

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, September 3, 2025
Municipal Building – Glosserman Room
308 West San Antonio Street**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the minutes of the August 6, 2025 meeting.
4. TA-25-01. Consider a request by Charlie Tames of Gloria Group Partners, LP, for an initial on-site investigation and recommendation to City Council for approval of a Tax Abatement to include various improvements to a building in the Historic District on part of Lot 1, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business), and located at 119 W. San Antonio Street.
5. CFA-25-08. Consider a request by Winn Smith for approval of a *revised* Certificate for Alteration for the addition of illumination to two awning-mounted signs on Lots 1 and 2, Jack Pearce Subdivision, on property zoned CCB (Commercial Central Business), and located at 120 East Market St.
6. CFA-25-17. Consider a request by Gabriel Morey for approval of a *revised* Certificate for Alteration for additional illumination and an upper design change to a projecting wall sign on Lot 5-A, Block 22, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 113 North Main St.
7. CFA-25-18. Consider a request by Yolanda Dunkin for approval of a Certificate for Alteration for window and hanging signs on part of Lot 3, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 117 East San Antonio St.
8. CFA-25-19. Consider a request by Terry Black for approval of a Certificate for Alteration for new signage and various exterior improvements on part of Lot 5, Block 23, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 106 East Walnut St.
9. CFA-25-20. Consider a request by Paul Farley for approval of a Certificate for Alteration for signage and window film on parts of Lots 4 and 5, Block 12, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 205 South Main St.
10. CFA-25-21. Consider a request by Nina Sells for approval of a Certificate for Alteration for a new roof, gutters, and air conditioning condensers on part of Lot 2, Block 14, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 208 and 210 South Commerce St.

11. CFA-25-22. Consider a request by Wendy Ramsey for approval of a Certificate for Alteration for new signage and the repainting of the front façade to a different color on part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB (Commercial Central Business), and located at 211 West Market St.
12. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
13. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 3:00 p.m. on the 27th day of August, 2025.

City of Lockhart
Historical Preservation Commission
August 6, 2025

MINUTES

Members Present: Christine Ohlendorf, Ray Ramsey, Marcia Proctor, Frank Gomillion

Members Absent: Jerry Haug, Kevin Thuerwaechter, Ron Faulstich

Staff Present: David Fowler, Kevin Waller, Christine Banda

Public Present: Don O'Neil (applicant, Agenda Item 4), Amy Bramwell (applicant, Agenda Item 5), Gabriel Morey (applicant, Agenda Item 6)

1. Call meeting to order. Vice-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 June 4, 2025, meeting.

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

4. CFA-25-12. Consider a request by Don O'Neil for approval of a revised Certificate for Alteration for a color change to a front door replacement on part of Lot 4, Block 22, Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 119 N Main Street.

Planning Staff Kevin Waller presented the staff report. The report consisted of location maps of the subject property and photos of the new door. Mr. Waller explained that instead of the door's red color approved in May, the applicant had painted it a white color. Because of this change it is before the commission. Waller stated that Staff recommends approval of the color change.

Commissioner Ramsey moved to approve CFA-25-12. Commissioner Gomillion seconded; the motion passed by a vote of 4-0.

5. CFA-25-14. Consider a request by Amy Bramwell of Studio Steinbomer Architecture & Interiors for approval of a revised Certificate for Alteration for window replacements on part of Lot 6, Block 20, Original Town of Lockhart, on property zoned CCB Commercial Central Business District and located at 201 West Market Street.

Mr. Waller presented the staff report which consisted of location maps and photos of the fire station. The focus of tonight's case is the upper windows at the fire station. The applicant had determined that the windows could not be restored but would have to be replaced. The new windows would be like in proportion and similar profile to the existing windows, and will

not contain the horizontal wood panelboard on the upper window sash on the arch-top portion. The window frames will be a soft shade of white, as originally proposed with the other building improvements. Mr. Waller stated that staff recommends approval with one condition that the new window footprint matches that of the existing openings, without cutting/trimming of the window openings and brickwork of the building.

Commissioner Proctor asked if this was the original color scheme because she is concerned with the white becoming dirty.

Mr. Waller stated that this is correct.

Vice-Chair Ohlendorf asked if the drop ceiling would be visible behind the new windows.

Mr. Waller replied that this would need confirmation from the applicant.

Vice-Chair Ohlendorf asked the applicant to come forward.

Applicant Amy Bramwell of 4303 Medical Parkway, Austin, explained that the drop ceiling was removed with the asbestos, which allows more space with a raised ceiling. It was discovered that the window frames were square and not arched on the inside. They will arch the trim on the inside which will be the same style. The windows would be pine on the inside with aluminum clad.

The Commissioners discussed the color scheme and the window arches.

Commissioner Proctor moved to approve CFA-25-14 with staff's recommended condition. Commissioner Gomillion seconded; the motion passed by a vote of 4-0.

6. **CFA-25-17. Consider a request by Gabriel Morey for approval of a Certificate for Alteration for new signage, various exterior improvements, and structural interior improvements, on Lot 5-A, Block 22, Original Town of Lockhart, on property zoned CCB Commercial Central Business District and located at 113 North Main Street.**

Mr. Waller presented the staff report which consisted of location maps and photos of the proposed signage that would be above the building, below the awning and those hanging from the awning. Signage would also be placed on the front doors and adjacent double doors. There would be exterior improvements as well that include repainting the front doors to a slightly lighter shade of blue than the current blue with lighter blue trim accents. The awning's roof will be restored/repainted to its original gray color. The gray paint below the awning will be removed, to expose the original brick. The applicant will use a pressure-washer to remove the paint. The final exterior components of the project include a new kitchen vent and return air vent which are located at the rear of the building. The applicant is replacing a single load-bearing column with two new load-bearing columns and load-bearing wall towards the center of the building. Mr. Waller recommends approval with two conditions, that the signage above the public sidewalk have a 7-foot clearance, and that a low-intensity pressure washer must be utilized for removal of the paint from the front façade.

Vice-Chair Ohlendorf asked the applicant to come forward.

Applicant Gabriel Morey of 512 Bois D'Arc St. explained that he is the contractor and has been working around town on the older homes and is now assigned to this commercial property.

Vice-Chair Ohlendorf asked what part of the Spare Change projecting sign would be neon.

Mr. Morey replied that only the coin symbol at the top of the sign would be neon.

The Commission discussed the pressure-washing element with Mr. Morey.

Commissioner Ramsey moved to approve CFA-25-17 with Staff's condition about the 7-foot clearance for the hanging sign, and to use a low-intensity pressure-washing system or dry ice to remove the paint, if determined to have a lesser impact to the building than pressure-washing, with the option to alternatively paint the façade beneath the awning to match the color of the original brick above the awning. Commissioner Proctor seconded; the motion passed by a vote of 4-0.

7. Discuss potential future agenda item topics, including plaques for historic landmarks, ivy growing against buildings downtown, and a potential limitation on the amount of time that uncovered awning or canopy frames can remain as is.

Tabled by Commission consensus to a future meeting, once the Commission and Staff have further information.

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

Mr. Waller stated that the next regularly scheduled meeting would be held on Wednesday, Sept 3.

9. Adjournment.

Commissioner Proctor moved to adjourn the meeting, and Commissioner Gomillion seconded. The motion passed by a vote of 4-0, and the meeting adjourned at 6:12 p.m.

Approved: _____
(date)

Christine Banda, Recording Secretary

Kevin Thuerwaechter, Chairman



TA-25-01

119 W SAN ANTONIO ST

VARIOUS IMPROVEMENTS



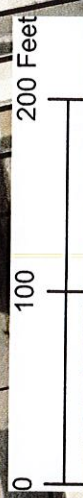
SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'

COMMERCE ST



E WALNUT ST

E SAN ANTONIO ST

E MARKET ST

S MAIN ST

N MAIN ST

W MARKET ST

S CHURCH ST

N CHURCH ST

W WALNUT ST

W SAN ANTONIO ST

S BLANCO ST

N BLANCO ST



CASE SUMMARY

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

CASE NUMBER: TA-25-01

REPORT DATE: August 25, 2025

HISTORICAL PRESERVATION COMMISSION DATE: September 3, 2025

CITY COUNCIL DATE: *Pending*

APPLICANT'S REQUEST: Various improvements (see project description below)

STAFF RECOMMENDATION: **Approval**

SUGGESTED CONDITIONS: None

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

APPLICANT: Charlie Tames

OWNER: Gloria Group Partners, LP, c/o Charlie Tames

SITE LOCATION: 119 W. San Antonio St.

LEGAL DESCRIPTION: Part of Lot 1, Block 22, Original Town of Lockhart

EXISTING USE OF PROPERTY: Vacant commercial building

PROPOSED USE OF PROPERTY: Commercial

ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes both exterior and 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 have all been completed and were initially approved by the Commission through two Certificates for Alteration, one on July 5, 2023 and subsequently revised on September 4, 2024 (CFA-23-24), and the other on February 5, 2025 (CFA-25-04). The first-floor windows along the West San Antonio Street façade have been replaced with those that are energy efficient. The existing stained, half-moon-shaped windows on the first floor of the North Church Street façade remain in place. Windows on the second and third stories have been refinished and repainted. New doors have been installed to replace those existing on the south, west, and north facades. In addition, an existing, side-by-side door and window have swapped locations on the east end of the north façade. Awnings have been installed on the south and west building facades that replace the original awnings that were removed at some point in the past. The new awnings are comprised of a steel frame with metal roofing, and utilize the same mounting points as those previous. A new fire escape has been constructed from the third story to the roof level on the north façade. The rooftop area has been remodeled to include new siding and paint on the now-enlarged rooftop structure to house the elevator landing, restrooms, and storage area, along with a new composite wood deck, new roofing material between the deck and rooftop structure, and a new steel guardrail along the rooftop edges. Skylights with new glass brick have been restored in the sidewalks along the North Church Street and West San Antonio Street frontages. With regard to color, all exterior doors, roof deck guardrails, and the fascia of the rooftop structure have been painted black. The rooftop structure walls consist of a box rib style and feature a weathered copper color. The roof soffit at the roof deck is composed of stained wood. Structural interior improvements include a new elevator that extends to the roof deck, and interior floor reinforcement where necessary.

COMPATIBILITY: The improvements have significantly enhanced the building's appearance and integrate nicely with the character of the Courthouse Square Historic District.

COMPLIANCE WITH STANDARDS: Two Certificates for Alteration have been approved for the proposed improvements, as discussed above, and all necessary permits have been secured and final inspections approved. Staff has determined that the submitted tax abatement application meets the guidelines set forth in Section 28-22 of the Historic Districts and Landmarks Ordinance. According to Section 28-21(g)(1), if the tax abatement is approved, the property will have no assessed value for City of Lockhart ad valorem taxation for a period of 5 tax years after the completion of the certified enhancement. Thereafter, the property shall be reappraised and assessed at a 50% rate for an additional consecutive 5-year period. Note that the total tax abatement shall not exceed the owner's total out-of-pocket cost of the approved enhancements (Section 28-21(f)). 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.



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: Gloria Group Partners, LP
DAY-TIME TELEPHONE: (512) 426 7733
E-MAIL: c@tamespartners.com

ADDRESS: P.O. Box 302634
Austin, Texas 78703

PROPERTY

ADDRESS OR GENERAL LOCATION: 119 West San Antonio Street
LEGAL DESCRIPTION (IF PLATTED): O.T. Lockhart, Block 22, Lot PT1
SIZE: 4,999 SQUARE FEET OR 0.11 ACRE(S) ZONING CLASSIFICATION: HD & CCB

HISTORICAL SIGNIFICANCE

BUILDER/ARCHITECT (IF KNOWN): _____
DATE OF ORIGINAL CONSTRUCTION (IF KNOWN): 1900
CITY, STATE, OR NATIONAL HISTORIC DESIGNATION(S) (IF ANY): Lockhart Courthouse Square Historic District
HISTORICAL NAME(S) OF BUILDING(S) (IF KNOWN): Masur Hardware 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 EMAILED 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: Charlie Tames / Gloria Group Partners, LP

DATE: 08/13/2025

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- 25 - 01 ACCEPTED BY: Kevin Waller
DATE SUBMITTED: 8/15/25 RECEIPT NUMBER: R01395405
HISTORICAL PRESERVATION COMMISSION INITIAL SITE INVESTIGATION DATE: 9/3/25
HISTORICAL PRESERVATION COMMISSION MEETING DATE: 9/3/25
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: _____

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.)

The Masur Hardware Building at 119 W. San Antonio Street is a three-story, two-part Renaissance Revival style commercial block building with a flat roof and parapet. It was built as a hardware store circa 1910 by Joe Masur Jr., the son of German immigrant and businessman Joseph Masur. The building was used as a hardware store at least until Joe Masur Jr.'s death in 1973. The building was still used as a hardware store when it was listed as a contributing building in the National Register of Historic Places designated Caldwell County Courthouse Historic District in 1978; additionally, while newspaper ads from 1979 indicate that the building was at least partially renting out space to other retail endeavors, the building continued to be known as the "Masur Hardware Building." While the building has undergone some alterations and certain historic materials have experienced deterioration over the years from previous owners, it retains much of its original character; the building has integrity of design, form, materials and workmanship, and feeling and association

*Photographs attached

2. A PLAN AND DETAILED WRITTEN DESCRIPTION OF THE IMPROVEMENTS, ENHANCEMENT, REHABILITATION, AND/OR PRESERVATION ("WORK") FOR WHICH TAX ABATEMENT IS REQUESTED.

All work has now been completed, which consisted in ensuring that the space is feasible for public use and that the building meets current safety codes. Routine maintenance for the building includes items such as: roof improvements; repair, repointing, and gently cleaning the brick exterior; exterior storefront millwork repair; paint refresh and millwork and plaster repair on the interior; refinishing of wood floors with in-kind repairs as needed; ceiling repairs with new in-kind tile replacement as needed.

