

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO: 2017-088
ADDRESS: 132 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1704 BLK 12 LOT 9
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Terry Moore/Remuda Asset 8, LLC
OWNER: Remuda Asset 8, LLC
TYPE OF WORK: Historic Tax Certification and Verification
REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 132 E Magnolia.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

- (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
 - (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

- (d) Certification.
 - (1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.
 - (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within

thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

- (e) **Verification of Completion.** Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.
- (f) **Historic Preservation Tax Exemptions.**
 - (1) **Historic Preservation Tax Exemption for Residences in Need of Substantial Repair.** In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:
 - A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
 - B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(g) **Eligibility.**

- (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The applicant is requesting Historic Tax Certification and Tax Verification for the property located at 132 E Magnolia.
- b. The purpose of the Substantial Rehabilitation Tax Exemption program is to encourage repair and reuse of historic properties; encourage preservation of historic character and original material; assist property owners with the cost of associated with repair and maintenance.
- c. The house at 132 E. Magnolia was built in 1912 in the Neoclassical style by architect Ernest Behles. It is a contributing structure in the Monte Vista Historic District, which was designated in 1975.
- d. On July 15, 2015, the applicant received approval to do the following:
 - 1. Repair siding and foundation
 - 2. Replace roof with new shingles and install new gutter
 - 3. Repair the existing driveway, remove a concrete walkway on the east side of the property
 - 4. Remove a chain-link fence at existing driveway
 - 5. Restore the front porch
 - 6. Add a new front door
 - 7. Repair existing front steps and handrail
 - 8. Reconstruct stair alcove to the side of the house and remove existing metal stair
 - 9. Install new wood deck at the rear of the house
 - 10. Reconfigure existing window and door openings
 - 11. Repair existing windows
- e. The applicant did not receive tax certification prior to beginning the work. However, staff finds that the work is

consistent with the Guidelines. According to the UDC, for the tax incentive of a 10 year tax free, the freeze of the city property taxes is at the rate of at the date of certification. Since certification is being requested today, rather than prior to the work, staff finds that the taxes should be frozen at the pre-rehab value. The 2015 Improvement Homesite Value was \$196,340.

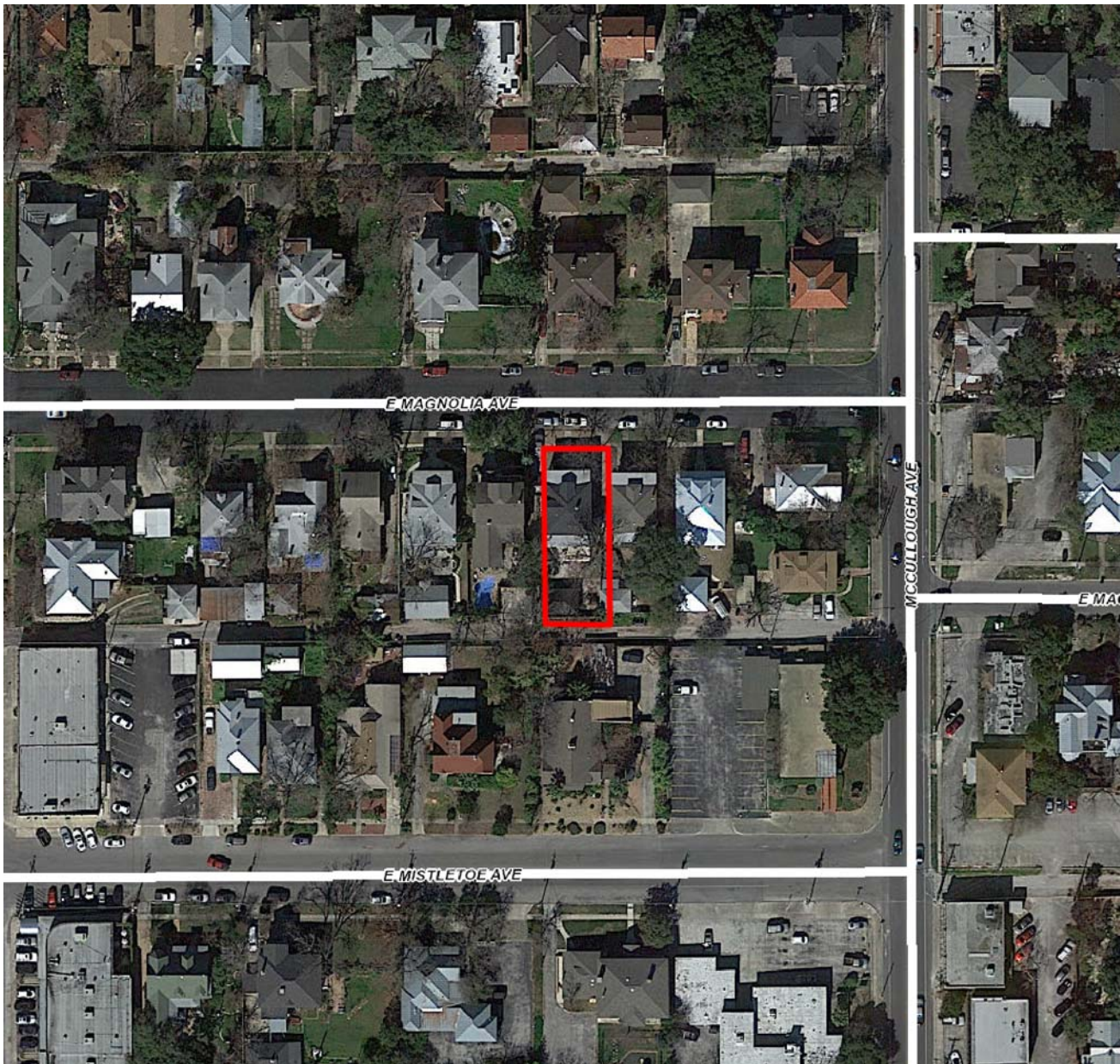
- f. Staff finds the work is eligible for the program and meets the 30% threshold of the current Improvement Homesite Value. All work received a Certificate of Appropriateness and proper permits.
- g. Staff visited the site February 24, 2017.
- h. The approval of tax verification by the HDRC in 2017 means that the property owner will be eligible for the Substantial Rehabilitation Tax incentive beginning in 2018.

RECOMMENDATION:

Staff recommends the applicant receive the Tax Certification and Verification based on findings a through h.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 24, 2017

