

## **PUBLIC NOTICE**

**City of Lockhart  
Historical Preservation Commission  
5:30 p.m. Wednesday, December 20, 2023  
Municipal Building – Glosserman Room  
308 West San Antonio Street**

### **AGENDA**

1. Call meeting to order.
2. Elect Chairman and elect Vice-Chair.
3. Citizen comments not related to an agenda item.
4. Consider the minutes of the December 6, 2023 meeting.
5. CFA-23-37. Consider a request by Ronda Reagan of 7G Texan, LLC, for approval of a Certificate for Alteration for various interior improvements to a building in the Historic District, associated with a Tax Abatement request, on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 112 North Main Street.
6. TA-23-02. Consider a request by Ronda Reagan of 7G Texan, LLC, for an initial on-site investigation and recommendation to City Council for approval of a Tax Abatement to include various interior improvements to a building in the Historic District on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB, and located at 112 North Main Street.
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
8. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 11:00 a.m. on the 13<sup>th</sup> day of December, 2023.**

**City of Lockhart  
Historical Preservation Commission  
December 6, 2023**

**MINUTES**

Members Present: Ray Ramsey, Christine Ohlendorf, Ronda Reagan (5:34 pm), Kevin Thuerwaechter

Members Absent: Michel Royal, Ron Faulstich

Staff Present: Evan Olszewski, David Fowler, Yvette Aguado, Kevin Waller

Public Present: Ryan Miller (Applicant, Agenda Item 5), Allison Geneser (Applicant, Item 6)

1. Call meeting to order. Vice-Chair Reagan called the meeting to order at 5:34 p.m.
2. Elect Chairman and elect Vice-Chair (if necessary).

*This item was tabled to a future meeting by Commission consensus, when more Commission members are present.*

3. Citizen comments not related to an agenda item. None
4. Consider the minutes of the November 1, 2023, meeting.

*Commissioner Ramsey moved to approve the minutes as presented. Commissioner Thuerwaechter seconded; the motion passed by a vote of 4-0.*

5. CFA-23-35. Consider a request by Ryan Miller of Leo Miller & Sons Roofing for approval of a Certificate for Alteration for an awning replacement on part of Lot 2, Block 17, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 106 and 108 South Commerce Street.

Planning Staff Evan Olszewski provided a brief overview of the proposal via PowerPoint presentation. He reported that the applicant proposes the addition of a tube-frame standing seam metal awning across the west building façade to replace the previously destroyed awning. The new awning will incorporate rain gutters in a configuration that differs from the previous awning. Staff recommends approval, with a condition to ensure that the awning is mounted on the previous awning connection points, with no new perforations of the brick façade.

Applicant Ryan Miller, 625 Creekside Way, New Braunfels, Texas, came forward to discuss the proposal with Commission members and respond to questions.

*Commissioner Ramsey moved to approve CFA-23-35, with the conditions recommended by staff that the awning be mounted on the previous awning connection points, with no new perforations of the brick facade. Commissioner Ohlendorf seconded, and the motion passed by a vote of 4-0.*

6. CFA-23-36. Consider a request by Allison Geneser of Lone Star Workshop for approval of a Certificate for Alteration for the repainting of a rear door and rear former window opening on part of Lot 1, Block 23, Original Town of Lockhart, zoned CCB, and located at 105 East San Antonio Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation. The applicant proposes to repaint the previously painted rear exit door with different colors, as well as repaint a former window opening at the rear of the building to the left of the door, both accessed from the "pocket park" area along the east side of North Main Street. Staff recommends approval of the repainting of the rear door, but after further analysis, has changed the recommendation from approval to denial of the repainting of the rear window opening. Since the window opening is now a fixed, boarded-up surface, the painting of this surface would fall into the "mural" category, which is prohibited in the Historic District.

Applicant Allison Geneser, 708 W. Prairie Lea St., Lockhart, Texas, responded to questions from the Commission.

Karen Lairsen-Jones, 610 S. Frio St., Lockhart, Texas, real estate agent for Ms. Geneser, came forward to comment on behalf of her client.

Staff suggested that a Sign Permit be required for the rear door repainting, since it showcases artwork that could be considered a sign for the applicant's art studio on site. The artwork is visible from a public street (North Main Street). However, the door artwork, along with the window opening proposed artwork, would together greatly exceed the 7% sign area maximum for the rear wall façade. Staff's recommended denial of the window opening repainting would involve the removal of the blue artwork that had been started against a freshly painted white background; the background color may remain.

*Commissioner Ramsey moved to approve the repainting/artwork of the door and to deny the repainting/artwork of the former window opening for CFA-23-36. Vice-Chair Reagan seconded, and the motion passed by a vote of 4-0.*

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

Mr. Waller reported that two applications had been received by the deadline for the December 20 meeting.

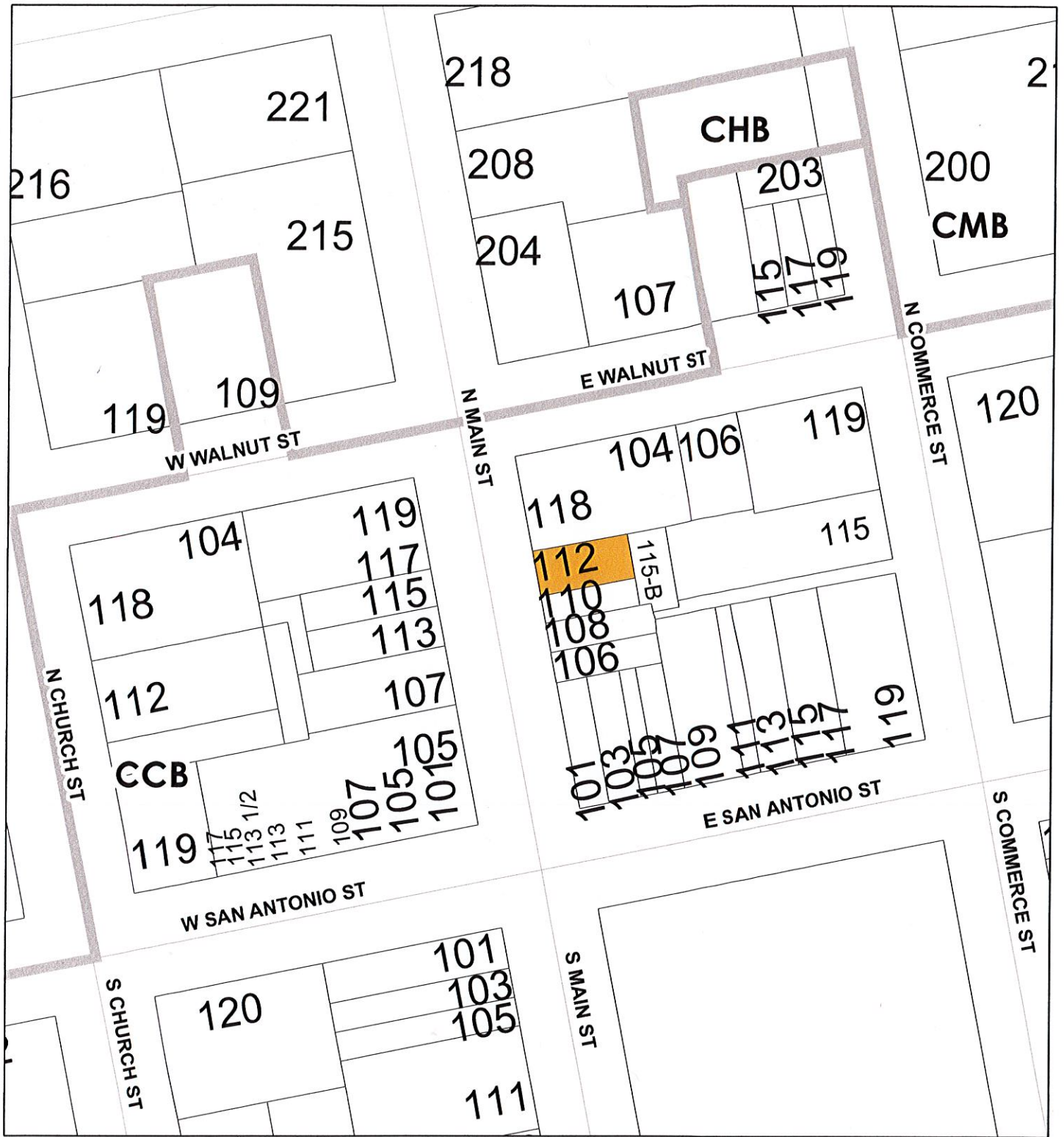
8. Adjournment.

*Commissioner Ramsey moved to adjourn the meeting, and Commissioner Thuerwaechter seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:27 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Yvette Aguado, Recording Secretary

\_\_\_\_\_  
\_\_\_\_\_, Chairman



**CFA-23-37**

112 N MAIN ST

VARIOUS INTERIOR IMPROVEMENTS



 Subject Property

 Zoning Boundary

scale 1" = 100'

# STAFF REPORT

# CERTIFICATE FOR ALTERATION

## CASE SUMMARY

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STAFF: Evan Olszewski, Planner  
REPORT DATE: December 13, 2023  
MEETING DATE: December 20, 2023  
APPLICANT'S REQUEST: Various interior improvements  
STAFF RECOMMENDATION: **Approval**  
CONDITIONS: None

CASE NUMBER: CFA-23-37

## BACKGROUND DATA

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APPLICANT: Ronda Reagan  
OWNER: 7G Texan LLC, c/o Ronda Reagan  
SITE LOCATION: 112 North Main Street  
LEGAL DESCRIPTION: Part of Lot 6, Block 23, Original Town of Lockhart  
EXISTING USE OF PROPERTY: Commercial  
PROPOSED USE OF PROPERTY: Same as above  
ZONING CLASSIFICATION: CCB (Commercial Central Business)

## ANALYSIS OF ISSUES

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**PROJECT DESCRIPTION:** The applicant proposes various interior improvements inside the existing building for the purposes of a Tax Abatement application submission, (TA-23-02), also on the agenda of the Commission's December 20, 2023 meeting. According to Section 28-21(b) of the Historic Districts and Landmarks Ordinance, any enhancements qualifying for a tax abatement, whether interior or exterior, require a review and Certificate for Alteration by the Commission. The interior improvements include reorganizing interior walls, expanding the bathrooms to be ADA-compliant, connecting the subject property to the adjacent building under the same ownership by re-opening a boarded archway and installing a door, and installing a 208 square foot stage and accompanying lighting. The changes will include the necessary plumbing and electrical upgrades to support the new facilities. Detailed information and drawings are enclosed with your agenda packet materials. A Specific Use Permit was approved by the Planning and Zoning Commission on March 23, 2022, on this property for the Bar and Special Events Center uses. The proposed improvements are the next step in implementing the approved uses.

**COMPATIBILITY:** The proposed improvements are entirely interior and do not affect the exterior of the building. Additionally, some original building materials and the existing interior ghost sign are creatively reused and preserved. No compatibility issues or changes to the character of the downtown Historic District are expected from the overall project.

**COMPLIANCE WITH STANDARDS:** Although there are no design guidelines for the proposed improvements in the Historic Districts and Landmarks Ordinance, the improvements are subject to approval of this Certificate for Alteration due to the tax abatement proposal, as well as the issuance of building permits, electrical permits, and any other necessary permits.

**ALTERNATIVES:** None necessary.

**PLAN & DESCRIPTION OF IMPROVEMENTS, ENHANCEMENT, REHABILITATION, And/or PRESERVATION WORK FOR TAX ABATEMENT AND SITE PLAN (PLANS) Showing Existing Improvements:**

The first page of the plans attached show the current layout and interior features. There is existing mechanical including central air and heat, plumbing and electrical and lighting. It is believed the existing HVAC is enough to service the building. There are four existing ceiling fans and eight existing lights from the ceiling in the main area that will stay. All controls for these will be moved to the mechanical room and away from the public. New light switches will be added to the two bathrooms, the mechanical room (formerly my private real estate office) and the Green Room (formerly my real estate conference room). The doorway between these two rooms will be closed up as part of the existing wall as shown on the second page of the plans as New Floor Plan.

A wall is being added in the front. It is 10-feet tall and six feet from the front exterior wall. A 17'4" x 12' x 2' stage will be added. The existing bathroom fixtures (sink and toilet) stay in place. Just the wall will be moved to make the bathroom 5'8" wide (ADA). A new women's bathroom will be constructed with 2 stalls (one ADA). It is important to point out that a plumbing chase wall will be built on the north wall taking in the tension cable.

The existing back and front doors remains the same as do the front and back emergency exit signs.

The arch between 112 and 110 will be opened back up and custom made glass doors will be installed between the two buildings.

Some electrical work will be moved from the floor area, moving most of it up very high, near the ceiling. The "ghost sign" will be lit from above to feature it. The concrete floors and the ceilings will remain the same. Any of the 2x12" original floor joists now being used as walls, will be salvaged and added to the completion of the back wall behind the stage.

**BUDGET:**

Construction Contractor: Solis Construction	Estimated	\$ 45,000
Electrical by Angel Ramirez Electric	Estimated	\$ 4,500
Permits & Fees:		
Asbestos Estimated		\$ 800
City Permits Estimated		\$ 500
<b>ESTIMATED VALUE at COMPLETION:</b>		<b>\$ 210,600</b>

**CONSTRUCTION TIME LINE:** Start in January 2024; completion by March 2024.

## **CURRENT & PROPOSED USE OF 112 N. MAIN ST:**

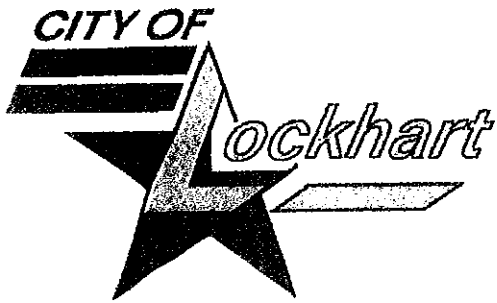
The building has been vacant since April 2022. I purchased it in 2014. I leased it as an antique shop and maintained about 300 square feet inside at the back right as my real estate office. I now home office about 97% of the time.

In March 2022, I applied for a Specific Use Permit (SUP-22-05) to all a Bar and a Special Events Facility at 110-112 N. Main Street and it was granted (copy herein).

The proposed idea is to use the facility at 112 N. Main with several scenarios:

1. A rental venue for such things as Chisholm Trail Class Reunions, small weddings, private parties, educational presentations (classes), etc. Note: the doors between 112 and 110 will be closed and locked. Alcohol will be provided by The PEARL with portable bar set up.
2. The PEARL will host live music events on Saturdays. Once per quarter, we will host a top name band and charge a cover for attendance. Both 110 and 112 will be open and guests will be able to move back and forth between the buildings. This may be a standing room only event.
3. The PEARL will host Listening Room Musicians once a quarter. These events will be row seating with folding chairs lined up. There will be a portable bar brought in by The PEARL using our TABC license.
4. The PEARL will host a dance band once a month on Saturday. No cover or a very low priced one, like \$5 per person. The seating will be along the North wall, Front wall, and standing on the South wall at a drink ledge. The doors will be open between both buildings.

NOTE: This building will only be open Saturday's and possibly a Sunday now and then. The Green Room will also serve as my real estate brokerage office by appointment only. I will have a table and 4 chairs and one file cabinet in that room.



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(512) 398-3461 • FAX (512) 398-5103  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

March 24, 2022

Ronda Reagan  
412 W. San Antonio St.  
Lockhart, TX 78644

[rreagan2@gmail.com](mailto:rreagan2@gmail.com)

Dear Ms. Reagan:

On March 23, 2022, the Lockhart Planning and Zoning Commission APPROVED your request for a Specific Use Permit (SUP-22-05) to allow a Bar and a Special Events Facility on your property zoned CCB Commercial Central Business District and located at 110-112 North Main Street.

If you have any questions, I may be contacted by phone at 512-376-2454, or by e-mail at [dgibson@lockhart-tx.org](mailto:dgibson@lockhart-tx.org).