All new electrical, plumbing, HVAC, fire safety and alarms, sprinkler system, an new ADA compliant elevator that expands from the basement to the roof top are. A new section was added to the fire escape to ensure access to the roof of the building

Additionally, existing window frames will be sanded and re-painted as-needed, and all glazing was replaced with low-tint, energy-efficient glass that is compatible with the historic character of the building. Extensive wood rot found in the storefront window frames during the renovation process necessitated the replacement of the existing wood frame structure with an exact replica of the

original windows, as well as the removal and reconstruction of the storefront millwork. Historic sidewalk vault lights have been covered up over time and will be restored to provide natural light for the basement.

*Drawings attached

3. A SITE PLAN SHOWING THE TYPE, NUMBER, AND LOCATION OF ALL EXISTING IMPROVEMENTS ON THE PROPERTY (PRIMARY AND ACCESSORY BUILDINGS, FENCES, SIGNS, ETC.)

Attached.

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.

Attached.

5. A SCHEDULE OF THE ESTIMATED CONSTRUCTION TIME WITH START AND COMPLETION DATES OF THE PROPOSED WORK.

Project cost of \$2,801,983.71

Breakdown attached.

Total Estimated property value after completion \$2,300,000.00

6. A SCHEDULE OF THE ESTIMATED CONSTRUCTION TIME WITH START AND COMPLETION DATES OF THE PROPOSED WORK.

Work started approximately on Jan 1, 2024, and was completed on July. 31, 2025

7. A DETAILED STATEMENT OF THE CURRENT AND PROPOSED USE OF THE PROPERTY.

All work has been completed, and a Certificate of Occupancy has been issued by the City of Lockhart. Currently only the second floor has been leased as office space. The basement, first, third and roof top are vacant.

The proposed use for that space is an event to host live music, weddings, corporate events, etc.

8. IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY

N/A

9. APPLICATION FEE OF \$200.00, PAYABLE TO THE CITY OF LOCKHART

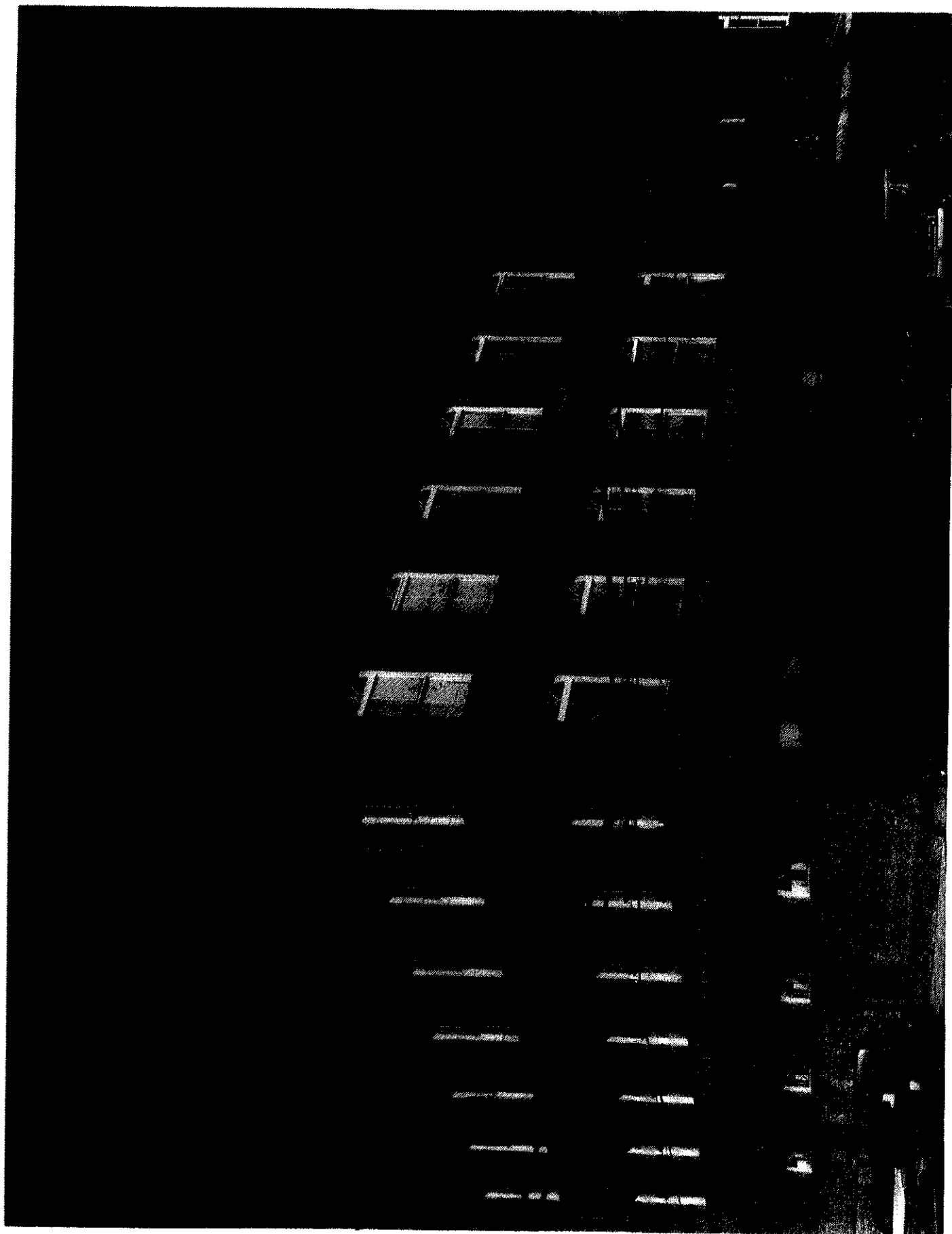
Included with application.

A handwritten signature in black ink, appearing to read 'Charlie Tames', with a large loop at the start and a long horizontal stroke at the end.

Charlie Tames

Owner

Gloria Group Partners, LP





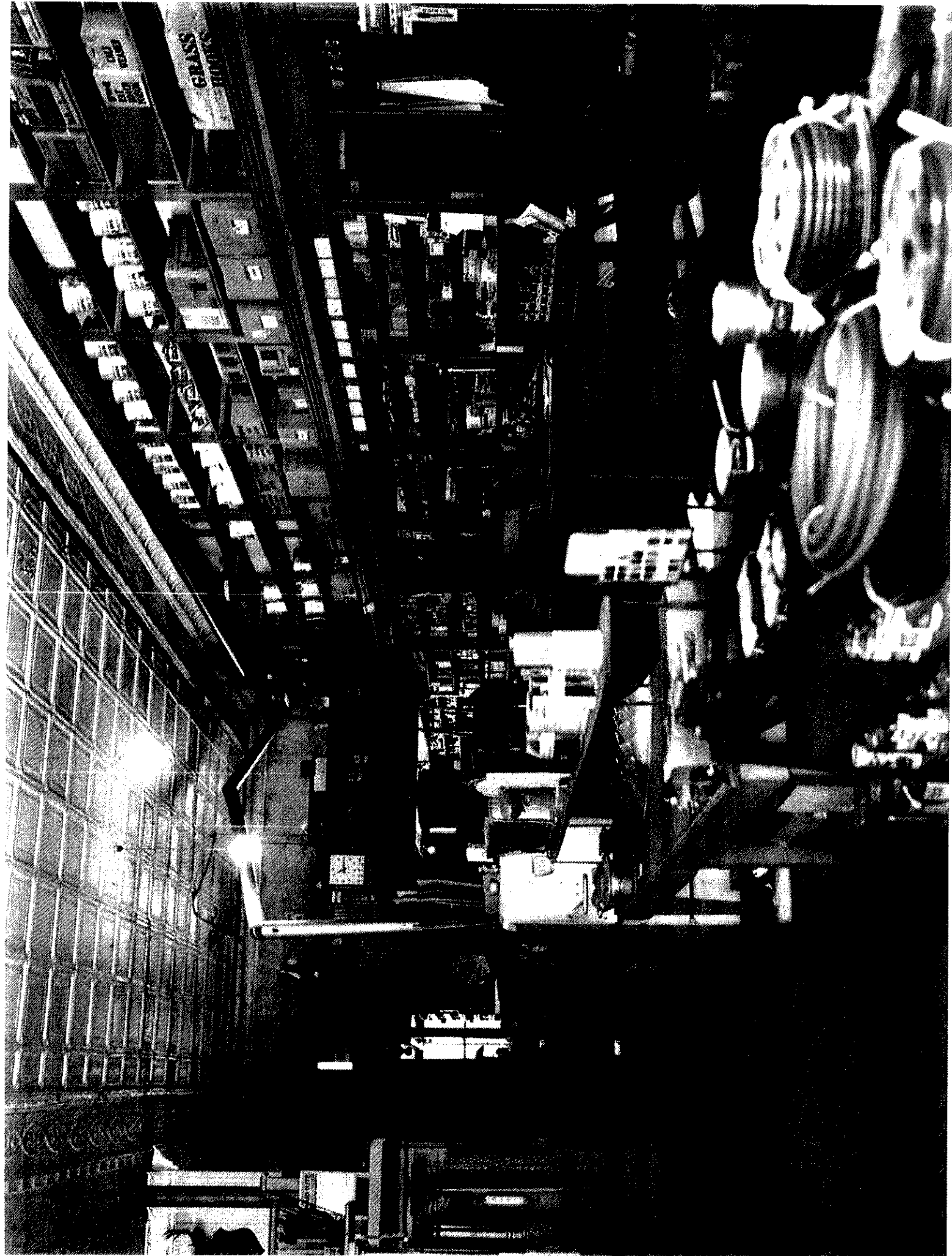


HARDWARE-FURNITURE

PLUM CREEK
CONSTITUTION DISTRICT

PLUM CREEK
CONSTITUTION DISTRICT

PLUM CREEK
CONSTITUTION DISTRICT

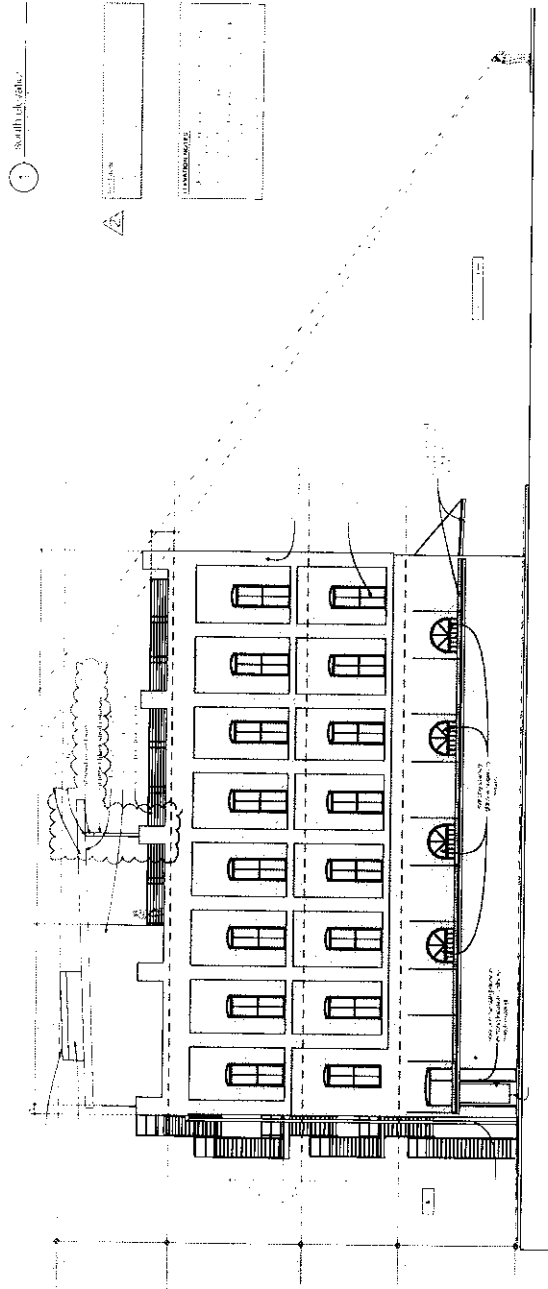
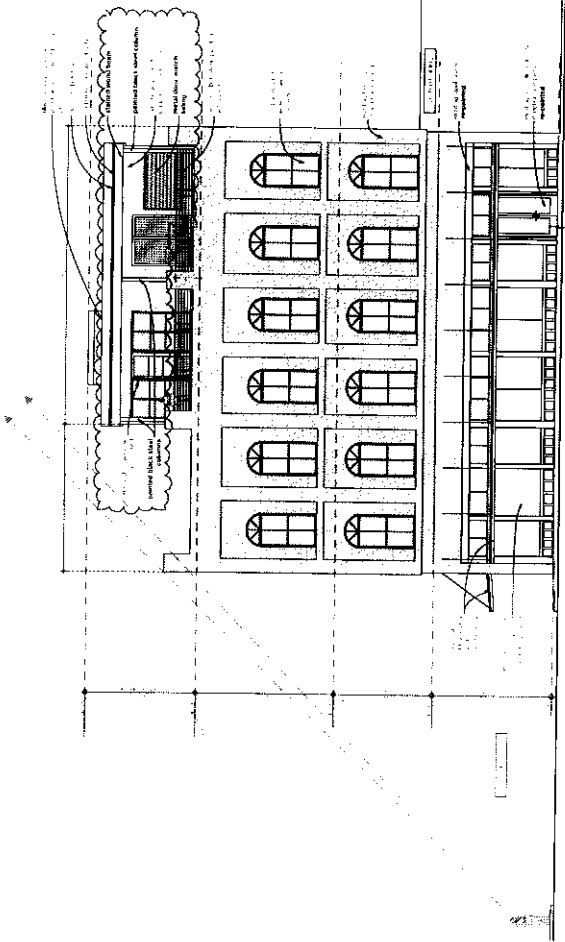
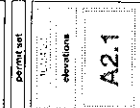
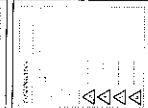


