

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, September 16, 2020
Municipal Building – Glosserman Room
308 West San Antonio Street**

COMMISSION MEMBER AUDIO CONFERENCE PARTICIPATION

One or more members of the Lockhart Historical Preservation Commission may participate in a meeting remotely. The member of the Commission presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.

CITIZEN AUDIO CONFERENCE PARTICIPATION

- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address the Commission.*
- *Historical Commission agenda packets can be viewed online at www.lockhart-tx.org starting two days prior to the meeting. Navigate from the Departments tab at the top of the page to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Historical Preservation Agendas & Minutes – Agenda Packets.*

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the September 2, 2020 meeting.
4. CFA-20-12. Consider a request by Alexandra Worthington of The 1898, LLC d.b.a. The Eldorado, for approval of a Certificate for Alteration for wall signage for the new business entitled “The Eldorado” on Part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 101 East San Antonio Street.
5. Consider the “Historic Property Preservation Tax Abatement” flyer, as a supplement to the tax abatement application approved by the Commission in 2019.
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
7. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 10:00 a.m. on the 11th day of September, 2020.

City of Lockhart
Historical Preservation Commission
September 2, 2020

MINUTES

Members Present: John Lairsen, Ronda Reagan, Ray Ramsey, Christine Ohlendorf, Michel Royal (all in person)

Members Absent: Rick Thomson, Ron Faulstich

Staff Present: Yvette Aguado, Kevin Waller, Dan Gibson

Public Present: Amy Thomas, Anchor Signs (Applicant, Agenda Item (6)), remotely via WebEx

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:32 p.m.
2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the August 5, 2020 meeting.

Commissioner Ramsey moved to approve the minutes as presented. Vice-Chair Reagan seconded, and the motion passed by a vote of 4-0.

4. CFA-20-09. Consider a request by Maribel Gutierrez for approval of a Certificate for Alteration for window signage for the Barrio House business on Part of Lot 1, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 207 East Market Street.

Commissioner Ohlendorf arrived at 5:34 pm.

Planning Staff Kevin Waller reported that the application is for a total of five already-installed window signs. The signage includes the company logo on the front door glass, with business hours beneath; a sign on the window panel to the right of the front door stating "Juices" in vertically-oriented lettering, with two drink-cup graphics beneath the lettering; a sign on the next window panel to the right stating "Smoothies", also in vertically-aligned lettering; a small sign on the right-most window panel advertising "Raw, Cold-Pressed Juices", with pineapple graphics surrounding; and a small sign, also on the right-most window panel, displaying a list of "Daily Specials", surrounded by pineapple images and the business logo. In addition, an approximately 48 square-foot wall sign is located above the business' awning, which by itself far exceeds the 7 percent wall area maximum in the CCB Zoning District. This sign is proposed to be removed by the applicant. Mr. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval with conditions that require a letter of Owner Authorization for the application, and that the wall sign above the awning be removed, the resulting bracket holes patched, and the patched areas painted to match the existing wall color, all prior to issuance of the sign permit.

Commissioner Ramsey moved to approve CFA-20-09 with staff's recommended conditions. Commissioner Ohlendorf seconded, and the motion passed by a vote of 5-0.

5. CFA-20-10. Consider a request by Daisy Lugo for approval of a Certificate for Alteration for wall and window signage for the El Patio business on Part of Lot 1, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 207 "A" East Market Street.

Mr. Waller reported that the application is for three already-installed wall and window signs, which include a wall sign above the awning stating "El Patio" at the top and "Mangonadas-Rusas-Snow Cones-Fruit Cups" at the bottom, with palm trees and various fruit graphics surrounding the sign's text; a Blue Bell[®] ice cream cone cutout sign in the center of the building, beneath the awning; and an LED "Open" sign in the left-most window panel. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval with a condition that requires a Letter of Owner Authorization be submitted for the application, prior to issuance of the sign permit.

Chair Lairsen moved to approve CFA-20-10 with staff's recommended condition. Commissioner Ramsey seconded, and the motion passed by a vote of 5-0.

6. CFA-20-11. Consider a request by Laura Salwen for approval of a Certificate for Alteration for window signage for the World Finance business on Part of Lot 3, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 100 South Commerce Street.

