

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

**DEPARTMENT:** Planning and Economic Development Department, Planning Division

**AGENDA DATE:** September 27, 2011

**CONTACT PERSON/PHONE:** Providencia Velázquez, (915) 541-4027, [velazquezpx@elpasotexas.gov](mailto:velazquezpx@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

A resolution approving a tax exemption for the property located at 703-705 Texas Avenue, located in the City of El Paso, El Paso, Texas, pursuant to section 3.04.035 and Title 20.20 of the El Paso City Code. **(District 8).**

**BACKGROUND / DISCUSSION:**

On June 3, 2008, the City Council adopted a resolution designating three areas of potential effect for tax relief purposes. The properties affected by this resolution are properties of a historic character or nature but do not have a historical zoning designation.

**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:**

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Mathew S. McElroy  
Deputy Director, Planning and Economic Development Department

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**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**RESOLUTION**

**A RESOLUTION APPROVING A TAX EXEMPTION APPLICATION FOR 703-705 TEXAS AVENUE, LOCATED IN THE CITY OF EL PASO, EL PASO, TEXAS, PURSUANT TO SECTION 3.04.035 AND TITLE 20.20 OF THE EL PASO CITY CODE.**

**WHEREAS**, an Administrative Review application for the rehabilitation of the subject property was approved by staff on July 8, 2009;

**WHEREAS**, the property owner submitted a signed and sealed Tax Exemption application dated October 20, 2009;

**WHEREAS**, staff reviewed the application, the supporting documentation, and conducted a site visit to determine if the proposal 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,

**WHEREAS**, staff has determined that the property owner is eligible for an exemption of 20% to 29.99% of the assessed value of the property for a maximum of four (4) years,

**WHEREAS**, the City Council finds that the Administrative Review application and the Tax Exemption application meet all applicable requirements of the El Paso City Code;

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

1. Pursuant to requirements imposed on the subject property described as Lots 2, 3, 4 and the West ½ of Lot 5, Block 228, Campbell Addition, an addition to the City of El Paso, El Paso County, Texas, the City Council hereby approves the Tax Exemption and finds that the value of the improvements is equal to between 20% and 29.99% of the assessed value of the site prior to preservation, and therefore the subject property shall be exempt from payment of the City's portion of the assessed ad valorem taxes for a period of four years beginning on January 1, 2012 and ending December 31, 2015.

*(Signatures follow on next page)*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook,  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen,  
City Clerk

**APPROVED AS TO FORM:**



\_\_\_\_\_  
Robert Almonte II  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy  
Deputy Director – Planning and  
Economic Development Department

## Location Map: Downtown Plan Historic Incentive District not in TIRZ

Northeast Portion of the Downtown Plan's Historic Incentive District area:

From the intersection of Campbell Avenue and Overland Avenue, east on Overland to Ochoa Avenue; north on Ochoa across San Antonio Avenue to Magoffin Avenue; northeast on Magoffin to Ochoa; northwest on Ochoa to Myrtle Avenue; northeast on Myrtle to Virginia Avenue; northwest on Virginia to Mills Avenue and extending northwest beyond Mills toward the railroad tracks; westerly along the railroad tracks to Campbell near the intersection with Main Avenue; and south on Campbell to Overland.



**Historic Photograph**



**Pre-Rehabilitation Photograph**



## Post-Rehabilitation Photograph



**PLANNING & ECONOMIC DEVELOPMENT  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** September 12, 2011

**TO:** The Honorable Mayor and City Council  
Joyce Wilson, City Manager

**FROM:** Providencia Velazquez, Historic Preservation Officer

**SUBJECT:** Historic Tax Exemption

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On July 8, 2009, the applicant submitted an administrative review application for the rehabilitation of the structure located at 703-705 Texas Avenue. The Historic Preservation Officer determined that the site was a historically significant site in need of tax relief based on the following three factors:

- It was constructed ninety-three years ago and remains standing;
- It is a good example of a pre-1920 commercial building in El Paso.
- And it has housed a number of local businesses, including the *Labor Advocate* newspaper.

On October 20, 2009, 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 on January 19, 2011, 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 between 20% and 29.99% of the assessed value of the site prior to restoration. 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 four years beginning on January 1, 2012 and ending December 31, 2015.

**Attachments:** Staff Report



## *City of El Paso – Staff Report*

**Application Type:** Historic Tax Exemption  
**Staff Planner:** Providencia Velazquez, 915-541-4027, [velazquezpx@elpasotexas.gov](mailto:velazquezpx@elpasotexas.gov)

**Location:** 703-705 Texas Avenue  
**Legal Description:** Lots 2, 3, 4 and the West ½ of Lot 5, Block 228, Campbell Addition, an addition to the City of El Paso, El Paso County, Texas.

**Acreage:** 0.251 acre  
**Rep District:** 8  
**Existing Use:** Law Office  
**Request:** Historic Tax Exemption

**Property Owner:** Dereck and David Wyatt  
**Representative:** Dereck and David Wyatt

### **APPLICATION DESCRIPTION**

The property owner submitted a signed and sealed Tax Exemption application dated October 20, 2009. 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 between 20% and 29.99% of the assessed value of the site prior to restoration. 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 four years beginning on January 1, 2012 and ending December 31, 2015.

### **DEVELOPMENT SERVICES DEPARTMENT – HISTORIC PRESERVATION DIVISION RECOMMENDATION**

The Historic Preservation Division recommends **APPROVAL** of the request.

### **Attachments**

Attachment 1: Resolution  
Attachment 2: Location Map  
Attachment 3: Site Photos