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PERMIT SET



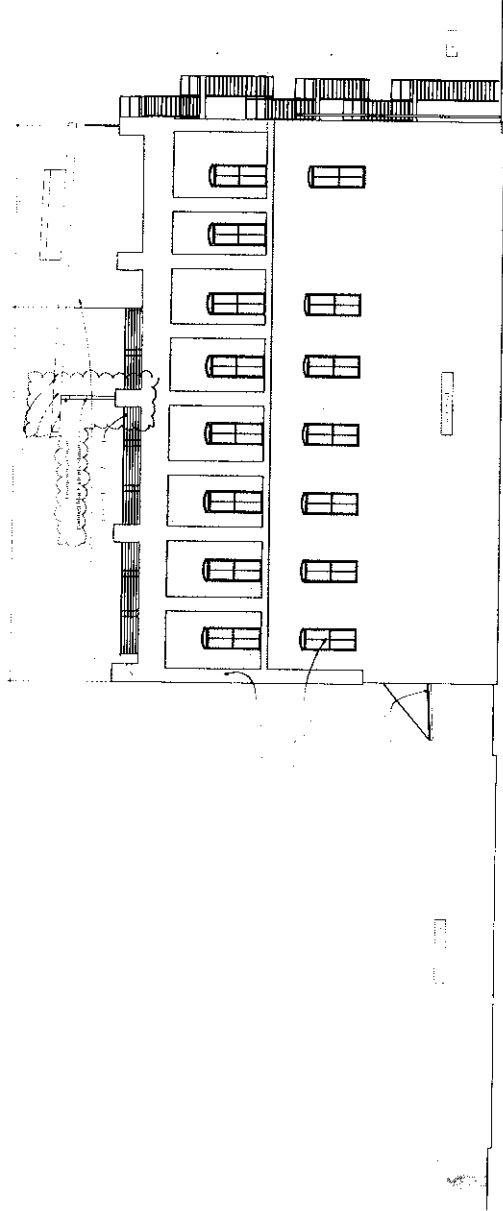
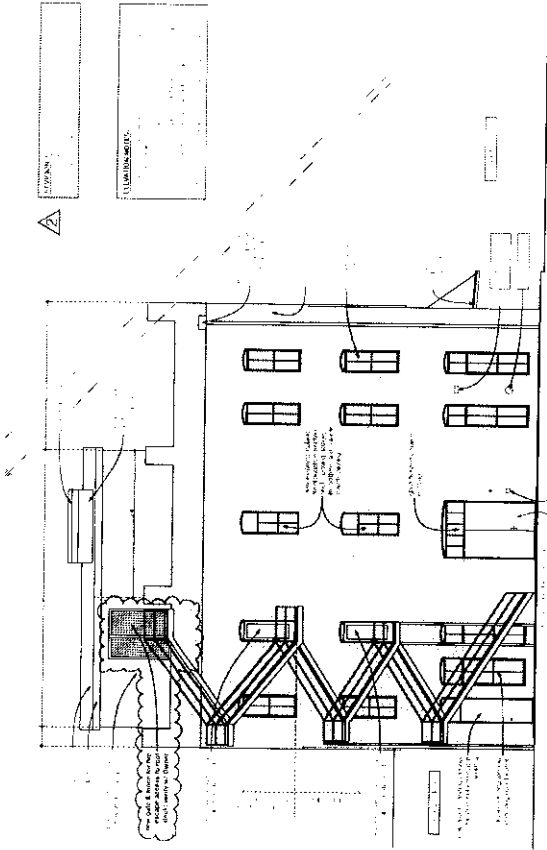
119 Lockhart



1 North Elevation

2 West Elevation

2X



PERMIT SET

FURMAN + KEIL
ARCHITECTS

119 Lockhart



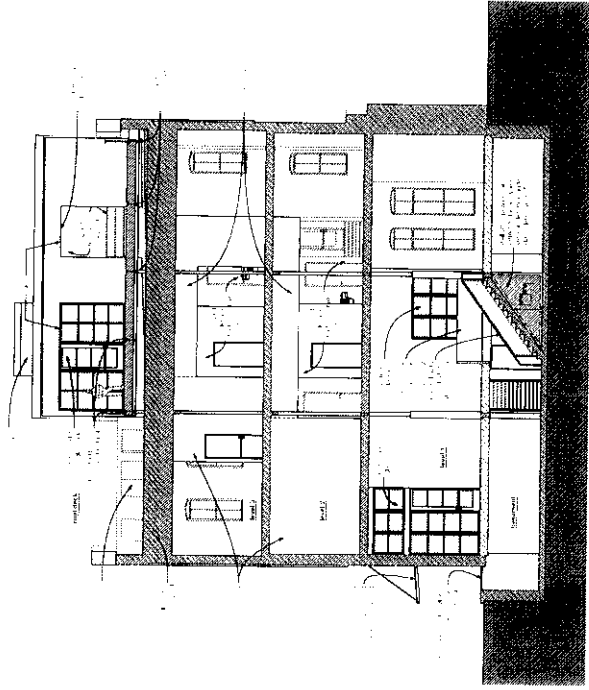
119 Lockhart

119 Lockhart

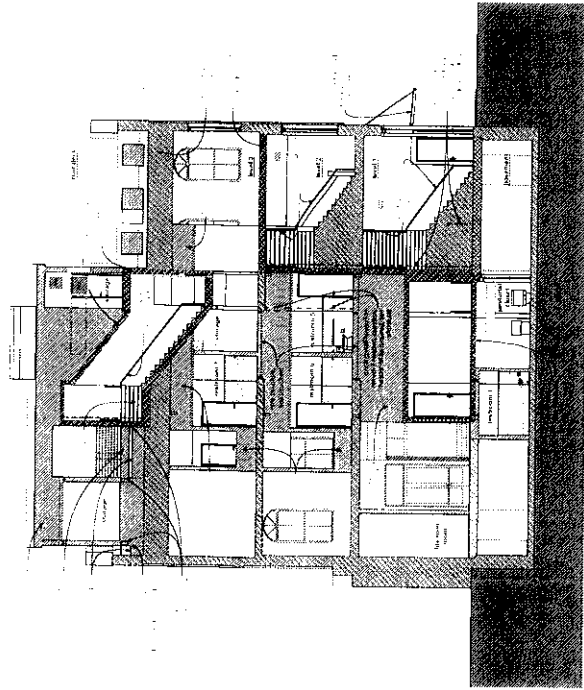
119 Lockhart

119 Lockhart

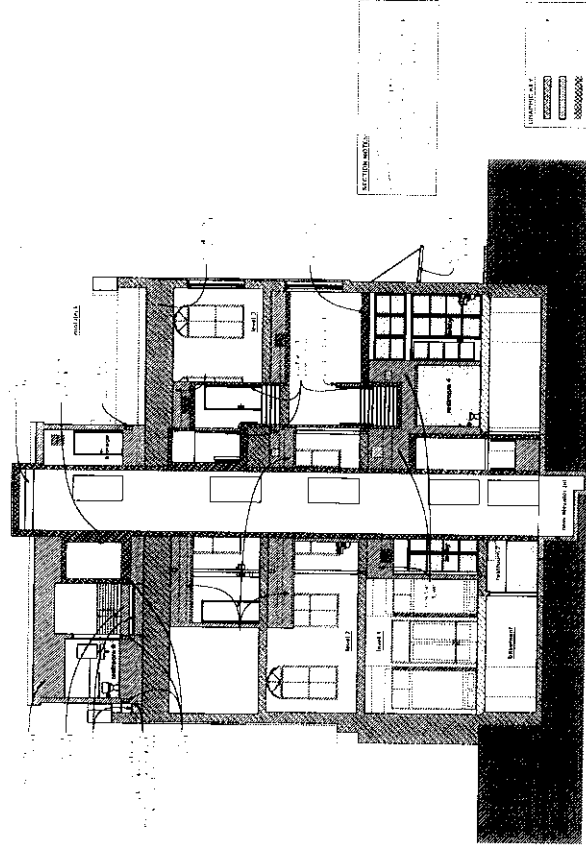
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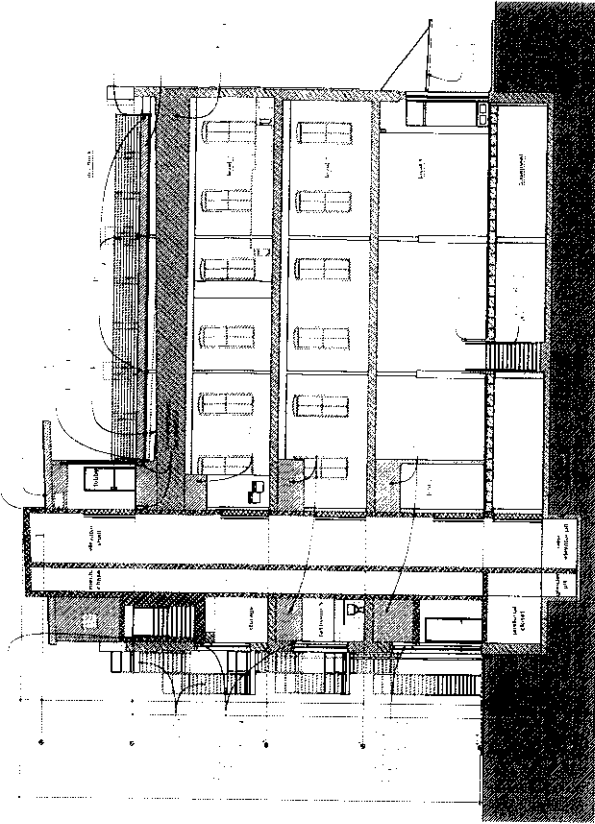
SECTION 1 - S. ELEVATION



SECTION 2 - S. ELEVATION



SECTION 3 - S. ELEVATION



SECTION 4 - S. ELEVATION

PERMIT SET

FURMAN + KEIL
ARCHITECTS

119 Lockhart



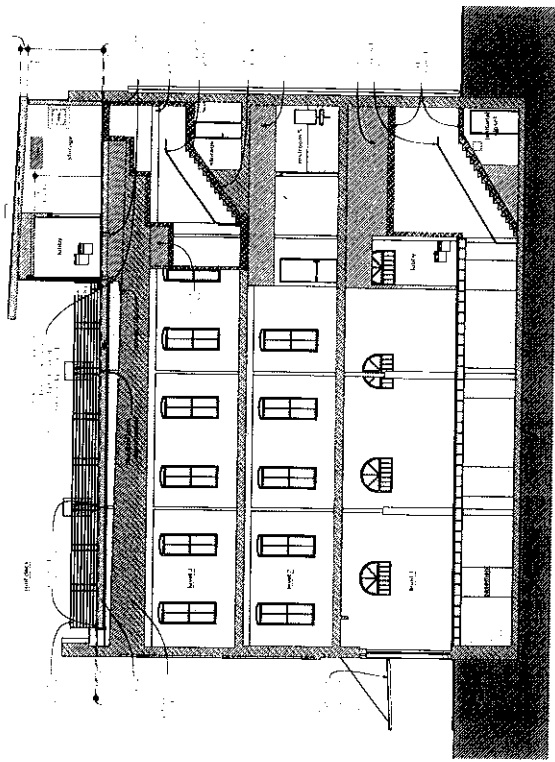
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SECTION 2

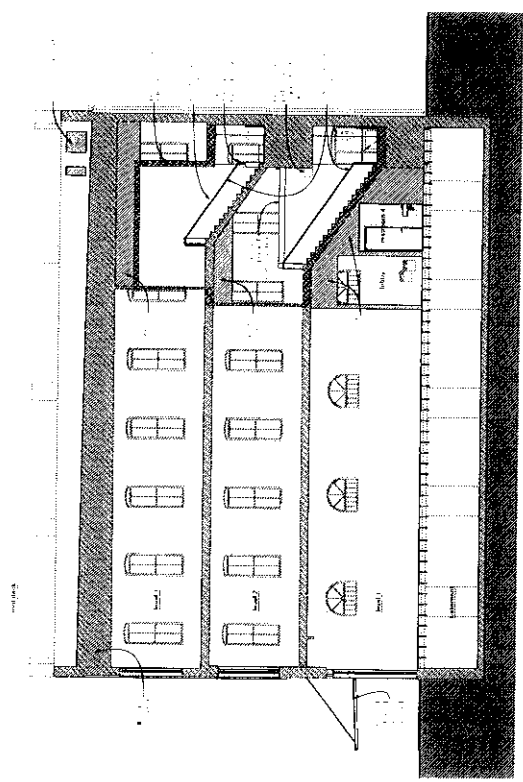
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SECTION 4

