

To the Mayor and Members of the City Council

July 19, 2011

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**SUBJECT: REVIEW OF NEIGHBORHOOD EMPOWERMENT ZONE TAX ABATEMENT FOR PROPERTY LOCATED AT 1329 S. HENDERSON STREET**

The purpose of this Informal Report is to provide City Council with information regarding a proposed Neighborhood Empowerment Zone (NEZ) residential tax abatement.

Chapter 378 of the Texas Local Government Code provides that a municipality can offer an abatement of municipal property taxes for properties located in a NEZ.

**1329 S. Henderson Street**

Shawn Fite (Property Owner) is the owner of the property described as Being the South 75 feet of the West 1/2 of Lot 7, Block 26 of the DS Ross Subdivision of Block 26, Field-Welch Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 66, Page 356, of the Plat Records of Tarrant County, Texas, at 1329 S Henderson Street, Fort Worth, Texas. The property is located within the Magnolia Village NEZ, the Fairmount Historic District, and Council District 9.

On May 9, 2011, the Historic and Cultural Landmarks Commission approved the construction plans for a single family residential structure (Project) that will be approximately 2150 square feet in size at 329 S. Henderson Street. The Property Owner plans to invest an estimated \$80,000.00 to construct the Project to be sold as a primary residence.

The Property Owner applied for a five-year municipal property tax abatement under the NEZ Tax Abatement Policy and Basic Incentives (Resolution No. 3943, 12-2010). The municipal property tax on the improved value of the single family residential structure after construction is estimated at \$684.00 per year, for a total of \$3,420.00 over the five-year period. However, this estimate may differ from the actual tax abatement value, which will be calculated based on the Tarrant Appraisal District appraised value of the property.

The Housing and Economic Development Department reviewed the application and certified that the Project met the eligibility criteria to receive a NEZ municipal property tax abatement. In the event of a sale of this property and Project, the agreement may be assigned without subsequent City Council approval to the owners' first mortgagee or to a homebuyer who will use the required improvements as their primary residence. All other assignments must be approved by the City Council.

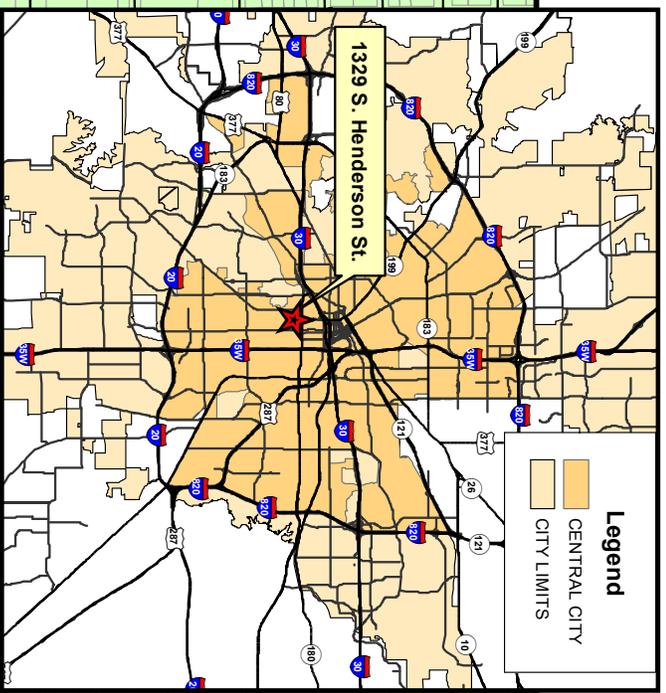
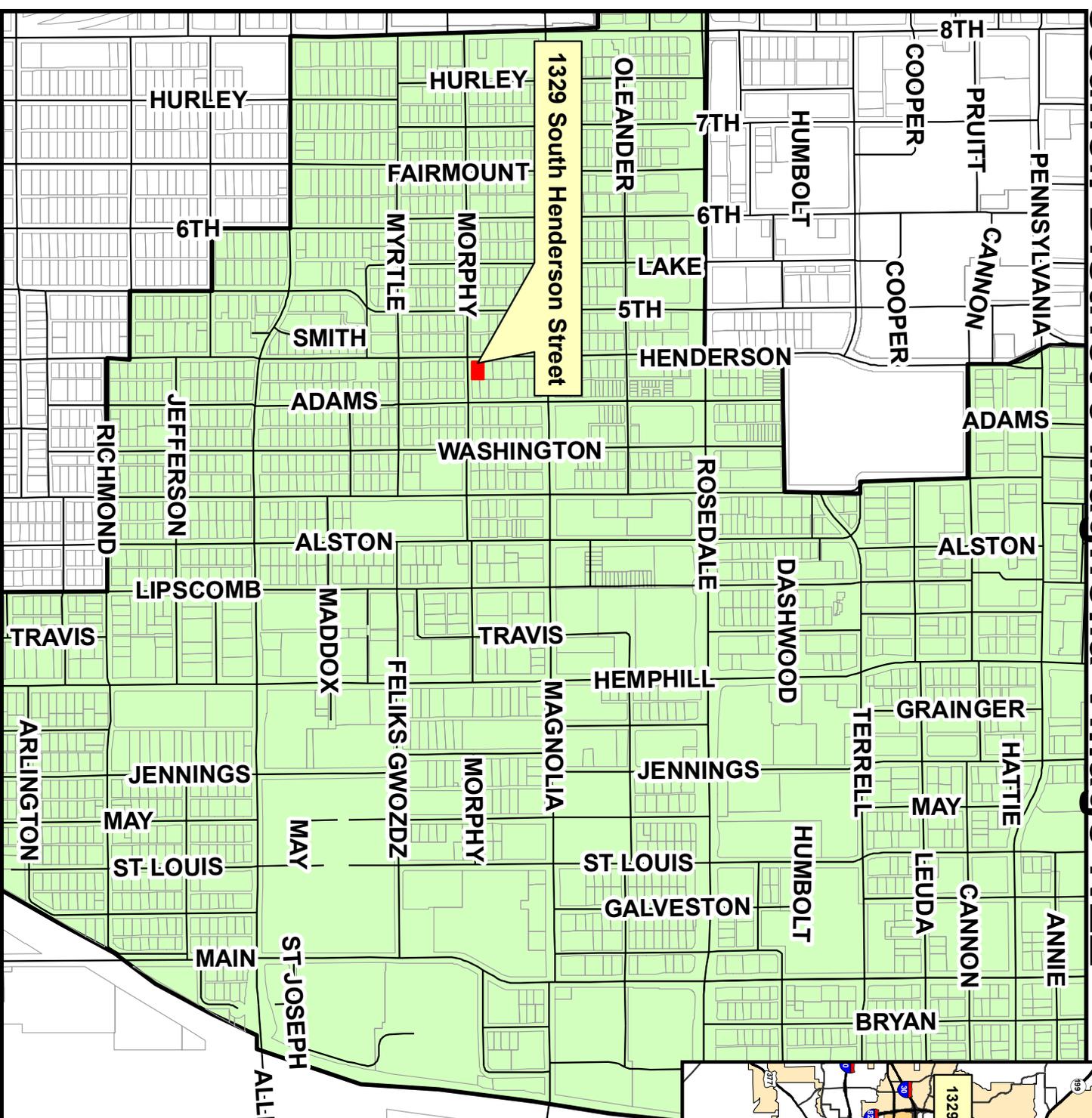
Staff recommends proceeding with placing the tax abatement on the July 26, 2011, City Council agenda for consideration by City Council. If you should have any questions regarding this information please contact Cynthia Garcia, Assistant Director, Housing and Economic Development Department at 817-392-8187.