Cordially,

A handwritten signature in black ink that reads "Dan Gibson". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

Dan Gibson, AICP  
City Planner







**TEXAS CAD  
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BOX 1138  
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**RONDA REAGAN**  
112 N MAIN ST.  
LOCKHART, TEXAS  
512-757-1121

Revisions  
No. Date  
Rev. Date

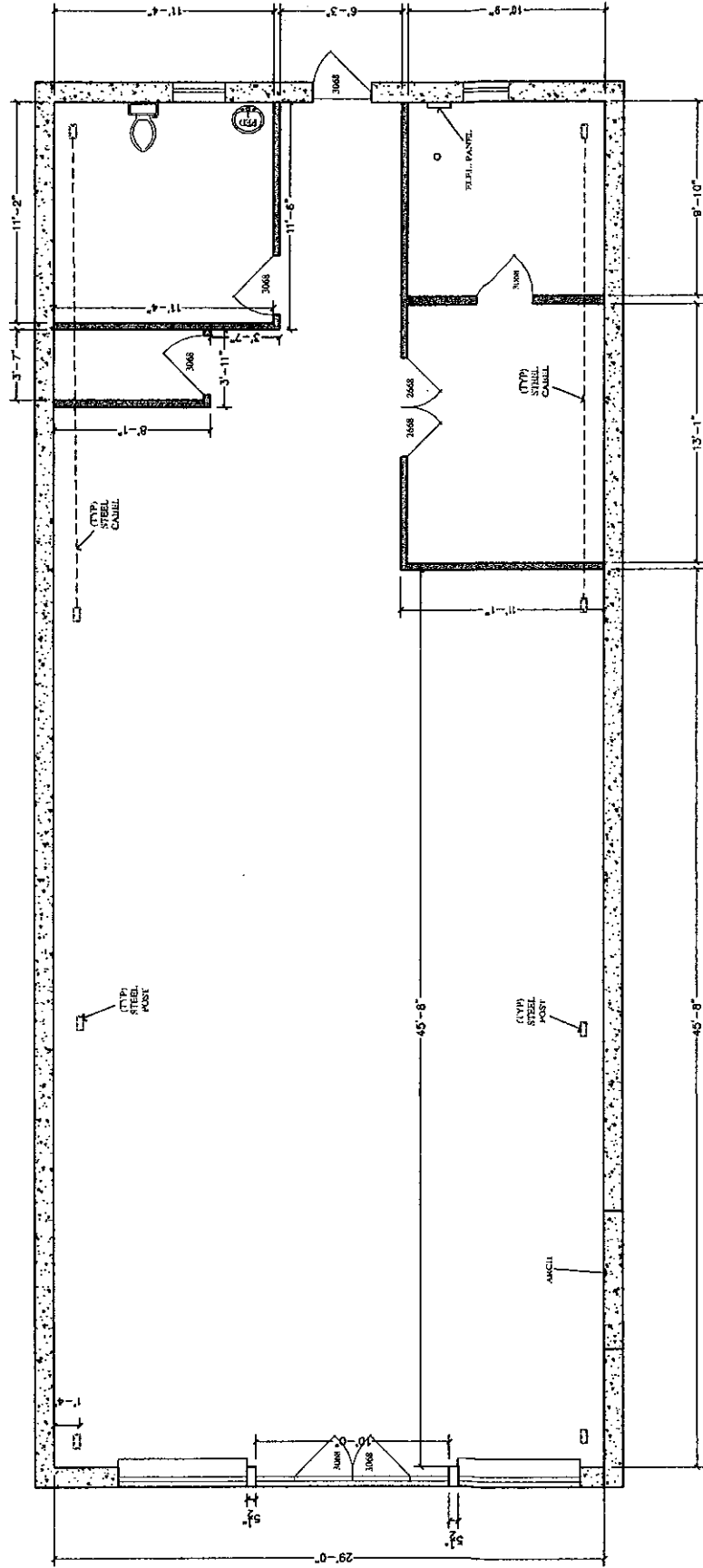
ISSUE DATE: 11/20/23

CHKD BY:  
T.Cad

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T.Cad

**ORG. FLOOR PLAN**  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

**A1**



**ORIGINAL PLAN**  
SCALE: 1/4" = 1'-0"



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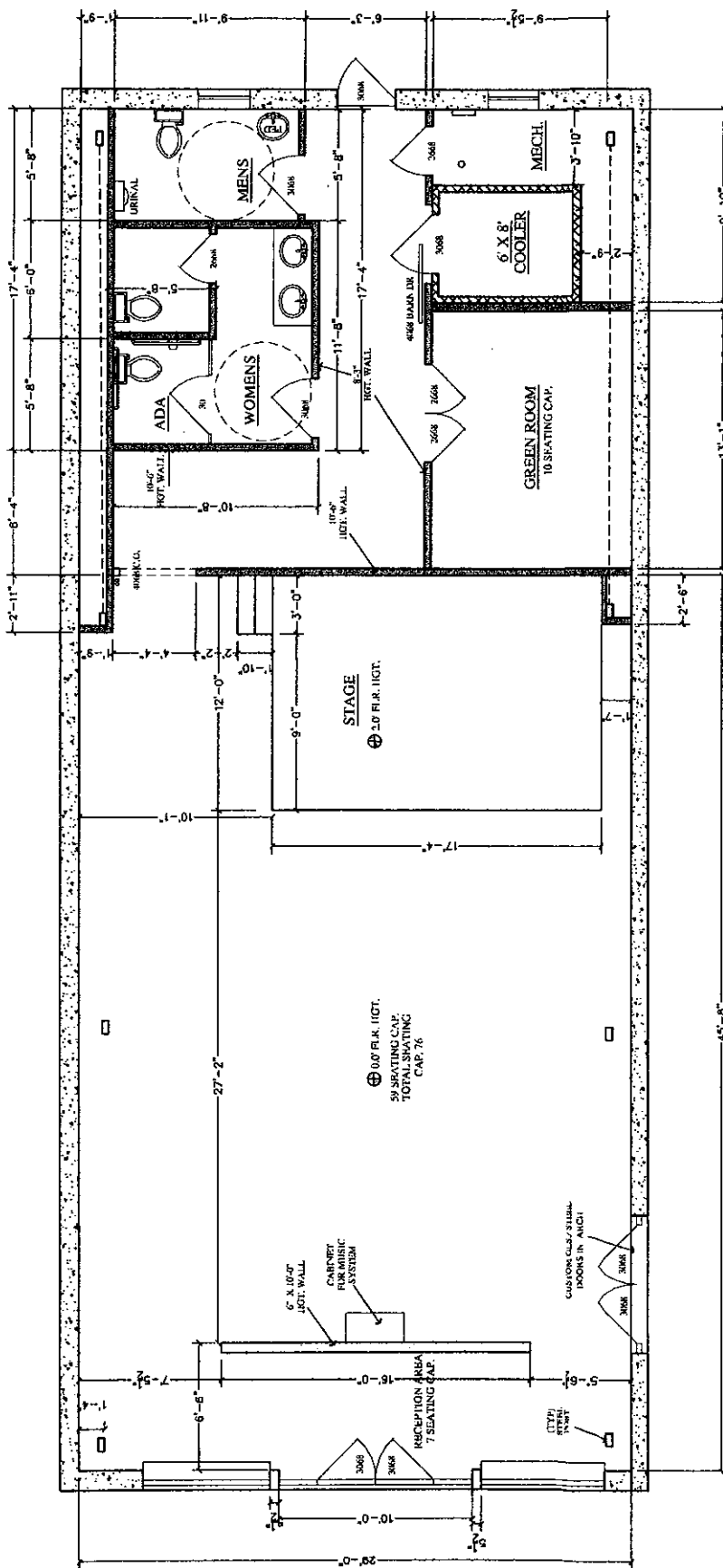
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 By \_\_\_\_\_  
 Issue Date: 11/29/23

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 TACSB  
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 TACSB

**NEW FLOOR PLAN**  
 RONDA REAGAN  
 112 N MAIN ST.  
 LOCKHART, TEXAS

**A2**



**NEW FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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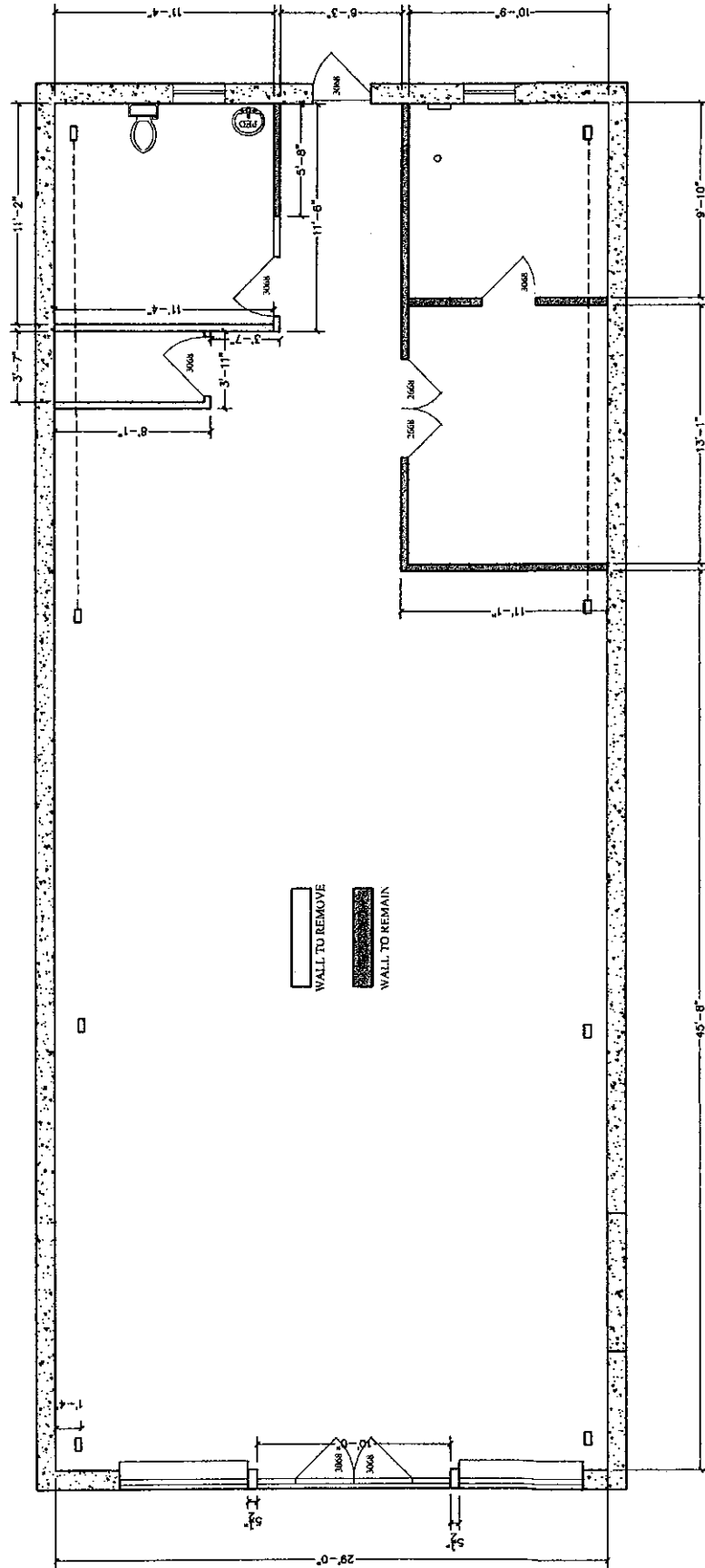
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512-757-1121

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No. Date  
By Date  
ISSUE DATE: 11/29/23

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DRAWN BY:  
TJCcd

**TEAR OUT PLAN**  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

**A3**



**TEAR OUT PLAN**  
SCALE: 1/4" = 1'-0"



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 TJC:cd

ADA NOTES  
 RONDA REAGAN  
 112 N MAIN ST.  
 LOCKHART, TEXAS

A4

**604.3.1 Size of Clearances at Water Closets**  
 The required clearance around the water closet shall be provided to overlap the water closet. The required clearances shall be provided at the front, side, and rear of the water closet. The required clearances shall be provided at the front, side, and rear of the water closet. The required clearances shall be provided at the front, side, and rear of the water closet.

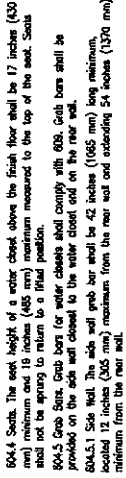


Figure 604.3.1 Size of Clearances at Water Closets

**604.3.2 Grab Bars**  
 Grab bars for water closets shall comply with 605. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

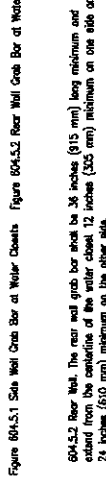


Figure 604.3.2 Grab Bar at Water Closets

**604.3.3 Rear Wall**  
 The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

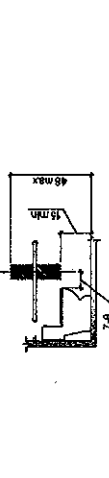


Figure 604.3.3 Rear Wall Grab Bar at Water Closets

**603 Toilet and Bathing Rooms**  
 603.2 Clearances. Clearances shall comply with 603.2.  
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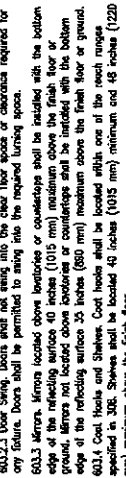


Figure 603.2 Toilet and Bathing Rooms

**604 Water Closets and Toilet Compartments**  
 604.1 Location. The water closet shall be positioned with a wall or partition to the rear and to the side. The water closet shall be positioned with a wall or partition to the rear and to the side. The water closet shall be positioned with a wall or partition to the rear and to the side.

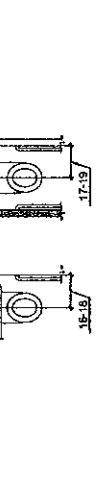


Figure 604.1 Water Closets and Toilet Compartments

**604.2 Water Closet Location**  
 604.2.1 Size. Clearances around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

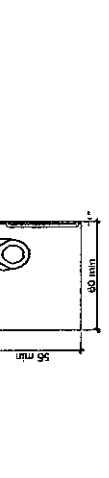


Figure 604.2 Water Closet Location

**605 Urinals**  
 605.2 Height and Depth. Urinals shall be the side-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (343 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

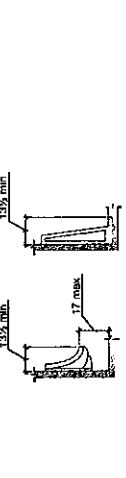


Figure 605.2 Height and Depth of Urinals

**605.3 Clear Floor Space**  
 A clear floor or ground space complying with 305 positioned for forward approach shall be provided.  
 605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 305.

