



CITY OF LEONARD, TEXAS

STATEMENT OF IMPACT FOR HISTORIC DESIGNATION PROCESS

The City of Leonard (the “City”) is pursuing a Historic Overlay District for its (C1) Commercial District. An initial hearing on the historic designation of your property will be held at the Planning and Zoning Commission meeting on **November 13, 2025, at 6:30pm at City Hall, 111 W Collins Street, Leonard, Texas, 75452.**

An overlay is a type of district that can be placed over traditional zoning districts which provide additional standards for development in the area of an overlay. A Historic Preservation Overlay (also known as “Historic Overlay District” or “HOD”) is a zoning district that is intended to help preserve significant historic resources within the area. It places additional restrictions on any exterior work that takes place on a property within the HOD. HODs have standards for contributing and non-contributing structures. HOD may only apply to areas at least forty (40) years old and meet two (2) of the following criteria:

- Possesses significance in history, architecture, archaeology, and culture;
- Associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
- Associated with events that have made a significant impact in our past;
- Embodies the distinctive characteristics of a type, period, or method of construction; Represents the work of a master designer, builder, or craftsman;
- Represents an established and familiar visual feature of the neighborhood or city; or
- Is eligible for listing on the National Register of Historic Places, Recorded Texas Historic Landmark, or a
- State Archaeological Landmark, as determined by the Texas Historical Commission.

Section 211.0165 of the Texas Local Government Code requires the city to provide a property owner with a Statement of Impact for Historic Designation to inform of the impact a historic designation (or inclusion in a local historic district) of your property will have on you and your property.

1. The regulations that may be applied to any structure on the property designated within the Historic Overlay District:

- Once an HP Overlay has been established, property owners will need to obtain Certificates of Appropriateness and Certificates of Demolition from the Leonard Preservation League anytime there are exterior changes on a property within the HOD.
- Routine maintenance may be approved by the Leonard Preservation Director. Any changes to contributing structures must be found to have no adverse impact on the architectural features of the structure, the district, or on the future preservation, maintenance, and use of the structure or HOD.



- Ordinary maintenance like maintaining existing paint (not a change in color) or the replacement of a roof with the same or original material do not require Certificates of Appropriateness, but anyone considering work on their property is encouraged to discuss the work with the Planning and Development Services Staff to determine if a Certificate of Appropriateness is required.
- Additionally, no property owner may allow a property in the HOD to fall into such a state of disrepair that it has a detrimental effect on the character of the district, and the City may require repairs in order to preserve the integrity of the structure or property.

2. Procedures for designation of Historic Overlay District:

- The property owner consents to the designation; or
- The designation is approved by a three-fourths vote of:
 - City council; and
 - Zoning, planning, or historical commission (if any);
- The City provides property owners with a statement describing the impact a HOD may have on the owner and the owner's property;
- Public Hearing at Planning and Zoning Commission meeting;
- If three-fourths of commissioners approve, present to City Council for final approval;
- If three-fourths of council members approve, HOD designation becomes effective.

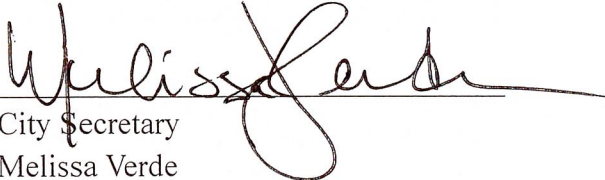
3. The city is currently evaluating potential tax benefit programs for eligible properties within the Historic Overlay District. Tax benefits that may be applied to an eligible property after designation:

- Federal Rehabilitation Tax Credits
- Texas Historic Preservation Tax Credit Program
- Texas Preservation Funding

4. Rehabilitation, or repair, programs the city offers for a property designated as historic:

- Leonard Community Development Corporation, Façade Grant Program

I hereby certify that the foregoing Historic Designation Impact Statement was included in the public notice for the Planning and Zoning meeting to be held on November 13, 2025.


City Secretary
Melissa Verde