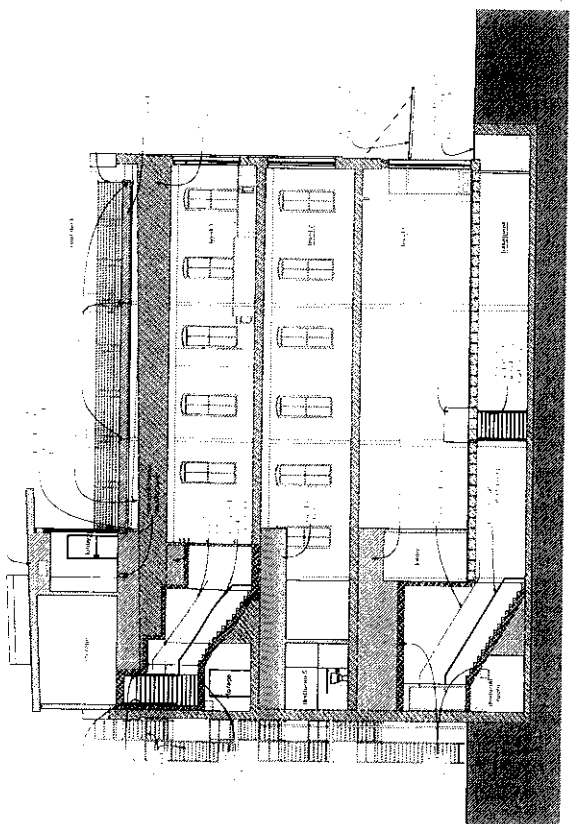
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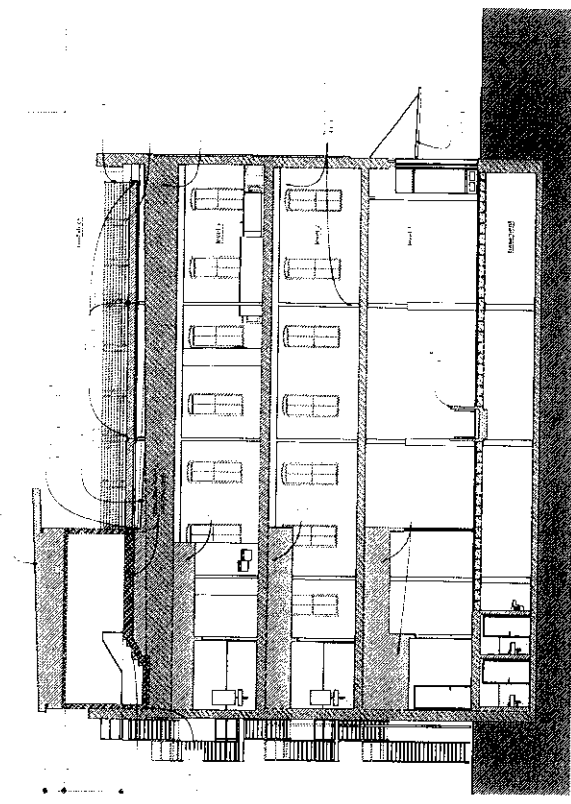
SECTION 2 - Section of Level 1 & Level 2



SECTION 1 - Section of Level 1 & Level 2



SECTION 3 - Section of Level 1 & Level 2



SECTION 4 - Section of Level 1 & Level 2

16
Jeff C. Jorgensen
21 119 W. San Antonio Street
Lockhart, Texas 78844



5404 1-20

General Notes

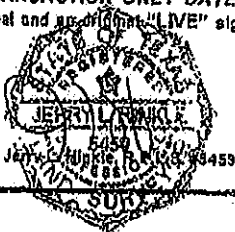
- 3) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 3) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR. The property shown lies in Flood Zone "X" according to FEMA Panel #480095-8002-C dated January 17, 1991. Flood Zone "X" is determined to be outside the 300-year floodplain. No special flood hazards according to FEMA Panel mentioned above. WARNING: This flood statement, as determined by a N.U.O. - F.L.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.
- 3) Terms, conditions and stipulations of party wall agreement recorded in Vol. 406 Pg. 315, Caldwell County Deed Records, does apply.

LEGEND

- CAPPED 1/2" IRON PIN TO BE SET
- △ ELECTRIC METERS
- HOLE DRILLED IN CONCRETE
- K- OVERHEAD ELECTRIC LINE
- O- OVERHEAD CABLE LINE
- (.....) ORIGINAL DESIRED CALLS
- //////// BUILDING WALL
- UNLESS OTHERWISE NOTED

SURVEY PLAT

Lot 1 in Block 22 of the ORIGINAL TOWN OF LOCKHART, according to the map or plat in Volume Q Page 507 of the Deed Records of Caldwell County, Texas and the found situated thereon. I do hereby certify to **JEFF C. JORGENSEN**, that (1) the a true and correct representation of a survey made on the ground under my direct February 21, 2007, (2) I have shown or noted all recorded easements or right of ways report G.P. #0702016, and shown all observable evidence of easements on the e no encroachments, protrusions, conflicts nor any shortages in area nor boundary hereon. **THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED** **THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints and Surveyor's seal and an original "LIVE" signature should be considered official by the user.



Field Book #	Drawn by JH BS
Job No. 070221	Drawings 070621.dwg
Date: February 21, 2007	Word Book Begin 020107
Surveyed by: JH JDS	Autocad Book Begin 020107



Claude Hinkle Surveyors

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

DATE _____

The attached survey plat has been reviewed by the undersigned and conditions shown thereby noted and accepted.

44

TAX RECEIPT

08/13/2025 01:57PM

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

Receipt Number

1236514

Date Posted 05/21/2025
Payment Type P
Payment Code Full
Total Paid \$31,167.04

PAID BY:

WAFD BANK
425 PIKE ST
SEATTLE, WA 98101

Property ID	Geo	Legal Acres	Owner Name and Address								
16960	03000000-022-001-40	0.0000	GLORIA GROUP PARTNERS LP 2823 HANCOCK DR AUSTIN, TX 78731-5012								
Legal Description											
O.T. LOCKHART, BLOCK 22, LOT PT 1											
Situs	DBA Name										
119 W SAN ANTONIO ST, LOCKHART, TX 78644											
Entity	Year	Rate	Taxable Value	Stmt #	Void	Original Tax	Discnts	P&I	Att Fees	Overage	Amount Pd
Lockhart ISD	2024	0.95460	1,356.820	117182	N	12,952.21	0.00	1,683.79	0.00	0.00	14,636.00
City of Lockhart	2024	0.50930	1,356.820	117182	N	6,910.29	0.00	898.34	0.00	0.00	7,808.63
Caldwell County	2024	0.43900	1,356.820	117182	N	5,956.41	0.00	774.34	0.00	0.00	6,730.75
Caldwell County											
ESD #5	2024	0.10000	1,356.820	117182	N	1,356.82	0.00	176.38	0.00	0.00	1,533.20
Plum Creek											
Underground Water	2024	0.01580	1,356.820	117182	N	214.38	0.00	27.87	0.00	0.00	242.25
Plum Creek											
Conservation											
District	2024	0.01400	1,356.820	117182	N	189.95	0.00	24.70	0.00	0.00	214.65
Farm to Market											
Road	2024	0.00010	1,356.820	117182	N	1.36	0.00	0.17	0.00	0.00	1.53
											31,167.04
Balance Due As Of 05/21/2025: .00											

Operator Batch
ANDREANAB1040 (05152025AB)

Total Paid
31,167.04

Caldwell CAD Property Search

Property Details

Account

Property ID: 16960 **Geographic ID:** 0300000-022-001-40

Type: R **Zoning:** HD & CCB

Property Use:

Location

Situs Address: 119 W SAN ANTONIO ST LOCKHART, TX 78644

Map ID: 01-801 **Mapsco:**

Legal Description: O.T. LOCKHART, BLOCK 22, LOT PT 1

Abstract/Subdivision: SLKT

Neighborhood: (1603) LOCKHART COMMERCIAL DOWNTOWN SURROUNDING SQUARE

Owner

Owner ID: 235776

Name: GLORIA GROUP PARTNERS LP

Agent: NASSOUR PROPERTY TAX CONSULTING LLC

Mailing Address: 2823 HANCOCK DR
AUSTIN, TX 78731-5012

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,729,449 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$76,188 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,805,637 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value: ?	\$1,805,637 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$177,453 (-)

Assessed Value:

\$1,628,184

Ag Use Value:

\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: GLORIA GROUP PARTNERS LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CESD5	Caldwell County ESD #5	0.100000	\$1,805,637	\$1,628,184	\$1,628.18
CLH	City of Lockhart	0.509300	\$1,805,637	\$1,628,184	\$8,292.34
FTM	Farm to Market Road	0.000100	\$1,805,637	\$1,628,184	\$1.63
GCA	Caldwell County	0.439000	\$1,805,637	\$1,628,184	\$7,147.73
JACC	ACC College	0.101300	\$1,805,637	\$1,628,184	\$1,649.35
SLH	Lockhart ISD	0.954600	\$1,805,637	\$1,628,184	\$15,542.64
WPC	Plum Creek Conservation District	0.014000	\$1,805,637	\$1,628,184	\$227.95
WUG	Plum Creek Underground Water	0.015800	\$1,805,637	\$1,628,184	\$257.25

Total Tax Rate: 2.134100

Estimated Taxes With Exemptions: \$34,747.07

Estimated Taxes Without Exemptions: \$38,534.11

Property Improvement - Building

Type: COMMERCIAL **Living Area:** 14391.0 sqft **Value:** \$1,935,390

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CG4	1900	4797
MA2	MAIN AREA SECOND FLOOR (88% OF MAIN AREA)	*	0	4797
MA	MAIN AREA	R8	1900	4797
BF	BASEMENT FINISHED	*	0	1722
BF	BASEMENT FINISHED	*	0	3075
WD	WOOD DECK	*	2008	600
DSTG	DETACHED STORAGE/UTILITY	SF3	2016	240

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.00	4,999.00	60.00	83.33	\$85,260	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$1,729,449	\$76,188	\$0	\$1,805,637	\$0	\$1,628,184
2024	\$1,300,000	\$56,820	\$0	\$1,356,820	\$0	\$1,356,820
2023	\$1,125,259	\$44,936	\$0	\$1,170,195	\$0	\$1,170,195
2022	\$1,246,120	\$55,740	\$0	\$1,301,860	\$0	\$1,301,860
2021	\$905,850	\$39,870	\$0	\$945,720	\$0	\$945,720
2020	\$846,620	\$39,870	\$0	\$886,490	\$0	\$886,490
2019	\$793,720	\$37,970	\$0	\$831,690	\$0	\$831,690
2018	\$727,560	\$37,970	\$0	\$765,530	\$0	\$765,530
2017	\$696,470	\$36,890	\$0	\$733,360	\$0	\$733,360

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/23/2022	WD/VL	WARRANTY DEED WITH VENDORS LIEN	119 W SAN ANTONIO STREET LLC	GLORIA GROUP PARTNERS LP			2022- 002411
4/15/2016	WD	WARRANTY DEED	MINGEA ROBERT M III &	119 W SAN ANTONIO STREET LLC			2016- 001886
3/22/2012	WD/VL	WARRANTY DEED WITH VENDORS LIEN	JORGENSEN JEFF C	MINGEA ROBERT M III &			122525

Estimated Tax Due

If Paid: 08/14/2025



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	Caldwell County ESD #5	\$1,356,820	\$1,356.82	\$1,356.82	\$0.00	\$0.00	\$0.00	\$0.00
2024	City of Lockhart	\$1,356,820	\$6,910.29	\$6,910.29	\$0.00	\$0.00	\$0.00	\$0.00
2024	Farm to Market Road	\$1,356,820	\$1.36	\$1.36	\$0.00	\$0.00	\$0.00	\$0.00
2024	Caldwell County	\$1,356,820	\$5,956.44	\$5,956.44	\$0.00	\$0.00	\$0.00	\$0.00
2024	Lockhart ISD	\$1,356,820	\$12,952.21	\$12,952.21	\$0.00	\$0.00	\$0.00	\$0.00
2024	Plum Creek Conservation District	\$1,356,820	\$189.95	\$189.95	\$0.00	\$0.00	\$0.00	\$0.00
2024	Plum Creek Underground Water	\$1,356,820	\$214.38	\$214.38	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$27,581.45	\$27,581.45	\$0.00	\$0.00	\$0.00	\$0.00
2023	City of Lockhart	\$1,170,195	\$6,258.21	\$6,258.21	\$0.00	\$0.00	\$0.00	\$0.00
2023	Farm to Market Road	\$1,170,195	\$1.17	\$1.17	\$0.00	\$0.00	\$0.00	\$0.00
2023	Caldwell County	\$1,170,195	\$5,489.39	\$5,489.39	\$0.00	\$0.00	\$0.00	\$0.00
2023	Lockhart ISD	\$1,170,195	\$11,197.59	\$11,197.59	\$0.00	\$0.00	\$0.00	\$0.00
2023	Plum Creek Conservation District	\$1,170,195	\$169.68	\$169.68	\$0.00	\$0.00	\$0.00	\$0.00
2023	Plum Creek Underground Water	\$1,170,195	\$174.36	\$174.36	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$23,290.40	\$23,290.40	\$0.00	\$0.00	\$0.00	\$0.00
2022	City of Lockhart	\$1,301,860	\$7,818.97	\$7,818.97	\$0.00	\$0.00	\$0.00	\$0.00
2022	Farm to Market Road	\$1,301,860	\$1.30	\$1.30	\$0.00	\$0.00	\$0.00	\$0.00
2022	Caldwell County	\$1,301,860	\$7,200.59	\$7,200.59	\$0.00	\$0.00	\$0.00	\$0.00
2022	Lockhart ISD	\$1,301,860	\$14,480.59	\$14,480.59	\$0.00	\$0.00	\$0.00	\$0.00


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2022	Plum Creek Conservation District	\$1,301,860	\$210.90	\$210.90	\$0.00	\$0.00	\$0.00	\$0.00
2022	Plum Creek Underground Water	\$1,301,860	\$207.00	\$207.00	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$29,919.35	\$29,919.35	\$0.00	\$0.00	\$0.00	\$0.00
2021	City of Lockhart	\$945,720	\$6,009.11	\$6,009.11	\$0.00	\$0.00	\$0.00	\$0.00
2021	Farm to Market Road	\$945,720	\$0.95	\$0.95	\$0.00	\$0.00	\$0.00	\$0.00
2021	Caldwell County	\$945,720	\$6,353.35	\$6,353.35	\$0.00	\$0.00	\$0.00	\$0.00
2021	Lockhart ISD	\$945,720	\$10,683.80	\$10,683.80	\$0.00	\$0.00	\$0.00	\$0.00
2021	Plum Creek Conservation District	\$945,720	\$193.87	\$193.87	\$0.00	\$0.00	\$0.00	\$0.00
2021	Plum Creek Underground Water	\$945,720	\$196.71	\$196.71	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$23,437.79	\$23,437.79	\$0.00	\$0.00	\$0.00	\$0.00
2020	City of Lockhart	\$886,490	\$5,632.76	\$5,632.76	\$0.00	\$0.00	\$0.00	\$0.00
2020	Farm to Market Road	\$886,490	\$0.89	\$0.89	\$0.00	\$0.00	\$0.00	\$0.00
2020	Caldwell County	\$886,490	\$6,252.41	\$6,252.41	\$0.00	\$0.00	\$0.00	\$0.00
2020	Lockhart ISD	\$886,490	\$10,346.22	\$10,346.22	\$0.00	\$0.00	\$0.00	\$0.00
2020	Plum Creek Conservation District	\$886,490	\$193.25	\$193.25	\$0.00	\$0.00	\$0.00	\$0.00
2020	Plum Creek Underground Water	\$886,490	\$191.48	\$191.48	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$22,617.01	\$22,617.01	\$0.00	\$0.00	\$0.00	\$0.00
2019	City of Lockhart	\$831,690	\$5,690.43	\$5,690.43	\$0.00	\$0.00	\$0.00	\$0.00
2019	Farm to Market Road	\$831,690	\$0.83	\$0.83	\$0.00	\$0.00	\$0.00	\$0.00
2019	Caldwell County	\$831,690	\$6,179.46	\$6,179.46	\$0.00	\$0.00	\$0.00	\$0.00
2019	Lockhart ISD	\$831,690	\$10,498.92	\$10,498.92	\$0.00	\$0.00	\$0.00	\$0.00