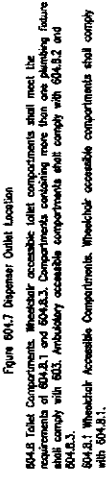


Figure 605.3 Clear Floor Space

**604.8 Toilet Compartments**  
 604.8.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall and 56 inches (1420 mm) deep minimum for wall hung water closets and 54 inches (1370 mm) deep minimum for floor mounted water closets. The depth of the compartment shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall and 56 inches (1420 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

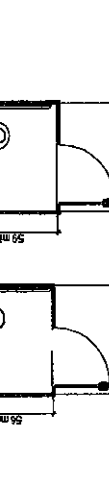


Figure 604.8 Toilet Compartments

**604.8.1.1 Size of Wheelchair Accessible Toilet Compartment**  
 604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) between the door side of the compartment and any obstruction. When located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door full complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

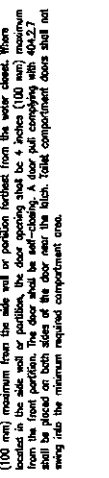


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

ADA NOTES

SCALE: 1/4" = 1'-0"



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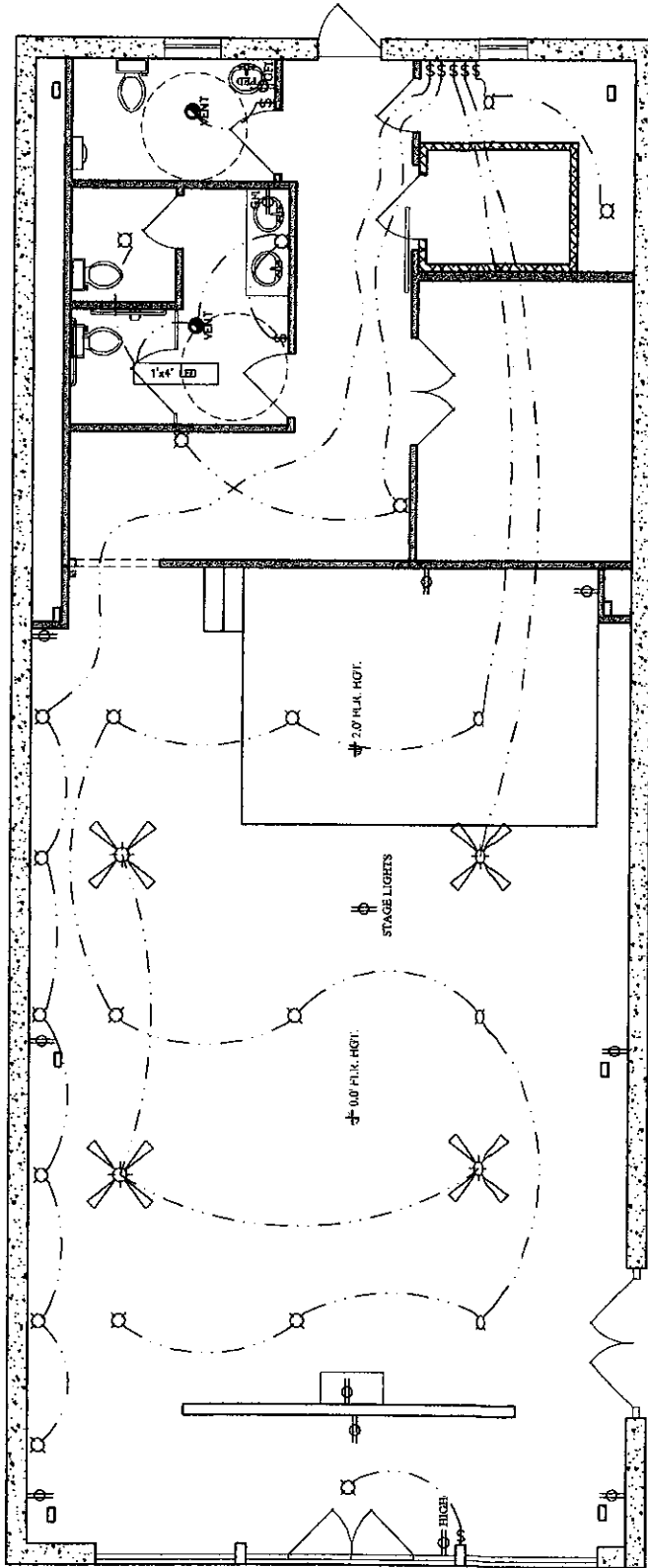
Revisions  
No. \_\_\_\_\_ Date \_\_\_\_\_  
By \_\_\_\_\_ Date \_\_\_\_\_  
ISSUE DATE: 11/20/23

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TJ Cad  
DRAWN BY:  
TJ Cad

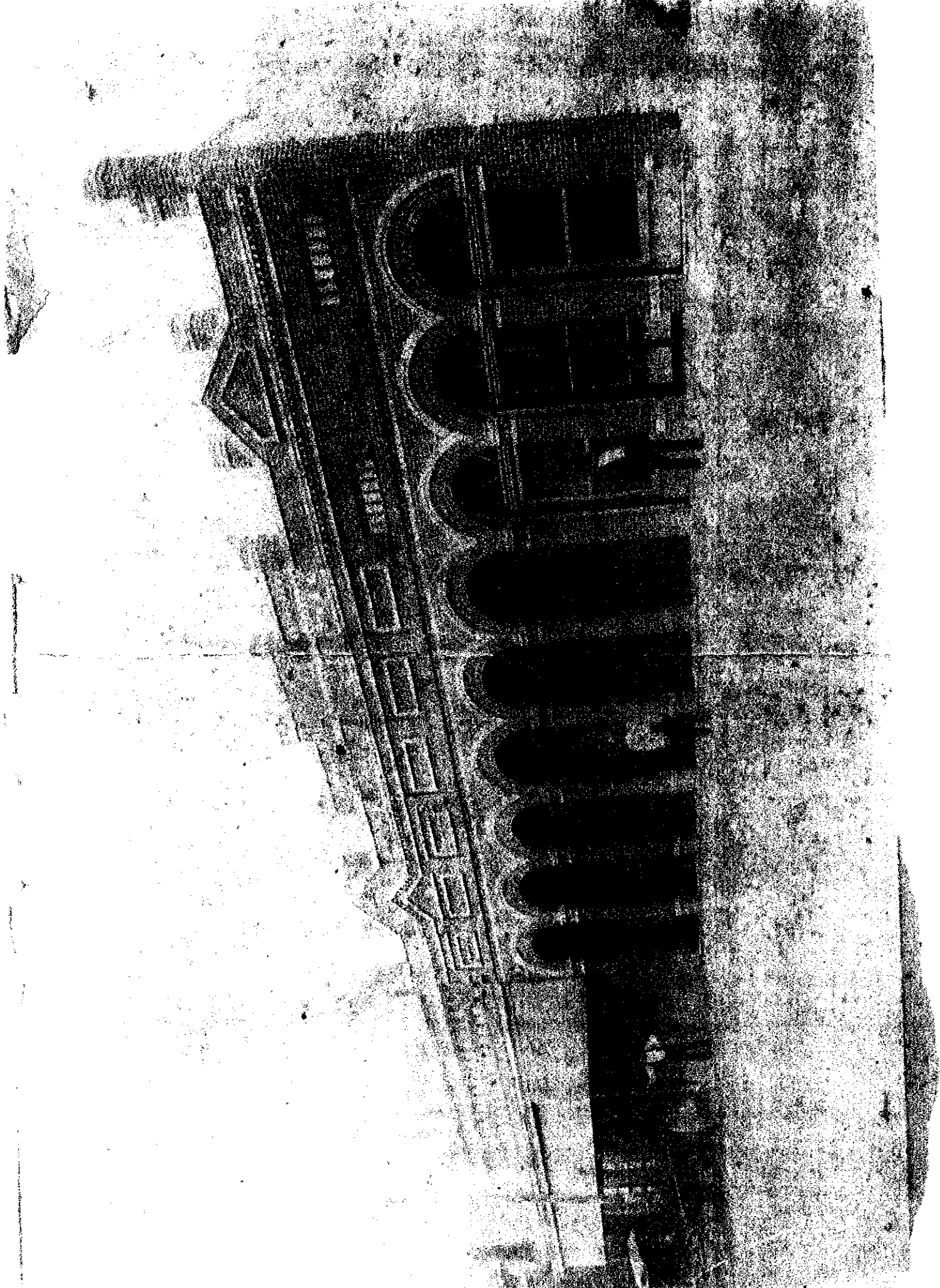
ELECTRICAL PLAN  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

**A5**

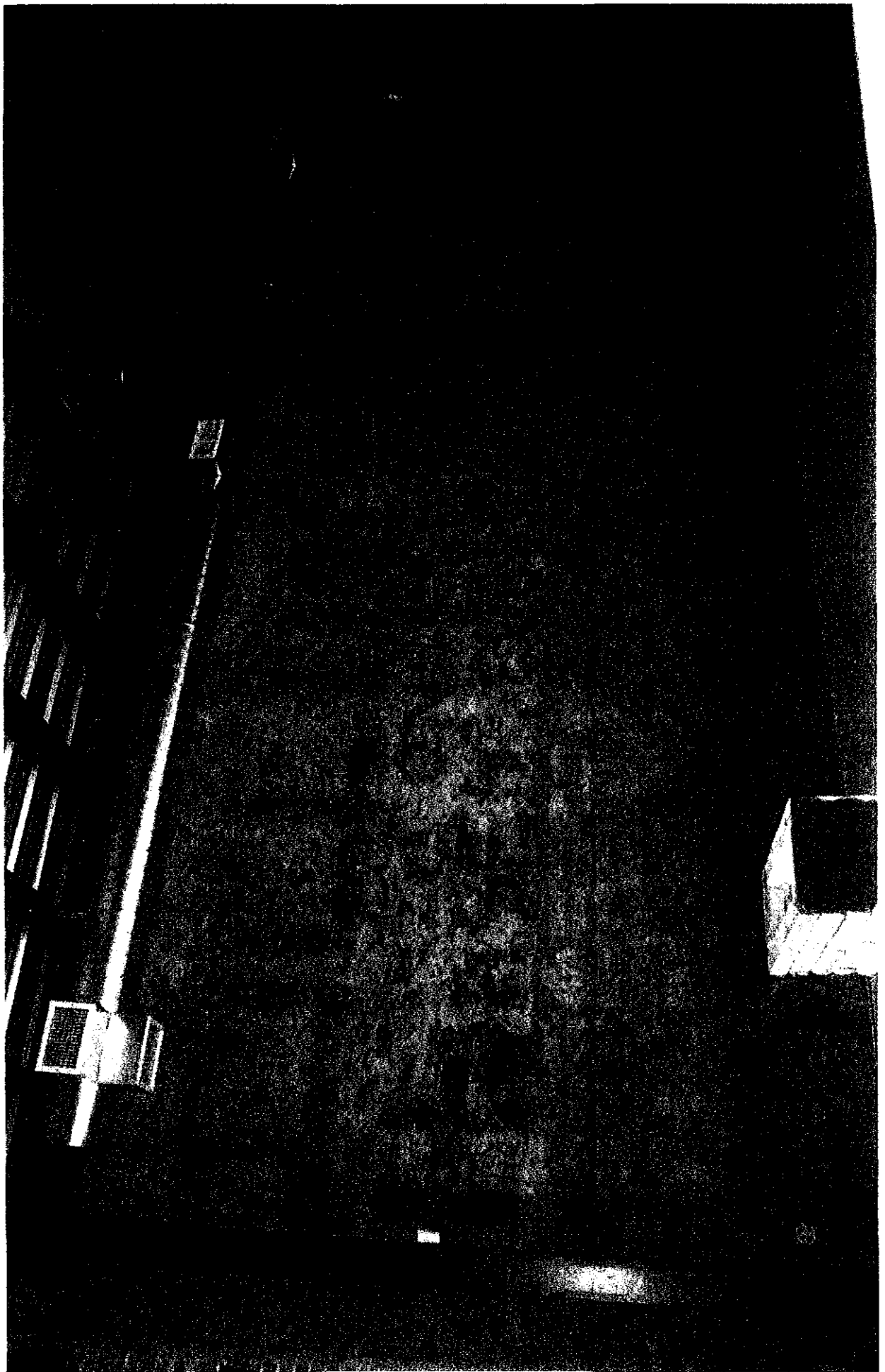
SYMBOL SCHEDULE	
	CEILING FAN W/ LIGHT
	WALL MOUNTED DIMMER IN J.A.WITCH
	WALL MOUNTED DUPLEX OUTLET
	RECESSED WALL MOUNTED IN-CEILING OUTLET



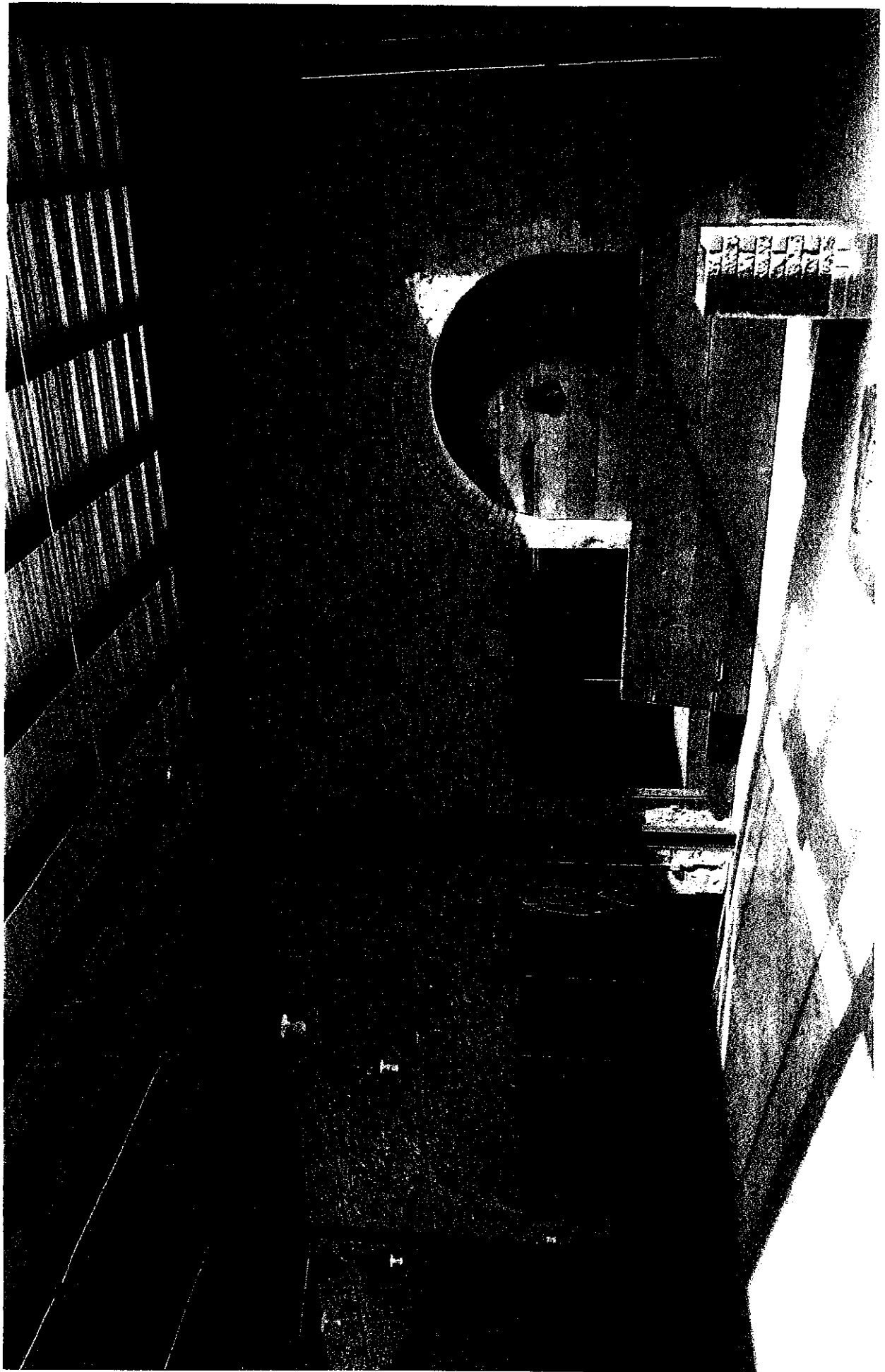
**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"















# Lockhart TEXAS

## CERTIFICATE FOR ALTERATION APPLICATION

CFA-23-37

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

### APPLICANT / PROPERTY OWNER

APPLICANT NAME Ronda Reager

ADDRESS 412 W. San Antonio

DAY-TIME TELEPHONE 512-757-1121

Lockhart, TX 78644

E-MAIL rreager2@gmail.com

OWNER NAME 76 Texas

ADDRESS Same

DAY-TIME TELEPHONE (Same)

E-MAIL (Same)

PERSON DOING WORK Golis Constructor

ESTIMATED COST \$49,900

### PROPERTY

LEGAL DESCRIPTION O.T. Lockhart, Block 23, Lot Pt 6

ADDRESS 112 N. Main St. ZONING CLASSIFICATION CCB

### GENERAL INFORMATION

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, area, or district, as viewed from the exterior (Ord. 93-19, Sec. 11 and 12). A CFA is also required for interior work affecting load-bearing walls. A City Sign Permit and/or City Building Permit may also be required by City Code. **Only fully completed applications will be accepted.**

### PROJECT DESCRIPTION AND ATTACHMENTS

PLEASE INCLUDE PHOTOS OF THE PROJECT AREA WITH THE APPLICATION, AS WELL AS A DIAGRAM(S) OF THE PROPOSED WORK WITH DIMENSIONS, MATERIALS, METHOD OF ATTACHMENT TO THE BUILDING (IF APPLICABLE), TECHNICAL SPECIFICATIONS, ETC. THE DIAGRAM MAY BE HAND-DRAWN. ALL ATTACHMENTS MUST BE IN 8.5" X 11" FORMAT. PROVIDE A DESCRIPTION OF THE PROPOSED WORK HERE:

\_\_\_\_\_  
\_\_\_\_\_

**APPLICATION FEE OF \$50.00, payable to the City of Lockhart**      Receipt Number: R01203792

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.