Mr. Waller reported that the applicant proposes new signs on the window glass of both the front door entry on the South Commerce Street building façade and the side door on the East San Antonio Street façade. The signage incorporates the company's new logo and business name font, to be featured on the front door entry along with the phone number and website. The side-door sign along East San Antonio Street will feature only the company logo and business name. The applicant also proposes to replace the large sign above the awning and hanging sign beneath the awning with the new logo and business name font, which will be placed within existing sign frames and consequently are exempt from the requirements for a Certificate for Alteration and Sign Permit. Waller utilized a PowerPoint presentation and answered Commissioners' questions. Staff recommended approval.

Amy Thomas of Anchor Signs, business colleague of applicant Laura Salwen, participated remotely via WebEx to address Commissioners' questions.

Commissioner Ramsey moved to approve CFA-20-11 as presented. Commissioner Ohlendorf seconded, and the motion passed by a vote of 5-0.

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

Mr. Waller stated that there will likely be at least one agenda item for the September 16 meeting.

8. Adjournment.

Vice-Chair Reagan moved to adjourn the meeting, and Commissioner Ramsey seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:03 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-20-12

101 E SAN ANTONIO ST

SIGNAGE FOR
THE ELDORADO



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *kw*

CASE NUMBER: CFA-20-12

REPORT DATE: September 14, 2020

MEETING DATE: September 16, 2020

APPLICANT'S REQUEST: Wall signs

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Alexandra Worthington, The 1898, LLC dba The Eldorado

OWNER: Conley Covert, 101 E. San Antonio Street, LLC

SITE LOCATION: 101 East San Antonio Street

LEGAL DESCRIPTION: Part of Lot 1, Block 23, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial building

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes wall signage for a new business entitled The Eldorado, which will be located on both the North Main Street and East San Antonio Street building facades. The sign on the North Main Street façade is to be a projecting, "blade"-style neon wall sign that will measure 12.5 square feet, located above the double-doors and just south of the "pocket park" alley entrance. This will be a single-faced sign, stating "The Eldorado" and "Entrance", facing south above the sidewalk, with a black pan background and printed vinyl graphics with exposed teal and pink neon lettering. The sign will be attached with bolts into the wood above the double-doors. The signs on the East San Antonio Street façade will be painted directly onto the building on previously-painted brick. The upper sign will feature the business name "The Eldorado" centered on the façade above the second-story windows, measuring 26.8 square feet, and the three smaller signs immediately below it will state "coffee", "food" and "events", one above each window, each measuring 5.25 square feet.

COMPATIBILITY: The proposed signs are not of a scale or design that would detract from the character of the Courthouse Square. The neon sign will be located in an area with other existing neon signage, to include the recently installed "Little Trouble" sign on the same building, "Open" signs at the Quirky Bird antique store at 112 North Main Street and Lockhart Arts and Craft at 113 North Main Street, as well as the Loop & Lil's business logo and window framing at 107 North Main Street. Other neon signs nearby include two "Open" signs at Armando's Jewelers at 101 West San Antonio Street, a scissors graphic at Hairmasters at 107 West San Antonio Street, and the new "Printing Solutions" neon sign at 113 East San Antonio Street. Other blade-style signs include that above the Quirky Bird store entrance and above the Fiddler's Green Music Shop entrance at 107 North Main Street.

COMPLIANCE WITH STANDARDS: The signs comply with the sign ordinance, and the required sign permits are subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.



