

# HISTORIC DOWNTOWN

# Elgin FAQ

**Q** What kind of business can be located in downtown Elgin?

**A** The zoning overlay added wineries, breweries, food production and processing, meaderies, metal smithing, pottery making, cabinetry making, woodworking, fiber processing, automotive repair, leather working, and soap making, in addition to the man uses already allowed such as restaurants, offices, bakeries, dry cleaners, grocery, barber shop, hair and nail salon, financial services, real estate, etc.

**Q** My property is vacant, how can I get tenants? Can I have more than one tenant?

**A** Some properties do not meet building code to have commercial or residential tenants. Some zoning allows residential and commercial. Call Development Services at (512) 281-0119 to verify.

**Q** My property is in the blue zone, can it have residential use?

**A** Yes, the second floor can be 100% residential use, the rear of the first floor can be up to 50% residential use. Commercial use must be maintained in the front 50% of the first floor in the blue zone.

**Q** My property is in the yellow zone, what uses can I have?

**A** Properties can be 100% residential for first and second floors in the yellow zone.

**Q** I want to renovate my property, what should I do first?

**A** Call Kristina Alvarez at (512) 229-3232 to set up a historic district review prior to starting your project.

**Q** My tenant needs to get a sign approved, who should they contact?

**A** Call Amy Miller at (512) 229-3213 to set up a historic district review for the signage. Once approved by HRB, complete an application with Development Services for a sign permit on MGO.

**Q** I am handy with tools, can I do my own renovation work?

**A** Yes, you can do a lot of the work yourself, but you must use licensed professionals for plumbing, electrical, and HVAC. All work must be inspected.

**Q** Where can I see a map of the Historic District and the Zoning Overlay?

**A** Maps of the historic district and the zoning overlay can be found on page 17 of this document and online here: <https://www.elgintexas.gov/DocumentCenter/View/106/Historic-District---Overlay-Zoning-Map-PDF>

**Q** I have a business on the first floor, and I want to live there too, can I do that?

**A** You must obtain a certificate of occupancy before you can add residential occupancy use. Contact Development Services at (512) 281-0119 for more information.

**Q** Are there any grants for these properties?

**A** The Economic Development Corporation offers reimbursement assistance grants. Main Street offers marketing and financial assistance reimbursement grants. As a Main Street City technical design and preservation assistance is available through the Texas Historical Commission. All plans must be reviewed before work begins and must be approved by the Historic Review Board (HRB).

**Q** I am ready to go, can I start work right away?

**A** Your plans must be reviewed, a historic district review completed, and a building permit secured before work begins.

**Q** Do I need an asbestos study before I do work on the building

**A** Yes, state law requires that you get an asbestos study completed. See the state health website: <https://www.dshs.texas.gov/asbestos-program> for resources and more detailed information.

**Q** Can I get tax credits for the property I own?

**A** The Elgin downtown district is listed on the National Register of Historic Places. Properties in the district are eligible for state and federal tax credits. Call Amy Miller at (512) 229-3213 for more detailed information.



Contact the Main Street Program at (512) 229-3232