  
**Tom Higgins**  
**Interim City Manager**

Attachments: Map, Elevation & HCLC Approval

# 1329 South Henderson Street

## Council District 9 Magnolia Village NEZ



**Legend**

-  1329 South Henderson Street
-  NEZ
-  Magnolia Village

**Legend**

-  CENTRAL CITY
-  CITY LIMITS



Approved by the City of Fort Worth's Historic and Cultural Landmarks Commission

  
Signature

51211

# FORT WORTH



## Certificate of Appropriateness

### Historic and Cultural Landmarks Commission

1329 S. Henderson St.

On **May 9, 2011**, the Historic and Cultural Landmarks Commission **APPROVED** the Certificate of Appropriateness for:

**The new construction of a two-story residence approximately 2,150-square feet and a 21' x 26' rear detached two-car garage approximately 546-square feet with the following:**

- 1. Concrete foundation**
  - 2. 117 wood siding**
  - 3. Front-facing gable roof with secondary gable**
  - 4. Composite shingles**
  - 5. A brick chimney**
  - 6. A front porch under a hipped roof with wooden railing and steps supported by tapered wooden posts on brick bases**
  - 7. Brick planters flanking the porch entry stair**
  - 8. (2) triple wood windows with (1) three-over-one panel flanked by (2) two-over-one panels**
  - 9. (10) three-over-one, (6) one-over-one single, and (1) paired one-over-one wood windows**
  - 10. (1) single pane divided casement style wood window**
  - 11. Craftsman style wood front entry door with six pane divided window and shelf with brackets**
  - 12. A French style door and a wood rear entry door**
  - 13. A four foot wide concrete front sidewalk and eighteen foot wide side entry driveway**
  - 14. A waiver from the Fairmount Historic District Standards and Guidelines to use a steel two-car paneled garage door with top panel windows.**
- Approve including the waiver to be of carriage style.**

The Historic and Cultural Landmarks Commission or Historic Preservation Officer must approve work not included in this Certificate of Appropriateness prior to the issuance of a building permit. Approval of your case *does not* negate you from any other applicable requirements needed to obtain required permits. If necessary, you must obtain all required variances *before* a Certificate of Appropriateness or building permit will be issued.

