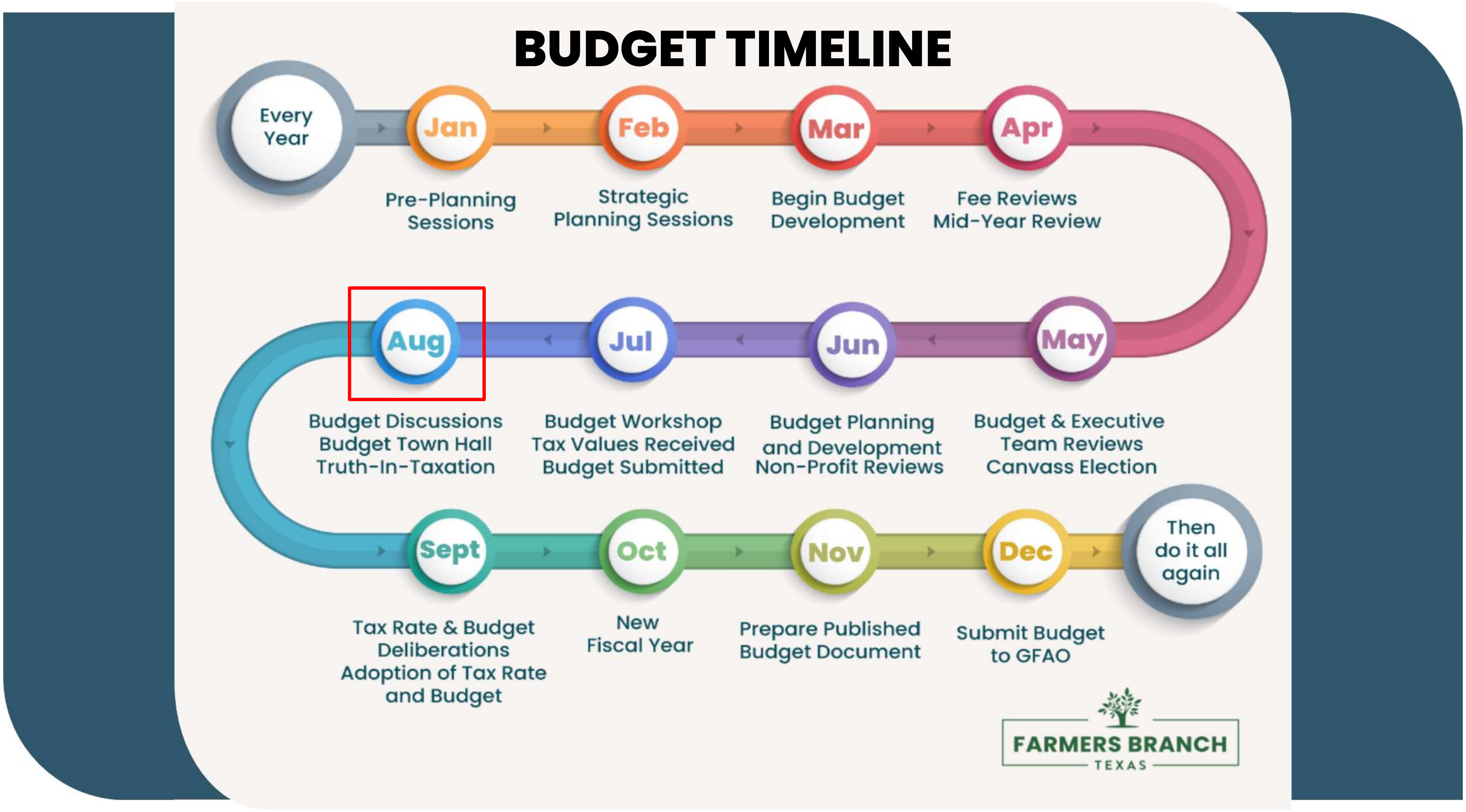
FARMERS BRANCH
TEXAS

BUDGET STUDY SESSION – FY 2026-27

Budget Study Session| City Council Meeting| August 4, 2026


BUDGET TIMELINE
Every Year
Jan
Pre-Planning Sessions
Feb
Strategic Planning Sessions
Mar
Begin Budget Development
Apr
Fee Reviews Mid-Year Review
May
Budget & Executive Team Reviews Canvass Election
Jun
Budget Planning and Development Non-Profit Reviews
Jul
Budget Workshop Tax Values Received Budget Submitted
Aug
Budget Discussions Budget Town Hall Truth-In-Taxation
Sept
Tax Rate & Budget Deliberations Adoption of Tax Rate and Budget
Oct
New Fiscal Year
Nov
Prepare Published Budget Document
Dec
Submit Budget to GFAO
Then do it all again
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BUDGET DISCUSSION TOPICS

- [x] Budget Overview/Process
- [x] Strategic Budget Priorities
- [x] Infrastructure
- [x] Investment in Community-Centered Projects/Contracts
- [x] Grants
- [x] Fee
- [x] Staffing & Compensation
- [x] Employee Benefits
- [ ] Revenue/Expenditure Updates
- [ ] Tax Rate

The "tax roll" is the last major revenue piece

The certified values let us replace estimates with real numbers.