The Eldorado

coffee

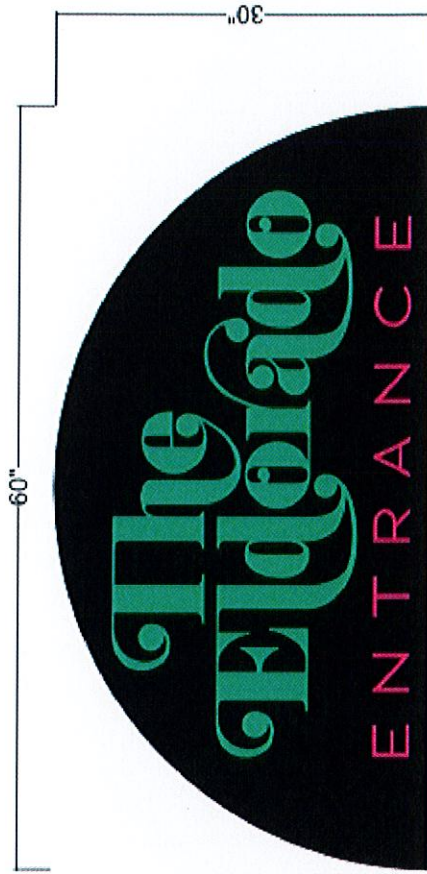
food

events

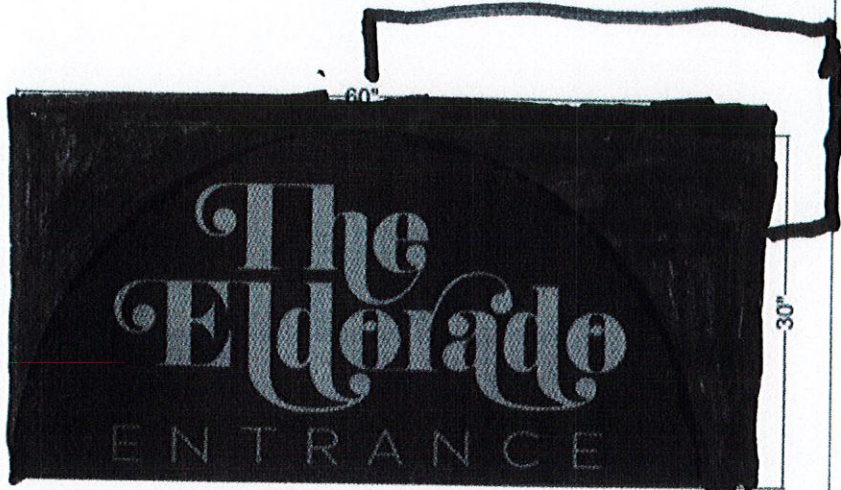
SMALL BATCH
COFFEE

UPSTAIRS AT THE
COUNTRY ROOM

* will be a rectangular sign, per applicant - see elevation drawing,



(1) 30" X 60" Single faced neon sign.
Sign has black pan background
with printed vinyl graphics and
exposed teal and pink neon lettering.



606

(1) 30" X 60" Single faced neon sign.
Sign has black pan background
with printed vinyl graphics and
exposed teal and pink neon lettering.



Back CORNER of
BLDGS

60"
30"
THE ELDERMAN
ENTRANCE

Rocky Park

⊙ ⊙
DOOR

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: <u>9/2/2020</u>	DATE APPROVED: _____	CERTIFICATE NUMBER: <u>CFA-20-12</u>
NOTE: An approved Certificate For Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes or outward appearance of a building, structure, object, site, or area as viewed from the exterior. (Ord.93-19, Sec. 11 and 12). A City Sign Permit and/or City Building Permit may also be required by the City Code.		
ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED		

Applicant THE 1898 LLC DBA THE ELDO RAP Property Owner 101 E. SAN ANTONIO ST., LLC
 Mailing Address PO Box 133 Mailing Address PO Box 4515
Lockhart, TX 78644 Austin, TX 78765
 Telephone 512-227-0071 Telephone 512-963-9833
 Person Doing Work HELENA MARTIN Estimated Cost \$3,000.00
 Property Legal Description PART OF LOT 1, BLOCK 23, ORIGINAL TOWN OF LOCKHART
 Property Street Address 101 E. SAN ANTONIO ST., SUITE 200
 Property City Zoning Designations CCB Location Map Attached _____

PHOTOS ARE REQUIRED SHOWING ALL THE AREAS TO BE AFFECTED BY THE WORK DESCRIBED:
 Include photos of: Area of Work _____ Full Elevation Showing Area Affected and/or Site _____

Description of Proposed Work
<p><u>PAINT A SIGN ON THE SOUTH SIDE OF THE BUILDING THAT INCLUDES THE WORDING "THE ELDO RAP", "COFFEE", "FOOD", EVENTS. IT WILL BE PLACED ABOVE THE WINDOWS OF THE SECOND FLOOR. COLOR WILL BE WHITE</u></p> <p><u>Also, a sign is proposed over the entry door on the west side of the building, stating "The Eldorado" and "ENTRANCE". The sign would be attached with bolts into the wood above the door and would be a projecting ("blade") wall sign.</u></p>
<p>Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/></p>

REQUIRED SIGNATURES: Before me the undersigned authority, on this day appeared and solemnly swears, that the statements above and attached concerning the above-described property are true and that he is authorized to act as an agent in procuring the certificate requested.