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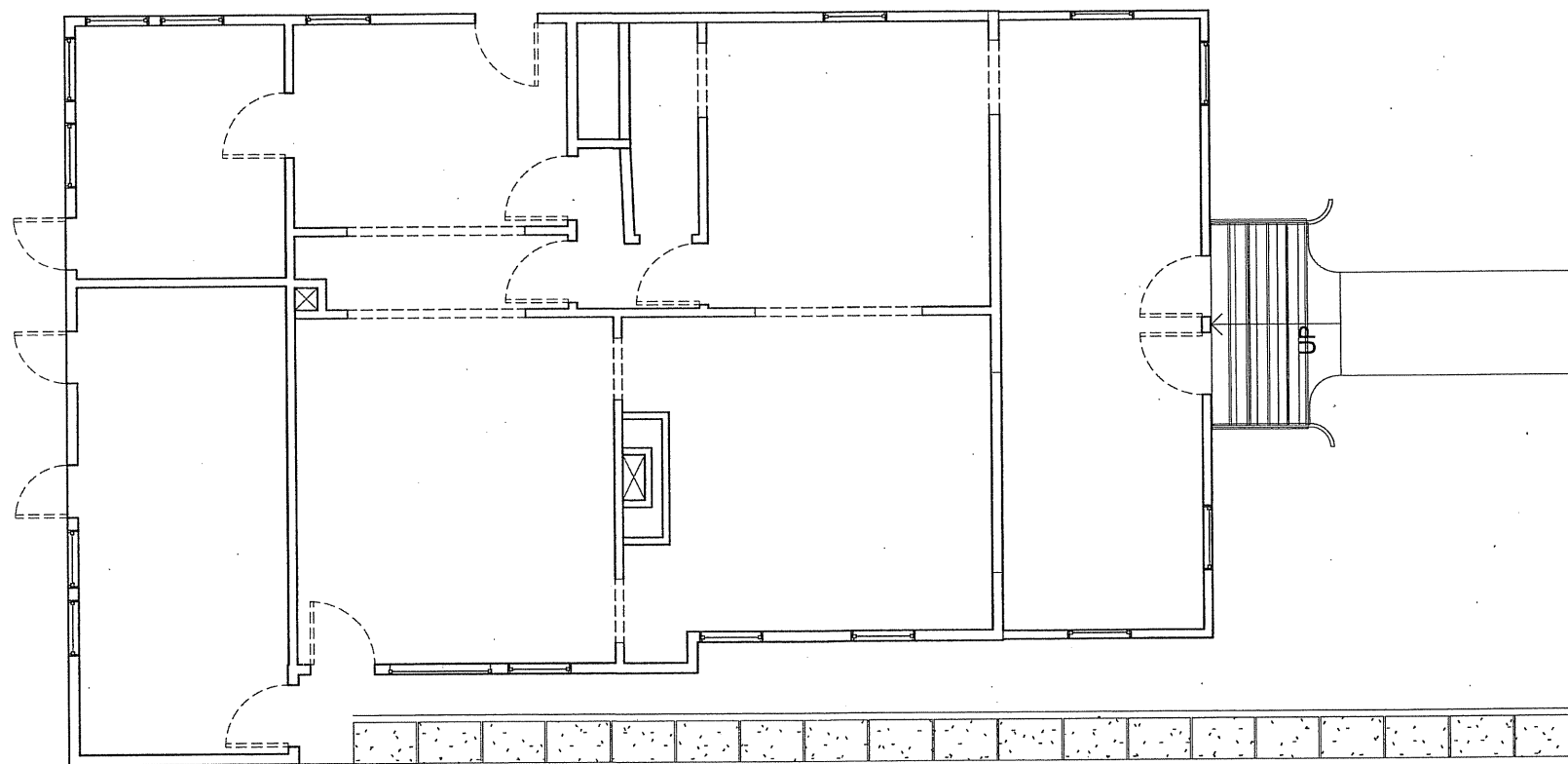
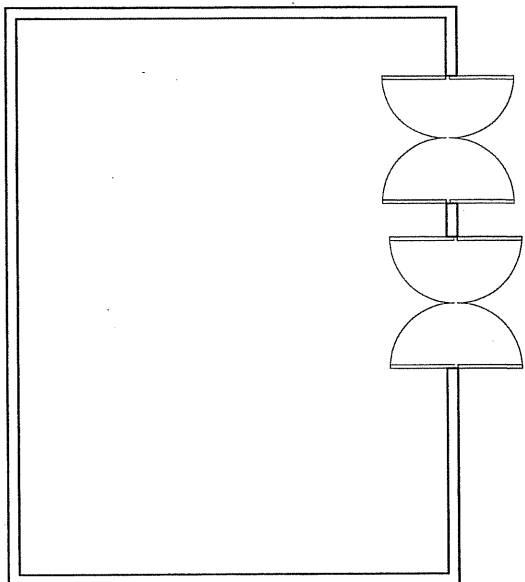












N →

① LEVEL 1 DEMOLITION
1/4" = 1'-0"

132 E. MAGNOLIA
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE
REMUDA ASSET 2, LCC

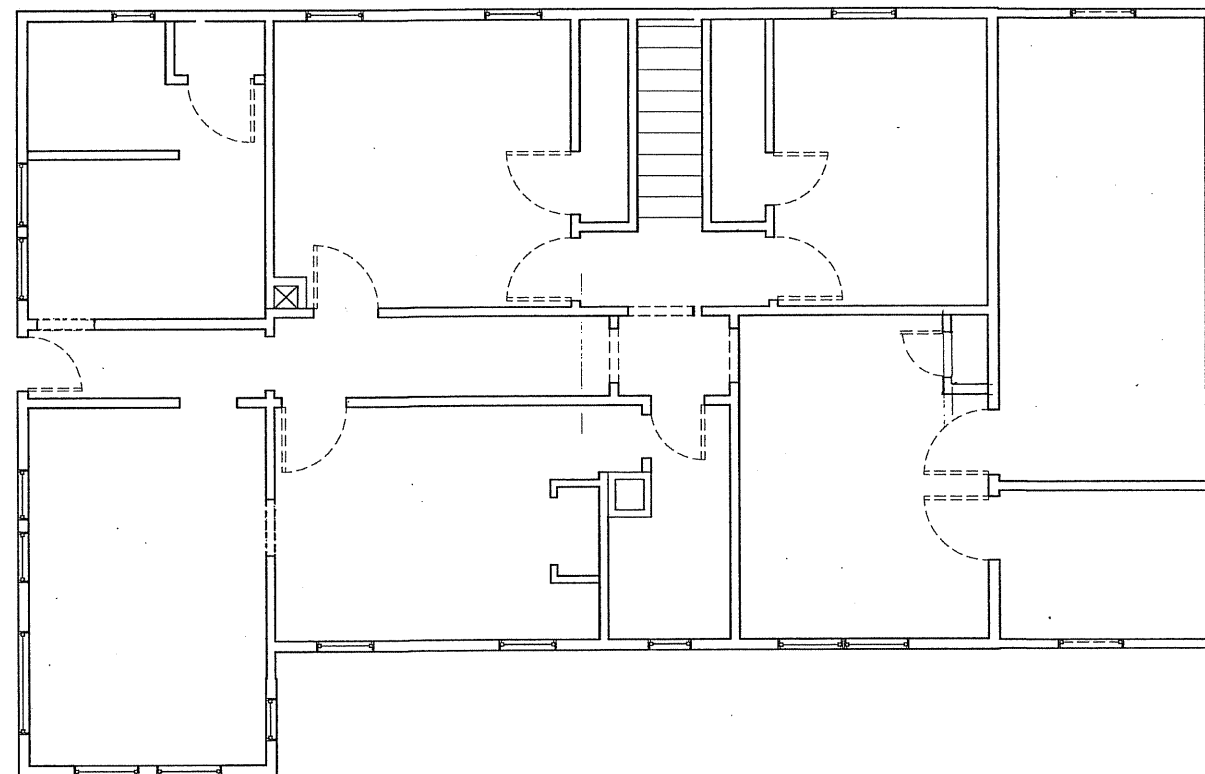
No.	Description	Date

DEMOLITION

Project number 512-663-7800
Date 4/7/2015
Drawn by RS
Checked by T. MOORE

A201

Scale 1/4" = 1'-0"



① LEVEL 2 DEMOLITION
1/4" = 1'-0"

