

**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:

Pursuant to Section 3.04-035-Exemption—Historically Significant Sites of the El Paso City Code, the property owner (Joseph Nebhan) of property described as 23 Mills 60 ft. on Stanton X 120 ft. on Franklin SWC in the City of El Paso, El Paso County, Texas, commonly known as 311 Franklin Street (a.k.a. 500 N. Stanton) 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 ten (10) years beginning on January 1, 2020 and ending December 31, 2029, provided that all City Code requirements are met.

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

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.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD/COMMISSION ACTION:

None

*****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 October 2012, the applicant submitted an application for the rehabilitation of the structure located at 311 Franklin Street (a.k.a. 500 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.

On October 11, 2012, 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 Administrative Review 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 ten (10) years beginning on January 1, 2020 and ending December 31, 2029.

Attachments: Staff Report

RESOLUTION

WHEREAS, in October of 2012, 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 311 Franklin Street (a.k.a. 500 N. Stanton), described as 500 N. Stanton (a.k.a. 311 Franklin Street), in the City of El Paso, El Paso County, Texas, (the “property”) which is listed on the El Paso Inventory of Historic Sites, and such application was approved by staff;

WHEREAS, the property owner submitted an application to the Historic Preservation Office for Administrative Review 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 Administrative Review 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 ten (10) years.

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 23 Mills 60 ft. on Stanton X 120 ft. on Franklin SWC in the City of El Paso, El Paso County, Texas, commonly known as 500 N. Stanton (a.k.a. 311 Franklin 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 10 years beginning on January 1, 2020 and ending December 31, 2029, 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 \$429, 032.00.

APPROVED this _____ day of _____, 2019.


THE CITY OF EL PASO

Dee Margo
Mayor

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: 311 Franklin Street (a.k.a. 500 N. Stanton)
Legal Description: 23 Mills 60 ft. on Stanton X 120 ft. on Franklin SWC, City of El Paso, El Paso County, Texas
Rep District: 8
Existing Use: Commercial
Request: Historic Tax Exemption
Property Owner: Joseph Nebhan
Representative: Joseph Nebhan

APPLICATION DESCRIPTION

The property owner (Joseph Nebhan) submitted a signed and sealed Tax Exemption application dated October 11, 2012. 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 Administrative Review 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 ten (10) years beginning on January 1, 2020 and ending December 31, 2029.

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: El Paso Inventory of Historic Sites



214 E. Franklin	Institutional
300 E. Franklin	ABC_Building
313 E. Franklin	Hotel gardner
7343 Franklin	Residence
7344 Franklin	Residence
7376 Franklin	Residence
7380 Franklin	Residence
7428 Franklin	Residence
3737 Fred Wilson	Apartments
410 Fresno	Residence
Fresno/Starr	Residence
3110 Frutas Avenue	Hernandez Grocery
3021 Frutas Avenue/N. San Marcial St./N Raynor St.	Guardian Angel Church
3021 Frutas Avenue	Guardian Angel School
3803 Frutas Avenue	Harry Mitihall Brewery
5600 Frutas	San Juan Orphanage
5602 Frutas	Orphanage
1100 Galloway	Residence
138 Gibbs	Residence
Glenwood & Dalley	Residence
700 Block Glenwood	Church & Residence
100 Block Glenwood	Residences
2413 Gold	Residence
Gold/Bronze	Residence
3010 Gold	Residence
3100 Gold/Bronze	Harvey Hacienda