



Planning Division
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PLANNING

Planning is a Division of the Department of Planning & Development Services

HISTORIC OVERLAY ZONING

What is the Design & Historic Review Commission?

In an effort to preserve many of the city's historic sites and structures, the Design & Historic Review Commission (DHRC) was created to protect, enhance and perpetuate landmarks and districts of historical or cultural importance. Through the designation of local historic sites, properties have been protected for future generations, while property owners are given the distinct honor of possessing a site significant to both the history and people of San Angelo.

What benefits do properties with Historic Overlay (HO) zoning receive?

- Annual Tax Abatement - Once the Historic Overlay is established, the designated property is eligible for local tax abatement benefits of 20% of annual City taxes.
- Tax Break for Renovation - Along with annual tax abatement, the property owner may also request up to 50% real property tax abatement of city taxes to restore and rehabilitate the property.

What is the process to get a historic landmark designation?

1. Submit a completed application with the required application fee, as outlined on the Planning Fee Schedule.
2. Once the completed application is received, the Planning Division will review the application for completeness & resolve any questions.
3. The application is scheduled for hearing based on the adopted submittal schedule, and may be found on the Planning Division's website.
4. The DHRC conducts a hearing and makes an official recommendation.
5. City Council conducts a hearing and approves or denies the request.

What criteria are used to determine the ruling on this type of request?

The subject property must meet at least one of the following:

- It possesses significance in history, architecture, archaeology, or culture;
- It is associated with events that have made a significant contribution to the board patterns of local, regional, state, or national history; or is associated with the lives of persons significant in our past;
- It embodies the distinctive characteristics of a type, period, or method of construction;
- It represents the work of a master designer, builder, or craftsman; or represents an established and familiar visual feature of the city; or,
- It possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or has yielded, or may be likely to yield information important in prehistory or history.

Once a property is encompassed within a Historic Overlay zone, are alterations allowed?

Yes, alterations are allowed, but must be reviewed and approved. This is accomplished by requesting a Certificate of Appropriateness from the DHRC.

What is the process for a Certificate of Appropriateness?

1. Submit a completed application with the required application fee, as outlined on the Planning Fee Schedule, the Checklist for Historic Review, & the items required by the checklist.
2. Once the completed application is received, the Planning Division will review the application for completeness & resolve any questions.
3. The application is scheduled for hearing by the DHRC based on the adopted submittal schedule, and may be found on the Planning Division's website.
4. The Commission conducts a hearing and approves, approves with conditions, or denies the request. The DHRC will review the application, applying the adopted historic design guidelines, which may be found on the DHRC webpage at www.cosatx.us.

When is a Certificate of Appropriateness required?

While a Certificate of Appropriateness is not required for ordinary maintenance (defined in Section 308.E of the Zoning Ordinance), it is required prior to permitting of any of the following work:

1. Construction of a new building.
2. Addition to or expansion of an existing building.
3. Any material alteration, reconstruction, restoration or rehabilitation of exterior features on any existing building.
4. Relocation of an existing building to or from any property in any Historic Overlay Zone.
5. Demolition of any existing building.