132 E. MAGNOLIA
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE
REMUDA ASSET 2, LCC

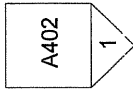
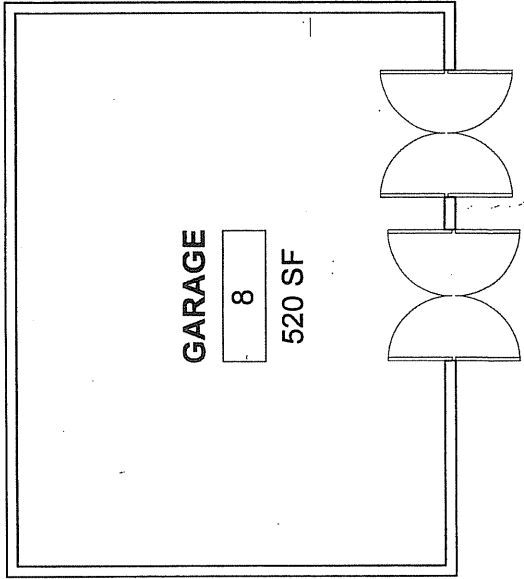
No.	Description	Date

DEMOLITION

Project number	512-663-7800
Date	4/7/2015
Drawn by	RS
Checked by	T. MOORE

A202

Scale 1/4" = 1'-0"



MASTER T/R

1A

94 SF

1B

38 SF

MASTER BR

1

196 SF

UTILITY

2

68 SF

KITCHEN

4

191 SF

DINING

3

182 SF

LIVING

5

251 SF

VESTIBULE

6

PATIO

7

Not Enclosed

UP

STAIR

17



1 LEVEL 1
1/4" = 1'-0"

132 E. MAGNOLIA
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE
REMUDA ASSET 2, LCC

No.	Description	Date

LEVEL 1

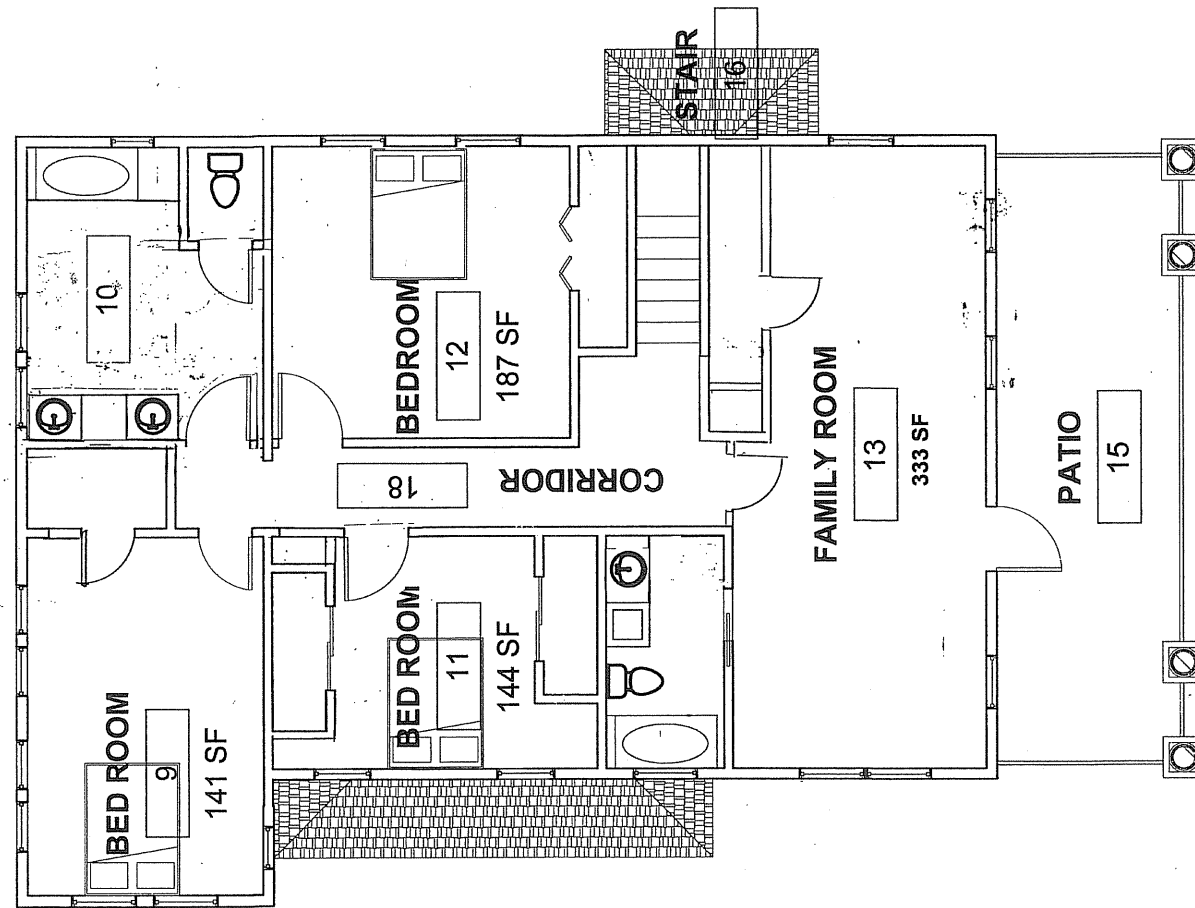
Project number 512-663-7800
Date 4/7/2015
Drawn by RS
Checked by T. MOORE

A301

Scale 1/4" = 1'-0"