APPLICANT SIGNATURE Ronda Reager      DATE 12/6/23

PROPERTY OWNER SIGNATURE Ronda Reager      DATE 12/6/23

HISTORICAL PRESERVATION COMMISSION APPROVAL \_\_\_\_\_      DATE \_\_\_\_\_

# CERTIFICATE FOR ALTERATION- SCOPE OF WORK QUESTIONNAIRE

This form must be completed by the applicant for a Certificate for Alteration. The Lockhart Historical Preservation Officer (HPO) shall independently verify all information provided on the application and attached questionnaire. The HPO shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. Additional information may be needed to complete the application and review process. Final review and action on the application for the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting is required. Any required explanations to answers given shall be attached. The proposed improvements represented on this application will be the limit of construction and alteration work undertaken.

**Construction shall not begin prior to authorization by the approval of the Certificate for Alteration.**

Yes No Verified

## SCOPE OF WORK QUESTIONS

### Section One

- |      |   |              |           |   |
|------|---|--------------|-----------|---|
| (PA) | ✓ | <del>⊗</del> | <u>40</u> | 1. Is this application for construction or alteration on or at a property which is in a Historic District or a City-designated Historic Landmark? What is its zoning designation? <u>CCB</u><br>Check one: Historic Landmark <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> |
|      | ✓ |              | <u>40</u> | 2. Is this application for any construction or alteration work that is <b>NOT</b> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?  |
|      |   | ✓            | <u>40</u> | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?  |
|      |   | ✓            | <u>40</u> | 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

- |  |   |   |           |   |
|--|---|---|-----------|---|
|  | ✓ |   | <u>40</u> | 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? _____  |
|  |   | ✓ | <u>40</u> | 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?  |
|  | ✓ |   | <u>40</u> | 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.) |
|  |   | ✓ | <u>40</u> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____<br>Has any work actually started? <input type="checkbox"/> Describe: _____   |

### Section Three

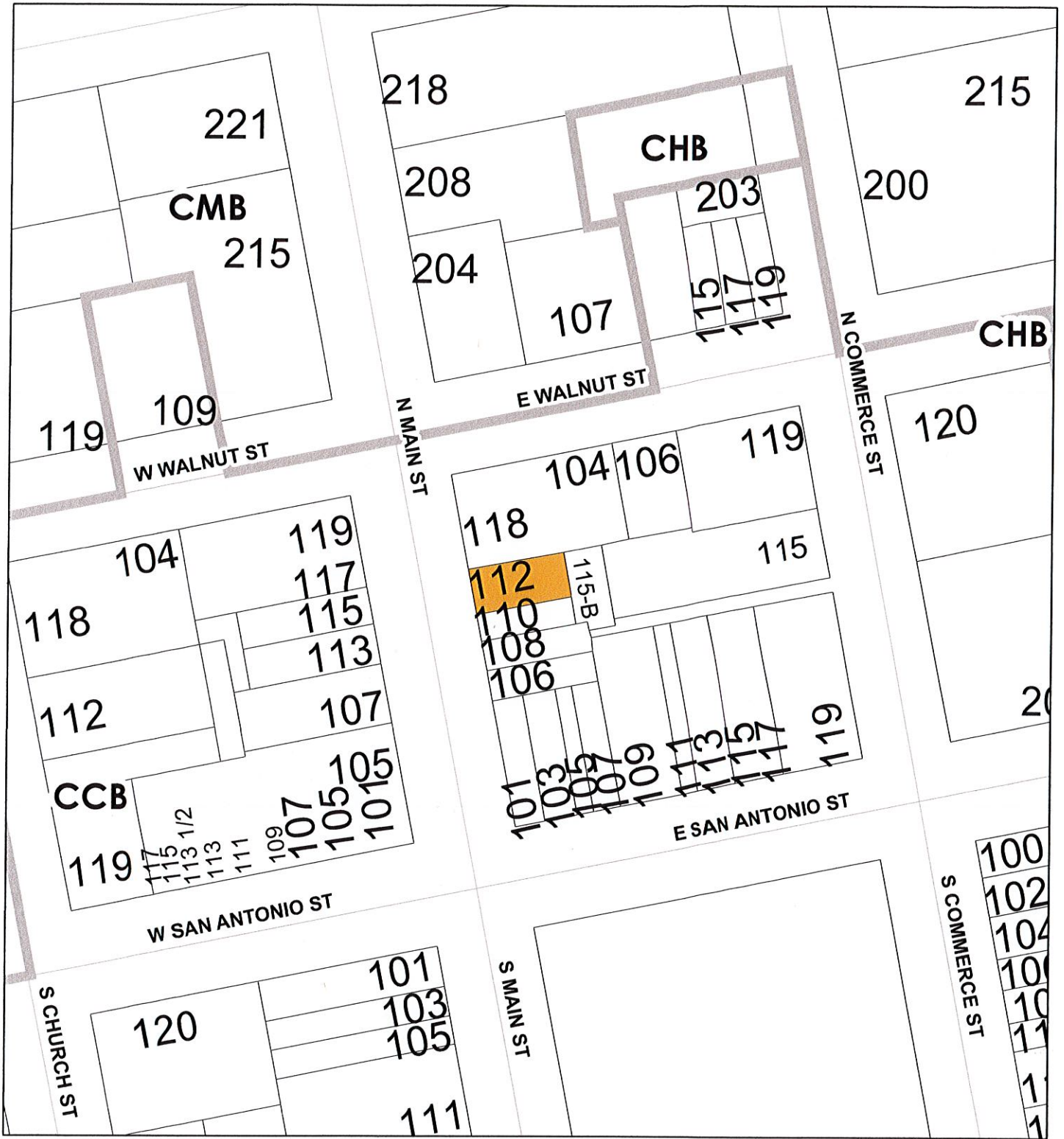
- |  |   |   |           |   |
|--|---|---|-----------|---|
|  | ✓ |   | <u>40</u> | 1. Will the construction or alteration covered by this application make a physical change to any design elements, features, or finishes visible from the exterior of the property?                |
|  |   | ✓ | <u>40</u> | 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? |
|  |   | ✓ | <u>40</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?  |
|  |   | ✓ | <u>40</u> | 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?                |
|  |   | ✓ | <u>40</u> | 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?                                 |

Scope of Work Questions Verified By: EVAN OLSZEWSKI

Date of Verification: 12/13/2023

Certificate No. CFA-23-37 Date Submitted 12/7/23

**Please Note:** 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.



**TA-23-02**

112 N MAIN ST

VARIOUS INTERIOR IMPROVEMENTS



Subject Property



Zoning Boundary

scale 1" = 100'

**CASE SUMMARY**

---

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW*

CASE NUMBER: TA-23-02

REPORT DATE: December 14, 2023

HISTORICAL PRESERVATION COMMISSION DATE: December 20, 2023

CITY COUNCIL DATE: *Pending*APPLICANT'S REQUEST: Various interior improvements (see Project Description below)STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None

HISTORICAL PRESERVATION COMMISSION RECOMMENDATION: *Pending***BACKGROUND DATA**

---

APPLICANT: Ronda Reagan

OWNER: 7G Texan LLC, c/o Ronda Reagan

SITE LOCATION: 112 North Main Street

LEGAL DESCRIPTION: Part of Lot 6, Block 23, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: Same as above

ZONING CLASSIFICATION: CCB (Commercial Central Business)

**ANALYSIS OF ISSUES**

---

**PROJECT DESCRIPTION:** The applicant proposes various interior improvements to an existing commercial building in the Historic District, and has requested a Tax Abatement for municipal taxes with the attached application. The improvements will also be considered by the Commission through a Certificate for Alteration (CFA-23-37) at the same meeting on December 20, as all enhancements qualifying for a tax abatement, whether interior or exterior and including ordinary maintenance, require a review and Certificate for Alteration by the Commission (Historic Districts and Landmarks Ordinance Section 28-21(b)). The proposed improvements include reorganizing interior walls, expanding the bathrooms to be ADA-compliant, connecting the subject property to the adjacent building under the same ownership by re-opening a boarded archway and installing a door, and installing a 208 square-foot stage and accompanying lighting. The changes will include the necessary plumbing and electrical upgrades to support the new facilities. A Specific Use Permit was approved by the Planning and Zoning Commission on March 23, 2022, for a Bar and Special Events Center on both the subject property and the applicant's adjacent property to the south at 110 North Main Street. The subject property, once the improvements are complete, will primarily feature special events, with a portable bar operated by The Pearl establishment to occasionally be brought to the property for certain events. Detailed information and drawings are enclosed with your agenda packet materials.

**COMPATIBILITY:** The proposed improvements are limited to the building's interior and do not impact the exterior. Additionally, some original building materials and the existing interior ghost sign will be creatively reused and preserved. No compatibility issues or changes to the character of the downtown Historic District are expected from the overall project.

**COMPLIANCE WITH STANDARDS:** A Certificate for Alteration for the proposed improvements will be considered by the Commission for this project, as discussed above, and a building permit, electrical permit, and any other necessary permits must first be secured, prior to beginning work. Staff has determined that the submitted tax abatement application meets the guidelines set forth in Section 28-22. A complete copy of the application packet, a copy of Chapter 28, Division 2 (Tax Abatement), and a summary of the tax abatement review procedure, including consideration by the City Council, are included with your agenda packet materials.

**ALTERNATIVES:** None necessary.

## **Affidavit of Historical Significance of the Structure:**

112 N. Main was constructed on a vacant lot in 1896. Financed by developer A.L. Brock, contracted Gus Birkner to build the actual structure. A copy of a very early photograph is attached prior to awnings/canopies being installed. The street is dirt and the porch is wood. Brock is shown in a suit walking in front of the three buildings shown which he had built. Birkner attached the new building to an existing exterior wall on the south side of Fields Stable. This rock wall still displays a "ghost sign" advertising Fields Stable. It is fairly well preserved as it has been protected from the elements since 1896, by now being an interior wall. This will be highlighted with lighting above. No alterations will be made to it. The writing reads:

**FIELDS STABLES**

**WAGONS SALE YARD**

**HORSES & BUGGLES BOUGHT & SOLD**

Otto Seeliger purchased the building and 110 N. Main for his farm implements, carriage showroom, gunsmith, blacksmith and wood...store (see attached photograph). The building at 112 is connected to 110 by an original arch that has been temporarily boarded closed. Seeliger's grandson Emil built Lockhart's first car-- "Seeliger's Special" behind the store in 1902, finishing it in 1904. He drove it downtown, scaring the women, some of whom fainted, and spooked the horses and mules leading carriages and wagons.

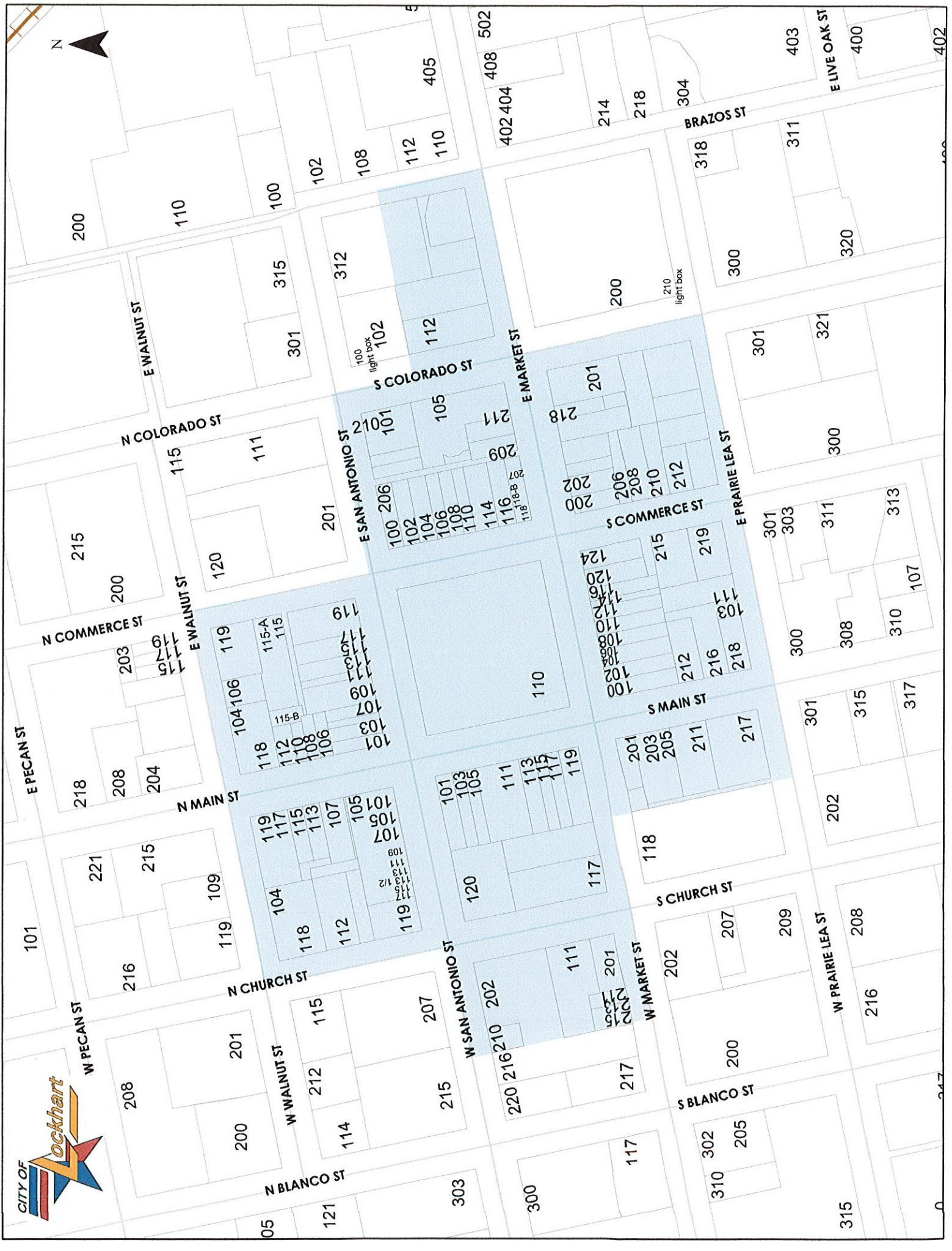
The building is in the Caldwell County/Lockhart Downtown National Historic District which was created in 1993, by City Ordinance (see Historic District map). The original nomination of buildings to the

National Register of Historic Places was completed in 1977, by Donaly Brice and Phillip Von Coyle.

The purpose of the Code of Ordinances Historic Districts & Landmark Regulations and Districts Sec 28-1. is to "Encourage and/or assist the property owners to rehabilitate, enhance, improve, maintain, protect and preserve landmarks and districts, which represent distinctive elements of Lockhart's architectural, cultural, social, economic, ethnic, and political heritage...."

This property has been vacant for almost two years. It is in need of tax relief.





