

NATIONAL REGISTER HISTORIC DISTRICT

What It Means for Land Use & Zoning

(City of Gatesville – Public Education Q&A;)

Q1: Does National Register designation change local zoning?

No. Federal designation does not automatically change zoning classifications. Zoning authority remains governed by Texas Local Government Code Chapter 211 and the City's adopted zoning ordinance.¹

Q2: Can property owners remodel, redevelop, or demolish buildings?

Yes. Private property rights remain intact unless federal funding, federal permits, or a local historic preservation ordinance triggers additional review.^{2 3}

Q3: When do federal preservation rules apply?

Federal review under Section 106 of the National Historic Preservation Act applies only when there is federal involvement such as grants, permits, or agency action.²

Q4: Does designation increase property taxes?

No automatic tax increase occurs because of designation. Property values may change due to market conditions, but the designation itself does not alter appraisal law.

Q5: What does designation provide?

- Eligibility for Federal Historic Tax Credits (20%).
- Eligibility for Texas Historic Preservation Tax Credits (up to 25%).
- Greater competitiveness for downtown revitalization grants.
- Economic development and reinvestment opportunities.

Q6: Is a local historic district different?

Yes. Additional regulatory controls would only apply if the City adopts a local historic preservation ordinance under Texas Local Government Code Chapter 211, Subchapter Z.³

STATUTORY FOOTNOTES

1. Texas Local Government Code Chapter 211 – Municipal Zoning Authority.
 2. National Historic Preservation Act, 54 U.S.C. §306108 (Section 106 Review).
 3. Texas Local Government Code Chapter 211, Subchapter Z – Historic Preservation Authority.
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