



CITY OF EL PASO

ITEM 14

Proposed Amendments to El Paso City Code 20.20

Historic Landmark Preservation

June 10, 2025

Strategic Goals

Goal 3 - Promote the Visual Image of El Paso

- 3.1 Improve the visual impression of the community.
- 3.3 Establish a brand that celebrates and promotes El Paso's unique identity and offerings.

Overview

- The ordinance was adopted in 1978 and last revised in 2006
- This Ordinance addresses:
 - City designation of historic properties
 - Review and approval authority in local historic districts:
 - New construction
 - Demolition requirements

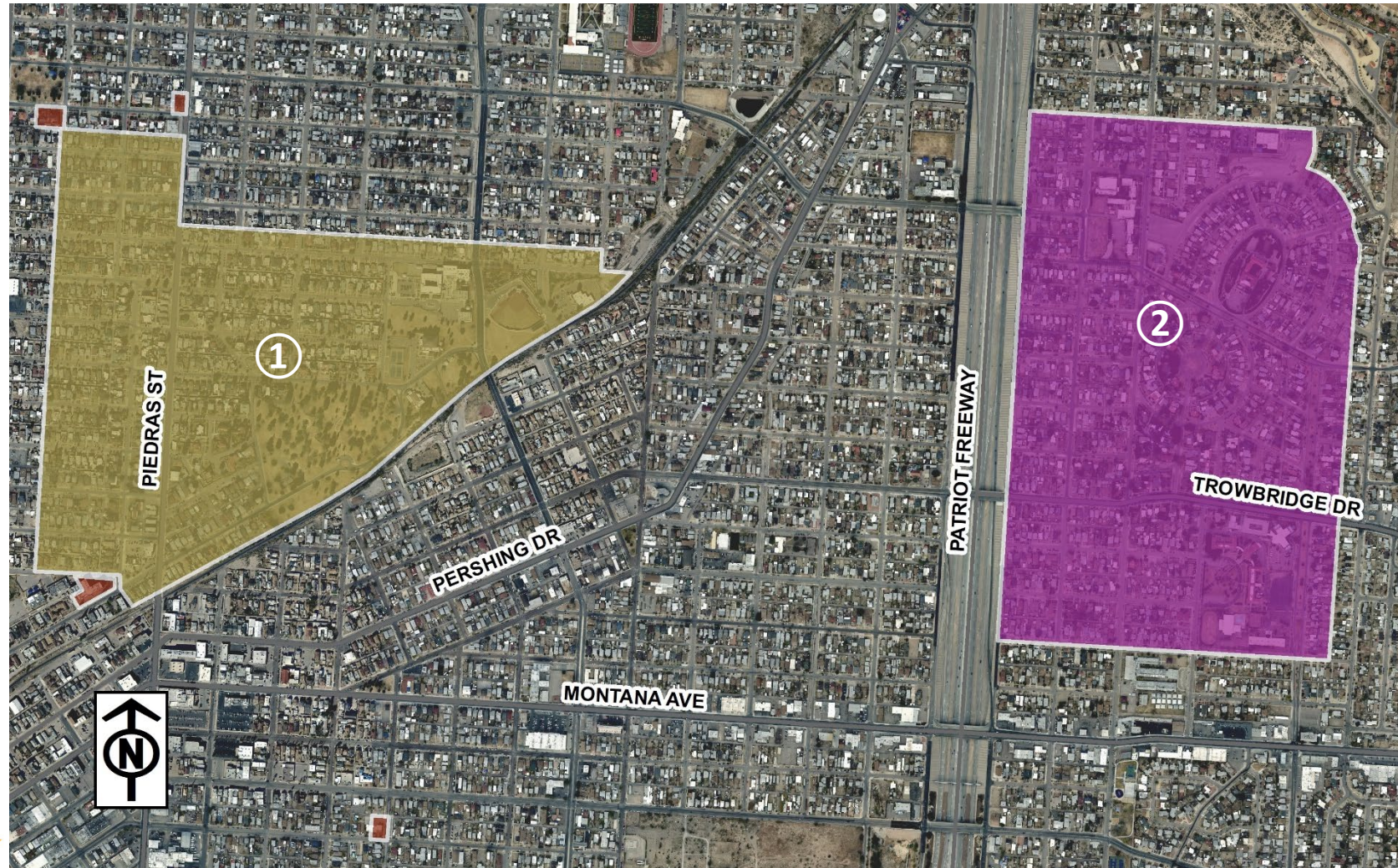
Downtown Historic Areas



Locally Designated Historic Districts

- 1 – Sunset Heights
- 2 – Old San Francisco
- 3 – Downtown
- 4 – Magoffin
- 5 - Chihuahuita

