



FARMERS BRANCH
TEXAS

Demolition/Rebuild Program

Study Session Meeting | June 17, 2025

Requested By: Mayor Terry Lynne, Mayor Pro Tem Tina Bennett-Burton

Developer Feedback



Program Simplification

The program is overly complex and difficult to explain. Simplifying it would make the process clearer and more accessible for everyone.



Equity & Fairness

Establishing a clear and consistent standard for total taxable value increases provides homeowners with a better understanding of the program's requirements and expectations.



Expand Program Reach

Promote the use of the program in other neighborhoods.

Current Program Guidelines

Original Improvement Value	Cash Grant	City Property Tax Rebate
\$65,000 and under	\$30,000	3 years
\$65,001 - \$100,000	\$20,000	4 years
\$100,001 - \$150,000	\$10,000	5 years
\$150,001 and up	0	7 years

Guidelines

Total taxable value increase	Cash Grant	Property Tax Rebate
Minimum of \$300,000	? *	?

*Payments will be made 50% after demolition and 50% when the certificate of occupancy is issued.

Goal: Simplify the program for budgeting.



Discussion Items

Option 1:

Cash Grant Amount

Four-year tax rebate

Total taxable value increase	Estimated Annual City Taxes	Return on investment at \$10,000	Return on investment at \$20,000
\$300,000	\$1,630	11 years	17 years
\$500,000	\$2,717	8 years	12 years
\$1,000,000	\$5,435	6 years	8 years
\$1,500,000	\$8,152	6 years	7 years
\$2,000,000	\$10,870	5 years	6 years

Option 2:

Cash Grant Amount

Three-year tax rebate

Total taxable value increase	Estimated Annual City Taxes	Return on investment at \$10,000	Return on investment at \$20,000
\$300,000	\$1,630	10 years	16 Years
\$500,000	\$2,717	7 years	11 years
\$1,000,000	\$5,435	5 years	7 years
\$1,500,000	\$8,152	5 years	6 years
\$2,000,000	\$10,870	4 years	5 years

Total taxable value increase	Cash Grant	Property Tax Rebate
Minimum of \$300,000	? *	?

*Payments will be made 50% after demolition and 50% when the certificate of occupancy is issued.

Discussion & Direction



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