A402
1

2
A402



1
A401

N →

1 LEVEL 2
1/4" = 1'-0"

132 E. MAGNOLIA
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE
REMUDA ASSET 2, LCC

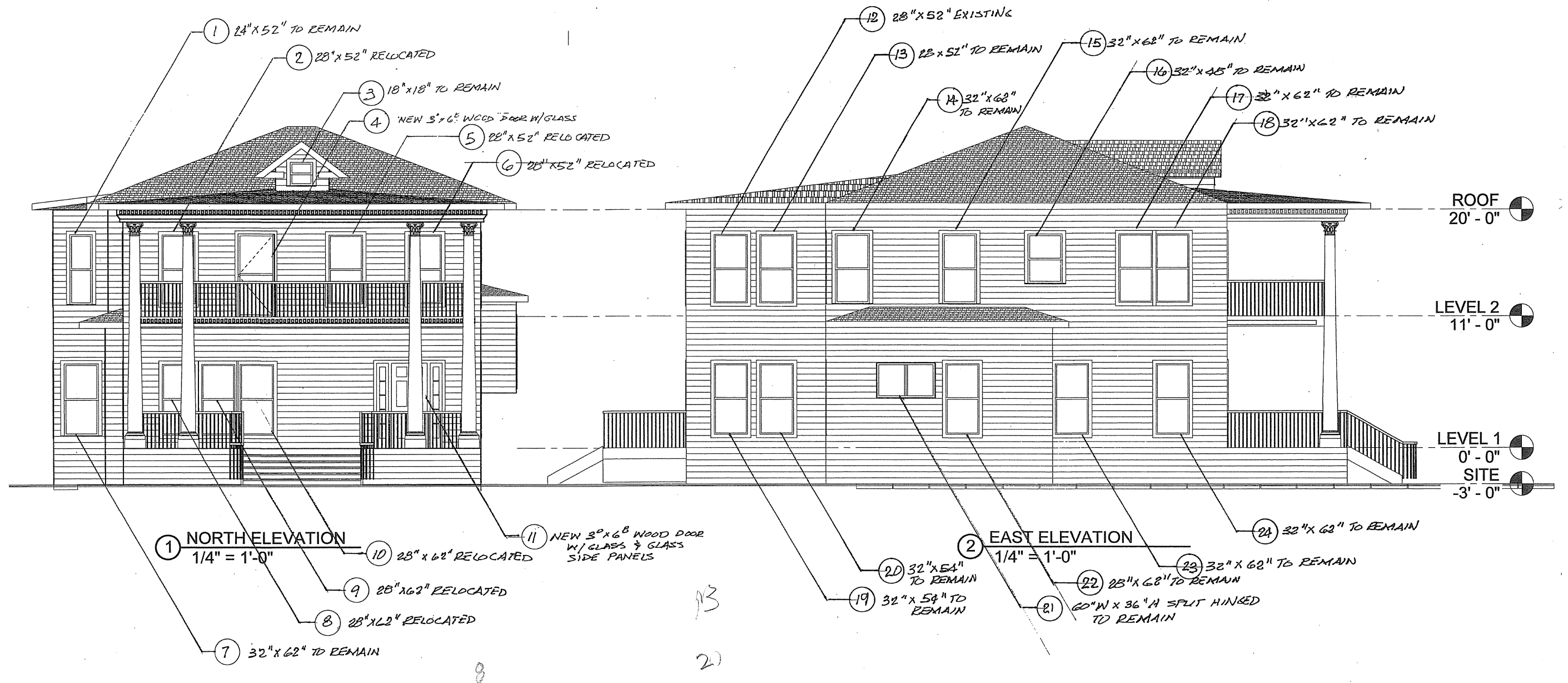
No.	Description	Date

LEVEL 2

Project number	512-663-7800
Date	4/7/2015
Drawn by	RS
Checked by	T. MOORE

A302

Scale 1/4" = 1'-0"



132 E. MAGNOLIA
SAN ANTONIO, TX

WINDOW AND DOOR SCHEDULE

TERRY MOORE
REMUDA ASSET 2, LCC

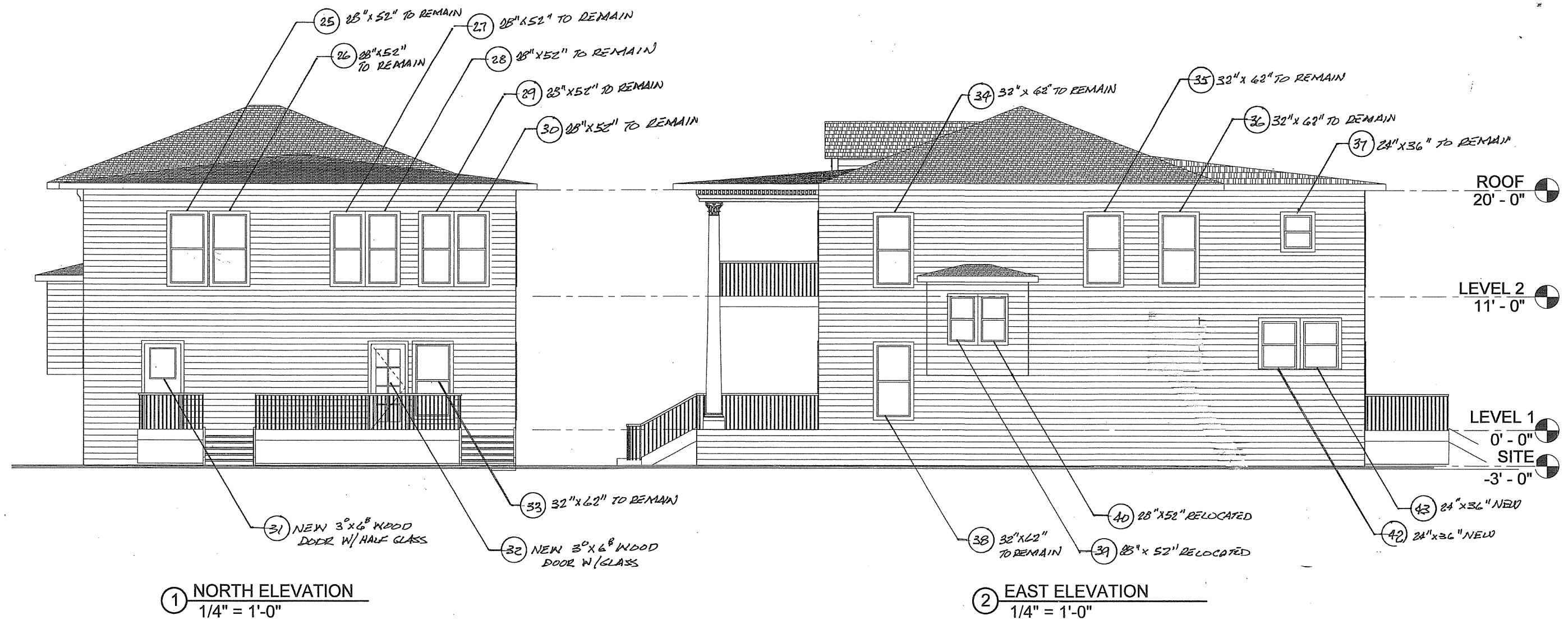
No.	Description	Date

ELEVATIONS

Project number 512-663-7800
Date 4/7/2015
Drawn by RS
Checked by T. MOORE

A401

Scale 1/8" = 1'-0"