100 light box  
102

210 light box

115-A  
115

115-B  
115

108  
109  
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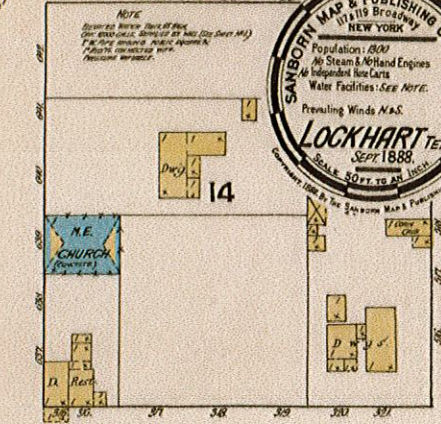
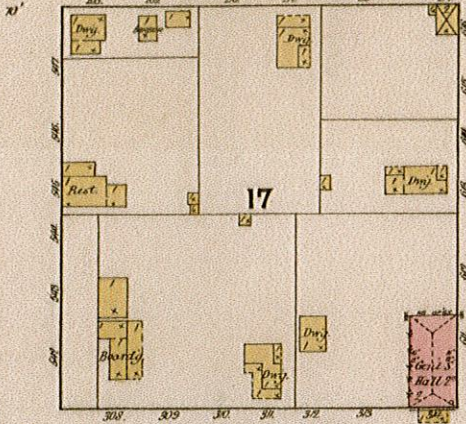
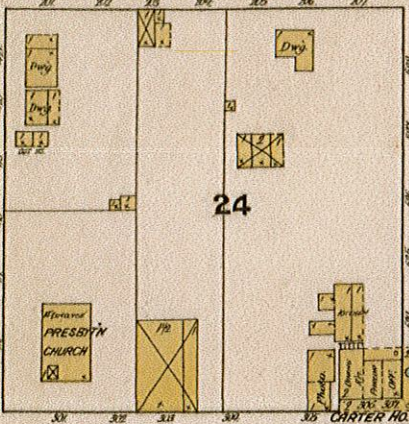
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ARKANSAS

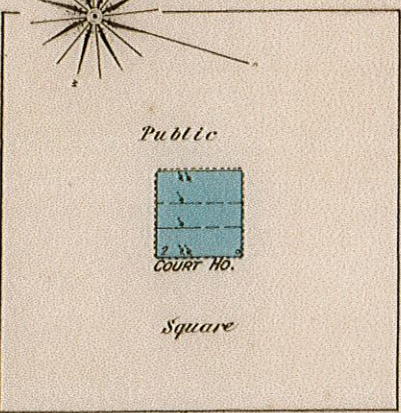
(2224)

NOV 9 1888  
3 1/2 x 7

**SAVORIN MAP & PUBLISHING CO. LIMITED**  
 Population: 600  
 1/2 Steam & 1/2 Hand Engines  
 & Independent Ice Plants  
 Water Facilities: SEE NOTE.  
 Prevailing Winds N.E.S.  
**LOCKHART TEX.**  
 Sept. 1888.  
 SCALE 1/4" = 20 FT. TO AN INCH.



GONZALES

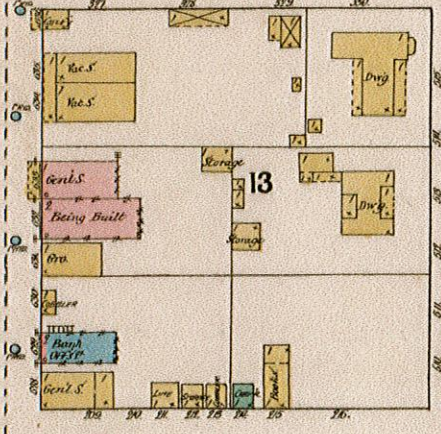
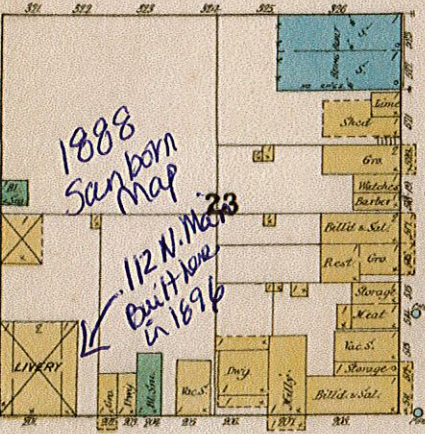


CHURCH

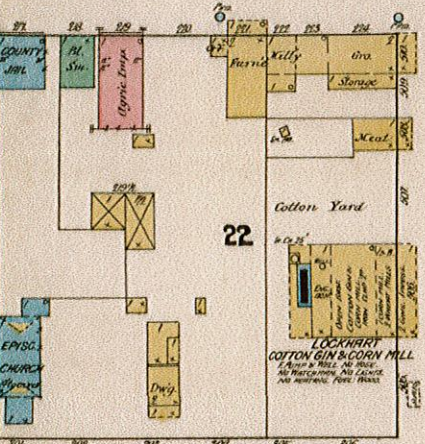
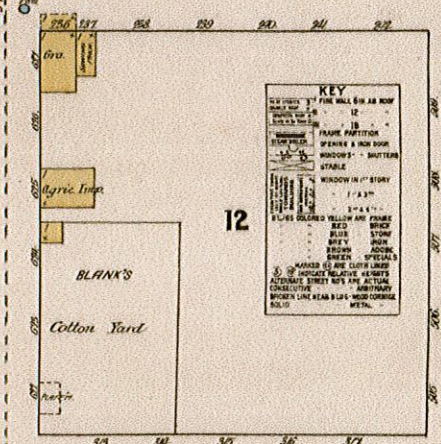
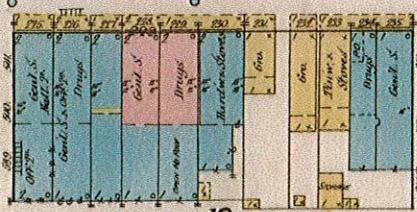
SAN ANTONIO

COLUMBIA

PECAN

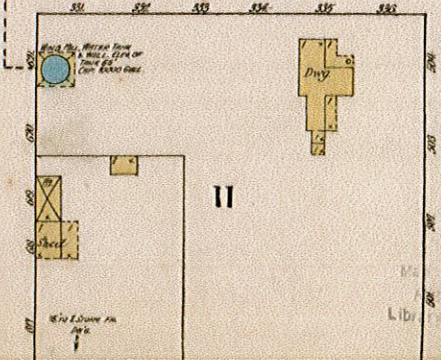
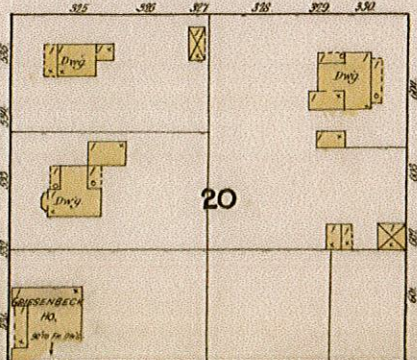
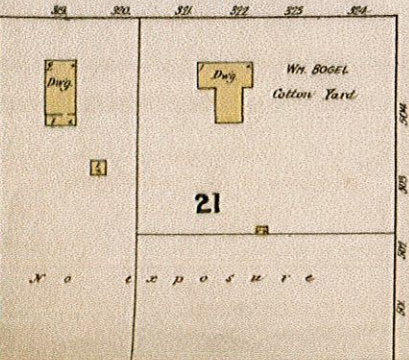


MAIN



LAFAYETTE

AV.



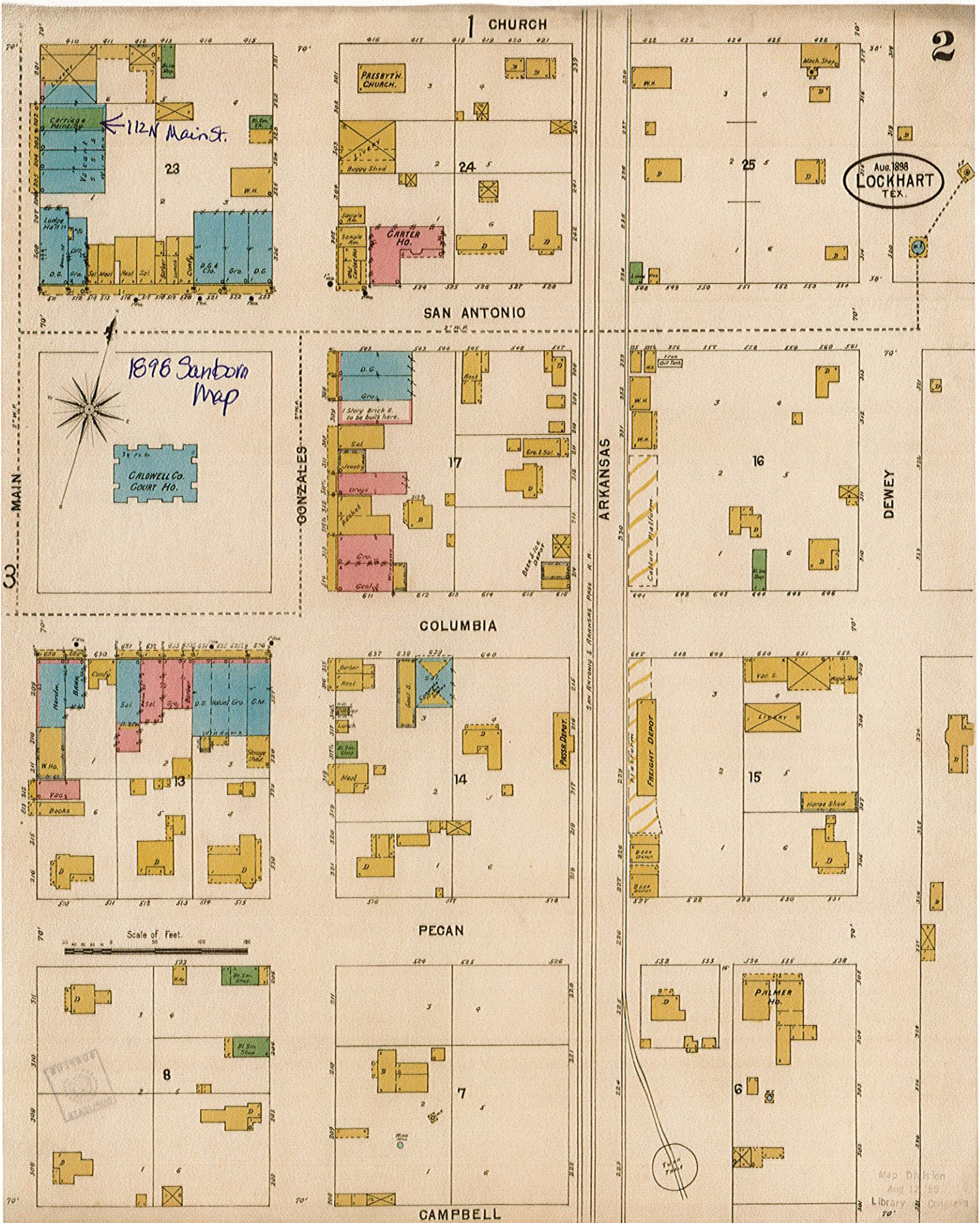
Scale of Feet



N92

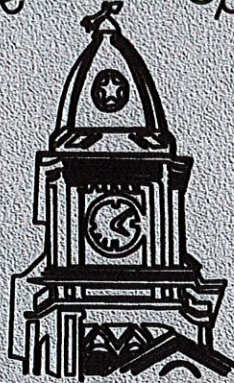
SHEET

SEE



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin

Time Well Spent



Lockhart, Texas

## Seeliger Buildings

110-112 N. Main

1896.

This building was built by Gus Birkner for A. L. Brock. The building was purchased by O. Seeliger for his carriage showroom.

On the north interior wall of the 112 building, the ghost sign "Field Stables" can still be seen.

A. F. Field owned a livery stable at this site from 1887-1907. The company functioned as a taxi service for the people of the town. It also provided horse-drawn street cars, which ran from the courthouse square to the railroad depot.

Time Well Spent



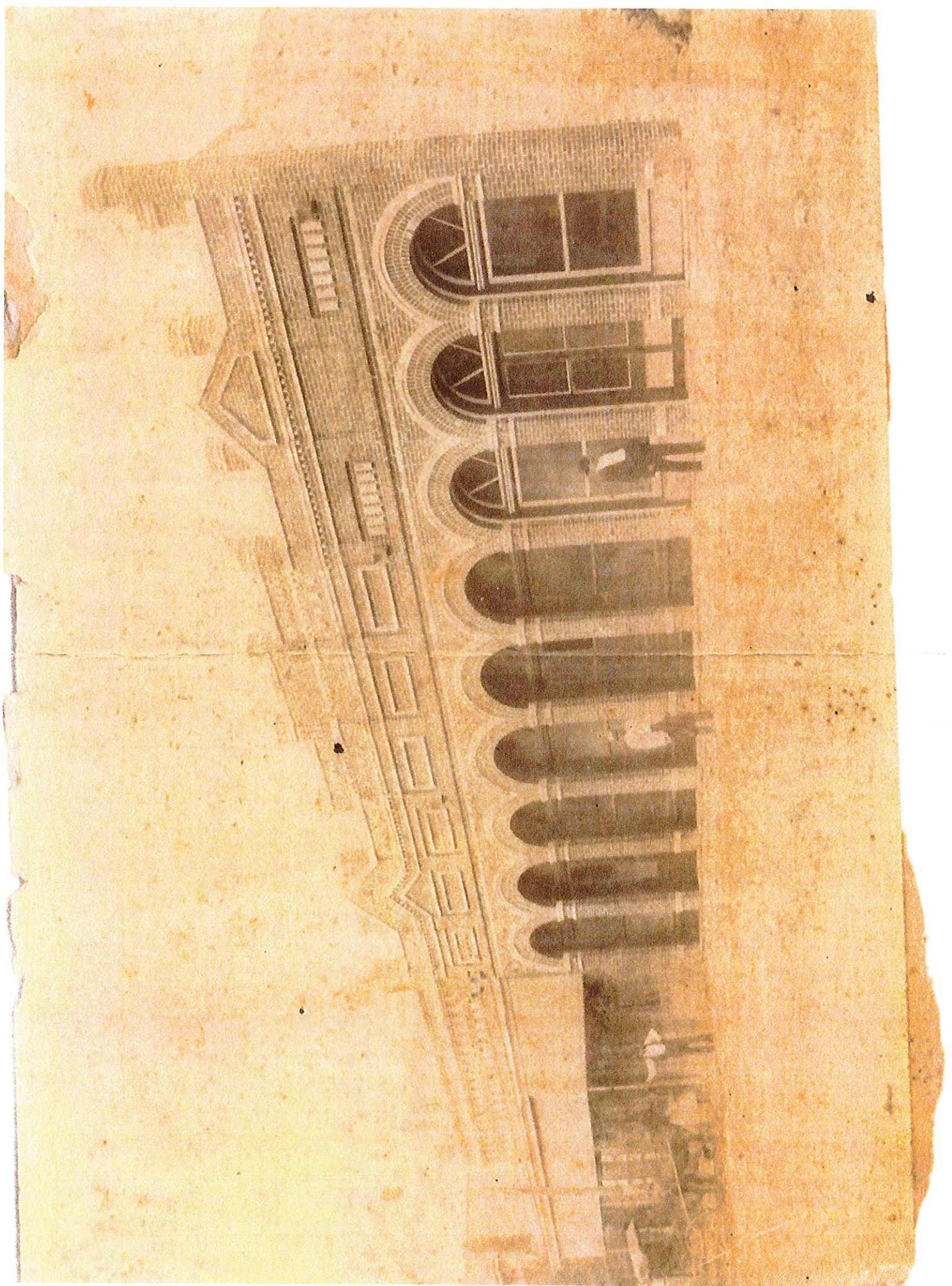
Lockhart, Texas

# Seeliger Buildings

106-108 N. Main

1896

These buildings were built by Gus Birkner for A. L. Brock. The building was bought by O. Seeliger for a farm implements store and blacksmith shop. In back of these buildings is where blacksmith Emil Seeliger handbuilt the "Seeliger Special", the first automobile in Lockhart.