Central Historic Areas



- Locally Designated
Historic Districts
- 1 – Manhattan Heights
 - 2 – Austin Terrace

Mission Valley Historic Areas



Locally Designated
Historic Districts

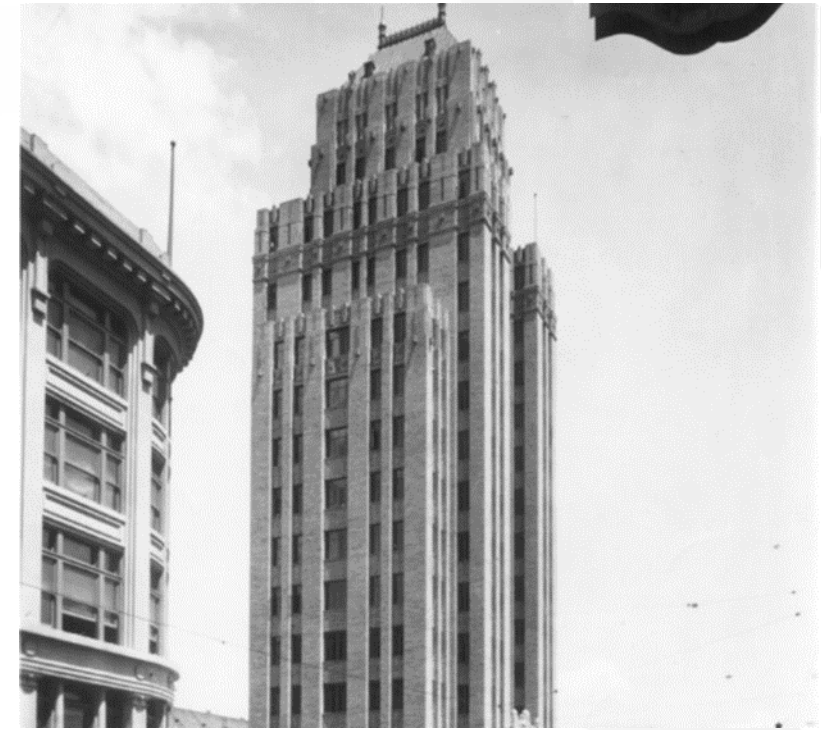
1 – Ysleta

2 – Mission Trail

Purpose of Revisions

Revisions addresses:

- Clarify ordinance by leaving less room for interpretation
- Streamline and simplify process for more user friendly and greater efficiency in obtaining permits
- State Historic Preservation Office mandated update to maintain City's designation as a Certified Local Government entity (CLG)
 - CLG is a local, state, and federal government partnership supporting local historic resources and providing technical support and grants
- Align with State law and best practices



Key Changes

Proposed Amendment	Current Code	Proposed Code Change
Interim protection	None provided	<p>Interim protection for properties recommended for local designation</p> <ul style="list-style-type: none">• Process similar to other Texas cities and formal designation follows state procedures• Request for designation may be made by CC, HLC, or a member of the public• Requires owner consent*• Start the local designation process<ul style="list-style-type: none">• HLC, CPC, CC, public notifications

Designation process – No consent

Consideration for designation

- HLC reviews and forwards recommendation to City Council
- If request is approved by City Council, interim protection is effective for the lesser of 180 days or Council action for formal designation

Formal designation process

- Historic Preservation Office provides owner a designation impact statement 15 days before initial HLC hearing to include: applicable regulations, designation procedures, potential tax benefits, and available municipal rehab or repair programs
 - Required per State law
- Requires hearing and three-fourths approval vote of HLC, CPC, and Council
 - If three-fourths approval vote is not provided, request for designation process stops

Key Changes

Process Improvement	Current Code	Proposed Code Change
Certificate of Demolition	HLC review and approval required	Demolition proposals will require a minimum of two HLC public hearings within 60-day State timeline