132 E. MAGNOLIA
SAN ANTONIO, TX

WINDOW AND DOOR SCHEDULE

TERRY MOORE
REMUDA ASSET 2, LCC

No.	Description	Date

ELEVATIONS

Project number 512-663-7800
 Date 4/7/2015
 Drawn by RS
 Checked by T. MOORE

A402

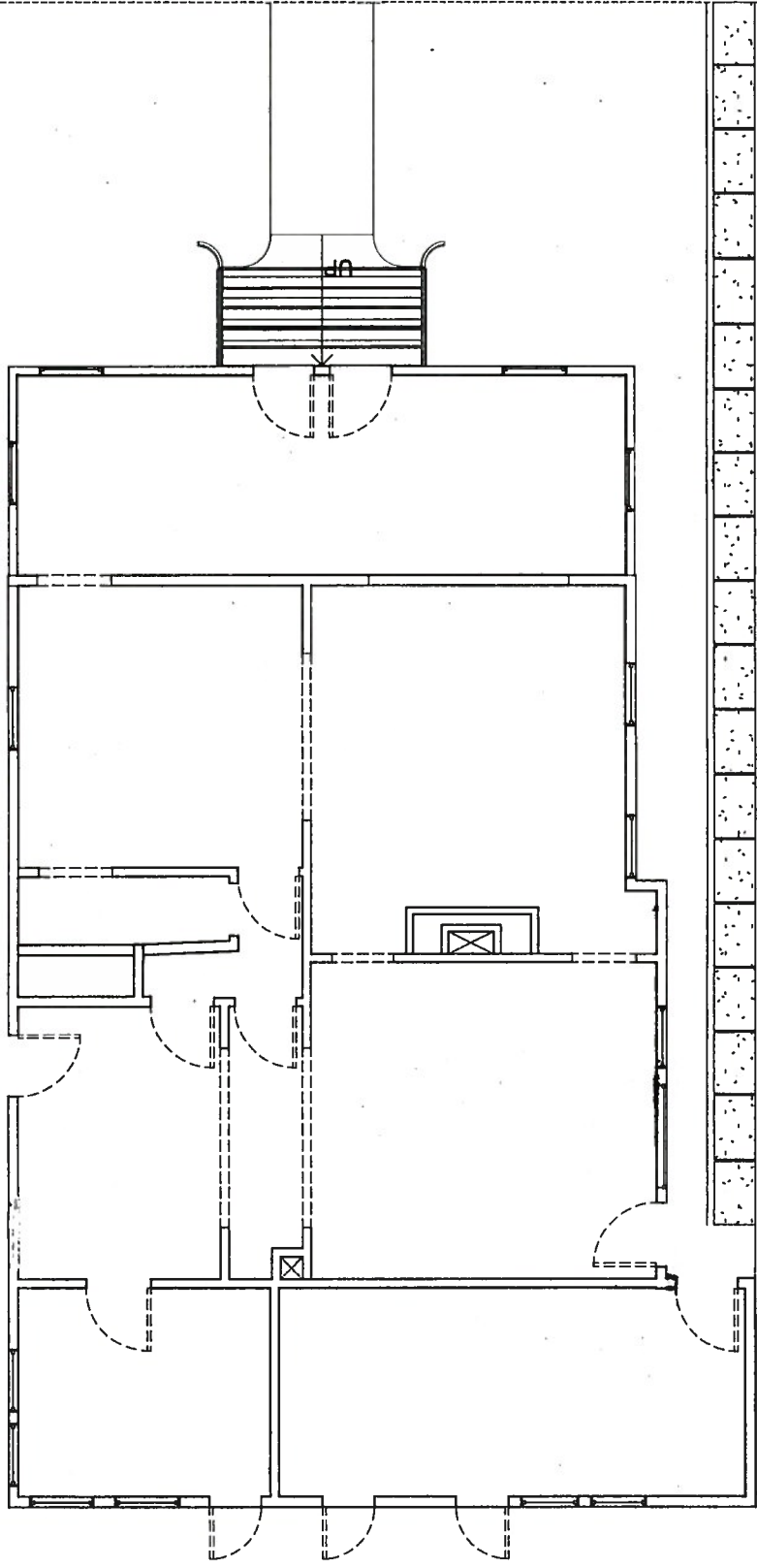
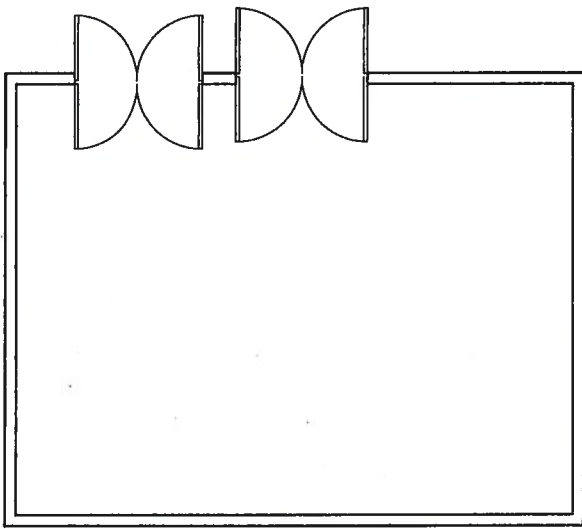
Scale 1/8" = 1'-0"

DEMOLITION			
Project number	512-863-7800	A201	
Date	4/7/2015		
Drawn by	RS		
Checked by	T. MOORE		
Scale 1/4" = 1'-0"			

No.	Description	Date

TERRY MOORE
REMUDA ASSET 2, LCC

132 E. MAGNOLIA SAN ANTONIO, TX
SCHEMATIC DESIGN



N ↑

① LEVEL 1 DEMOLITION
1/4" = 1'-0"

132 E. MAGNOLIA
SAN ANTONIO, TX

SCHEMATIC DESIGN

TERRY MOORE

REMUDA ASSET 2, LCC

No.	Description	Date

DEMOLITION

Project number 512-863-7800

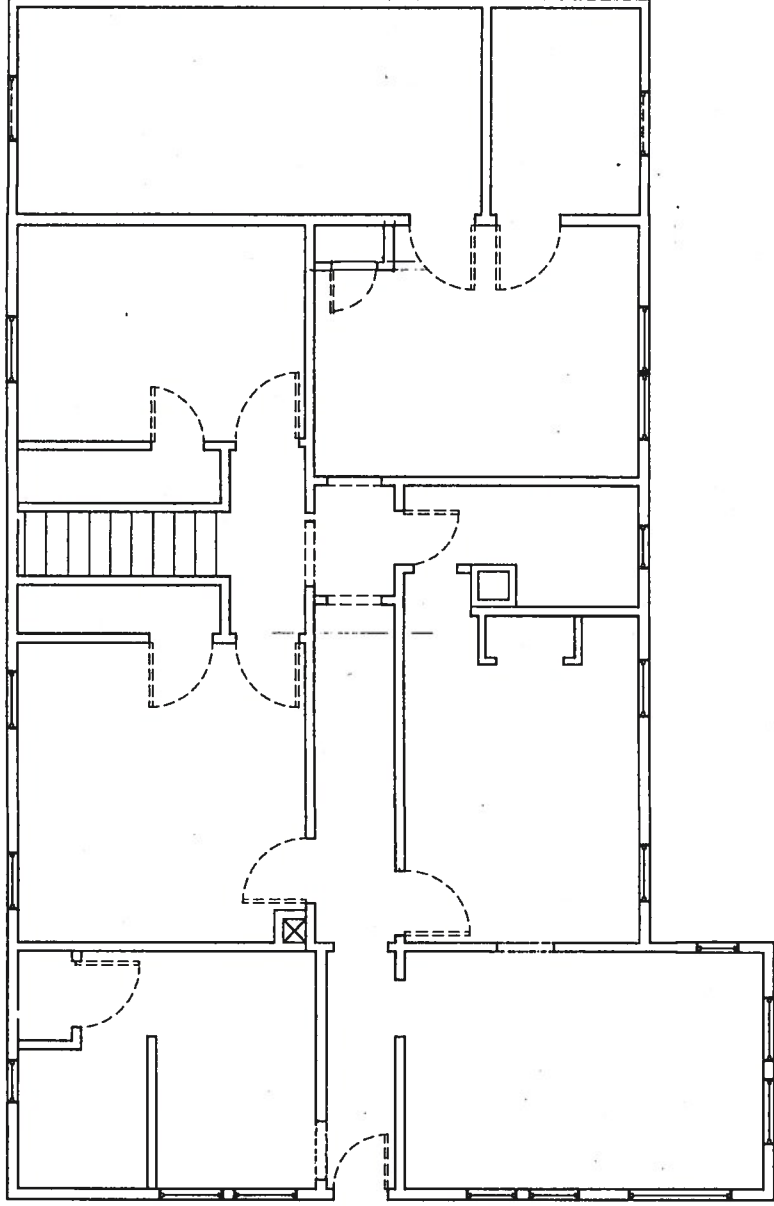
Date 4/7/2015

Drawn by RS

Checked by T. MOORE

A202

Scale 1/4" = 1'-0"



① LEVEL 2 DEMOLITION
1/4" = 1'-0"

LEVEL 1

Project number

512-663-7800

Date

4/7/2015

Drawn by

RS

Checked by

T. MOORE

A301

Scale 1/4" = 1'-0"

