



CITY OF EL PASO

# Infill Development Incentive Program

**Applicant:** Pedro and Francisca Morales

**Property:** 7833 Mount Latona DR,  
El Paso, Texas 79904

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# Infill Development Incentive Program

Approved by City Council 8/24/10

- Intended to facilitate the reuse of vacant land, and vacant or blighted buildings
- Available for commercial projects and affordable rental housing
- Minimum investment of \$50,000 for commercial projects

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## Incentives available:

- Property Tax exemption (5 years – based on investment level)
- Construction fee waivers (up to \$10,000)
- Construction Materials Sales Tax Rebate



# Project:

## 7833 Mount Latona Dr.

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### Criteria met:

- ✓ Currently vacant land
- ✓ Annexed prior to 1955
- ✓ Meets mandatory design requirements and selective design guidelines

### Project description:

- \$124,150.00 investment
- Duplex residential housing unit
- Project proposes to enhance neighborhood and encourage redevelopment within the area



# Current Condition of Property: 7833 Mount Latona Dr.

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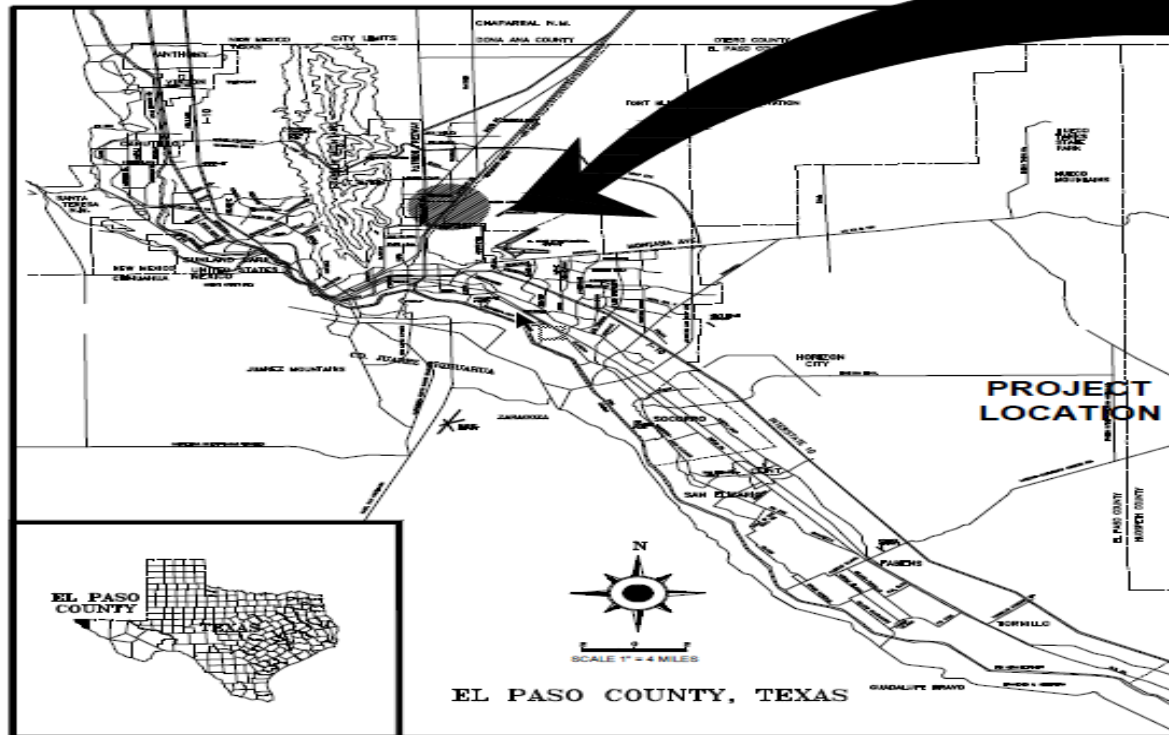




# Property Location: 7833 Mount Latona Dr.

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**PROJECT  
LOCATION**



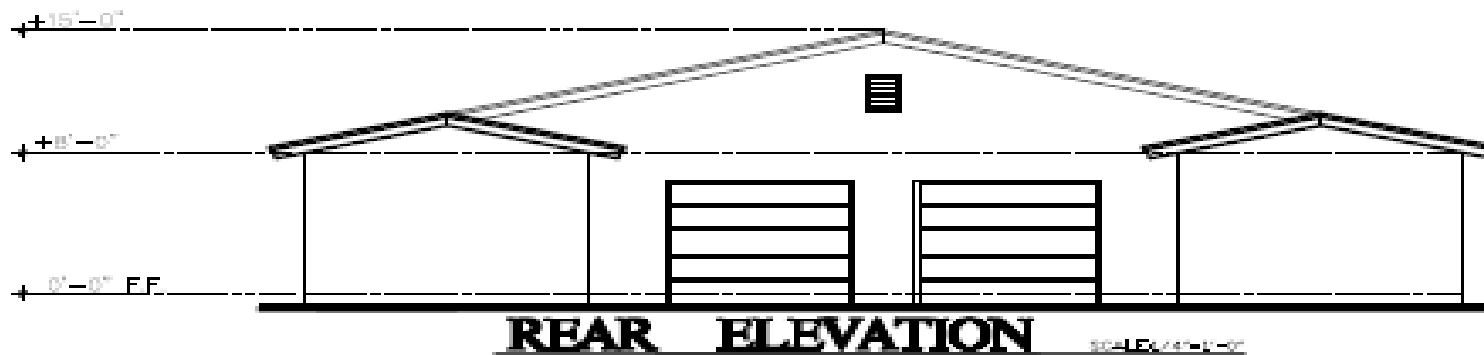
7833 MOUNT LATONA DR, EL PASO, TX 79904  
LOT 4, BLOCK 1  
SUNRISE ACRES #2, REPLAT D  
CITY OF EL PASO, EL PASO COUNTY, TEXAS



# Proposed Use: Duplex Housing

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# Proposed Infill Development Incentive

## 7833 Mount Latona Dr.

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1) Eligible tax exemption:

Minimum Investment	Year 1	Year 2	Year 3	Year 4	Year 5
\$124,150.00	100%	100%	100%	75%	75%
	\$487.15	\$501.76	\$516.82	\$399.24	\$411.22

**City Net Benefits** (Incentive period)  
**= \$270.15**

2) Eligible for Construction Materials Sales Tax Rebate

- 100% rebate of City's portion of sales tax; estimated \$495.75

3) Building Construction Fee Waivers

- Fees associated with construction, redevelopment and infill development waived 100% up to \$2,400

**Total Incentive = \$ 5,211.94**





## 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,  
**A**ccountability, **P**eople

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## MISIÓN



Brindar servicios excepcionales  
para respaldar una vida y un  
lugar de alta calidad para  
nuestra comunidad

## VISIÓN



Desarrollar una economía regional  
vibrante, vecindarios seguros y  
hermosos y oportunidades  
recreativas, culturales y educativas  
excepcionales impulsadas por un  
gobierno de alto desempeño



## VALORES

Integridad, Respeto, Excelencia,  
Responsabilidad, Personas

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