2019	Plum Creek Conservation District	\$831,690	\$187.13	\$187.13	\$0.00	\$0.00	\$0.00	\$0.00
2019	Plum Creek Underground Water	\$831,690	\$172.16	\$172.16	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$22,728.93	\$22,728.93	\$0.00	\$0.00	\$0.00	\$0.00
2018	City of Lockhart	\$765,530	\$5,440.62	\$5,440.62	\$0.00	\$0.00	\$0.00	\$0.00
2018	Farm to Market Road	\$765,530	\$0.77	\$0.77	\$0.00	\$0.00	\$0.00	\$0.00
2018	Caldwell County	\$765,530	\$5,934.38	\$5,934.38	\$0.00	\$0.00	\$0.00	\$0.00
2018	Lockhart ISD	\$765,530	\$10,199.61	\$10,199.61	\$0.00	\$0.00	\$0.00	\$0.00
2018	Plum Creek Conservation District	\$765,530	\$177.60	\$177.60	\$0.00	\$0.00	\$0.00	\$0.00
2018	Plum Creek Underground Water	\$765,530	\$163.82	\$163.82	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$21,916.80	\$21,916.80	\$0.00	\$0.00	\$0.00	\$0.00
2017	City of Lockhart	\$733,360	\$5,324.19	\$5,324.19	\$0.00	\$0.00	\$0.00	\$0.00
2017	Farm to Market Road	\$733,360	\$0.73	\$0.73	\$0.00	\$0.00	\$0.00	\$0.00
2017	Caldwell County	\$733,360	\$5,685.00	\$5,685.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Lockhart ISD	\$733,360	\$9,770.99	\$9,770.99	\$0.00	\$0.00	\$0.00	\$0.00
2017	Plum Creek Conservation District	\$733,360	\$170.14	\$170.14	\$0.00	\$0.00	\$0.00	\$0.00
2017	Plum Creek Underground Water	\$733,360	\$156.94	\$156.94	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$21,107.99	\$21,107.99	\$0.00	\$0.00	\$0.00	\$0.00
2016	City of Lockhart	\$571,040	\$4,187.43	\$4,187.43	\$0.00	\$0.00	\$0.00	\$0.00
2016	Farm to Market Road	\$571,040	\$0.57	\$0.57	\$0.00	\$0.00	\$0.00	\$0.00
2016	Caldwell County	\$571,040	\$4,426.70	\$4,426.70	\$0.00	\$0.00	\$0.00	\$0.00
2016	Lockhart ISD	\$571,040	\$7,608.31	\$7,608.31	\$0.00	\$0.00	\$0.00	\$0.00

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
2016	Plum Creek Conservation District	\$571,040	\$131.34	\$131.34	\$0.00	\$0.00	\$0.00	\$0.00
2016	Plum Creek Underground Water	\$571,040	\$122.77	\$122.77	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$16,477.12	\$16,477.12	\$0.00	\$0.00	\$0.00	\$0.00
2015	City of Lockhart	\$575,070	\$4,216.99	\$4,216.99	\$0.00	\$0.00	\$0.00	\$0.00
2015	Farm to Market Road	\$575,070	\$0.58	\$0.58	\$0.00	\$0.00	\$0.00	\$0.00
2015	Caldwell County	\$575,070	\$4,125.55	\$4,125.55	\$0.00	\$0.00	\$0.00	\$0.00
2015	Lockhart ISD	\$575,070	\$7,651.31	\$7,651.31	\$0.00	\$0.00	\$0.00	\$0.00
2015	Plum Creek Conservation District	\$575,070	\$129.39	\$129.39	\$0.00	\$0.00	\$0.00	\$0.00
2015	Plum Creek Underground Water	\$575,070	\$123.64	\$123.64	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$16,247.46	\$16,247.46	\$0.00	\$0.00	\$0.00	\$0.00
2014	City of Lockhart	\$575,110	\$4,156.32	\$4,156.32	\$0.00	\$0.00	\$0.00	\$0.00
2014	Farm to Market Road	\$575,110	\$0.58	\$0.58	\$0.00	\$0.00	\$0.00	\$0.00
2014	Caldwell County	\$575,110	\$3,971.13	\$3,971.13	\$0.00	\$0.00	\$0.00	\$0.00
2014	Lockhart ISD	\$575,110	\$8,218.89	\$8,218.89	\$0.00	\$0.00	\$0.00	\$0.00
2014	Plum Creek Conservation District	\$575,110	\$126.52	\$126.52	\$0.00	\$0.00	\$0.00	\$0.00
2014	Plum Creek Underground Water	\$575,110	\$126.52	\$126.52	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$16,599.96	\$16,599.96	\$0.00	\$0.00	\$0.00	\$0.00
2013	City of Lockhart	\$559,980	\$4,046.98	\$4,046.98	\$0.00	\$0.00	\$0.00	\$0.00
2013	Farm to Market Road	\$559,980	\$0.56	\$0.56	\$0.00	\$0.00	\$0.00	\$0.00
2013	Caldwell County	\$559,980	\$3,867.23	\$3,867.23	\$0.00	\$0.00	\$0.00	\$0.00
2013	Lockhart ISD	\$559,980	\$6,604.96	\$6,604.96	\$0.00	\$0.00	\$0.00	\$0.00




2013	Plum Creek Conservation District	\$559,980	\$123.20	\$123.20	\$0.00	\$0.00	\$0.00	\$0.00
2013	Plum Creek Underground Water	\$559,980	\$123.20	\$123.20	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$14,766.13	\$14,766.13	\$0.00	\$0.00	\$0.00	\$0.00
2012	City of Lockhart	\$479,550	\$3,465.71	\$3,465.71	\$0.00	\$0.00	\$0.00	\$0.00
2012	Farm to Market Road	\$479,550	\$0.48	\$0.48	\$0.00	\$0.00	\$0.00	\$0.00
2012	Caldwell County	\$479,550	\$3,312.25	\$3,312.25	\$0.00	\$0.00	\$0.00	\$0.00
2012	Lockhart ISD	\$479,550	\$5,691.30	\$5,691.30	\$0.00	\$0.00	\$0.00	\$0.00
2012	Plum Creek Conservation District	\$479,550	\$100.71	\$100.71	\$0.00	\$0.00	\$0.00	\$0.00
2012	Plum Creek Underground Water	\$479,550	\$100.71	\$100.71	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$12,671.16	\$12,671.16	\$0.00	\$0.00	\$0.00	\$0.00
2011	City of Lockhart	\$435,430	\$3,147.28	\$3,147.28	\$0.00	\$0.00	\$0.00	\$0.00
2011	Farm to Market Road	\$435,430	\$0.44	\$0.44	\$0.00	\$0.00	\$0.00	\$0.00
2011	Caldwell County	\$435,430	\$3,007.95	\$3,007.95	\$0.00	\$0.00	\$0.00	\$0.00
2011	Lockhart ISD	\$435,430	\$5,173.78	\$5,173.78	\$0.00	\$0.00	\$0.00	\$0.00
2011	Plum Creek Conservation District	\$435,430	\$87.09	\$87.09	\$0.00	\$0.00	\$0.00	\$0.00
2011	Plum Creek Underground Water	\$435,430	\$87.09	\$87.09	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$11,503.63	\$11,503.63	\$0.00	\$0.00	\$0.00	\$0.00
2010	City of Lockhart	\$435,590	\$3,176.32	\$3,176.32	\$0.00	\$0.00	\$0.00	\$0.00
2010	Farm to Market Road	\$435,590	\$0.44	\$0.44	\$0.00	\$0.00	\$0.00	\$0.00
2010	Caldwell County	\$435,590	\$3,009.49	\$3,009.49	\$0.00	\$0.00	\$0.00	\$0.00
2010	Lockhart ISD	\$435,590	\$5,204.43	\$5,204.43	\$0.00	\$0.00	\$0.00	\$0.00



2010	Plum Creek Conservation District	\$435,590	\$84.94	\$84.94	\$0.00	\$0.00	\$0.00	\$0.00
2010	Plum Creek Underground Water	\$435,590	\$84.94	\$84.94	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$11,560.56	\$11,560.56	\$0.00	\$0.00	\$0.00	\$0.00
2009	City of Lockhart	\$377,660	\$2,677.61	\$2,677.61	\$0.00	\$0.00	\$0.00	\$0.00
2009	Farm to Market Road	\$377,660	\$0.76	\$0.76	\$0.00	\$0.00	\$0.00	\$0.00
2009	Caldwell County	\$377,660	\$2,608.88	\$2,608.88	\$0.00	\$0.00	\$0.00	\$0.00
2009	Lockhart ISD	\$377,660	\$4,645.21	\$4,645.21	\$0.00	\$0.00	\$0.00	\$0.00
2009	Plum Creek Conservation District	\$377,660	\$69.87	\$69.87	\$0.00	\$0.00	\$0.00	\$0.00
2009	Plum Creek Underground Water	\$377,660	\$69.87	\$69.87	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$10,072.20	\$10,072.20	\$0.00	\$0.00	\$0.00	\$0.00
2008	City of Lockhart	\$300,440	\$2,130.12	\$2,130.12	\$0.00	\$0.00	\$0.00	\$0.00
2008	Farm to Market Road	\$300,440	\$0.90	\$0.90	\$0.00	\$0.00	\$0.00	\$0.00
2008	Caldwell County	\$300,440	\$2,075.14	\$2,075.14	\$0.00	\$0.00	\$0.00	\$0.00
2008	Lockhart ISD	\$300,440	\$3,672.88	\$3,672.88	\$0.00	\$0.00	\$0.00	\$0.00
2008	Plum Creek Conservation District	\$300,440	\$54.08	\$54.08	\$0.00	\$0.00	\$0.00	\$0.00
2008	Plum Creek Underground Water	\$300,440	\$54.08	\$54.08	\$0.00	\$0.00	\$0.00	\$0.00
	2008 Total:		\$7,987.20	\$7,987.20	\$0.00	\$0.00	\$0.00	\$0.00
2007	City of Lockhart	\$283,400	\$2,004.77	\$2,004.77	\$0.00	\$0.00	\$0.00	\$0.00
2007	Farm to Market Road	\$283,400	\$1.13	\$1.13	\$0.00	\$0.00	\$0.00	\$0.00
2007	Caldwell County	\$283,400	\$1,936.47	\$1,936.47	\$0.00	\$0.00	\$0.00	\$0.00
2007	Lockhart ISD	\$283,400	\$3,406.47	\$3,406.47	\$0.00	\$0.00	\$0.00	\$0.00



2007	Plum Creek Conservation District	\$283,400	\$50.45	\$50.45	\$0.00	\$0.00	\$0.00	\$0.00
2007	Plum Creek Underground Water	\$283,400	\$51.01	\$51.01	\$0.00	\$0.00	\$0.00	\$0.00
	2007 Total:		\$7,450.30	\$7,450.30	\$0.00	\$0.00	\$0.00	\$0.00
2006	City of Lockhart	\$283,400	\$1,799.59	\$1,799.59	\$0.00	\$0.00	\$0.00	\$0.00
2006	Farm to Market Road	\$283,400	\$1.42	\$1.42	\$0.00	\$0.00	\$0.00	\$0.00
2006	Caldwell County	\$283,400	\$1,822.83	\$1,822.83	\$0.00	\$0.00	\$0.00	\$0.00
2006	Lockhart ISD	\$283,400	\$4,364.36	\$4,364.36	\$0.00	\$0.00	\$0.00	\$0.00
2006	Plum Creek Conservation District	\$283,400	\$48.74	\$48.74	\$0.00	\$0.00	\$0.00	\$0.00
2006	Plum Creek Underground Water	\$283,400	\$49.60	\$49.60	\$0.00	\$0.00	\$0.00	\$0.00
	2006 Total:		\$8,086.54	\$8,086.54	\$0.00	\$0.00	\$0.00	\$0.00
2005	City of Lockhart	\$140,670	\$865.12	\$865.12	\$0.00	\$0.00	\$0.00	\$0.00
2005	Farm to Market Road	\$140,670	\$0.84	\$0.84	\$0.00	\$0.00	\$0.00	\$0.00
2005	Caldwell County	\$140,670	\$884.96	\$884.96	\$0.00	\$0.00	\$0.00	\$0.00
2005	Lockhart ISD	\$140,670	\$2,377.32	\$2,377.32	\$0.00	\$0.00	\$0.00	\$0.00
2005	Plum Creek Conservation District	\$140,670	\$24.20	\$24.20	\$0.00	\$0.00	\$0.00	\$0.00
2005	Plum Creek Underground Water	\$140,670	\$26.59	\$26.59	\$0.00	\$0.00	\$0.00	\$0.00
	2005 Total:		\$4,179.03	\$4,179.03	\$0.00	\$0.00	\$0.00	\$0.00
2004	City of Lockhart	\$143,420	\$817.49	\$817.49	\$0.00	\$0.00	\$0.00	\$0.00
2004	Farm to Market Road	\$143,420	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	Caldwell County	\$143,420	\$858.37	\$858.37	\$0.00	\$0.00	\$0.00	\$0.00
2004	Lockhart ISD	\$143,420	\$2,278.51	\$2,278.51	\$0.00	\$0.00	\$0.00	\$0.00



