

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

**AGENDA DATE:** November 22, 2022

**PUBLIC HEARING DATE:** November 22, 2022

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Providencia Velazquez, (915) 212-1567

**DISTRICT(S) AFFECTED:** 2

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection process  
3.2 Set one standard for infrastructure across the city

**SUBJECT:**

A resolution that pursuant to Section 3.04-035-Exemption—Historically Significant Sites of the El Paso City Code, the property owner (Michael Hwang) of property described as 124 Government Hill N 1/2 of 70 to 74 (8783 Sq Ft), in the City of El Paso, El Paso County, Texas, commonly known as 4768 Caples Circle 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, 2023 and ending December 31, 2032, provided that all City Code requirements are met. (District 2)

**BACKGROUND / DISCUSSION:**

On December 20, 2018 the applicant submitted an application for the rehabilitation of the structure located at 4768 Caples Circle within the Austin Terrace historic district. The property was rehabilitated according to the guidelines so it qualifies for a historic tax exemption as per 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

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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**PLANNING AND INSPECTIONS DEPARTMENT**

**MEMORANDUM**

**DATE:** November 22, 2022  
**TO:** The Honorable Mayor and City Council  
Tomas Gonzalez, City Manager  
**FROM:** Providencia Velázquez, Historic Preservation Officer  
**SUBJECT:** Historic Tax Exemption

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On December 20, 2018, the applicant submitted an application for the rehabilitation of the structure located at 4768 Caples Circle. 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 December 20, 2018, 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 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, 2023 and ending December 31, 2032.

**Attachments:** Staff Report



## City of El Paso – Staff Report

**Application Type:** Historic Tax Exemption  
**Staff:** Providencia Velázquez, 915-212-1567, velazquezpx@elpasotexas.gov  
**Location:** 4768 Caples Circle  
**Legal Description:** 124 Government Hill N 1/2 of 70 to 74 (8783 Sq Ft), City of El Paso, El Paso County, Texas  
**Rep District:** 2  
**Existing Use:** Residential  
**Request:** Historic Tax Exemption  
**Property Owner:** Michael Hwang  
**Representative:** Michael Hwang

### **APPLICATION DESCRIPTION**

The property owner (Michael Hwang) submitted a signed and sealed Tax Exemption application dated December 20, 2018. 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 ten (10) years beginning on January 1, 2023 and ending December 31, 2032.

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

The Historic Preservation Office recommends APPROVAL of the request.

### **Attachments**

Attachment 1: Resolution  
Attachment 2: Site Photograph  
Attachment 3: Austin Terrace Historic District Map

## **RESOLUTION**

**WHEREAS**, in December of 2018, 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 4768 Caples Circle, in the City of El Paso, El Paso County, Texas, (the “Property”) which is a contributing property within the Austin Terrace historic district, and such application was approved by staff;

**WHEREAS**, the Property owner submitted an application to the Historic Preservation Office for the work to be done on the Property in accordance with the requirements of the El Paso City Code Section 20.20.080(E);

**WHEREAS**, 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 original 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 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 in part because it is a contributing property in the Austin Terrace 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 124 Government Hill N 1/2 Of 70 To 74 (8783 Sq Ft) 4 Mills in the City of El Paso, El Paso County, Texas, commonly known as 4768 Caples Circle, 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, 2023 and ending December 31, 2032, 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 \$114,979.22.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

*Donald C. Davie*  
\_\_\_\_\_  
Donald Davie  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip Etiwe*  
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Philip Etiwe, Director  
Planning and Inspections Department





# AUSTIN TERRACE HISTORIC DISTRICT



- LANDMARK
- DISTRICT BOUNDARY
- CONTRIBUTING
- NON-CONTRIBUTING

DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT, MAY 1990 CITY OF EL PASO  
 CASE NUMBER 90-5544, ORDINANCE NUMBER 010651, EFFECTIVE APRIL 17, 1990