Applicant Signature: [Signature] Date: 9.1.20
 Property Owner Signature: Conley A. Covert Date: Sep. 09 2020
 Historical Preservation Officer Approval: _____ Date: _____
 Historical Preservation Commission: _____ Date: _____

A Certificate For Alteration is valid for a period concurrent with the Building Permit granted for the proposed work, or a period not to exceed 18 months.

**CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE**

Certificate No. CFA-20-12
Page 2 of ___ Reviewed: KW

The following questions must be answered and the form completed by the applicant for a Certificate For Alteration. This questionnaire shall be attached to any application for Certificate For Alteration. The Lockhart Historical Preservation Officer shall independently verify all information provided on the application and the attached questionnaires. The Lockhart Historical Preservation Officer shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. The Lockhart Historical Preservation Officer may approve the Certificate For Alteration prior to a commission hearing, based upon adequacy of the information provided and verification of the scope of work. Additional information may be needed to complete the application and review process. Final review and action on the application for Certificate For Alteration by the Lockhart Historical Preservation Commission at a properly scheduled public hearing may be required. Any required explanations to answers given shall be in writing and attached.

Yes	No	Verified	Scope Of Work Questions
Section One			
X		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? <u>H?</u>
X	X	KW	2. Is this application for any construction or alteration work that is <u>NOT</u> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
X		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	X	KW	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. interior or exterior; load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
	X	KW	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
	X	KW	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
X		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
	X	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
	X	KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
	X	KW	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
	X	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
	X	KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
X		KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

The undersigned owner or authorized agent attests that the statements made above and on any attached explanations are true and agrees that this Scope Of Work Questionnaire and any attachments shall become a part of the application and the Certificate For Alteration cited and will be the limit of construction and/or alteration work undertaken. Further, construction will not start prior to authorization by the approval of the Certificate For Alteration.

Applicant Signature: [Signature] Date: 9.1.20

Verified By: Kevin Waller Date: 9/14/2020 Action: _____ Date: _____

SIGN PERMIT APPLICATION

SP - 20 - _____

CITY OF

Lockhart
TEXAS

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

CONTRACTOR/OWNER

CONTRACTOR NAME HELENA MARTIN LICENSE NO. _____

DAY-TIME TELEPHONE 512-659-2451 ADDRESS 4518 Red River # D

E-MAIL INFO@HELENAMARTINART.COM AUSTIN, TX 78751

OWNER NAME 101 E. SAN ANTONIO ST. ULL ADDRESS 901 W 9TH ST, SUITE 110

DAY-TIME TELEPHONE 512-963-9833 P.O. BOX #515
AUSTIN, TX 78703

E-MAIL CONLEY.COVERT@CENTURY-VENTURES.COM

BUSINESS OWNER: ALYFANDRA WORTHINGTON 512-227-0071
ALEX.LITTLETRIMBLE@LOCKHARTTX.GMAIL.COM

PROPERTY

ADDRESS OR GENERAL LOCATION 101 E. SAN ANTONIO ST. LOCKHART, TX 78644

ZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) Y

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 2

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE RETAIL, RESTAURANT

Mixed Use

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN THE ELORADO

REQUESTED PERMIT

PROPOSED CONSTRUCTION (Check all that apply) ON-PREMISE OFF-PREMISE

NEW SIGN STRUCTURAL REPAIR STRUCTURAL ALTERATION/RELOCATION

TYPE OF SIGN PROPOSED (Check all that apply) WALL MARQUEE

LOW PROFILE MEDIUM PROFILE HIGH PROFILE

INSTITUTIONAL DEVELOPMENT ENTRANCE RESIDENTIAL IDENTIFICATION

7 do of 1,380 sq ft = 96.6 sq ft max.
 allowed sign area
 Proposed = 42.55 sq ft

Existing = 46.4 sq ft
 Existing + Proposed = 88.95 sq ft

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 1380 SQ. FT.
 IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE 26.8 FT.
 HEIGHT TO TOP OF SIGN 11.5 FT. TOTAL SIGN FACE AREA (One side only) 42.55 SQ. FT.
 ILLUMINATION NONE INTERNAL REFLECTED BARE BULB

THE ELDRADO 11.5' L X 23.4' H 26.8 SQ FT
 34 Coffee, Food, Events 3.5' L X 1.5' H 5.25 SQ FT X 3 = 15.75

SUBMITTAL REQUIREMENTS

DRAWING, PREFERABLY SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) The location of the proposed sign on the site or building, including dimensioned references to adjacent building features or nearest property line, as appropriate; 2) Dimensions of the sign and sign structure, including foundation or mounting details; 3) Material and electrical specifications; 4) Name of sign manufacturer, if applicable; and, 5) If the sign is to be freestanding and over six feet high, certification by a licensed engineer for structural compliance with the building code.