Key Changes

Requirement	Current Code	Proposed Code Change
Prevention of Demolition by Neglect	Property owner may submit plan to address deterioration	<p>Demolition by neglect requires a plan to address deterioration</p> <ul style="list-style-type: none">• Requires consensus by Building Official and a private structural engineer to deem demolition by neglect• Timeline for abatement• BSC notification and action if no response by property owner (BSC has authority to issue civil penalties)• Provides appeal mechanism for property owner

Key Changes

Requirement	Current Code	Proposed Code Change
City Council Appeal of HLC Decision	No appeal fee codified	Codify appeal fee

Property before
alterations



Same property after
unpermitted
alterations



Key Changes

Requirement	Current Code	Proposed Code Change
Approval Expiration Dates	No expiration dates	Approvals will have expiration dates (includes both administrative and HLC approvals) <ul style="list-style-type: none">• Administrative approvals – 24 months• Certificate of Appropriateness – 48 months• Certificate of Demolition – 12 months

Key Changes

Requirement	Current Code	Proposed Code Change
Administrative Review	Property owner may request approval of structure up to 150 sq ft without HLC approval	Expand administrative review authority to expedite routine improvements <ul style="list-style-type: none">Structures up to 200 sq ft may be approved administratively (aligned with current building codes)Expanded flexibility for railings, ADA ramps, security bars, etc.

Key Changes

Requirement	Current Code	Proposed Code Change
Compliance with Guidelines	Lacks clarity with regard to contributing and non-contributing properties	Clarify that contributing/non-contributing properties receive equal protection and follow same process



Why do guidelines apply to Contributing and Non-contributing properties

- Contributing
 - A structure or site that contributes to the district's historical significance
 - Contains properties that maintain architectural integrity
- Non-contributing
 - A structure or site that does not contribute to the district's historical significance; but has the potential to affect the character of the historic district if deviate from the guidelines
 - Deviations may include additions, over paving, carports, roofing, and driveways
 - Provide continuity by maintaining items such as setbacks, massing, height, landscaping, etc.
 - Applicability of guidelines intended to maintain the character, continuity, and harmony of the district
 - May become a contributing property in the future

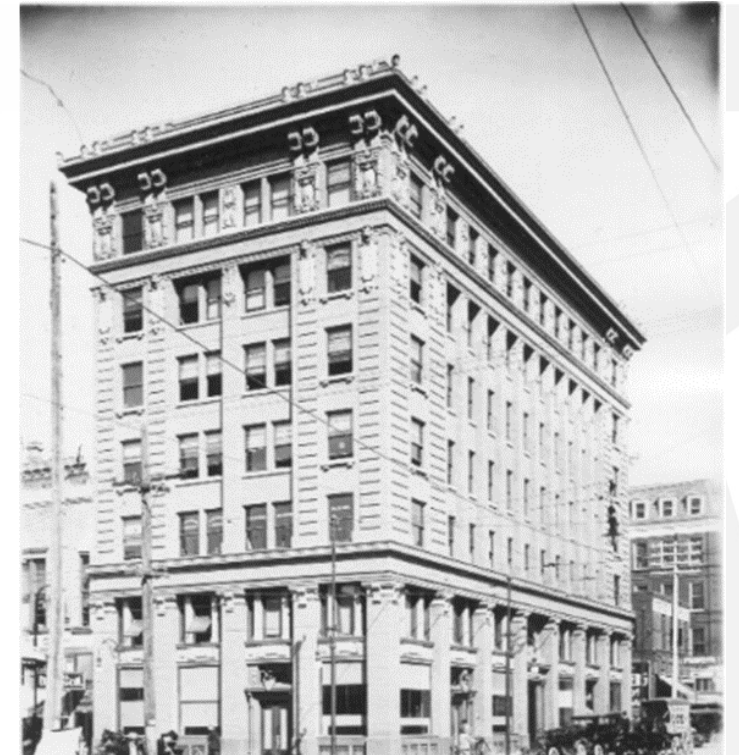
Upcoming Outreach

June 16, 2025 at 10:00 am
Virtual via Microsoft Teams

June 16, 2025 at 6:00 pm
Pavo Real Recreation Center
9301 Alameda
Mission Valley

June 17, 2025 at 6:00 pm
El Paso City Hall
300 N. Campbell
Downtown El Paso

June 18, 2025 at 6:00 pm
Memorial Senior Center
1800 Byron
Central El Paso



MISSION



Deliver exceptional services to support a high quality of life and place for our community.

VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.



VALUES

Integrity, **R**espect, **E**xcellence,
Accountability, **P**eople