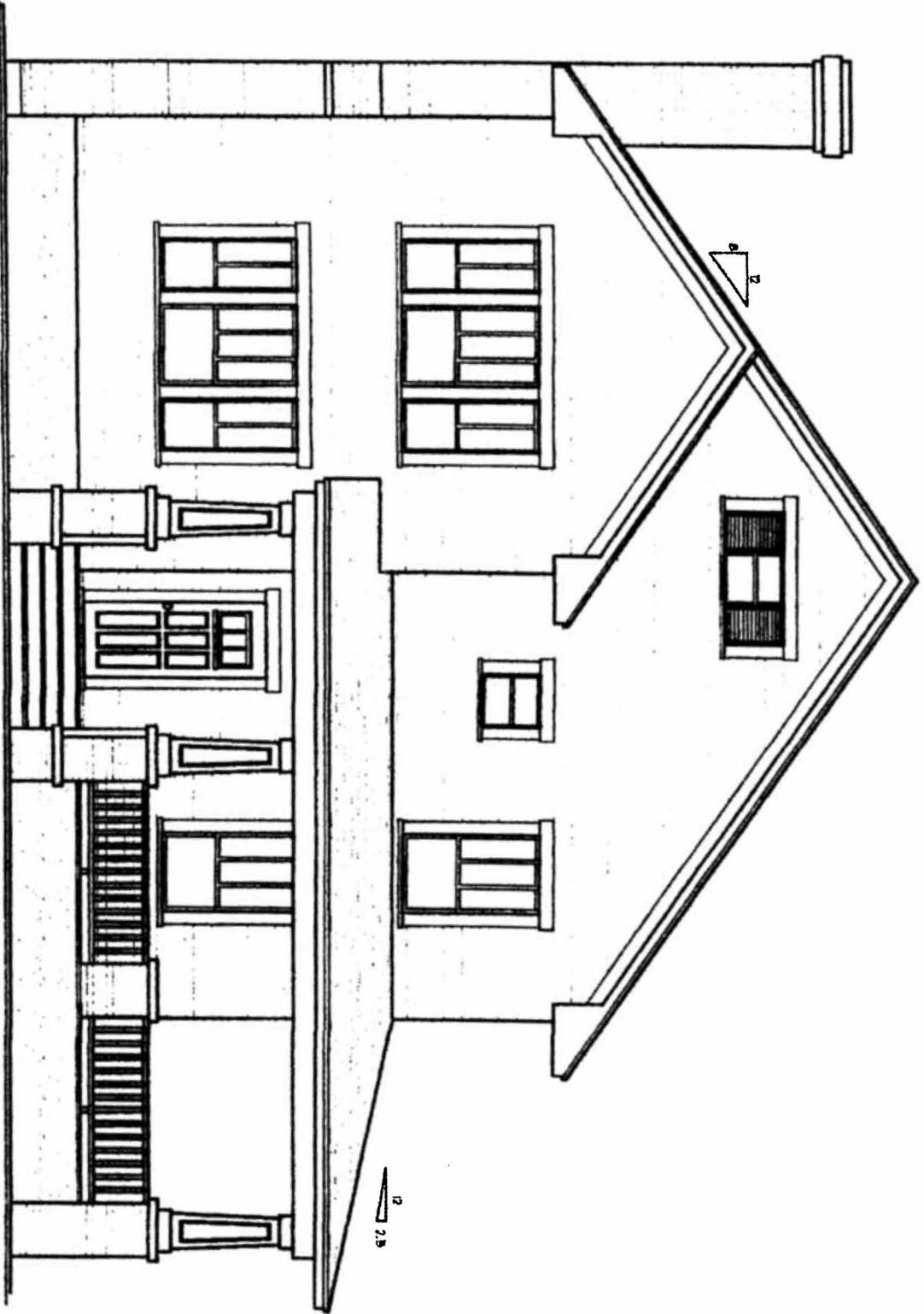
An **appeal** to this decision may be submitted to the Appeals Board by written request to the City Secretary and the undersigned within 10 days of the hearing decision described above. No hearing shall be scheduled before the Appeals Board until the required filing fee of \$295 has been paid to the Planning and Development Department.

**Residential Certificates of Appropriateness are valid for one year from the date of issuance. Commercial Certificates of Appropriateness are valid for two years from the date of issuance.**

Questions regarding this case may be forwarded to the Planning and Development Department at (817) 392-8000.

**PLANNING AND DEVELOPMENT DEPARTMENT**

THE CITY OF FORT WORTH \* 2ND FLOOR \* 1000 THROCKMORTON STREET \* FORT WORTH, TEXAS 76102  
817-392-8000 \* FAX 817-392-8016



**FRONT ELEVATION**

SCALE : 1/4" = 1'-0"