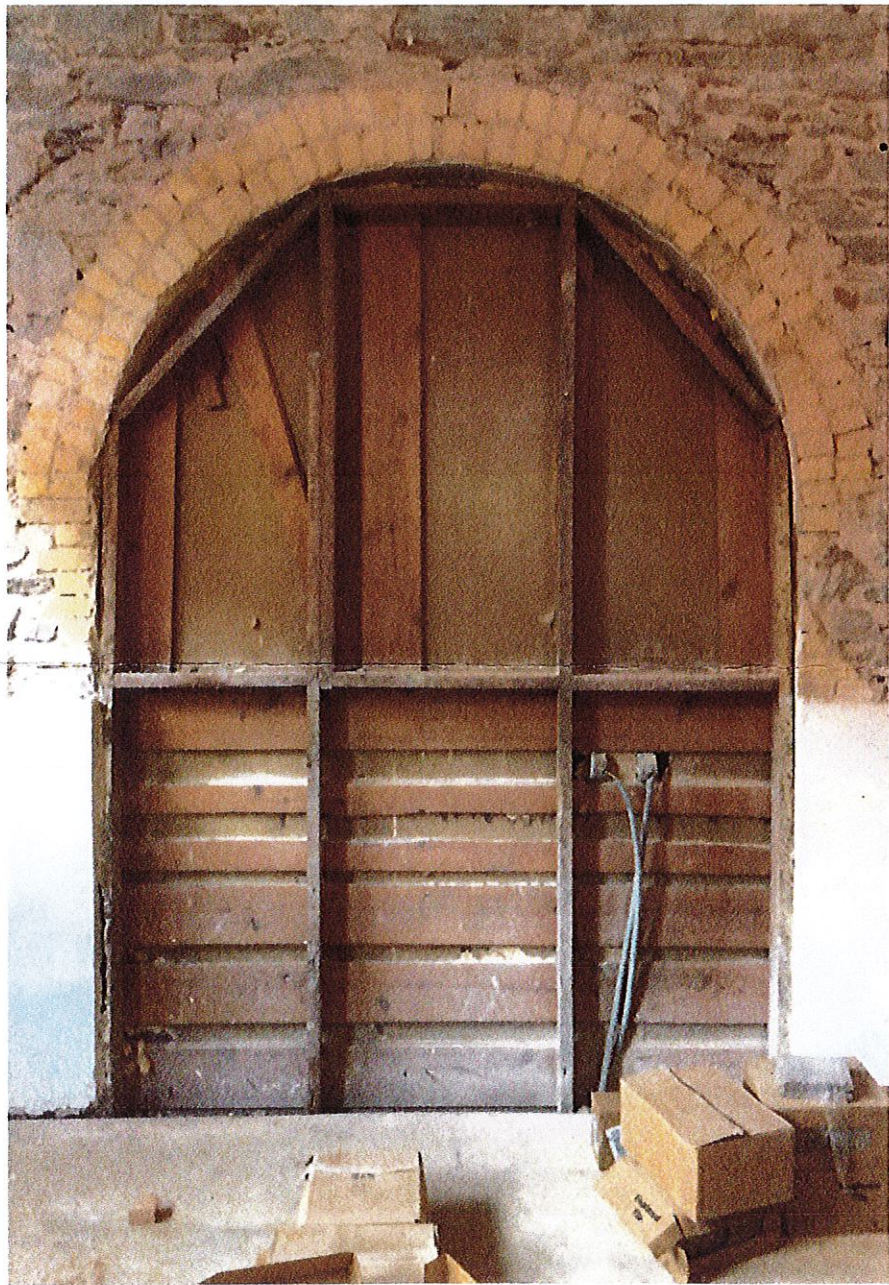


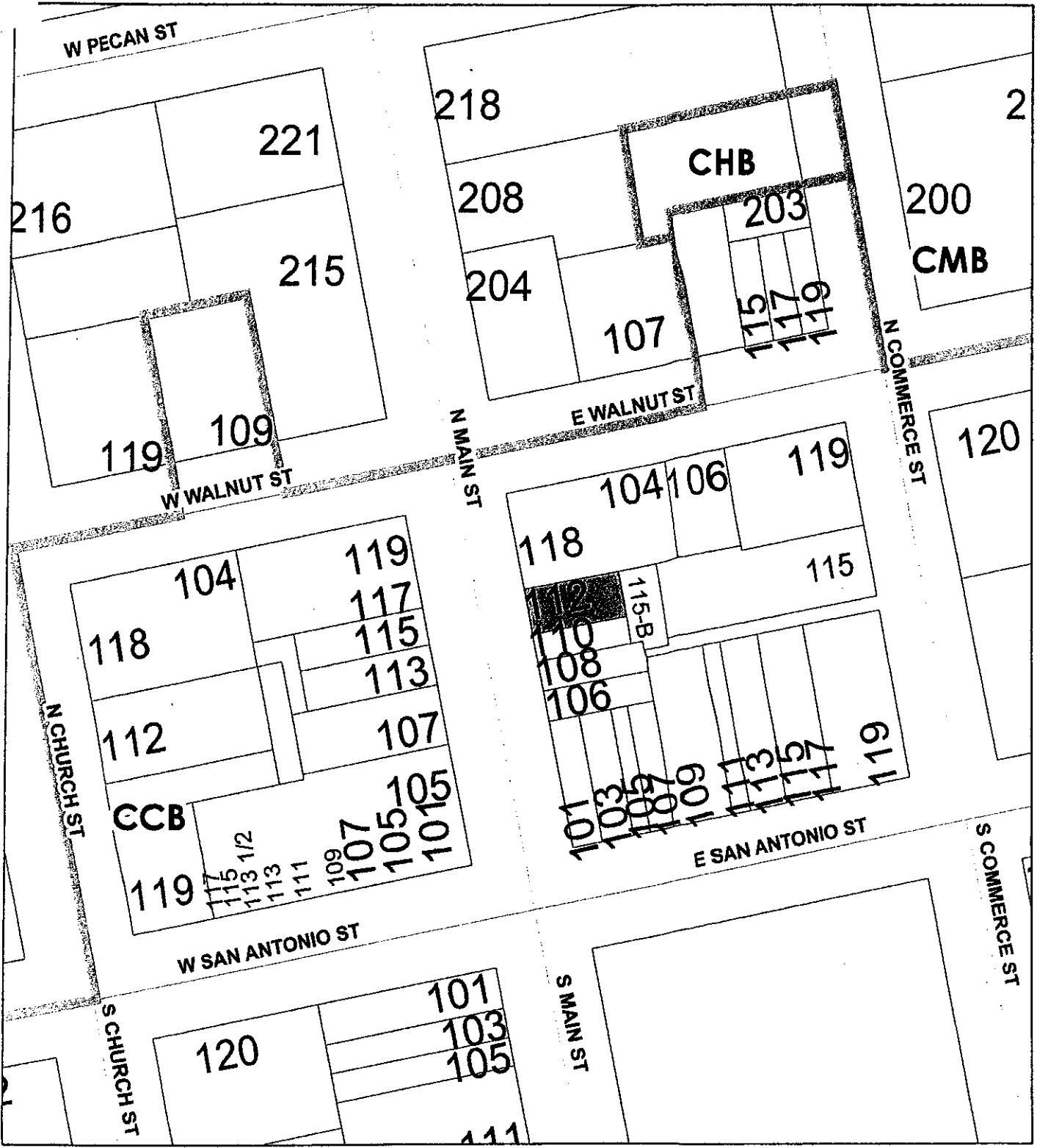












# TAX RECEIPT

12/06/2023 10:51AM

Caldwell County Appraisal District  
 211 Bufkin Ln.  
 P.O. Box 900  
 Lockhart, TX 78644

**Receipt Number**  
**1186797**

Date Posted 12/06/2023  
 Payment Type P  
 Payment Code Full  
 Total Paid **\$4,191.58**

**PAID BY:**

REAGAN RONDA A  
 412 W SAN ANTONIO ST  
 LOCKHART, TX 78644-2658

Property ID	Geo	Legal Acres	Owner Name and Address									
16986	0300000-023-006-20	0.0000	7G TEXAN LLC 412 W SAN ANTONIO ST LOCKHART, TX 78644-2658									
<b>Legal Description</b>												
O.T. LOCKHART, BLOCK 23, LOT PT 6												
<b>Situs</b>												
112 N MAIN ST LOCKHART, TX 78644												
<b>DBA Name</b>												
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd	
Caldwell County	2023	0.46910	210,600	199	N	987.92	0.00	0.00	0.00	0.00	987.92	
City of Lockhart	2023	0.53480	210,600	199	N	1,126.29	0.00	0.00	0.00	0.00	1,126.29	
Lockhart ISD	2023	0.95690	210,600	199	N	2,015.24	0.00	0.00	0.00	0.00	2,015.24	
Plum Creek												
Underground Water	2023	0.01490	210,600	199	N	31.38	0.00	0.00	0.00	0.00	31.38	
Plum Creek												
Conservation												
District	2023	0.01450	210,600	199	N	30.54	0.00	0.00	0.00	0.00	30.54	
Farm to Market												
Road	2023	0.00010	210,600	199	N	0.21	0.00	0.00	0.00	0.00	0.21	
											<b>4,191.58</b>	

Balance Due As Of 12/06/2023: .00

Tender	Details	Description	Amount
Check	1179		4191.58
			<b>4191.58</b>

**Operator**    **Batch**  
 ROGIOC    10179 (12012023RC)

**Total Paid**  
**4,191.58**

211 BUFKIN LN  
 PO BOX 900  
 LOCKHART, TX 78644:0900

CALDWELL COUNTY APPRAISAL DISTRICT

(512) 398-5550

2023 TAX STATEMENT

STATEMENT NUMBER
199
PROPERTY ID NUMBER
16986

<b>NAME &amp; ADDRESS</b>		<b>PROPERTY DESCRIPTION</b>		<b>PROPERTY GEOGRAPHICAL ID</b>	
Owner ID: 237235 Pct: 100.000% 7G TEXAN LLC 412 W SAN ANTONIO ST LOCKHART, TX 78644-2658		O.T. LOCKHART, BLOCK 23, LOT PT 6  Acreage: 0.0000 Type: R		0300000-023-006-20	
				<b>PROPERTY SITUS / LOCATION</b>	
				112 N MAIN ST LOCKHART, TX 78644	
<b>LAND MARKET VALUE</b>	<b>IMPROVEMENT MARKET VALUE</b>	<b>AG/TIMBER USE VALUE</b>	<b>AG/TIMBER MARKET</b>	<b>ASSESSED VALUE</b>	<b>TOTAL LATE AG PENALTY</b>
28,220	182,380	0	0	210,600	

100% Assessment Ratio							Appraised Value: 210,600		
<b>TAXING UNIT</b>	<b>ASSESSED</b>	<b>HOMESTEAD EXEMPTION</b>	<b>OV85 OR DP EXEMPTION</b>	<b>OTHER EXEMPTIONS</b>	<b>FREEZE YEAR AND CEILING</b>	<b>TAXABLE VALUE</b>	<b>RATE PER \$100</b>	<b>TAX DUE</b>	
Plum Creek Underground	210,600	0	0	0		210,600	0.0149000	31.38	
Plum Creek Conservatio	210,600	0	0	0		210,600	0.0145000	30.54	
Lockhart ISD	210,600	0	0	0		210,600	0.9569000	2,015.24	
Farm to Market Road	210,600	0	0	0		210,600	0.0001000	0.21	
Caldwell County	210,600	0	0	0		210,600	0.4691000	987.92	
City of Lockhart	210,600	0	0	0		210,600	0.5348000	1,126.29	

COUNTY TAXES REDUCED BY SALES TAX 10.53

<b>Total Taxes Due by Jan 31, 2024</b>	<b>4,191.58</b>
--	-----------------

Penalty & Interest if paid after Jan 31, 2024		
If Paid in Month	P&I RATE	TAX DUE
FEBRUARY 2024	7%	4,484.99
MARCH 2024	9%	4,568.82
APRIL 2024	11%	4,652.65
MAY 2024	13%	4,736.48
JUNE 2024	15%	4,820.33

\*\*Attorney Fees are attached to Personal Property & Mobile Home accounts on April 1, 2024 and on all other accounts July 1, 2024. If there is an active suit on an account, Attorney Fees will attach February 1, 2024. \*\*

Property taxes in Texas are assessed as of January 1st of each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OR OLDER, DISABLED OR A DISABLED VETERAN AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54, Tax Code 21.10).

\* DETACH HERE AND RETURN WITH PAYMENT \*

Make checks payable to:

CALDWELL COUNTY APPRAISAL DISTRICT  
 211 BUFKIN LN  
 PO BOX 900  
 LOCKHART, TX 78644-0900



\*2023-199\*



\*4191.58\*

Owner Name and Address
7G TEXAN LLC 412 W SAN ANTONIO ST LOCKHART, TX 78644-2658

Statement Number
2023 199
Prop ID Number
16986
Geographical ID
0300000-023-006-20

4772 1 AV 0.498\*\*\*\*\*AUTO\*\*5-DIGIT 78644 5DG 2 FT 28



7G TEXAN LLC  
 412 W SAN ANTONIO ST  
 LOCKHART TX 78644-2658

If Paid in Month	Tax Due
October 2023	4,191.58
November 2023	4,191.58
December 2023	4,191.58
January 2024	4,191.58
February 2024	4,484.99
March 2024	4,568.82
April 2024	4,652.65
May 2024	4,736.48
June 2024	4,820.33

In January Pay
<b>4,191.58</b>
Taxes are payable October 1, 2023 and become delinquent on February 1, 2024



UAT 0507

# Caldwell County, Texas Original Town of Lockhart Part of Lot 6 in Block 23



Scale 1"=10'

James R. Stephens  
Volume 110 Page 522  
Official Records

The intersection of the East  
Line of N. Main Street and  
the South line of Walnut Street  
bears N 10°00'11" W 62.63'

#112 N. Main Street  
(R.O.W. varies)

N 10°00'11" W 1010'

N 79°16'00" E 75.27'

Adam Harwood

Volume 214 Page 63

1-Story 2308 sq ft Masonry  
0.053 ac.

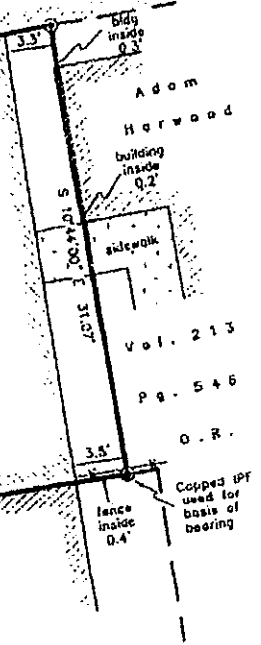
Commercial Building

Official Records

Point of Beginning  
Building Corner  
Fd used for basis  
of bearing

S 80°00'00" W 75.66'

Floyd Wilhelm  
Volume 372 Page 326



G.F. #041444  
BORROWER: University Plaza, Ltd.  
911 ADDRESS: 112 N. Main St.  
Lockhart, TX 78644

### General Notes

- Right of way to Adam W. Cozmon, recorded in Vol. 146 Pg. 312, Caldwell County Deed of Trust Records and in Vol. 449 Pg. 297, Caldwell County Deed Records, could apply.
- THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY
- Flood Zone "X" is determined to be outside the 100-year floodplain. No special flood hazards according to FEMA Panel mentioned herein.

### SURVEY PLAT

Showing a 2308 square foot tract of land out of Lot 6 in Block 23 of the ORIGINAL TOWN OF LOCKHART, in the City of Lockhart, Caldwell County, Texas according to the map or plat thereof recorded in Volume Q Page 507 of the Deed Records, Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify to University Plaza, Ltd., that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on November 30, 2004, (2) I have shown or noted all recorded easements or right of ways listed in the title report, G.F. #041444, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. The property shown lies in Flood Zone "X" according to FEMA Panel #480095-0002-C dated January 17, 1991. This survey is for use with this one transaction only. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

*(Signature)*  
 Jarry Hinkle, R.P.L.S. #5459

### LEGEND

- ⊙ CAPPED 1/2" IRON PIN FOUND
- X- FENCE MEANDERS
- CONCRETE
- UNLESS OTHERWISE NOTED

Field Book: 4a	Drawn By: JH BS
Job No. 041941-1	Drawing: 041941-1.dwg
Date: November 30, 2004	Word Disc: Begin 110104
Surveyed By: JH JOB	Autocad Disc: Begin 110104



Claude Hinkle Surveyors

P. O. Box 1027  
Lockhart, Texas 78644  
(512) 398-2000

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of Lot 6 in Block 23 of the Original Town of Lockhart as recorded in Volume Q Page 507 of the Deed Records of Caldwell County, Texas and being also all of a tract of land conveyed to Adam Harwood by deed recorded in Volume 214 Page 63 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a building corner used for basis of bearing in the East line of N. Main Street and in the SW corner of the above mentioned Harwood tract and the West line of the said Lot 6 and in the NW corner of a tract of land conveyed to Floyd Wilhelm by deed recorded in Volume 372 Page 326 of the said Deed Records for the SW corner this tract.

