

**City of Lockhart  
Historical Preservation Commission  
December 2, 2020**

**MINUTES**

Members Present: Ron Faulstich, Ray Ramsey, Christine Ohlendorf, Michel Royal, John Lairsen, Ronda Reagan

Member Absent: Rick Thomson

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Cody Kimbell (applicant, Agenda Item (4))

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:30 p.m.

2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the November 4, 2020 meeting.

*Commissioner Ramsey moved to approve the minutes as presented. Commissioner Royal seconded, and the motion passed by a vote of 5-0.*

4. CFA-20-17. Consider a request by Cody Kimbell for approval of a Certificate for Alteration for a window sign at Bluebonnet Records on Part of Lot 2, Block 13, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 112 East Market Street.

Planning Staff Kevin Waller explained that the window sign is already installed and located on the second from the leftmost window panel, consisting of paper lettering taped to the inside window glass. The sign measures 5.4 square feet in size, and together with the 28 square-foot wall sign totals 33.4 square feet, just under the 7 percent sign area threshold for the front building façade of 33.6 square feet. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended denial of the sign in its present form, suggesting that the actual lettering be replaced with colored tape fashioned into the letters themselves, or other adhesive lettering be used, for a more permanent and professional appearance.

Applicant Cody Kimbell, 404 E. Market St., approached the Commission to request that the existing sign be left as is for the next month or two. Mr. Kimbell added that he would prefer not to remove the sign during the busy Christmas shopping season, as that might give the impression that the business is closing or moving. Kimbell also explained that the business' lease is up at the end of year, and he wants to be sure that they remain in the same location. Mr. Kimbell answered Commissioners' questions.

*Chair Lairsen moved to approve the Certificate for Alteration application (CFA-20-17) with a condition that the current sign be replaced with a permanent vinyl application, not exceeding the area of the current sign, by February 1, 2021. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.*

5. Staff update on the status of the Tax Abatement Agreement for improvements made to 412 West San Antonio Street.

Mr. Waller reported that he has reached out to numerous municipalities for examples of tax abatement agreements for preservation of historic properties. Of those, Seguin is the only city with a working example. Mr. Waller has since fashioned a tax abatement agreement after Seguin's example for the City of Lockhart, and has also utilized a different type of Lockhart agreement as a template. The tax abatement agreement has been sent to the City Attorney for review. The goal is to place the agreement on the agenda of the December 15 City Council meeting for approval and signature.

6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Waller stated that no applications were submitted by the December 2 deadline for the December 16 meeting, so that meeting will be canceled.

Discussion ensued amongst the Commission and concerns were expressed regarding the removal of awnings without replacement in the Historic District.

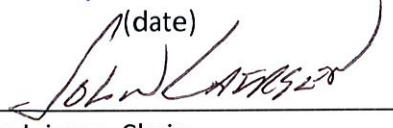
Vice-Chair Reagan arrived at 5:49 pm.

7. Adjournment.

*Commissioner Faulstich moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 5:53 p.m.*

Approved:

  
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Yvette Aguado, Recording Secretary

12-16-2020  
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(date)  
  
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John Lairsen, Chair