determined that the property is eligible for a City tax exemption; and

WHEREAS, the rehabilitation project must be completed within three years after the Landmark Commission has made its determination of eligibility; and

WHEREAS, the property owner has complied with all of the requirements for the City tax exemption, including submitting proof that property taxes and any City fees, fines, or penalties are not delinquent on the properties; and

WHEREAS, the City Council finds that it is in the public interest to preserve this historic building.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the application for an historic preservation tax exemption over \$50,000.00 is approved on 100 percent of the land and structure value of the historic property for a ten-year period for the city portion of the taxes.

SECTION 2. That the rehabilitation project must be completed by February 2, 2029.

SECTION 3. That to receive the tax exemption, the owner must submit a final application to the Chief Planner/Historic Preservation Officer of the Planning and Development Department that complies with Dallas Development Code Section 51A-11.201 proving

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SECTION 3. (continued)

that the rehabilitation requirements have been met and must thereafter make annual application to the appraisal district for the duration of the tax exemption.

SECTION 4. That if any portion of the historic structure is totally or partially demolished or significantly altered by the willful act or negligence of the owner or his representative in violation of the historic district preservation criteria, this tax exemption will terminate and the owner shall immediately repay to the City of Dallas all city property taxes foregone.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
TAMMY L. PALOMINO, City Attorney

BY: _____
Assistant City Attorney

Passed _____