**THENCE** N 10 degrees 00 minutes 11 seconds W with the West line of the said Lot 6 and the West line of the said Harwood tract and the East line of N. Main Street 30.10 feet to a building corner in the NW corner of the said Harwood tract and the SW corner of a tract of land conveyed to James R. Stephens by deed recorded in Volume 110 Page 522 of the said Official Records for the NW corner this tract and from which point the intersection of the East line of N. Main Street and the South line of Walnut Street bears N 10 degrees 00 minutes 11 seconds W 62.63 feet.

**THENCE** N 79 degrees 16 minutes 00 seconds E entering the said Lot 6 and with the North line of the said Harwood tract and the South line of the above mentioned Stephens tract 75.27 feet to a capped 1/2" iron pin found in the NE corner of the said Harwood tract and the NW corner of a tract of land conveyed to Adam Harwood by deed recorded in Volume 213 Page 546 of the said Official Records for the NE corner this tract.

**THENCE** S 10 degrees 44 minutes 00 seconds E with the East line of the said Volume 214 Page 63 and the West line of the above mentioned Volume 213 Page 546 31.07 feet to a capped 1/2" iron pin found used for basis of bearing in the SE corner of the said Volume 214 Page 63 and the North line of the said Wilhelm tract for the SE corner this tract.

**THENCE** S 80 degrees 00 minutes 00 seconds W with the South line of the said Volume 214 Page 63 and the North line of the said Wilhelm tract 75.66 feet to the place of beginning containing **2308 sq ft (0.053 acres)** of land more or less.

EXHIBIT "   A   "  
PAGE   L   OF   1

**PLAN & DESCRIPTION OF IMPROVEMENTS, ENHANCEMENT, REHABILITATION, And/or PRESERVATION WORK FOR TAX ABATEMENT AND SITE PLAN (PLANS) Showing Existing Improvements:**

The first page of the plans attached show the current layout and interior features. There is existing mechanical including central air and heat, plumbing and electrical and lighting. It is believed the existing HVAC is enough to service the building. There are four existing ceiling fans and eight existing lights from the ceiling in the main area that will stay. All controls for these will be moved to the mechanical room and away from the public. New light switches will be added to the two bathrooms, the mechanical room (formerly my private real estate office) and the Green Room (formerly my real estate conference room). The doorway between these two rooms will be closed up as part of the existing wall as shown on the second page of the plans as New Floor Plan.

A wall is being added in the front. It is 10-feet tall and six feet from the front exterior wall. A 17'4" x 12' x 2' stage will be added. The existing bathroom fixtures (sink and toilet) stay in place. Just the wall will be moved to make the bathroom 5'8" wide (ADA). A new women's bathroom will be constructed with 2 stalls (one ADA). It is important to point out that a plumbing chase wall will be built on the north wall taking in the tension cable.

The existing back and front doors remains the same as do the front and back emergency exit signs.

The arch between 112 and 110 will be opened back up and custom made glass doors will be installed between the two buildings.

Some electrical work will be moved from the floor area, moving most of it up very high, near the ceiling. The "ghost sign" will be lit from above to feature it. The concrete floors and the ceilings will remain the same. Any of the 2x12" original floor joists now being used as walls, will be salvaged and added to the completion of the back wall behind the stage.

**BUDGET:**

Construction Contractor: Solis Construction	Estimated	\$ 45,000
Electrical by Angel Ramirez Electric	Estimated	\$ 4,500
Permits & Fees:		
Asbestos Estimated		\$ 800
City Permits Estimated		\$ 500
<b>ESTIMATED VALUE at COMPLETION:</b>		<b>\$ 210,600</b>

**CONSTRUCTION TIME LINE:** Start in January 2024; completion by March 2024.



## **CURRENT & PROPOSED USE OF 112 N. MAIN ST:**

The building has been vacant since April 2022. I purchased it in 2014. I leased it as an antique shop and maintained about 300 square feet inside at the back right as my real estate office. I now home office about 97% of the time.

In March 2022, I applied for a Specific Use Permit (SUP-22-05) to all a Bar and a Special Events Facility at 110-112 N. Main Street and it was granted (copy herein).

The proposed idea is to use the facility at 112 N. Main with several scenarios:

1. A rental venue for such things as Chisholm Trail Class Reunions, small weddings, private parties, educational presentations (classes), etc. Note: the doors between 112 and 110 will be closed and locked. Alcohol will be provided by The PEARL with portable bar set up.
2. The PEARL will host live music events on Saturdays. Once per quarter, we will host a top name band and charge a cover for attendance. Both 110 and 112 will be open and guests will be able to move back and forth between the buildings. This may be a standing room only event.
3. The PEARL will host Listening Room Musicians once a quarter. These events will be row seating with folding chairs lined up. There will be a portable bar brought in by The PEARL using our TABC license.
4. The PEARL will host a dance band once a month on Saturday. No cover or a very low priced one, like \$5 per person. The seating will be along the North wall, Front wall, and standing on the South wall at a drink ledge. The doors will be open between both buildings.

NOTE: This building will only be open Saturday's and possibly a Sunday now and then. The Green Room will also serve as my real estate brokerage office by appointment only. I will have a table and 4 chairs and one file cabinet in that room.



---

(512) 398-3461 • FAX (512) 398-5103  
P. O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

March 24, 2022

Ronda Reagan  
412 W. San Antonio St.  
Lockhart, TX 78644

[rreagan2@gmail.com](mailto:rreagan2@gmail.com)

Dear Ms. Reagan:

On March 23, 2022, the Lockhart Planning and Zoning Commission APPROVED your request for a Specific Use Permit (SUP-22-05) to allow a Bar and a Special Events Facility on your property zoned CCB Commercial Central Business District and located at 110-112 North Main Street.

If you have any questions, I may be contacted by phone at 512-376-2454, or by e-mail at [dgibson@lockhart-tx.org](mailto:dgibson@lockhart-tx.org).

Cordially,

Dan Gibson, AICP  
City Planner





**TEXAS CAD  
DESIGNS**

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KYLE, 78640  
Tel: (512) 585-1635

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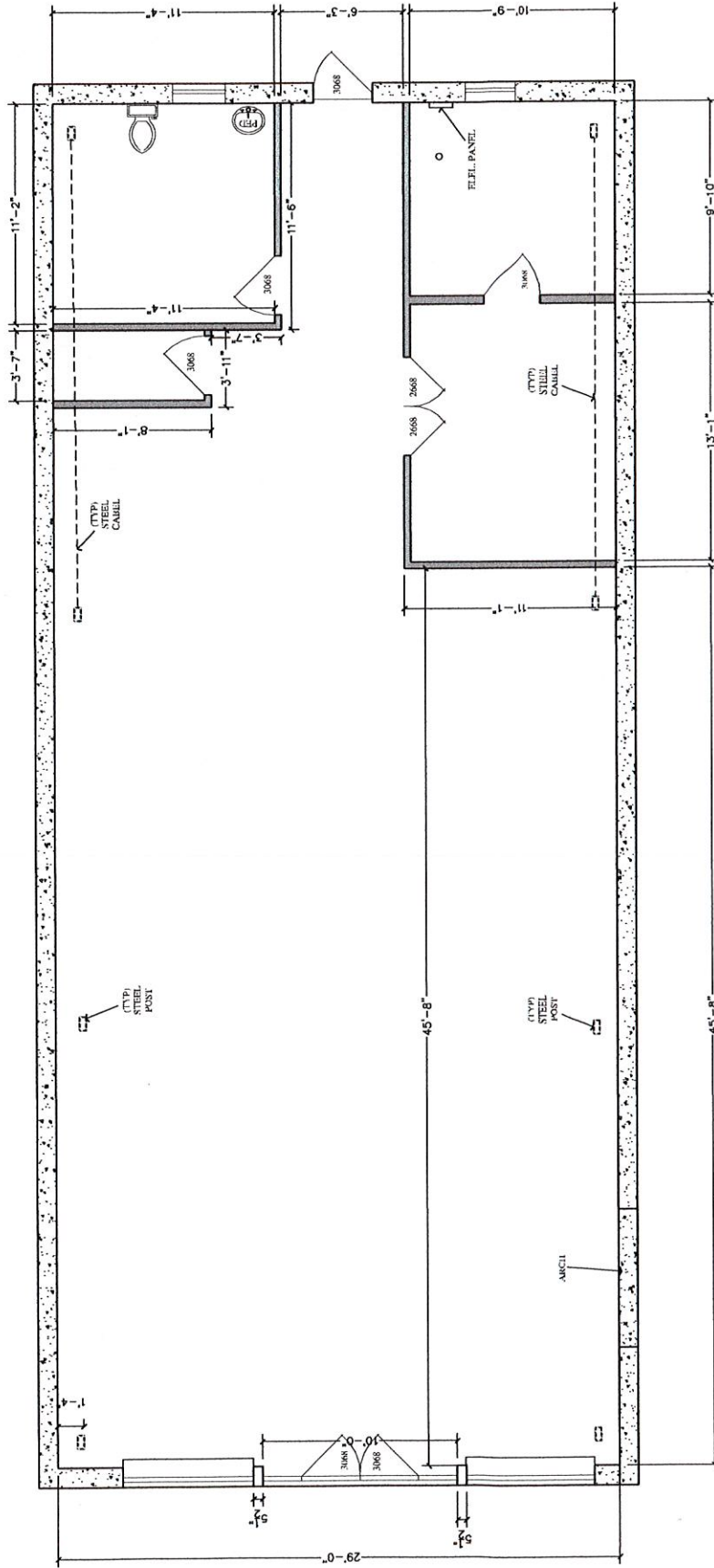
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS  
512-757-1121

Revisions  
No. Date  
No. Date  
ISSUE DATE: 11/30/23

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ORG. FLOOR PLAN  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

**A1**



**ORIGINAL PLAN**  
SCALE: 1/4" = 1'-0"



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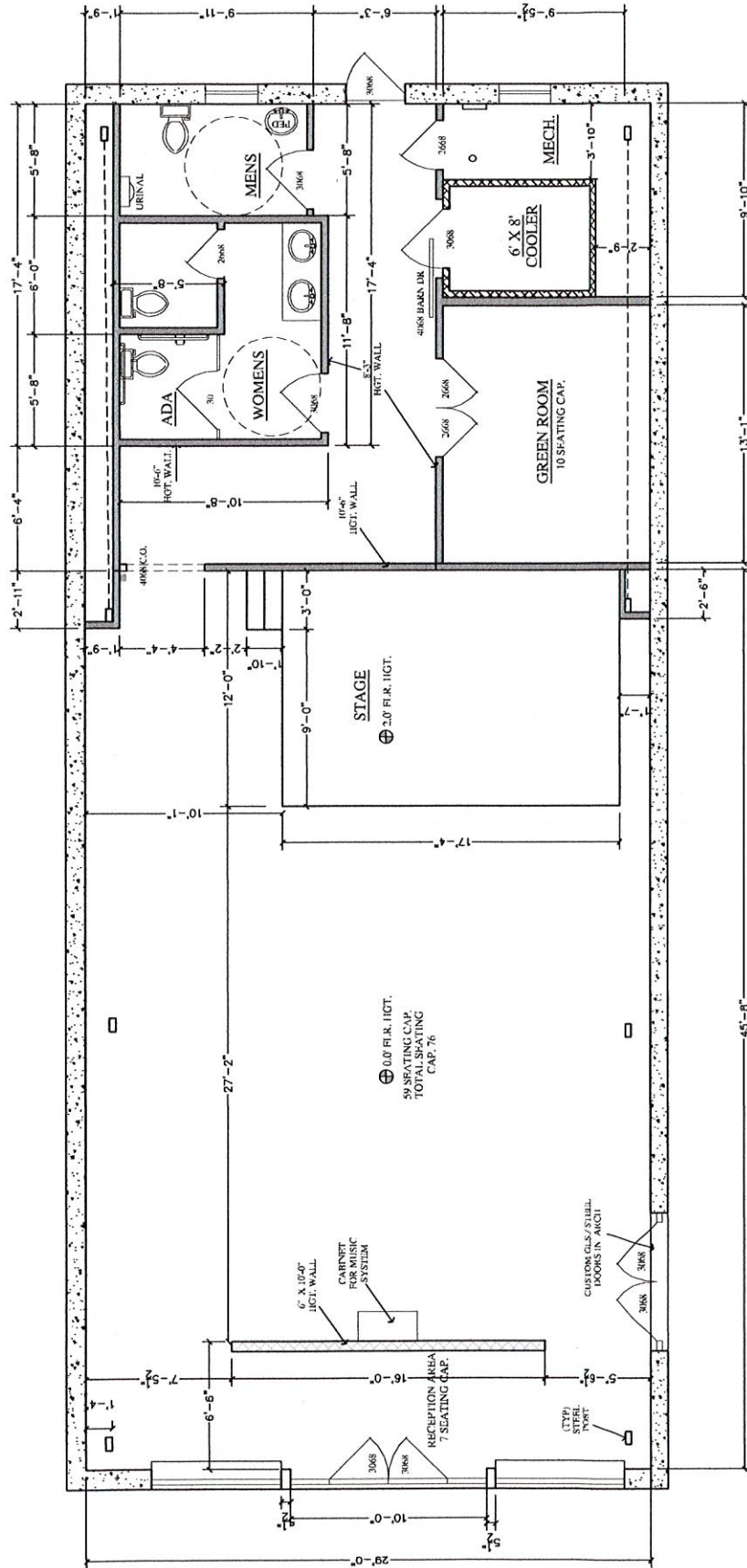
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NEW FLOOR PLAN  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

A2



**NEW FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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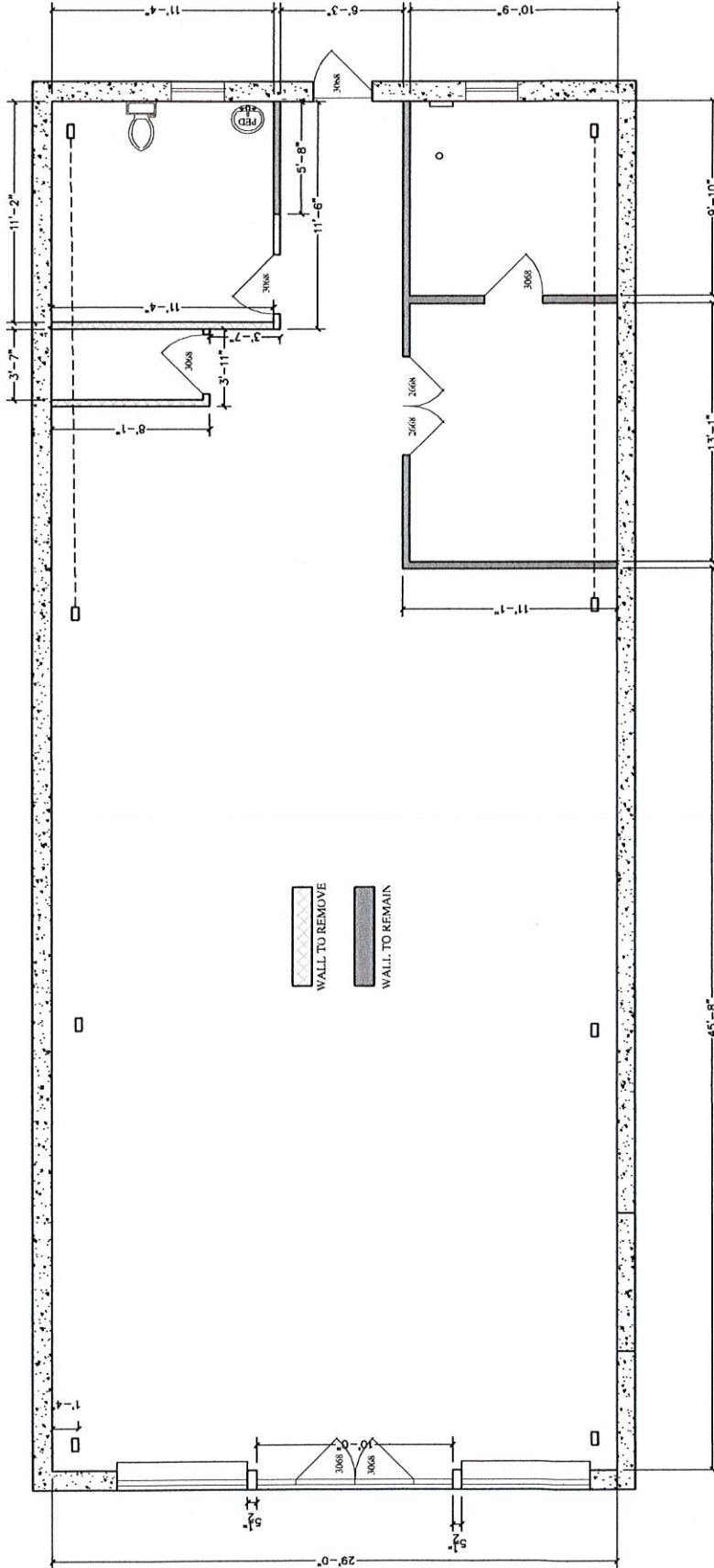
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TEAR OUT PLAN  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

A3



**TEAR OUT PLAN**  
SCALE: 1/4" = 1'-0"

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ADA NOTES  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS  
**A4**

**Figure 604.3.1. Size of Clearance at Water Closets**

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, and other fixtures. The required clearances shall be provided in the required turning spaces. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (483 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a tilted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 605. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.



