

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

DEPARTMENT: Planning and Economic Development Department, Planning Division

AGENDA DATE: November 29, 2011

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

DISTRICT(S) AFFECTED: 8

SUBJECT:

A resolution approving a tax exemption for the property located at 1532 Upson Drive, 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:

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:

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

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

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

**PLANNING & ECONOMIC DEVELOPMENT
PLANNING DIVISION**

MEMORANDUM

DATE: November 15, 2011

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

FROM: Providencia Velázquez, Historic Preservation Officer

SUBJECT: Historic Tax Exemption

On October 26, 2010 the applicant submitted an administrative review application for the rehabilitation of the structure located at 1532 Upson Drive. The Historic Preservation Office determined that the site was a historically significant site in need of tax relief based on section 3.04.035 of the El Paso Municipal Code:

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

On November 4, 2010, 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 April 20, 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 40% and 49.99% 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 eight years beginning on January 1, 2012 and ending December 31, 2019.

Attachments: Staff Report



City of El Paso – Staff Report

Application Type: Historic Tax Exemption
Staff Planner: Providencia Velazquez, 915-541-4027, velazquezpx@elpasotexas.gov

Location: 1532 Upson Drive
Legal Description: Lots 2 & 3, Block 7, Second Revised Map of Mundy Heights an addition to the City of El Paso, El Paso County, Texas.
Acreage: 0.142 acre
Rep District: 8
Existing Use: Residential
Request: Historic Tax Exemption

Property Owner: Gary Mark
Representative: Gary Mark

APPLICATION DESCRIPTION

The property owner submitted a signed and sealed Tax Exemption application dated November 4, 2010. 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 40% and 49.99% 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 eight years beginning on January 1, 2012 and ending December 31, 2019.

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

RESOLUTION

A RESOLUTION APPROVING A TAX EXEMPTION APPLICATION FOR 1532 UPSON DRIVE, 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 October 26, 2010;

WHEREAS, the property owner submitted a signed and sealed tax exemption application dated November 4, 2010;

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 40% to 49.99% of the assessed value of the property for a maximum of eight (8) 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, Block 7, Second Revised Map of Mundy Heights 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 40% and 49.99% 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 eight years beginning on January 1, 2012 and ending December 31, 2019.

(Signatures continue on following page)

PASSED AND APPROVED this _____ day of _____, 2011.

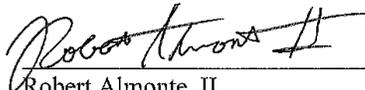
THE CITY OF EL PASO

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 & Economic Development Department

Pre-Rehabilitation Photograph



Post-Rehabilitation Photographs