2004	Plum Creek Conservation District	\$143,420	\$23.66	\$23.66	\$0.00	\$0.00	\$0.00	\$0.00
2004	Plum Creek Underground Water	\$143,420	\$27.11	\$27.11	\$0.00	\$0.00	\$0.00	\$0.00
	2004 Total:		\$4,006.14	\$4,006.14	\$0.00	\$0.00	\$0.00	\$0.00
2003	City of Lockhart	\$144,040	\$801.73	\$801.73	\$0.00	\$0.00	\$0.00	\$0.00
2003	Farm to Market Road	\$144,040	\$1.15	\$1.15	\$0.00	\$0.00	\$0.00	\$0.00
2003	Caldwell County	\$144,040	\$816.13	\$816.13	\$0.00	\$0.00	\$0.00	\$0.00
2003	Lockhart ISD	\$144,040	\$2,110.76	\$2,110.76	\$0.00	\$0.00	\$0.00	\$0.00
2003	Plum Creek Conservation District	\$144,040	\$25.21	\$25.21	\$0.00	\$0.00	\$0.00	\$0.00
2003	Plum Creek Underground Water	\$144,040	\$28.81	\$28.81	\$0.00	\$0.00	\$0.00	\$0.00
	2003 Total:		\$3,783.79	\$3,783.79	\$0.00	\$0.00	\$0.00	\$0.00
2002	City of Lockhart	\$139,080	\$718.49	\$718.49	\$0.00	\$0.00	\$0.00	\$0.00
2002	Farm to Market Road	\$139,080	\$1.25	\$1.25	\$0.00	\$0.00	\$0.00	\$0.00
2002	Caldwell County	\$139,080	\$751.03	\$751.03	\$0.00	\$0.00	\$0.00	\$0.00
2002	Lockhart ISD	\$139,080	\$2,001.50	\$2,001.50	\$0.00	\$0.00	\$0.00	\$0.00
2002	Plum Creek Conservation District	\$139,080	\$24.34	\$24.34	\$0.00	\$0.00	\$0.00	\$0.00
	2002 Total:		\$3,496.61	\$3,496.61	\$0.00	\$0.00	\$0.00	\$0.00

25

Biller	Cost	Item
DKM Fabrication LLC	\$202,905.00	Roof structure
Techline Construction	\$ 27,760.96	Poles and Transformer
Capitol Sprinkler and Fire Systems	\$ 153,453.00	Sprinkler system
Kidd Roofing	\$ 96,423.69	Roof
Creative Electrical Solutions	\$ 1,440.00	Electical demolition
Durango Doors	\$ 99,880.00	Storefront windows
Vinco Construction	\$ 58,880.00	Water and Fire Line Improvements
Optomax Electric	\$ 314,583.84	Electric
Otis Elevator Company	\$ 136,788.00	Elevator
Otis Elevator Change orders	\$28,500.00	Elevator
Plumbing - Labor	\$115,000.00	Plumbing
Ferguson	\$22,619.48	Plumbing fixtures
City Electric Supply	\$ 50,436.79	Electric/ Elevator related
Furman + Keil Architects	\$ 168,558.44	Architectural services
City of Lockhart	\$ 18,425.00	Electric
Dayton Air	\$217,143.50	HVAC Systems
Cap Consulting	\$53,000	MEP Engineering
Holl-Pack Engineering	\$62,000.00	Structural amd MEP Engineering
Ku and Associates	\$5,000	Civil Engineering
Labor	\$216,000.00	Labor
Dumpster pick up	\$19,200.00	Trash
United Rental / Sun State Equip	\$15,300.00	Equiptment rental
SSS Steel	\$58,285.00	Steel
Ricardo Steel	\$75,000.00	Welder
Mc Elroy metal	\$23,530.00	Siding
Marsh Insurance	\$28,349.00	Insurance
Presicion Glass	\$14,780.90	Glass
Binswanger Glass	\$10,350.00	Glass
Colin Strickland	\$55,000.00	Demo
Elevator Shaft	\$45,000	Elevator Shaft
Juan Garcia	\$7,000.00	Concrete work
Sheetrock / tape and float/ paint	\$43,000.00	Sheetrock / tape and float / paint
Subtotal	\$2,443,592.60	
Contractor Fee 10%	\$244,359.26	
Total	\$2,687,951.86	
Fee 0.015%	\$4,031.92	
Future expenses to finish the project	\$100,000.00	
Contractor fee 10%	\$10,000.00	
Total cost	\$2,801,983.78	



CFA-25-08

120 E MARKET ST

NEW SIGNAGE FOR NORTH,
SOUTH & EAST WALL FACADES



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-25-08
REPORT DATE: April 16, 2025 [*Updated August 25, 2025*]
MEETING DATE: September 3, 2025
APPLICANT'S REQUEST: Addition of illumination to two awning-mounted signs
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Winn Smith
OWNER: Jack Pearce, LLC, c/o Jim and Amelia Smith
LEGAL DESCRIPTION AND SITE LOCATION: Lots 1 and 2, Jack Pearce Subdivision (120 East Market Street)
EXISTING USE OF PROPERTY: Mixed-use building under construction
PROPOSED USE OF PROPERTY: Mixed-use building
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

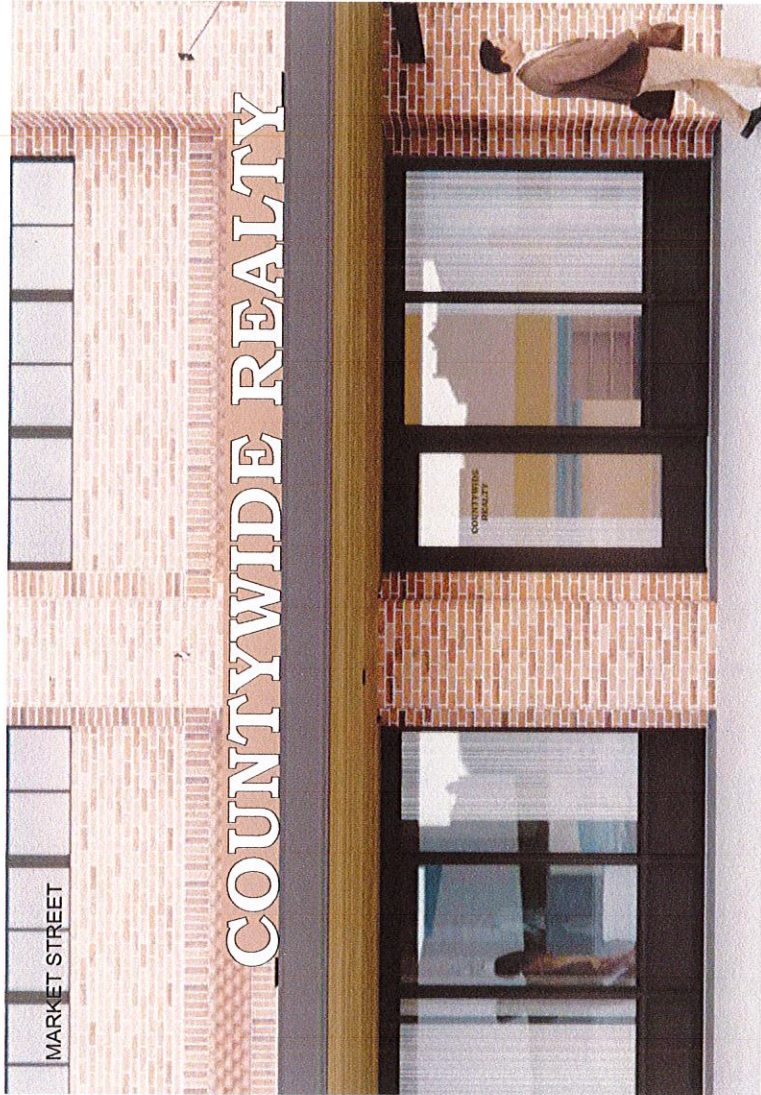
PROJECT DESCRIPTION AND BACKGROUND: On April 23, 2025, the Commission approved the request for a Certificate for Alteration (CFA-25-08) for signage in the new mixed-use building currently under construction at the southwest corner of the intersection of East Market Street and South Commerce Street (120 E. Market St.) The signage will be located on the East Market Street (north), South Commerce Street (east), and south building facades, to include projecting and flush-mount wall signs, window signs, awning-mounted signs, and ground-etched signs. The new businesses to utilize the signage include Countywide Realty, Corridor Title Company, Westlake Dermatology, and the Lockhart Chamber of Commerce's Visitor Center.

UPDATE August 25, 2025: The applicant recently informed Staff that the two awning-mounted signs to be located on the East Market Street façade are now proposed to be illuminated, in place of the approved nonilluminated signs at the April 23 meeting. Specifically, the Countywide Realty and Westlake Dermatology signs, to be mounted above the awning edge along this façade, will be internally illuminated with LED lighting, as shown in the conceptual illustrations included with your packet materials. Since the added illumination deviates from what was initially approved, the proposal must be considered by the Commission.

COMPATIBILITY: The proposed illumination of these two signs will not visually detract from the character of the Courthouse Square Historic District. Other illuminated signage can be found on the same block, including that of Electric Rodeo Tattoo on the adjacent property to the west at 116 E. Market St., Malachi's Barbershop at 112 E. Market St., and Old Pal Texas Tavern at 100 E. Market St.

COMPLIANCE WITH STANDARDS: The two illuminated signs are subject to approval of this Certificate for Alteration, the issuance of a new sign permit as needed, and issuance of an electrical permit.

ALTERNATIVES: None necessary.



ELEVATION

SCALE: 1/2"=1'

14'-5 5/8"

COUNTRYWIDE REALTY

B1

ILLUMINATED DIMENSIONAL LETTERS

QTY: (1)

SQFT: X

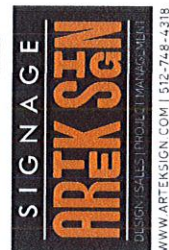
SCALE: 1/2"=1'

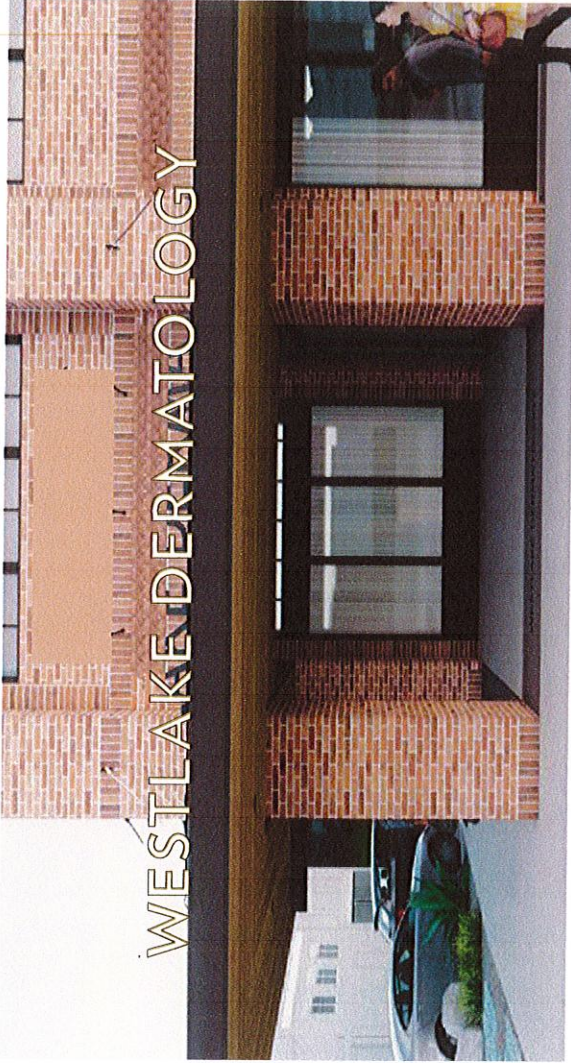
SPECS:

- ONE SET OF INTERNALLY ILLUMINATED THIN TRIM CHANNEL LETTER.
- ILLUMINATED WITH 3000K LED'S
- MOUNTED TO A SHADOW PANEL SUPPORT BRACKET FEEDING LOW VOLTAGE WIRING BACK TO POWER SUPPLY ON CANOPY ROOF.
- SIDEWALLS PAINTED TO MATCH [P2] AND SUPPORT BRACKET, CONDUIT, WIREWAY AND POWER SUPPLY EXTERIOR RATED ELECTRICAL HOUSING PAINTED [P1]



CLIENT: LOCKHART MARKET STREET
ADDRESS: LOCKHART, TX
SALES: JAMIE MITOL
DATE: 7-2-25
REVISION #: V2





ELEVATION

SCALE: 3/8"=1'

FIELD SURVEY NEEDED



ILLUMINATED DIMENSIONAL LETTERS

A1

QTY: (1)

SQFT: 2.38

SCALE: 3/8"=1'

SPECS:

- ONE SET OF INTERNALLY ILLUMINATED THIN TRIM CHANNEL LETTER.
- ILLUMINATED WITH 3000K LED'S
- MOUNTED TO A SHADOW PANEL SUPPORT BRACKET FEEDING LOW VOLTAGE WIRING BACK TO POWER SUPPLY ON CANOPY ROOF.
- SIDEWALLS PAINTED TO MATCH [P2] AND SUPPORT BRACKET, CONDUIT, WIREWAY AND POWER SUPPLY EXTERIOR RATED ELECTRICAL HOUSING PAINTED [P1]