Figure 604.5.1 Side Wall Grab Bar at Water Closets

**Figure 604.5.2. Rear Wall Grab Bar at Water Closets**

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

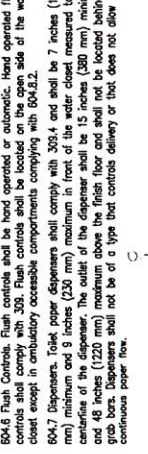


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

603 Toilet and Bathing Rooms

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning spaces shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 33 inches (850 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 302. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

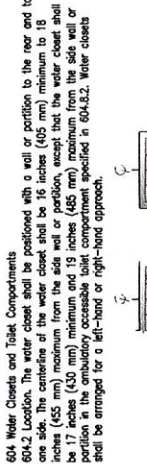


Figure 604.2 Water Closet Location

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the rear wall, and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

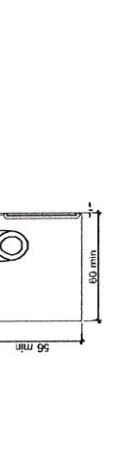


Figure 604.3.1 Size of Wheelchair Accessible Toilet Compartment

605 Urinals

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

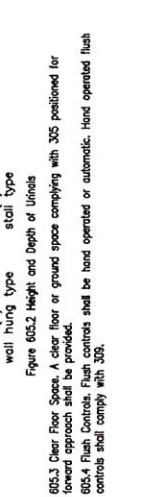


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 305.

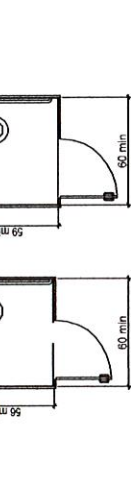


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Where located in the front portion, the door opening shall be 4 inches (100 mm) minimum from the side wall or partition furthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

**ADA NOTES**  
SCALE: 1/4" = 1'-0"



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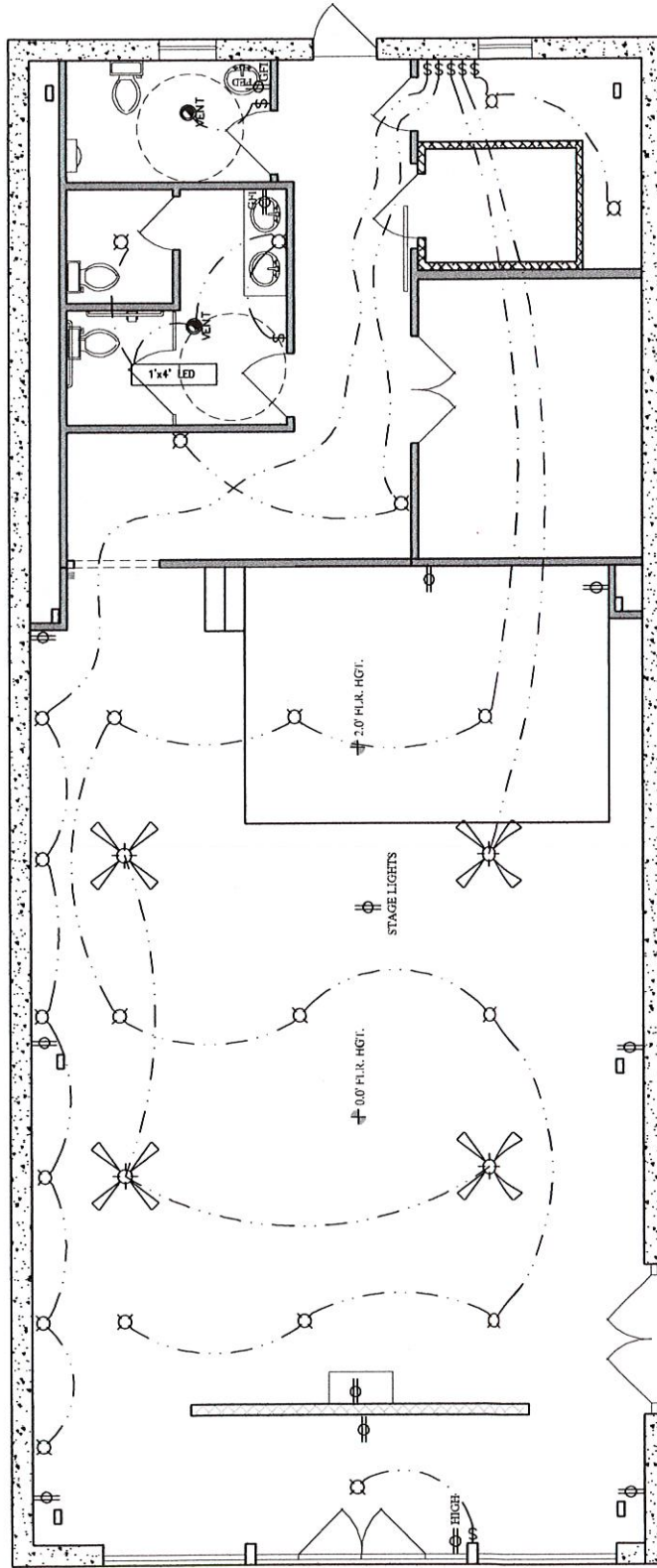
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ELECTRICAL PLAN  
RONDA REAGAN  
112 N MAIN ST.  
LOCKHART, TEXAS

**A5**

SYMBOL SCHEDULE	
	CEILING MOUNTED LIGHT
	WALL MOUNTED DOUBLE POLE SWITCH
	WALL MOUNTED DUPLEX OUTLET
	RECESSED WALL MOUNTED INCANDESCENT



**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



# 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: Ronda Reagan / 76 Texas MAILING ADDRESS: 412 W. San Antonio St.  
DAY-TIME TELEPHONE: 512-757-1121 ADDRESS: Lockhart, TX 78644  
E-MAIL: rreagan2@gmail.com

### PROPERTY

ADDRESS: 112 N. Main Street, Lockhart, TX 78644  
LEGAL DESCRIPTION (IF PLATTED): City of Lockhart, Block 23, Lot Pt 6  
SIZE: 2325 SQUARE FEET OR ~~0.554~~ 0.053 ACRE(S) ZONING CLASSIFICATION CCB

### HISTORICAL SIGNIFICANCE

BUILDER/ARCHITECT (IF KNOWN): A.L. Brodchued Gus Birkner  
DATE OF ORIGINAL CONSTRUCTION (IF KNOWN): 1896  
STATE OR NATIONAL HISTORIC DESIGNATION(S) (IF ANY): within National Historic Dist.  
HISTORICAL NAME(S) OF BUILDING(S) (IF KNOWN): Otto Seeliger <sup>City of Lockhart</sup>  
Blacksmith  
Building -

### 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: Ronda Reagan  
PRINTED NAME: Ronda Reagan DATE: 12-6-23



# **SUBMITTAL REQUIREMENTS**

PLEASE ATTACH THE FOLLOWING INFORMATION TO THE APPLICATION:

1. AN AFFIDAVIT BY THE OWNER DESCRIBING THE HISTORICAL 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 THE 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 OF THE PROPERTY.
8. IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.
9. **APPLICATION FEE OF \$200.00**, PAYABLE TO THE CITY OF LOCKHART.

## **OFFICE USE ONLY**

CASE NUMBER: TA- 23 - 02 ACCEPTED BY: Kevin Waller  
DATE SUBMITTED: 12/7/23 RECEIPT NUMBER: R01263589  
HISTORICAL PRESERVATION COMMISSION INITIAL SITE INVESTIGATION DATE: 12/20/23  
HISTORICAL PRESERVATION COMMISSION MEETING DATE: 12/20/23  
HISTORICAL PRESERVATION COMMISSION RECOMMENDATION: \_\_\_\_\_  
CITY COUNCIL MEETING DATE: \_\_\_\_\_  
CITY COUNCIL DECISION OF ELIGIBILITY: \_\_\_\_\_  
APPLICANT SWORN STATEMENT OF COMPLETION – DATE SUBMITTED: \_\_\_\_\_  
HISTORICAL PRESERVATION COMMISSION FINAL SITE INVESTIGATION DATE: \_\_\_\_\_  
HISTORICAL PRESERVATION COMMISSION APPROVAL DATE: \_\_\_\_\_  
CITY NOTIFICATION TO APPRAISAL DISTRICT – DATE: \_\_\_\_\_

## DIVISION 2. TAX ABATEMENT

**Sec. 28-20. Tax abatement for preservation of historic properties.**

Historical preservation contributes to the economic development, growth and expansion of a community. The following tax abatement program is designed to encourage historical preservation in the city and to provide guidelines, criteria, and procedures for such tax abatements consistent with stated policy, and incorporate the components, requirements and criteria included in sections 28-21 through 28-24.

(Code 1982, § 12.5-20; Ord. No. 93-19, pt. 20, 9-21-93; Ord. No. 2017-03, § I, 2-7-17)

**Sec. 28-21. General criteria and guidelines of tax abatement program.**

(a) An historic landmark or a property in an historic district in need of tax relief to encourage improvement and preservation in accordance with the provisions of this chapter and which is improved, enhanced, rehabilitated, restored and/or preserved as certified by the commission may have a tax abatement granted, subject to the approval and conditions of the city.

(b) The enhancement qualifying for a tax abatement shall be either interior or exterior, or both, but shall require a review and certificate for alteration by the commission.

(c) Eligibility for a tax abatement shall not be limited as to zoning classification or use, but shall be subject to the property owner(s), tenant(s), and the city entering into a tax abatement agreement.

(d) A minimum threshold for qualification to participate shall be established based on a minimum cost of qualifying enhancement which equals or exceeds the minimum tax abatement allowed.

(e) The minimum tax abatement allowed shall be an amount equal to the previous two years of city taxes actually paid on the property. The city council may set a different minimum abatement.

(f) The total tax abatement shall not exceed the owner's and/or tenant's total out-of-pocket cost of the enhancement certified by the commission.

(g) The maximum tax abatement allowed shall be one of the following effected for a maximum term of ten years:

- (1) The qualified property may have no assessed value for City of Lockhart ad valorem taxation for a period of five tax years after the completion of the certified enhancement. Thereafter, the qualified property shall be reappraised and assessed at a 50 percent rate for an additional consecutive five-year period.
- (2) The property may receive an abatement of the city ad valorem taxation of the added value in the eligible property as determined by the increase in the assessed value in the property as a result of the improvements and preservation.

(h) Any tax abatement granted shall begin on the first day of the first tax year after verification of completion of the rehabilitation and/or preservation required for certification, provided that the building shall comply with the applicable zoning regulations for its use and location.

(i) Any property which receives a tax abatement shall be designated and zoned historic (H or HL) by the city council prior to verification. To qualify and receive the tax relief as specified in this section, the property must be zoned historic (H or HL) and be maintained in a minimal condition equal to the condition at the time of verification.

(j) The historical preservation officer shall inspect and verify to the tax authorities annually that the property qualifies for the scheduled tax abatement.

(k) The work which is certified for tax abatement must be completed within one year of the certification and agreement. The certified and/or verified tax abatement shall carry with the property. A property may be certified and verified for additional work and receive more than one tax abatement concurrently, but not to exceed the limits allowed by the tax abatement program.

(Code 1982, § 12.5-21; Ord. No. 93-19, pt. 21, 9-21-93; Ord. No. 2017-03, § I, 2-7-17)

#### **Sec. 28-22. Application for tax abatement.**

(a) Application for an historic property preservation tax abatement pursuant to this section shall be filed with the city manager for review by the commission which will make a recommendation to the city council. Each application shall be signed and sworn to by the owner of the property and shall:

- (1) State the legal description and a map of the property proposed for certification;
- (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
- (3) Include a plan and detailed written description of the improvements, enhancement, rehabilitation and/or preservation ("work") for which tax abatement is requested;
- (4) A list of the kind, number and location of all improvements to the property;
- (5) A copy of the last paid tax receipt and itemized statement of the current assessed property value;
- (6) Include an itemized statement of costs for the proposed work and estimated property value upon completion;
- (7) Include a schedule of the estimated construction time with start and completion dates of the proposed work;
- (8) Authorize the members of the commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification;
- (9) Include a detailed statement of the current and proposed use and zoning for the property;

(10) Provide any additional information to the commission which the owner deems relevant or useful, such as the history of the structure; and

(11) Processing and appraisal fees may be required by the city at the time of application.

(b) Each application shall contain sufficient documentation confirming or supporting the information submitted therein. The approval of tax abatement will depend upon the quality of the information provided by the applicant.

(Code 1982, § 12.5-22; Ord. No. 93-19, pt. 22, 9-21-93)

**Sec. 28-23. Certification for tax abatement.**

Upon receipt of the sworn application, the commission shall make an investigation of the property and shall certify the facts to the city within 30 days along with the commission's documentation for approval or disapproval of the application for abatement. Upon receipt of the certified application for tax abatement as well as the recommendation of the commission, the city council shall within 30 days approve or disapprove eligibility of the property for tax relief pursuant to sections 28-21 through 28-24. In determining eligibility, the City of Lockhart shall first determine that the applicant is in compliance with all the requirements of these sections and the city Code. The certification for tax abatement for specified work shall be valid for one year. The city shall require the property owners, tenants and city enter into a tax abatement agreement which may set further conditions on the tax abatement authorized. The verification and subsequent tax abatement may carry with the property provided the conditions of the abatement are met and the city is in agreement.

(Code 1982, § 12.5-23; Ord. No. 93-19, pt. 23, 9-21-93; Ord. No. 2017-03, § I, 2-7-17)

**Sec. 28-24. Verification for tax abatement.**

Upon completion of the preservation and/or rehabilitation, the certified applicant shall submit a sworn statement of completion acknowledging that the enhancement and preservation work as certified by the commission is complete. The commission, upon receipt of the sworn statement of completion, but no later than 30 days thereafter, shall make an investigation of the property and shall approve or disapprove the fact that the property has been substantially completed as required for certification. If verification or completion shall be deemed unfavorable, the certified applicant shall be notified in writing, listing the work required to complete the preservation and/or rehabilitation in order to secure the tax abatement provided herein. If the verification of completion is favorable, the commission shall notify the City of Lockhart in writing of compliance. The city shall notify the tax authorities, and thereafter the tax assessor-collector shall provide the property with the tax abatement authorized by the agreement and program, provided the property is maintained in a minimal condition equal to the condition at the time of verification.

(Code 1982, § 12.5-24; Ord. No. 93-19, pt. 24, 9-21-93)