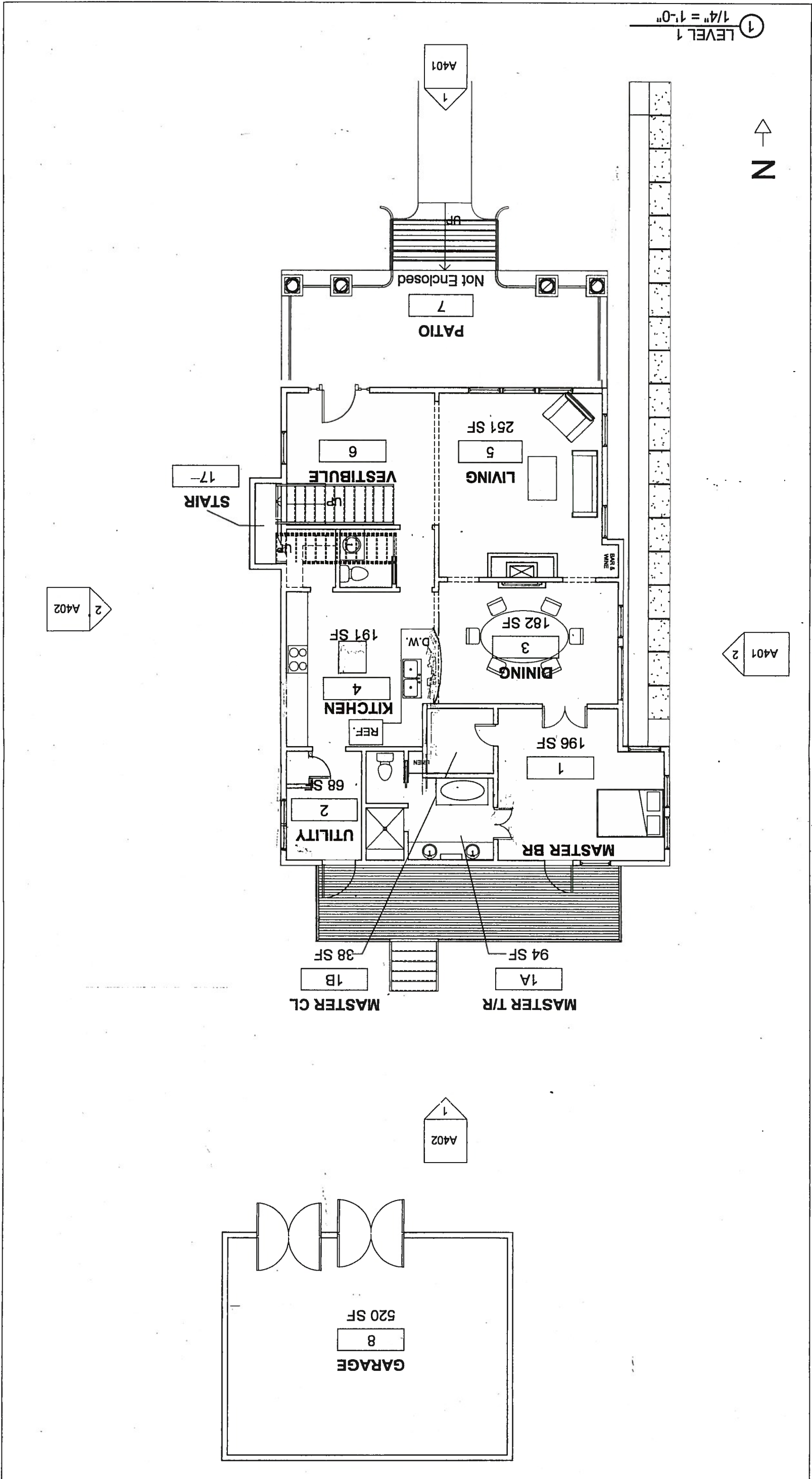
No.	Description	Date

TERRY MOORE

REMUDA ASSET 2, LCC

132 E. MAGNOLIA
SAN ANTONIO, TX

SCHEMATIC DESIGN



LEVEL 2	
Project number	512-663-7800
Date	4/7/2015
Drawn by	RS
Checked by	T. MOORE
Scale 1/4" = 1'-0"	

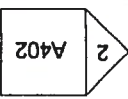
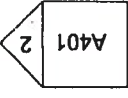
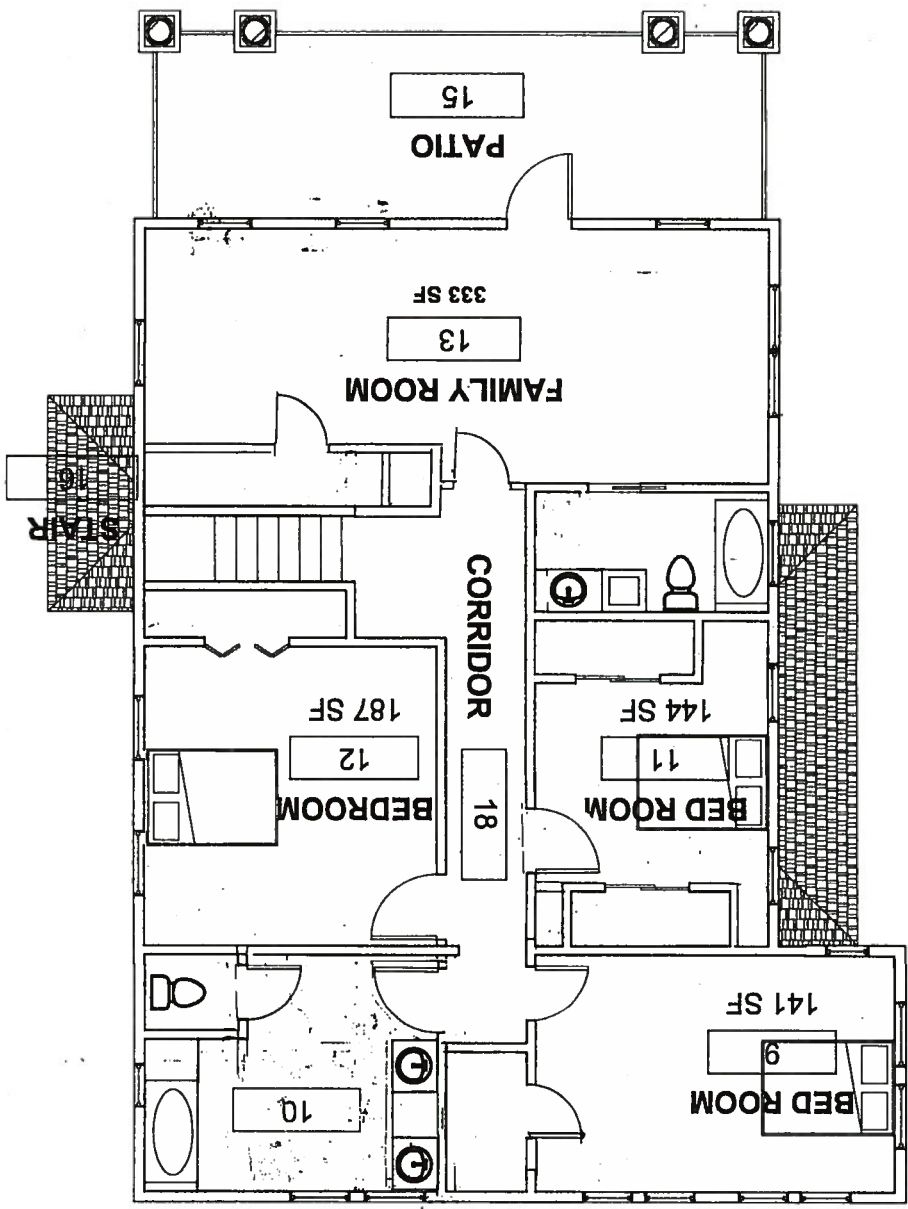
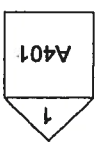
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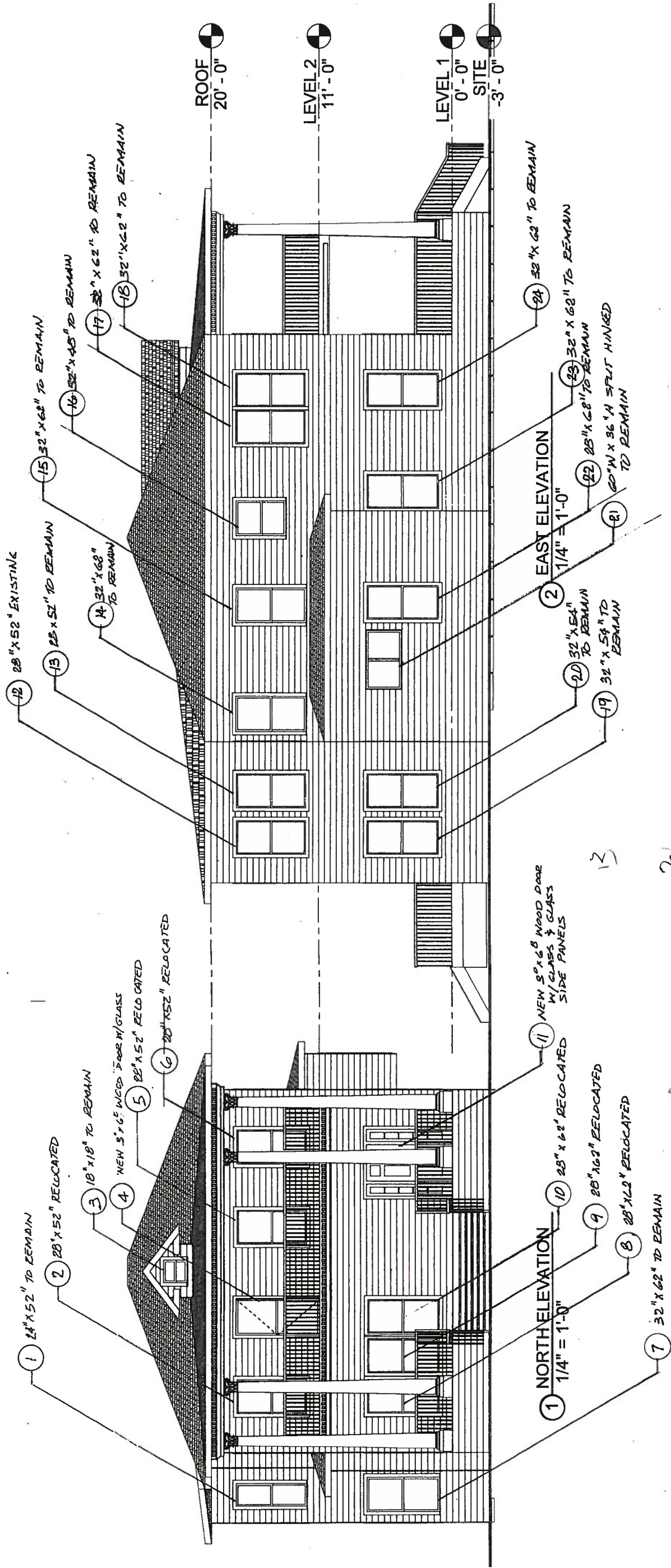
TERRY MOORE
REMUDA ASSET 2, LCC

