

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, August 21, 2024
Municipal Building – Glosserman Room
308 West San Antonio Street**

SPECIAL MEETING AMENDED AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the August 7, 2024 meeting.
4. TA-23-02. Verification of substantial completion of enhancements made to a commercial building on property within the Historic District following a site visit conducted on January 3, 2024, as required for certification of a tax abatement on property owned by Ronda Reagan of 7G Texan, LLC, on part of Lot 6, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 112 North Main Street.
5. Update regarding the recent repainting of multiple buildings located primarily along the 100 block of North Main Street, approved on July 17, 2024 (Case File #CFA-24-08).
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 12:00 p.m. on the 13th day of August, 2024.

City of Lockhart
Historical Preservation Commission
August 7, 2024

MINUTES

Members Present: Christine Ohlendorf, Jerry Haug, Marcia Proctor, Ray Ramsey, Frank Gomillion, Ron Faulstich, Kevin Thuerwaechter

Members Absent: None

Staff Present: Kevin Waller, David Fowler, Romy Brossman

Public Present: Denis O'Donnell (applicant, Agenda Item 4)

1. Call meeting to order. Chair Ohlendorf called the meeting to order at 5:30 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the minutes of the July 17, 2024, meeting.

Commissioner Faulstich moved to approve the minutes as presented. Commissioner Haug seconded; the motion passed by a vote of 7-0.

4. CFA-24-09. Consider a request by Denis O'Donnell for approval of a Certificate for Alteration for the repainting of the front and side street wall facades to a different color, and a new wall sign, on part of Lot 3, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 119 East San Antonio Street.

Planning Staff Kevin Waller provided a brief overview of the proposal via PowerPoint presentation which included a map, aerial view, interior/exterior photos and diagrams. Proposed is the repainting of a previously painted building to a new, white color, and a new wall sign for the proposed O'Donnell's Irish Pub and Kitchen. The front wall façade will be repainted to a white color above the awning and upper trim in place of the existing clay color, while the entire side street wall façade along North Commerce Street will also be repainted to the same white color. The wall sign will be located in the upper-left corner of the North Commerce Street wall façade, featuring a shortened version of the business name to read "O'Donnell's Café and Pub." The lettering will be a dark green color with a four-leaf clover animated figure giving a "thumbs-up" expression to the right of the text. Other components of the project include various repairs, cleaning and same color repainting of interior and exterior building fixtures. These components are considered ordinary maintenance and do not require a Certificate for Alteration. In addition, a new sign will be placed within the existing sign frame above the front door entry on East San Antonio Street. The new sign would be considered a change of sign face in an established sign location without the requirement for a Sign Permit or Certificate for Alteration. Staff recommends approval of the proposed repainting and new sign on the North Commerce Street wall.

Commissioner Proctor inquired as to the exact shade of the new white paint, and whether the double-door entry would remain the same red color.

Mr. Waller replied that to his understanding, the white color would be a plain white, and the red double-door color would remain the same.

Applicant Denis O'Donnell of 709 Cibilo St., Lockhart, TX, discussed the proposal and answered Commissioners' questions.

Commissioner Faulstich noted that the proposed wall sign on the North Commerce Street façade may, in time, be obscured by the crape myrtle tree growing just below the proposed sign location. He suggested reconsidering the sign's location on the wall.

Commissioner Proctor suggested keeping the sign location for visibility and instead trimming the tree as needed, as crape myrtles are not a protected species.

Mr. O'Donnell stated that he is willing to consider both options. He intends to make the front façade and patio look "pretty" with a lot of flowers, vines, and pots to grab people's attention.

Commissioner Proctor moved to approve CFA-24-09. Commissioner Thuerwaechter seconded; the motion passed by a vote of 7-0.

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

Mr. Waller reported that no new applications were received by the deadline for the August 21 meeting.

Commissioner Gomillion inquired about the temporary repainting approved at the July 17 meeting for the "1923" series filming, and which business owners intend to keep their repainted wall facades as permanent elements.

Mr. Waller confirmed that the production team has until August 12 to provide him with a listing of property owners who intend to keep the new paint colors. The Commission will be provided this information at the next meeting.

Commissioner Proctor inquired about the awning removed at 117 N. Main Street, and if it will be replaced.

Mr. Waller reported speaking with the new business owner, who is working with property owner Kent Black to replace the awning due to its poor condition. It remains to be determined if the new awning will be the exact same as the previous awning; any changes in the new awning will require a Certificate for Alteration. Mr. Waller also noted that the horizontal trim line beneath the upper-story windows was inadvertently repainted to the same black color approved at the July 17 meeting for the lower portion of the front wall façade, and was not represented on the application. If the new awning requires a Certificate for Alteration, the wall trim repainting will also need to be included on the application.

6. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Commissioner Gomillion seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 5:55 p.m.

Approved: _____
(date)

Romy Brossman, Recording Secretary

Christine Ohlendorf, Chairman

TO: Lockhart Historical Preservation Commission
FROM: Kevin Waller, Senior Planner *KW*
SUBJECT: Agenda Item 4
DATE: August 14, 2024

City of Lockhart
MEMO

Agenda Item 4 of the upcoming August 21, 2024 special Commission meeting pertains to the verification of substantial completion of enhancements recently made to a commercial building on property within the Historic District, located at 112 North Main Street. The purpose of the meeting is essentially to vote on, and approve, the enhancements observed by the Commission on-site, which will be the Commission's certification that the enhancements were made in accordance with the approved tax abatement application for this property. The specific enhancements are listed in the enclosed letter to the applicant that was sent following the City Council's determination of eligibility for the tax abatement in January 2024. In addition, the applicant's sworn statement of completion is enclosed, acknowledging that the enhancement work is complete. Staff will prepare a letter for the Commission Chairman to sign at the end of the meeting verifying substantial completion, which will then be provided to the City Finance Department and Caldwell County Appraisal District to initiate the process of applying the tax abatement to the municipal taxes imposed on the property for the next tax year. This will then complete the tax abatement process.

January 19, 2024

Ronda Reagan
7G Texan, LLC
412 W. San Antonio St.
Lockhart, TX 78644
rreagan2@gmail.com

Dear Ms. Reagan:

On January 18, 2024, the Lockhart City Council made a **determination of eligibility** by unanimous vote (6-0) for your request for a Tax Abatement (TA-23-02) pursuant to Chapter 28 "Historic Districts and Landmarks", Division 2 "Tax Abatement", of the Lockhart Code of Ordinances, for interior improvements to a commercial building in the Historic District, located at 112 North Main Street. The 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. Please consult with the Building Department regarding the necessary permits. Some of the enhancements may be considered Ordinary Maintenance which do not require permits; the Building Department can explain further.

Pursuant to Sections 28-23 and 28-24, please note the following next steps:

- The certification for tax abatement shall be valid for one year.
- The City shall require the property owner 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.
- Upon completion of all work determined eligible by the City Council for tax abatement, the owner shall submit a sworn statement of completion.
- The Commission shall physically verify completion within 30 days of the sworn statement submission.
- Following an on-site verification and approval in a public meeting, the Commission shall notify the City in writing of compliance.
- The City shall notify the tax authorities to apply the tax abatement.

We will be in contact with you soon regarding the above. If you have any questions, please contact me by phone at (512) 398-3461, Ext. 2400, or by email at kwaller@lockhart-tx.org.

Sincerely,



Kevin Waller
Historical Preservation Officer
Senior Planner

Cc: David Fowler, Planning Director
Shane Mondin, Interim Building Official
Steve Lewis, City Manager

* Submitted and received
on 7/31/24 -KW

July 31, 2024

Kevin Waller
City of Lockhart
Historical Preservation Commission
308 W. San Antonio St.
Lockhart, TX 78644

Hand Delivered

Dear Mr. Waller:

This letter is to acknowledge that the remodel and preservation work at 112 N Main Street, Lockhart, TX., as previously certified by the Historical Preservation Commission for a tax abatement is now complete (Sec. 28-24).

I am ready for the Commission to come revisit the property to verify that the work is complete so that my application can move on to the Council for approval.

Sworn by and respectfully,

A handwritten signature in blue ink that reads "Ronda Reagan". The signature is written in a cursive, flowing style.

Ronda A. Reagan, Managing Partner
7G Texan LLC

- Agenda Item 5 -

Kevin Waller

From: Autum Fossmo <autum.fossmo@gmail.com>
Sent: Monday, August 12, 2024 6:19 AM
To: Kevin Waller
Subject: Re: Church Sign

This email originated from an external sender. Please exercise caution before clicking on any links or attachments.

Hi Kevin!

Thanks so much for having us in Lockhart. The below locations decided to keep what we painted for them.

Field and Stable Antiques - 118 N Main St, Lockhart, TX 78644

Logos - 106 N Main St, Lockhart, TX 78644

Magnolia Jewels - 101 W San Antonio St, Lockhart, TX 78644

Big Dog Neon - 112 N Church St, Lockhart, TX 78644

and 117 North Main has been painted their intended color that was approved by the Preservation Board

Thanks so much and please let me know if you have any questions or need anything else on this end.

Thank you!

On Fri, Aug 9, 2024 at 8:57 AM Kevin Waller <kwaller@lockhart-tx.org> wrote:

Good morning Autum:

Hope all is well. I just wanted to extend a reminder about this Monday's deadline to inform us as to who will keep the new paint downtown.

Thanks, and have a good weekend!

Kevin