COUNTYWIDE REALTY
30867488 (376) 3748

CLIENT: LOOKHART MARKET STREET
ADDRESS: LOOKHART, TX
SALES: JAMIE MITOL
DATE: 7-2-25
REVISION #: V2

SIGNAGE

ARTEK SIGN

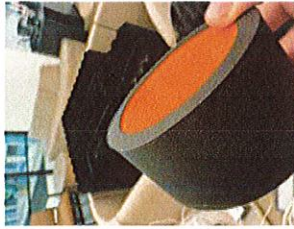
DESIGN | SALES | PROJECT MANAGEMENT

WWW.ARTEKSIGN.COM | 512-748-4438

P1
CANOPY
COLOR TBD

P2
RAL PEARL
GOLD

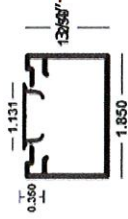
WESTLAKE_DERMATOLOGY



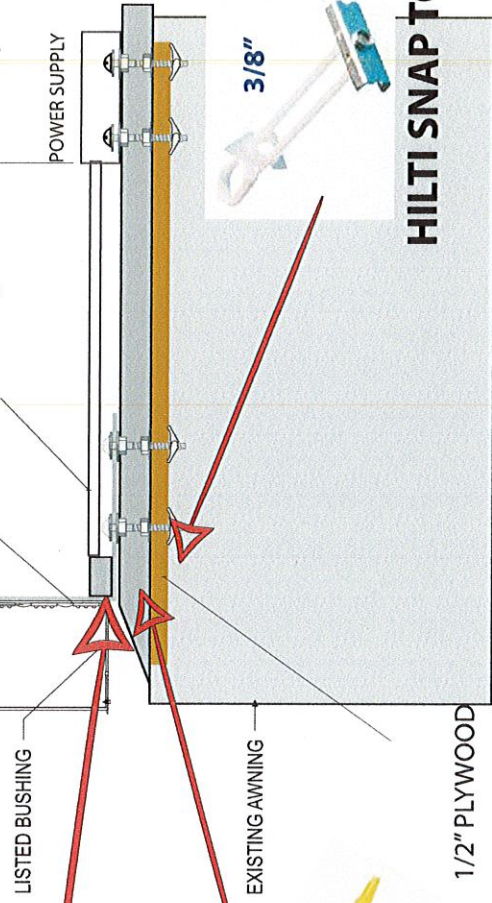
THIN TRIM LETTER WITH 3/8" RETAINER

SOCKET TRACK RUNS ENTIRE LENGTH OF SIGN TO
JUMP LOW VOLTAGE WIRE

Socket Track Base x 24"
24-63-500
Socket Track Cap x 24"
24-63-505
Socket Track Cap snaps into Socket Track Base



6'
1/8" bent aluminum
1/2" ridged conduit back to power supply
POWER SUPPLY



EXISTING AWNING

HILTI SNAP TOGGLE

1/2" PLYWOOD

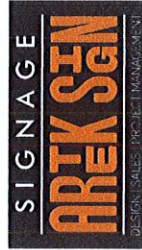
SET PRE-MOUNTING STUDS 1ST AND HAVE ROOFER SEAL THEM UP TO KEEP WARRANTY



DESIGN AND MFG INTENT TO MATCH DOMAIN LOCATION



CLIENT: LOCKHART MARKET STREET
ADDRESS: LOCKHART, TX
SALES: JAMIE MITOL
DATE: 7-2-25
REVISION #: V2



WWW.ARTEKSIGN.COM | 512-748-4318



Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA 25-08

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Jack Pearce, LLC ADDRESS 170 E. Market
DAY-TIME TELEPHONE 512 348-7148 Lockhart, TX 78644
E-MAIL amelia@countywideRE.com
OWNER NAME Jack Pearce, LLC ADDRESS 300 S. Commerce - A
DAY-TIME TELEPHONE 512 348-7148 Lockhart, TX 78644
E-MAIL Same
PERSON DOING WORK Various sign vendors ESTIMATED COST UNKNOWN

PROPERTY

LEGAL DESCRIPTION Lots 1, 2 Jack Pearce Sub, City of Lockhart
ADDRESS 170 E. Market, Lockhart, TX ZONING CLASSIFICATION CBD
CSB

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:

Dimensions attached - materials are all steel - Drilled
studs to attach all - all will be back-lit

APPLICATION FEE OF \$50.00, payable to the City of Lockhart. Receipt Number: 2013G7318

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 Mueli P. Smith DATE 3/23/25

PROPERTY OWNER SIGNATURE Mueli P. Smith DATE 3/23/25

HISTORICAL PRESERVATION COMMISSION APPROVAL [Signature] DATE 23 APR 2025

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

✓ KW

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? CBA CCB
Check one: Historic Landmark Historic District ✓

✓ ✓ KW

2. Is this application for any construction or alteration work that is **NOT** described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?

✓ KW

3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?

 ✓ 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

 ✓ 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?

 ✓ 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?

✓ 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.)

 ✓ KW

4. Has a permit been issued for any of the proposed work? Date: Permit No.
Has any work actually started? Describe:

Section Three

✓ 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?

 ✓ 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?

✓ ✓ KW

3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?

 ✓ 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?

✓ 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?

Scope of Work Questions Verified By: Kevin Waller

Date of Verification: 4/16/25

Certificate No. CFA-2508 Date Submitted 4/19/25

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.

NORTH
FACADE

SIGN PERMIT APPLICATION

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 COUNTYWIDE BUILDERS

LICENSE NO. _____

DAY-TIME TELEPHONE (512) 388 5514

ADDRESS 215 BURLIN LN.

E-MAIL ws@countwide Re.com

LOCKHART, TX 78644

OWNER NAME JACK PEARCE LLC

ADDRESS 300 S. COMMERCE STE. A

DAY-TIME TELEPHONE 512 787 5180

LOCKHART, TX 78644

E-MAIL amelia@countwidere.com

PROPERTY

ADDRESS OR GENERAL LOCATION 120 E. MARKET ST.

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

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 3

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE MIXED USE NEW CONSTRUCTION

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN CORRIDOR TIE / COUNTYWIDE REALTY
WISHLAKE DRUM

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
☒ awning-mount, window, & ground imbedded
☐ LOW PROFILE ☐ MEDIUM PROFILE ☐ HIGH PROFILE

☐ INSTITUTIONAL ☐ DEVELOPMENT ENTRANCE ☐ RESIDENTIAL IDENTIFICATION

710 of 2,500 sq ft = 175 sq ft total allowed sign area
Proposed sign area (total) = 45.43 sq ft

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 2,500 SQ. FT.

IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE — FT.

HEIGHT TO TOP OF SIGN — FT. TOTAL SIGN FACE AREA (One side only) 45.43 SQ. FT.

ILLUMINATION — NONE — INTERNAL — REFLECTED — BARE BULB

* Wall signs will be back-lit *

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 \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$ 145.43
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 4/9/25

PRINTED OR TYPED NAME WINN SMITH

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.

* Approved by LHPC
on 4/23/25 - KW

OFFICE USE ONLY

APPROVED BY [Signature]
Planning

Building Inspection

PERMIT NUMBER SP - 25 -

CERT. FOR ALTERATION NUMBER CFA - 25 - 08

DATE —

FEE \$145.43

RECEIPT # —



E WALNUT ST

E SAN ANTONIO ST

S MAIN ST

N MAIN ST

W WALNUT ST

W SAN ANTONIO ST

S CHURCH ST

N CHURCH ST

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-25-17
REPORT DATE: July 31, 2025 [*Updated August 25, 2025*]
MEETING DATE: September 3, 2025
APPLICANT'S REQUEST: Additional illumination and upper design change to projecting wall sign
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Gabriel Morey
OWNERS: Thomas Pomeroy, Gayla Partridge, Steve Lawson, and Terri Bennett
SITE LOCATION: 113 N. Main St.
LEGAL DESCRIPTION: Lot 5-A, Block 22, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant commercial building
PROPOSED USE OF PROPERTY: Commercial
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION AND BACKGROUND: On August 6, 2025, the Commission approved the request for a Certificate for Alteration (CFA-25-17) for new signage, various exterior improvements, and structural interior improvements, on property located at 113 North Main St. The Commission's approval was made subject to the following conditions: (1) that the hanging sign maintain at least 7 feet of clearance above the public sidewalk; (2) a low-intensity pressure-wash be utilized for the removal of the paint on the front façade; (3) utilize dry ice for paint removal, if determined to be a lower-impact method than the pressure-wash; and (4) the option to repaint the front façade, beneath the awning, to a shade that most closely matches the color of the unpainted brick above the awning, in lieu of simply removing the existing paint.

UPDATE August 25, 2025: The applicant recently informed Staff that the projecting wall sign above the awning is now proposed to contain additional illumination, beyond that approved at the August 6 meeting, and the design of the coin at the top of the sign will change from a dollar sign with circular outline to a star with a ribbed circular outline. Additional neon lighting elements will be added to the "Spare Change" logo, as well as the "Family Arcade" text beneath the main logo text. The initially approved design was to only incorporate neon on the coin at the top of the sign, with the text beneath to be unilluminated. Since the added illumination and change to the coin design deviates from what was initially approved, the proposal must be considered by the Commission.

COMPATIBILITY: The proposed additional illumination of this sign, as well as the change of the coin design at the top of the sign, will not visually detract from the character of the Courthouse Square Historic District. Other illuminated signage can be found on the same block, including another projecting neon wall sign for Soundwaves Art Foundation on the adjacent property to the north at 115 N. Main St., as well as neon window signage for Loop & Lil's Pizza on the adjacent property to the south at 107 N. Main St.

COMPLIANCE WITH STANDARDS: The illuminated wall sign is subject to approval of this Certificate for Alteration, the issuance of a new sign permit as needed, and issuance of an electrical permit.

ALTERNATIVES: None necessary.

SPARE CHANGE - LOCKHART - NEON SIGN OUTLINE

OUTLINE AND STAR PAINTED ON FACE
W/ MAGENTA OR YELLOW SINGLE STROKE NEON
*CAN WE PAINT THE TOP OF THE NEON SO IT
MIMICS THE RIBBED EDGE OF A QUARTER?

SILVER CYLINDER
THIS SHOULD LOOK LIKE
A VINTAGE CHANGE RETURN BUTTON

METAL CAN BUILT BY
BLACKOUT SIGNS
WIDTH, HEIGHT AND DEPTH
TBD BY KIRK

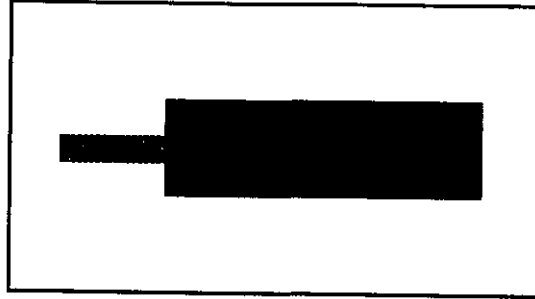
LETTERS PAINTED ON FACE
W/ LIGHT BLUE DOUBLE STROKE NEON
*CAN WE DO CLEAR GLASS THAT
, GLOWS LIGHT BLUE AT NIGHT?

LETTERS PAINTED ON FACE
W/ LIGHT BLUE SINGLE STROKE NEON
*CAN WE DO CLEAR GLASS THAT
GLOWS LIGHT BLUE AT NIGHT?

PMS 655
Metal Can and Stroke color in Coin

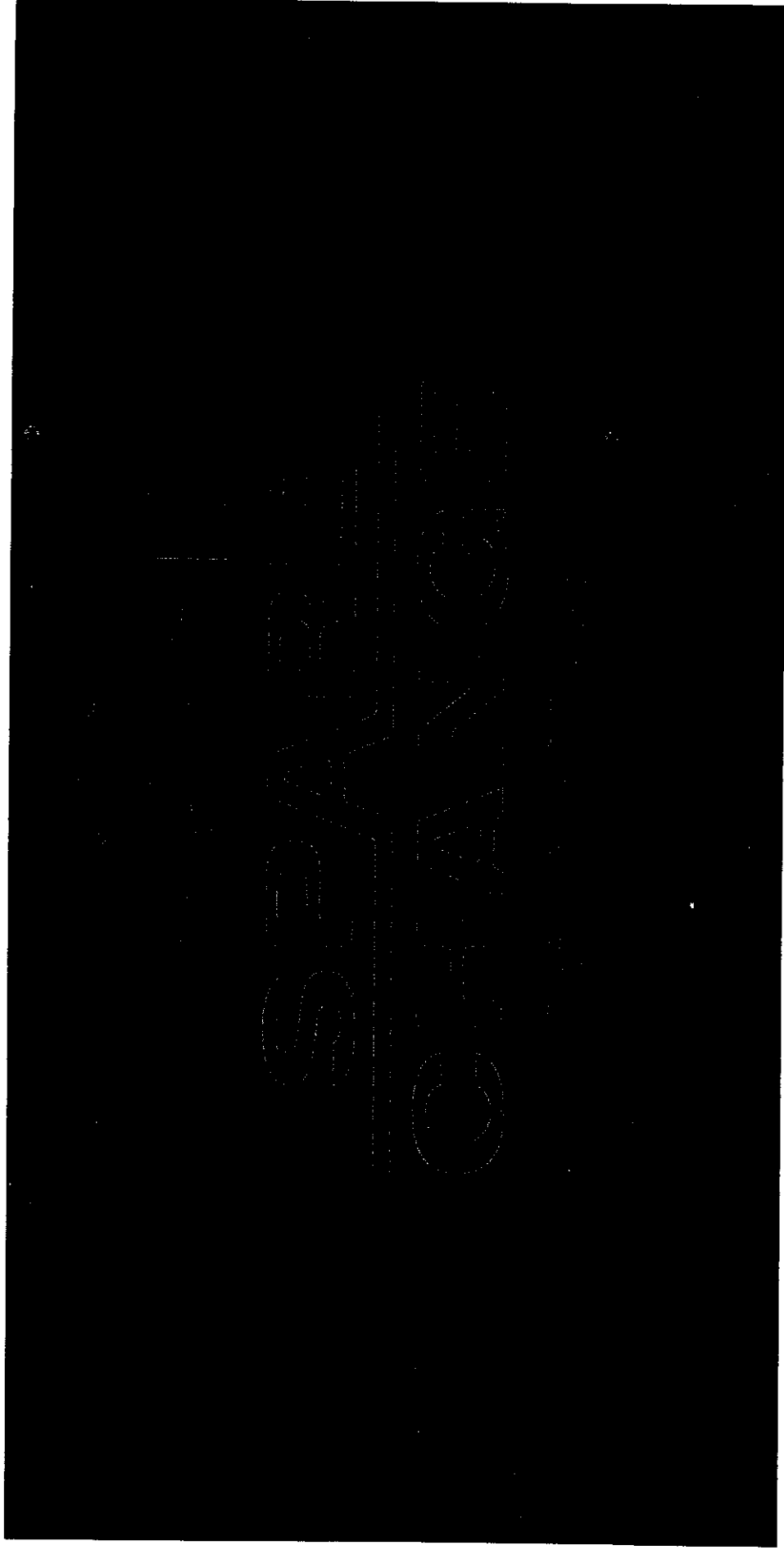
PMS 638
Lettering and Coin Background

SIDE VIEW



SPARE CHANGE FAMILY ARCADE SIGN OUTLINE

NIGHT VIEW





Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA-25-17

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Gabriel Morey ADDRESS 512 Bois D'Arc St #4
DAY-TIME TELEPHONE 512-644-2550 Lockhart, TX. 78644
E-MAIL gabmorey@gmail.com
OWNER NAME Thomas Pomeroy ADDRESS 531 S Blanco Lockhart TX
DAY-TIME TELEPHONE 512-995-
E-MAIL tpomeroy@gmail.com
PERSON DOING WORK Gabe Morey ESTIMATED COST 20,000

