

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning and Inspections Department

AGENDA DATE: November 12, 2019

CONTACT PERSON/PHONE: Providencia Velázquez, (915) 212-1567, velazquezpx@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

A resolution that pursuant to Section 3.04-035-Exemption—Historically Significant Sites of the El Paso City Code, the property owner (Hasieran LLC) of property described as 4 Mills 61.333 ft. on N. Stanton x 120 ft. beg. 86.667 ft. N of SEC in the City of El Paso, El Paso County, Texas, commonly known as 209 N. Stanton Street is hereby exempt from any increase in the City's portion of the ad valorem taxes on the value of the improvement for a period of fifteen (15) years beginning on January 1, 2020 and ending December 31, 2034, provided that all City Code requirements are met.

BACKGROUND / DISCUSSION:

On May 30, 2006, the City Council voted 5-2 to approve Ordinance No. 16370 amending Title 3 (Revenue and Finance), Chapter 3.04 (Property Taxes) of the El Paso City Code by adding Section 3.04.035 (Exemption – Historically Significant Sites), to provide an exemption from taxation of certain property taxes for renovations completed to historically significant properties and to encourage the preservation of such properties.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD/COMMISSION ACTION:

Historic Landmark Commission meeting approval on July 22, 2013

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Philip Etiwe _____
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

PLANNING AND INSPECTIONS DEPARTMENT

MEMORANDUM

DATE: November 12, 2019

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Providencia Velázquez, Historic Preservation Officer

SUBJECT: Historic Tax Exemption

In July 2013 the applicant submitted an application for the rehabilitation of the structure located at 209 N. Stanton Street. The Historic Preservation Office determined that the site was a historically significant site in need of tax relief based on Section 3.04-035-Exemption—Historically Significant Sites of the El Paso Municipal Code:

- Located in a historic district and designated by council under Section 20.20.040 of this Code as a contributing property

On July 22, 2013, the applicant submitted a signed and sealed Tax Exemption application to the Historic Preservation Office. Historic Preservation staff has reviewed the application, supporting documentation and conducted a site visit to determine if the scope of work was in compliance with the application.

Staff has determined that the completed work is in compliance with the submitted Certificate of Appropriateness and Tax Exemption applications and determined the value of the improvements is equal to 50% or more of the assessed value of the site prior to rehabilitation. Therefore, the subject property is eligible to be exempted from payment of the City's portion of the assessed ad valorem taxes for a period of fifteen (15) years beginning on January 1, 2020 and ending December 31, 2034.

Attachments: Staff Report

RESOLUTION

WHEREAS, in July of 2013, the property owner submitted a signed and sealed tax exemption application under the requirements of the El Paso City Code section 3.04.035 for the rehabilitation of the property located at 209 N. Stanton Street, in the City of El Paso, El Paso County, Texas, (the “property”) which is a contributing property within the Downtown historic district, and such application was approved by staff;

WHEREAS, the property owner submitted an application to the Historic Preservation Office for a Certificate of Appropriateness of the work to be done on the property in accordance with the requirements of the El Paso City Code Section 20.20.080(E), and the property owner completed the proposed improvements, and staff reviewed the application, the supporting documentation, and conducted a site visit to determine if the preservation work was compliant with the application;

WHEREAS, staff has determined that the work is substantially compliant with the Certificate of Appropriateness application and the Tax Exemption application, and the requirements of the section 3.04.035 of the El Paso City Code; and

WHEREAS, staff has determined that the property owner is eligible for an exemption from any increase in the City’s portion of the accessed ad valorem taxes for a maximum of fifteen (15) years in part because it is a contributing property in the Downtown historic district.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to section 3.04.035 of the El Paso City Code, the property owner of property described as 4 Mills 61.333 ft. on N. Stanton x 120 ft. beg. 86.667 ft. N. of SEC in the City of El Paso, El Paso County, Texas, commonly known as 209 N. Stanton Street is hereby exempt from any increase in the City’s portion of the ad valorem taxes on the value of the improvement for a period of fifteen (15) years beginning on January 1, 2020 and ending December 31, 2034, provided that all City Code requirements are met. City Council finds that the value of the improvements is equal to 50% of the assessed value of the improvement on the site prior to rehabilitation, and the base improvement value prior to preservation was \$450, 200.00.

APPROVED this _____ day of _____, 2019.

CITY OF EL PASO:

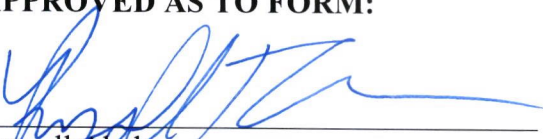
Dee Margo
Mayor

(Signatures on the following page)

ATTEST:

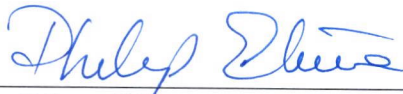
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip Etiwe, Director
Planning and Inspections Department



City of El Paso – Staff Report

Application Type: Historic Tax Exemption
Staff: Providencia Velázquez, 915-212-1567, velazquezpx@elpasotexas.gov
Location: 209 N. Stanton Street
Legal Description: 4 Mills 61.333 ft. on N. Stanton X 120 ft. beg. 86.667 ft. N. of SEC, City of El Paso, El Paso County, Texas
Rep District: 8
Existing Use: Commercial
Request: Historic Tax Exemption
Property Owner: Hasieran LLC
Representative: Richard M. Dillon

APPLICATION DESCRIPTION

The property owner (Hasieran LLC) submitted a signed and sealed Tax Exemption application dated July 22, 2013. Historic Preservation staff has reviewed the application, supporting documentation, and conducted a site visit to determine if the proposal was compliant with the application. Staff has determined that the completed work is in compliance with the submitted Certificate of Appropriateness and Tax Exemption applications and determined the value of the improvements is equal to 50% or more of the assessed value of the site prior to rehabilitation. Therefore, the subject property is eligible to be exempted from payment of the City's portion of the assessed ad valorem taxes for a period of fifteen (15) years beginning on January 1, 2020 and ending December 31, 2034.

PLANNING AND INSPECTIONS DEPARTMENT – HISTORIC PRESERVATION OFFICE **RECOMMENDATION**

The Historic Preservation Office recommends APPROVAL of the request.

Attachments

Attachment 1: Resolution
Attachment 2: Site Photographs
Attachment 3: Downtown Historic District Map



DOWNTOWN HISTORIC DISTRICT