LIST OF SIGN FACE AREA OF ALL EXISTING SIGNS, IF ANY, ON THE SAME BUILDING FACADE (for attached signs) OR ALONG EACH STREET FRONTAGE OF THE PROPERTY (for freestanding signs).

COPY OF STATE PERMIT OR AUTHORIZATION IF APPLICATION IS FOR AN OFF-PREMISE SIGN.

COMPLETED APPLICATION FOR A CERTIFICATE OF ALTERATION IF SIGN IS IN HISTORIC DISTRICT OR ON HISTORIC LANDMARK PROPERTY.

PERMIT FEE OF \$10.00, PLUS \$0.25 PER EACH SQUARE FOOT OF SIGN AREA OVER 40 SQUARE FEET, (applied to only one side of double-faced signs), PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

I HEREBY AFFIRM THAT IF I AM NOT OWNER OF THE PROPERTY UPON WHICH THE SIGN IS TO BE LOCATED, I AM AUTHORIZED BY THE PERSON, ORGANIZATION, OR BUSINESS ENTITY OWNING THE PROPERTY TO REPRESENT THEM IN THIS APPLICATION. TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT.

SIGNATURE [Signature] DATE 9.1.20
 PRINTED OR TYPED NAME Alexandra Worthington

NOTE: All freestanding signs require a pre-pour foundation inspection to verify the location and reinforcement of the sign. It is the contractor's responsibility to call for the inspection.

OFFICE USE ONLY

APPROVED BY [Signature] Planning Building Inspection
 PERMIT NUMBER SP - 20 - CERT. FOR ALTERATION NUMBER CFA - 20 - 12
 DATE _____ FEE _____ RECEIPT # _____

SIGN PERMIT APPLICATION

SP - 20 - _____

CITY OF

Lockhart
TEXAS

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

CONTRACTOR/OWNER

CONTRACTOR NAME Big Dog Neon LICENSE NO. _____
 DAY-TIME TELEPHONE 512-376-6860 ADDRESS 112 N Church Street
 E-MAIL _____ Lockhart, TX 78644

OWNER NAME 101 E San Antonio St LLC ADDRESS 901 W 9th St, Suite 110
 DAY-TIME TELEPHONE 512-963-9833 PO Box 4515
 E-MAIL conley.covert@century-ventures.com Austin, TX 78701

*SINISS
WEL*

ALEX@LITTETRONBLELOCKHART@GMAIL.COM 512-227-0071

PROPERTY

ADDRESS OR GENERAL LOCATION 101 E. San Antonio St, Lockhart, TX 78644
 ZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) Y
 NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 2
 PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE _____
Mixed Use - Retail and Restaurant
 NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN The Eldorado

REQUESTED PERMIT

PROPOSED CONSTRUCTION (Check all that apply) ON-PREMISE _____ OFF-PREMISE
 NEW SIGN _____ STRUCTURAL REPAIR _____ STRUCTURAL ALTERATION/RELOCATION
 TYPE OF SIGN PROPOSED (Check all that apply) WALL *Projecting "Blade" Sign* _____ MARQUEE
 LOW PROFILE _____ MEDIUM PROFILE _____ HIGH PROFILE
 _____ INSTITUTIONAL _____ DEVELOPMENT ENTRANCE _____ RESIDENTIAL IDENTIFICATION

790 of 3360 = 235.2
 Max. allowed Sign Area
 Existing Signage = 4
 Proposed Signage = 12.5
 Total Signage = 16.5

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING ^{WEST} FACADE ON WHICH LOCATED 3360 SQ. FT.
 IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE FT.
 HEIGHT TO TOP OF SIGN 2.5 FT. TOTAL SIGN FACE AREA (One side only) 12.5 SQ. FT.
 ILLUMINATION NONE INTERNAL REFLECTED BARE BULB
 - Neon Sign -

SUBMITTAL REQUIREMENTS

DRAWING, PREFERABLY SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) The location of the proposed sign on the site or building, including dimensioned references to adjacent building features or nearest property line, as appropriate; 2) Dimensions of the sign and sign structure, including foundation or mounting details; 3) Material and electrical specifications; 4) Name of sign manufacturer, if applicable; and, 5) If the sign is to be freestanding and over six feet high, certification by a licensed engineer for structural compliance with the building code.