Certified values received	Revenue projection updated	Tax-rate discussion begins	Public engagement continues
Actual property values are now available.	We can update the property-tax revenue estimate.	Council can compare the current rate, NNR, and VAR.	Residents can review the budget before adoption.

Note: we are moving from "preliminary budget" to the budget based on the "certified values".

VALUES INCREASED YEAR OVER YEAR

The certified roll is larger, even after exemptions and adjustments.

Market Value
$12.12B → $12.69B
+$569.2M | 4.7%

Taxable Value
$10.13B → $10.57B
+$436.9M | 4.3%

New Construction
$52.8M → $148.9M
+$96.0M | 181.7%

GF Revenue
$46.0M → $46.5M
+$0.5M | 1.1%

Takeaway: the City has more taxable value than last year*, and at the same tax rate, which creates more revenue capacity for the General Fund.

GROWTH WAS REAL — BUT IT DID NOT ALL MOVE IN THE SAME DIRECTION

A simple citizen view of the main value movements from last year to this year.

HELPED TAXABLE VALUE GROW

Commercial value

+$398.7M

6.6% increase

Residential value

+$163.1M

5.9% increase

New construction

+$96.0M

181.7% increase

Less value held back by caps

+$134.1M

41.2% increase

REDUCED OR OFFSET SOME OF THE GROWTH

Business personal property

-$125.0M

lower BPP taxable value

More exemptions

-$268.5M

more value exempt from taxes

WHAT IS BEHIND THE NEW VALUE?

A stronger tax base comes from residents, neighborhoods, and businesses reinvesting in the community.

Rebuilt homes

Demo/Rebuild and replacement housing support reinvestment in older neighborhoods.

Some tax benefit phases in

Business investment

Commercial property continues to be the largest part of the City's taxable value.

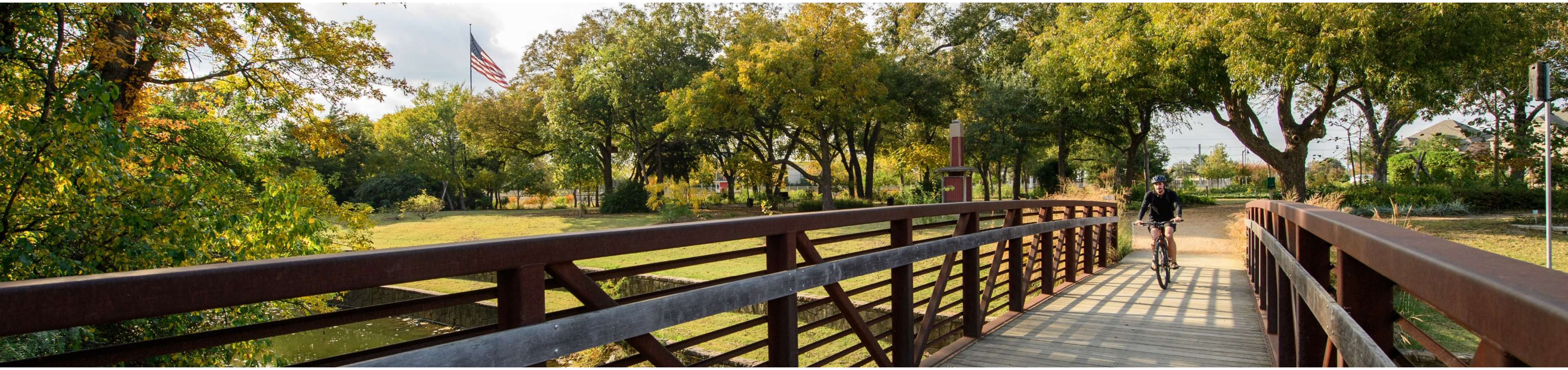
Major tax-base driver

New Business Property Exemption

New exemption removed $170.2M of business personal property from tax roll

Offsets part of the tax-base growth

Growth in residential and commercial property increased the tax base, but the new business-property exemption offset part of that growth.



BUDGET TOWN HALL

Tuesday, August 25, 2026

6 p.m. | City Hall | 13000 William Dodson Pkwy

Join the Mayor and City Council for a budget-focused Town Hall Meeting to discuss the proposed budget, ask questions, and visit with Council and staff.

Budget presentation • Boards and handouts • Q&A with City Council and staff

Send questions/comments to:
fbinfo@farmersbranchtx.gov

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Questions

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