132 E. MAGNOLIA
SAN ANTONIO, TX

SCHEMATIC DESIGN

① LEVEL 2
1/4" = 1'-0"





TERRY MOORE
REMUDA ASSET 2, LCC

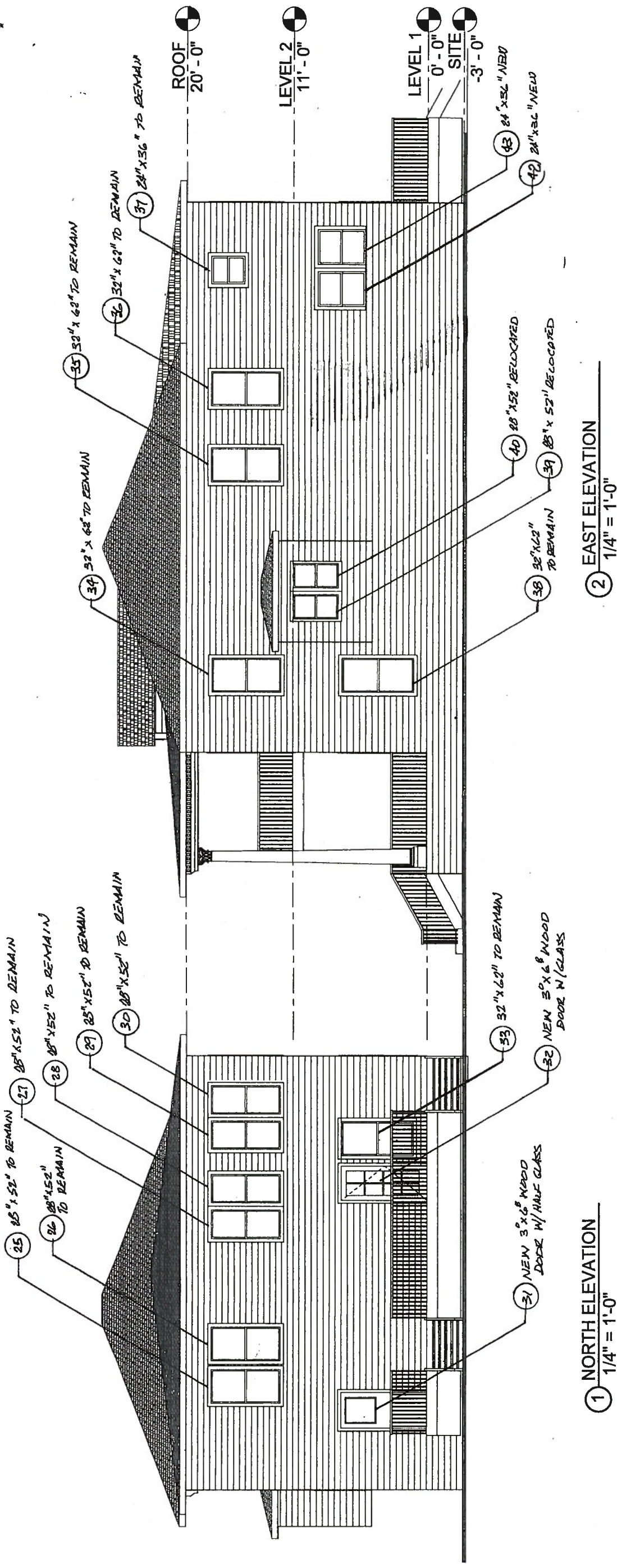
132 E. MAGNOLIA
SAN ANTONIO, TX

WINDOW AND DOOR SCHEDULE

No.	Description	Date

ELEVATIONS

Project number	512-663-7800	A401
Date	4/7/2015	
Drawn by	RS	
Checked by	T. MOORE	
Scale	1/8" = 1'-0"	



1 NORTH ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

132 E. MAGNOLIA
SAN ANTONIO, TX

WINDOW AND DOOR SCHEDULE

TERRY MOORE
REMUDA ASSET 2, LCC

ELEVATIONS

Project number	512-883-7800
Date	4/7/2015
Drawn by	RS
Checked by	T. MOORE

A402

Scale 1/8" = 1'-0"

No.	Description	Date

Bexar CAD

Property Search Results > 119477 REMUDA ASSET 2 LLC for Year 2016

Property

Account

Property ID:	119477	Legal Description:	NCB 1704 BLK 12 LOT 9
Geographic ID:	01704-012-0090	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	132 E MAGNOLIA AVE SAN ANTONIO, TX 78212	Mapsco:	616E1
Neighborhood:	MONTE VISTA	Map ID:	
Neighborhood CD:	57025		