LIST OF SIGN FACE AREA OF ALL EXISTING SIGNS, IF ANY, ON THE SAME BUILDING FACADE (for attached signs) OR ALONG EACH STREET FRONTAGE OF THE PROPERTY (for freestanding signs).

COPY OF STATE PERMIT OR AUTHORIZATION IF APPLICATION IS FOR AN OFF-PREMISE SIGN.

COMPLETED APPLICATION FOR A CERTIFICATE OF ALTERATION IF SIGN IS IN HISTORIC DISTRICT OR ON HISTORIC LANDMARK PROPERTY.


PERMIT FEE OF \$10.00, PLUS \$0.25 PER EACH SQUARE FOOT OF SIGN AREA OVER 40 SQUARE FEET, (applied to only one side of double-faced signs), PAYABLE TO THE CITY OF LOCKHART WHEN THE PERMIT IS ISSUED.

I HEREBY AFFIRM THAT IF I AM NOT OWNER OF THE PROPERTY UPON WHICH THE SIGN IS TO BE LOCATED, I AM AUTHORIZED BY THE PERSON, ORGANIZATION, OR BUSINESS ENTITY OWNING THE PROPERTY TO REPRESENT THEM IN THIS APPLICATION. TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT.

SIGNATURE  DATE 9.2.20
 PRINTED OR TYPED NAME Alexandra Worthington

NOTE: All freestanding signs require a pre-pour foundation inspection to verify the location and reinforcement of the sign. It is the contractor's responsibility to call for the inspection.

OFFICE USE ONLY

APPROVED BY  Planning Building Inspection
 PERMIT NUMBER SP - 20 - CERT. FOR ALTERATION NUMBER CFA - 20 - 12
 DATE FEE RECEIPT #

TO: Lockhart Historical Preservation Commission
FROM: Kevin Waller, Assistant City Planner *KW*
SUBJECT: Agenda Item #5, Tax Abatement Flyer
DATE: September 14, 2020

City of Lockhart
MEMO

Agenda Item (5) of the upcoming September 16, 2020 Commission meeting pertains to an informational flyer as a supplement to the Historic Property Preservation Tax Abatement application approved by the Commission in February 2019. The flyer, which was requested by the Commission following the application's approval, provides general details about the tax abatement itself, as well as a summary of the application process. The Commission's first Tax Abatement application will be placed on the agenda of the October 7 meeting for consideration. The flyer is attached for your review, as well as the approved tax abatement application for context.



Historic Property Preservation Tax Abatement

The Tax Abatement Program encourages preservation of historic buildings in order to maintain and enhance the architectural character of Lockhart's downtown Historic District and individual properties designated as local Historic Landmarks.

General Information:

- The minimum tax abatement allowed shall be an amount equal to the previous two years of city taxes actually paid on the property.
- The total tax abatement shall not exceed the owner's and/or tenant's total out-of-pocket cost of the improvements.
- The tax abatement applies only to municipal taxes.
- The property owner must be current on property taxes prior to authorization of any tax abatement.
- A Certificate for Alteration must be approved by the Historical Preservation Commission, prior to the Commission's approval of the tax abatement.
- The tax abatement may carry with the property.
- Both residential and non-residential properties are eligible.
- www.library.municode.com/tx/lockhart/codes/code_of_ordinances?nodeId=PTIICOR_C H28HIDILA S28-20TAABPRHIPR

Process Summary:

- 1) The *Historic Property Preservation Tax Abatement Application* shall be filed with the City Manager (Planning Department will coordinate) for review by the Historical Preservation Commission.
- 2) The Commission will make a recommendation to the City Council within 30 days.
- 3) The City Council will then issue a decision within 30 days of the Commission's recommendation.
- 4) The work must be completed within one year of certification and agreement.
- 5) Upon completion of the work, the applicant shall submit a sworn statement of completion.
- 6) The Commission will then have 30 days to inspect the property to determine its eligibility for tax abatement.
- 7) Once the property is found to be eligible, the City will direct the Caldwell County Appraisal District to apply the tax abatement.



