



Demolition Permit Process for Structures 50 Years or Older

Demolition Permit applications are included in the Commercial Building Permit found online here: www.arlingtontx.gov/pds/building-zoning-forms. Check “demolition” and submit required documentation to the Plans Examiners in Development Services. All Demolition Permit applications should submit required documents in-person, including an aerial site plan showing the limits of the demolition, proof of an asbestos survey (commercial sites), and a SWPP plan (sites over 1 acre). Online Commercial Building Permits applications can be started online at www.arlingtonpermits.com; however, printed copies should be submitted to the One Start Development Center at City Hall (101 W Abram Street).

Historic Review Process

The following procedures are adopted by the City Council and can be found in the City Code of Ordinances – Construction Code Chapter 4 & Unified Development Code Article 9.5.

If the structure to be demolished is 50 years or older, the age cannot be determined, or is included in the Landmark Preservation Overlay (LPO), the application must be reviewed by the Landmark Preservation Commission (LPC). The LPC generally meets on the second Thursday of each month. All meeting dates are listed at www.arlingtontx.gov/osi/lpc.

If a Historic Review is required based on the criteria above, information will be included on the permit review comment letter from the Plans Examiner team. The Demolition Permit application will be added to the agenda for the next scheduled meeting. *A Demolition Permit application cannot be placed on the LPC agenda until an application has been received by the City at least 9 business days prior to the next LPC meeting.*

A Landmark Preservation Commissioner will be in contact with the Applicant and/or Owner related to the application and the potential historic significance of the property or structures. Attendance at the LPC meeting is encouraged.

The LPC has two possible determinations for Demolition Permit applications: (1) to release the Historic Stay on the property, or (2) to extend the Historic Stay on the property for an additional 30 days. The LPC cannot deny a demolition permit application. Once LPC has decided to release the Historic Stay on the property, the application will continue through the normal permit review process.

Applicants wishing to demolish a structure that is 50 years or older should anticipate an additional project time frame of up to 31 days.

The following processes/applications can be completed simultaneously with the Demolition Permit application to assist with time management:

- Platting
- Site Plan Review
- Zoning Cases/Specific Use Permits
- Early Grading Permit

For questions related to the Historic Review process, please contact the Historic Preservation Officer, Sarah Stubblefield at Sarah.Stubblefield@arlingtontx.gov or 817-459-6566.