

October 13, 2021

**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 a historic preservation tax exemption over \$50,000.00; and

**WHEREAS**, the property located at 231 W. Jefferson Boulevard, Tax I.D. Number 00000256006000100, is a contributing structure that retains its essential architectural integrity of design and whose architectural style is typical of or integral to the proposed Texas Theatre Historic District; and

**WHEREAS**, the property is eligible for a city tax exemption based upon rehabilitation of an endangered historic property for a ten-year period on 100 percent of the structure and land value, which will total an estimated \$132,039.00 ; and

**WHEREAS**, the Landmark Commission determined that the property was eligible for a city tax exemption on May 3, 2021; and

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

**WHEREAS**, the property owner has complied all 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 property; 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 a historic preservation tax exemption over \$50,000.00 is approved on 100 percent of the structure and land 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 May 3, 2024.

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**SECTION 3.** That to receive the tax exemption, the owner must submit a final application to the Director of the Department of Sustainable Development and Construction that complies with Dallas Development Code Section 51A-11.201 proving 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 from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly resolved.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney  
City Attorney

By \_\_\_\_\_