Lockhart TEXAS

HISTORIC PROPERTY PRESERVATION TAX ABATEMENT APPLICATION

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT / PROPERTY OWNER

NAME: _____

MAILING ADDRESS: _____

DAY-TIME TELEPHONE: _____

E-MAIL: _____

PROPERTY

ADDRESS: _____

LEGAL DESCRIPTION (IF PLATTED): _____

SIZE: _____ SQUARE FEET OR _____ ACRE(S) ZONING CLASSIFICATION: _____

HISTORICAL SIGNIFICANCE

BUILDER/ARCHITECT (IF KNOWN): _____

DATE OF ORIGINAL CONSTRUCTION (IF KNOWN): _____

CITY, STATE, OR NATIONAL HISTORIC DESIGNATION(S) (IF ANY): _____

HISTORICAL NAME(S) OF BUILDING(S) (IF KNOWN): _____

PROPERTY OWNER AUTHORIZATION

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

IF THE APPLICATION IS NOT SUBMITTED BY THE PROPERTY OWNER OF RECORD, A LETTER AUTHORIZING THE APPLICANT TO ACT ON THE PROPERTY OWNER'S BEHALF IS REQUIRED, AND MUST BE SIGNED AND DATED BY THE PROPERTY OWNER. AN E-MAILED AUTHORIZATION FROM THE PROPERTY OWNER TO THE PLANNING DEPARTMENT IS ALSO ACCEPTABLE.

**PLEASE NOTE THAT A CERTIFICATE FOR ALTERATION MUST BE APPROVED BY THE HISTORICAL PRESERVATION COMMISSION, PRIOR TO APPROVAL OF THE REQUESTED TAX ABATEMENT.*

SIGNATURE OF PROPERTY OWNER: _____

PRINTED NAME: _____

DATE: _____

SUBMITTAL REQUIREMENTS

1. AN AFFIDAVIT BY THE OWNER DESCRIBING THE HISTORIC SIGNIFICANCE OF THE STRUCTURE(S) IN NEED OF TAX RELIEF, INCLUDING ANY RELEVANT OR USEFUL INFORMATION REGARDING THE HISTORY OF THE STRUCTURE(S) (HISTORICAL PHOTOGRAPHS, NEWSPAPER ARTICLES, ARCHITECTURAL DRAWINGS, ETC.)
2. A PLAN AND DETAILED WRITTEN DESCRIPTION OF THE IMPROVEMENTS, ENHANCEMENT, REHABILITATION, AND/OR PRESERVATION ("WORK") FOR WHICH TAX ABATEMENT IS REQUESTED.
3. A SITE PLAN SHOWING THE TYPE, NUMBER, AND LOCATION OF ALL EXISTING IMPROVEMENTS ON THE PROPERTY (PRIMARY AND ACCESSORY BUILDINGS, FENCES, SIGNS, ETC.)
4. A COPY OF THE LAST PAID TAX RECEIPT, AN ITEMIZED STATEMENT OF THE CURRENT ASSESSED PROPERTY VALUE, AND A COPY OF THE PROPERTY'S CURRENT APPRAISAL CARD AND PROPERTY TAX RECORD ON FILE AT THE CALDWELL COUNTY APPRAISAL DISTRICT.
5. AN ITEMIZED STATEMENT OF COSTS FOR THE PROPOSED WORK AND ESTIMATED PROPERTY VALUE UPON COMPLETION.
6. A SCHEDULE OF THE ESTIMATED CONSTRUCTION TIME WITH START AND COMPLETION DATES OF THE PROPOSED WORK.
7. A DETAILED STATEMENT OF THE CURRENT AND PROPOSED USE FOR THE PROPERTY.
8. IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.
9. **APPLICATION FEE OF \$125.00**, PAYABLE TO THE CITY OF LOCKHART.

OFFICE USE ONLY

CASE NUMBER: TA-_____ - _____ DATE SUBMITTED: _____

ACCEPTED BY: _____ RECEIPT NUMBER: _____

HISTORICAL PRESERVATION COMMISSION MEETING DATE: _____

HISTORICAL PRESERVATION COMMISSION RECOMMENDATION: _____

CITY COUNCIL MEETING DATE: _____

CITY COUNCIL DECISION OF ELIGIBILITY: _____

APPLICANT SWORN STATEMENT OF COMPLETION — DATE SUBMITTED: _____

HISTORICAL PRESERVATION COMMISSION SITE INVESTIGATION DATE: _____

HISTORICAL PRESERVATION COMMISSION APPROVAL DATE: _____

CITY NOTIFICATION TO APPRAISAL DISTRICT — DATE: _____