Owner

Name:	REMUDA ASSET 2 LLC	Owner ID:	2940987
Mailing Address:	305 MONARCH CV CEDAR PARK, TX 78613-2106	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$381,670	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$59,380	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$441,050	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$441,050	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$441,050	

Taxing Jurisdiction

Owner:	REMUDA ASSET 2 LLC
% Ownership:	100.0000000000%
Total Value:	\$441,050

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
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06	BEXAR CO RD & FLOOD	0.015700	\$441,050	\$441,050	\$69.24
08	SA RIVER AUTH	0.017290	\$441,050	\$441,050	\$76.26
09	ALAMO COM COLLEGE	0.149150	\$441,050	\$441,050	\$657.83
10	UNIV HEALTH SYSTEM	0.276235	\$441,050	\$441,050	\$1,218.33
11	BEXAR COUNTY	0.293250	\$441,050	\$441,050	\$1,293.38
21	CITY OF SAN ANTONIO	0.558270	\$441,050	\$441,050	\$2,462.25
57	SAN ANTONIO ISD	1.512600	\$441,050	\$441,050	\$6,671.33
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$441,050	\$441,050	\$0.00
Total Tax Rate:		2.822495			
Taxes w/Current Exemptions:					\$12,448.62
Taxes w/o Exemptions:					\$12,448.61

Improvement / Building

Improvement #1:	Multi Family 2-4 Units	State Code:	B1	Living Area:	2944.0 sqft	Value:	\$375,170
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	V - WS		1945	1350.0
OP	Attached Open Porch	V - NO		1945	261.0
LA2	Living Area 2nd Level	V - WS		1945	1594.0
OP2	Attached 2nd story porch	V - NO		1945	261.0
DCK	Attached Wood Deck	V - NO		2015	264.0

Improvement #2:	Residential	State Code:	B1	Living Area:	sqft	Value:	\$3,450
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DLA1	Detached Living Area 1	F - WS		1945	140.0

Improvement #3:	Residential	State Code:	B1	Living Area:	sqft	Value:	\$2,990
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	F - WS		1945	400.0

Improvement #4:	Residential	State Code:	B1	Living Area:	sqft	Value:	\$60
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RMS	Residential Misc Shed	F - NO		1945	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RQX	R/M Fam not frm QUPLX	0.1435	6250.00	50.00	125.00	\$59,380	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A

2016	\$381,670	\$59,380	0	441,050	\$0	\$441,050
2015	\$196,340	\$59,380	0	255,720	\$0	\$255,720
2014	\$170,480	\$59,380	0	229,860	\$0	\$229,860
2013	\$160,890	\$59,380	0	220,270	\$0	\$220,270
2012	\$159,500	\$59,380	0	218,880	\$0	\$218,880

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/21/2016	GWD	General Warranty Deed	REMUDA ASSET 2 LLC	FLORES RAMON	18272	1156	20160251766
2	4/1/2015	GWD	General Warranty Deed	GUERRA JOE A SHELTER TRUST	REMUDA ASSET 2 LLC	17165	2019	20150056749

2017 data current as of Feb 13 2017 12:29AM.

2016 and prior year data current as of Jan 13 2017 3:36PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

LIST OF REPAIRS

Property Address: 132 East Magnolia

Investor Name: Remuda Asset 2, LLC

Description	Budget
Temporary Utilities	
Demolition	
Dumpster	\$ 7,330.00
Foundation	\$ 6,000.00
Termite Inspection/Treatment	\$ 12,093.00
Framing	
Roofing	\$ 24,610.00
Windows	\$ 6,600.00
Exterior Doors	\$ 17,500.00
Garage Door(s)	\$ 1,536.00
Siding	
Exterior Trim	\$ 12,024.00
Exterior Paint	\$ 3,450.00
Plumbing Labor	\$ 7,812.00
Plumbing Fixtures	\$ 14,285.00
HVAC	\$ 4,692.00
Electrical Labor	\$ 10,902.00
Electrical Fixtures	\$ 12,469.00
Insulation	\$ 1,850.00
Drywall	\$ 1,466.00
Interior Doors	\$ 8,755.00
Interior Trim	\$ 3,864.00
Interior Paint	\$ 2,714.00
Cabinets - Kitchen	\$ 4,784.00
Cabinets - Bath	\$ 7,004.00
Countertops	\$ 2,553.00
Lock Sets	\$ 13,203.00
Hardware (mirrors, towel bars, knobs, etc)	
Flooring	\$ 510.00
Appliances	\$ 17,385.00
Deck	\$ 2,200.00
Flatwork (driveway, walkway, patio)	\$ 5,688.00
Landscaping	\$ 4,500.00
Fence	
Carport	\$ 1,500.00
Misc	\$ 6,000.00
	\$ 5,000.00
TOTAL ESTIMATED REHAB COST	\$ 230,279.00

CITY OF SAN ANTONIO

Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

Plan Reviews/Permits/Inspections For An Address**Permits for address 132 EAST MAGNOLIA AVENUE****House
Number:** 132**Street:** EAST MAGNOLIA AVENUE
or SUITE:201**Bldg/Suite:**

Example: 2 or BLDG:2

[List Plan Reviews/Permits/Inspections For An Address](#)[Reset](#)

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
1692373	132 E MAGNOLIA AVE	ACE TOTAL RENOVATION MARIO ARRAMBIDE	03/25/2011	CLOSED	MISC NO REVIEW	Inspections	Reviews
2070323	132 E MAGNOLIA AVE	RHINO WORKS FND REPAIR SERVICE RHINO WORKS FOUNDATION REPAIR OSVALDO RAMIREZ	12/06/2016	CLOSED	MISC NO REVIEW	Inspections	Reviews
2076937	132 E MAGNOLIA AVE	CAVAZOS ELECTRIC DIONICIO D CAVAZOS	07/07/2015	CLOSED	TML	Inspections	Reviews
2080464	132 E MAGNOLIA AVE	T-FORCE REMODELING, LLC T-FORCE REMODELING RAFAEL A ALEMAN	10/15/2015	CLOSED	RESIDENTIAL BLDG APPLICATION	Inspections	Reviews
2110697	132 E MAGNOLIA AVE	AGENT ALPHONSE E DRAEGER	04/19/2016	CLOSED	GENERL	Inspections	Reviews
2112331	132 E MAGNOLIA AVE	ALAMO PLUMBING & AIR CONDITION ALAMO PLUMBING AC AND HEAT LLC SAMUEL LONGORIA	05/16/2016	CLOSED	GENERALPLUMB	Inspections	Reviews
2112332	132 E MAGNOLIA AVE	ALAMO PLUMBING AC AND HEAT LLC SAMUEL LONGORIA	04/19/2016	CLOSED	GASPERMIT	Inspections	Reviews
2117282	132 E MAGNOLIA AVE	REMUNA ASSET TERRY MOORE	12/20/2016	CLOSED	MISC NO REVIEW	Inspections	Reviews
2124111	132 E MAGNOLIA AVE	ALAMO PLUMBING AC AND HEAT LLC SAMUEL LONGORIA	05/15/2016	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2223468	132 E MAGNOLIA AVE	T-FORCE REMODELING RAFAEL A ALEMAN	12/20/2016	CLOSED	RESIDENTIAL BLDG APPLICATION	Inspections	Reviews
2227362	132 E MAGNOLIA AVE	NIZNIK-SMITH CONCRETE COMPANY ROBERT W NIZNIK	01/31/2017	CLOSED	MISC REVIEW	Inspections	Reviews