PROPERTY

LEGAL DESCRIPTION Original Town of Lockhart Block 22 Lot 5-A
ADDRESS 113 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:

For brick there will be a vent added. - Doors painted dark blue w/ light blue trim.
We will also be adding signage to the front.
Also, refurbish awning roof to original gray color. - Remove gray paint below awning, to expose brick.
APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: R01389967
Some load-bearing interior work - 2 columns and a wall.

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 Gabriel Morey DATE 7-21-25
PROPERTY OWNER SIGNATURE [Signature] DATE 7-21-25
HISTORICAL PRESERVATION COMMISSION APPROVAL [Signature] DATE 6.6.2025

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

- | | | | |
|-------------------------------------|-------------------------------------|-----------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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>
Check one: Historic Landmark <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 2. Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</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

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

Section Three

- | | | | |
|-------------------------------------|-------------------------------------|-----------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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: Kerlin Waller

Date of Verification: 7/31/25

Certificate No. CFA-25-17

Date Submitted 7/30/25

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.

SIGN PERMIT APPLICATIONSP - 25 -

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 Gabe Morey LICENSE NO. on file
DAY-TIME TELEPHONE 512-644-2550 ADDRESS 512 Re's Arc St.
E-MAIL gabemorey@gmail.com Lockhart TX. 78644
OWNER NAME Thomas Pomeroy ADDRESS 531 S Blanco
DAY-TIME TELEPHONE 512-995-5171 Lockhart, TX. 78644
E-MAIL tpomaron@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 113 N Main St. Lockhart, TX 78644
ZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) Y
NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1
PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE Arcade restaurant

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Spare Change**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)

☒ LOW PROFILE ☐ MEDIUM PROFILE ☒ WALL HANGING ☒ MARQUEE☐ INSTITUTIONAL ☒ DEVELOPMENT ENTRANCE ☐ RESIDENTIAL IDENTIFICATION

Project
Door glass warning edge

710 of 700 sq ft = 49% total allowed sign area
Proposed Signage = 32.57%

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 700 SQ. FT.

IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE FT.

HEIGHT TO TOP OF SIGN FT. TOTAL SIGN FACE AREA (One side only) 32.57 SQ. FT.

ILLUMINATION 4 1 NONE INTERNAL REFLECTED 1 1 BARE BULB

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 \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$ 132.57
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 Gabe Morey

DATE 7/21/25

PRINTED OR TYPED NAME Gabe Morey

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.

* Approved by Historical Commission on 6/6/25
-km

OFFICE USE ONLY

APPROVED BY

[Signature]

Planning

Building Inspection

PERMIT NUMBER SP - 25 -

CERT. FOR ALTERATION NUMBER CFA - 25 - 17

DATE

FEE \$132.57

RECEIPT #



CFA-25-18

117 E SAN ANTONIO ST

WINDOW & HANGING SIGNS



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'



STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-25-18
REPORT DATE: August 25, 2025
MEETING DATE: September 3, 2025
APPLICANT'S REQUEST: Window and hanging signs
STAFF RECOMMENDATION: **Approval**
CONDITION: Hanging sign must maintain at least 7 feet of clearance above the public sidewalk

BACKGROUND DATA

APPLICANT: Yolanda Dunkin
OWNER: Beverly Haug
SITE LOCATION: 117 E. San Antonio St.
LEGAL DESCRIPTION: Part of Lot 3, Block 23, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed are two window signs and a hanging sign for the new Vida Wellness massage center and Osiris Skin Esthetics business, both located on the subject property. Staff recently discovered that the signage was already in place, prior to the applicant securing a Sign Permit or approval from the Commission. The two window sign decals are both located on the glass of the front door entry, with the upper sign reading "VIDA WELLNESS", with a phone number contact beneath the sign text. The lower sign reads "Osiris Skin Esthetics" within an ovular company logo, also with a phone number contact beneath the sign. The hanging sign, made of a finished wood material, features the Vida Wellness name with a dove graphic to the left of the text. This rectangular sign, although similar in size to the typical "Pre-Approved" hanging signs found downtown, does not feature a border or stylized corners that would categorize it as pre-approved.

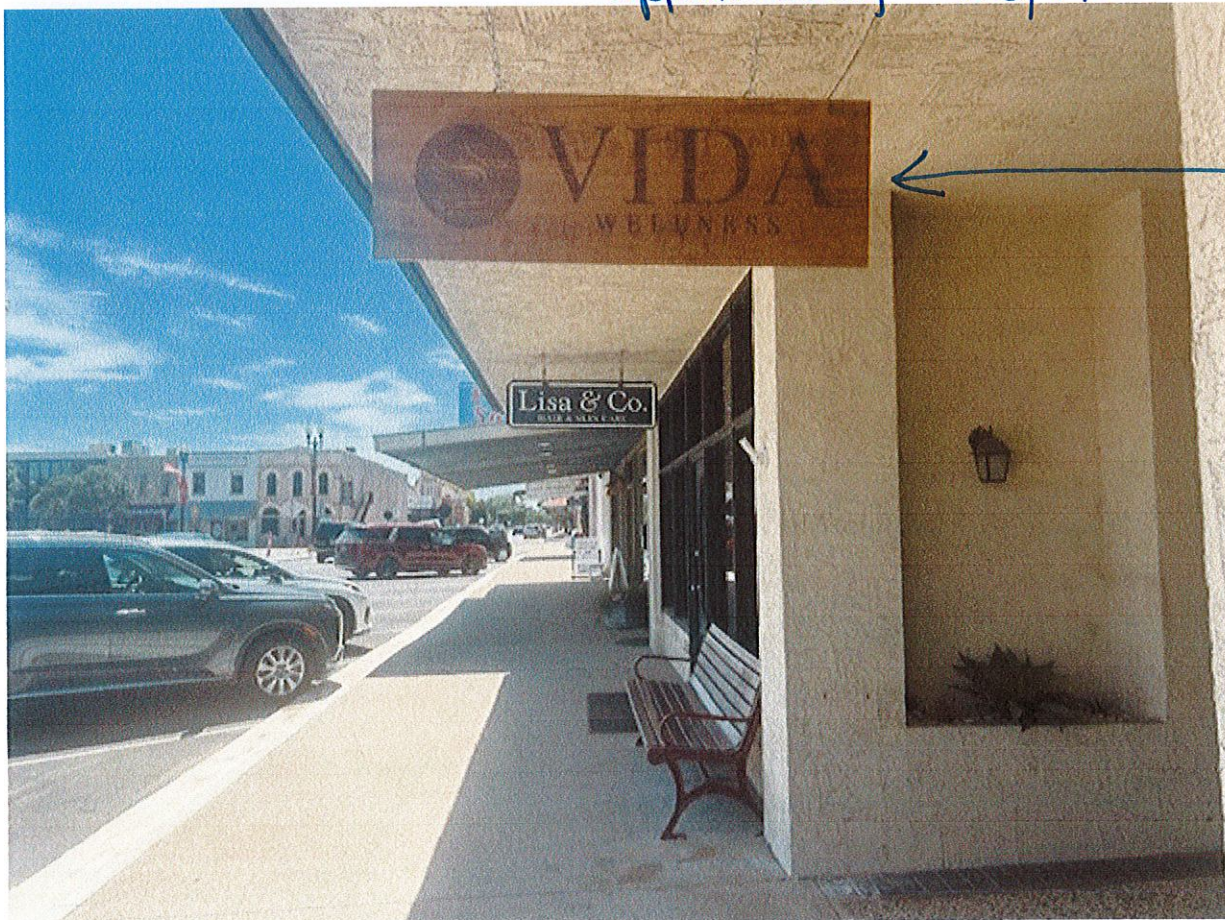
COMPATIBILITY: The proposed signs are not of a scale or design that would detract from the character of the Courthouse Square Historic District. Numerous window and hanging signs can be found on the Square, including on the same block as the subject property, such as at the Lisa & Co. salon, Cult of Happy, Jennifer Lindberg Studios, and The Culinary Room.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. A condition of approval is recommended that a 7-foot clearance is maintained between the hanging sign and public sidewalk.

ALTERNATIVES: None necessary.



Front Facade: 9 Feet wide X 9 Feet 10 inches high
approximately - 90 sq ft.

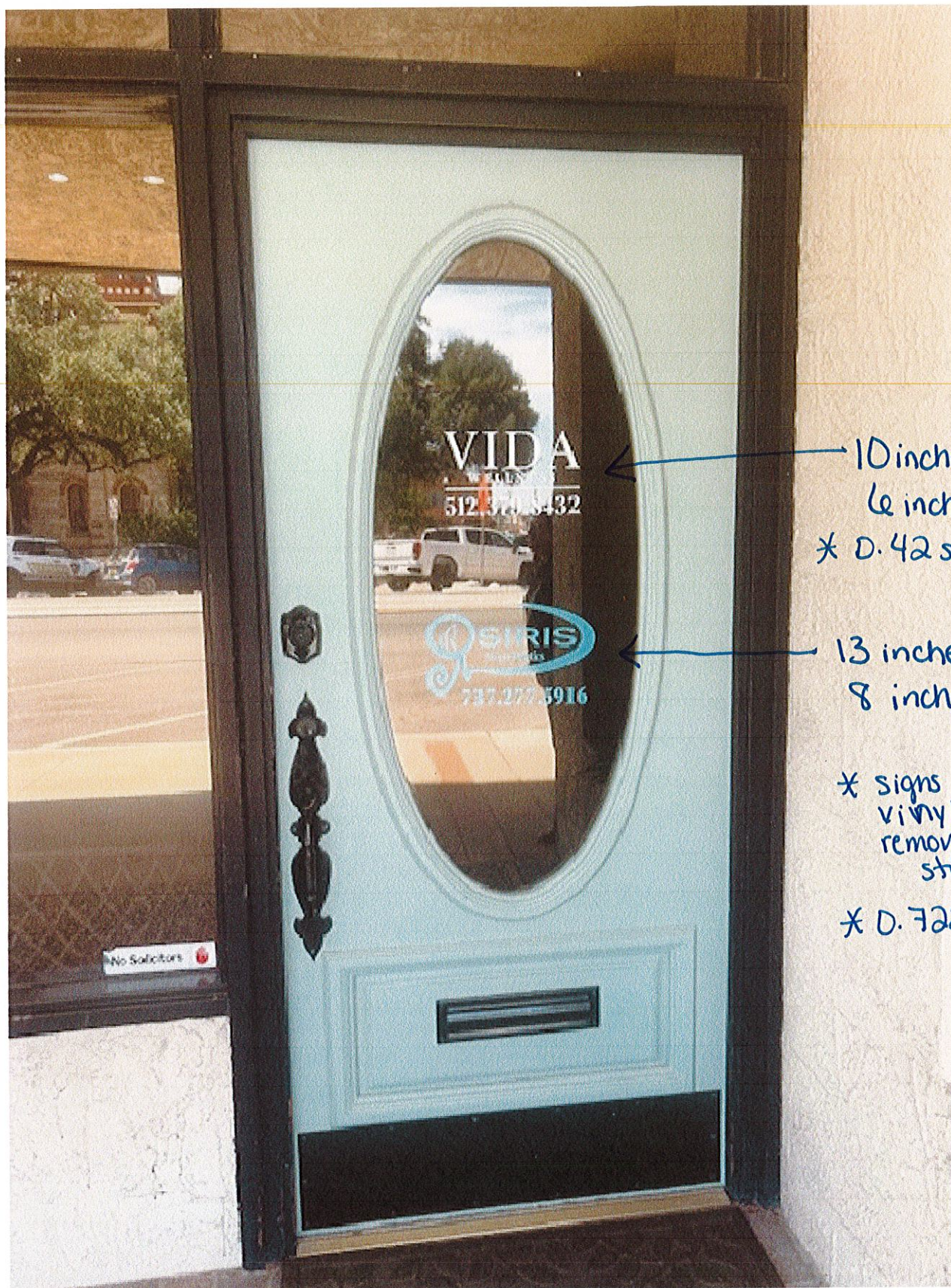


← 48 inches wide

16 inches high

* Sign is made of wood with removable stickers

approximately 5.33 sq ft



10 inches wide
6 inches high
* D. 42 sq ft

13 inches wide
8 inches high

* signs are
vinyl
removable
stickers

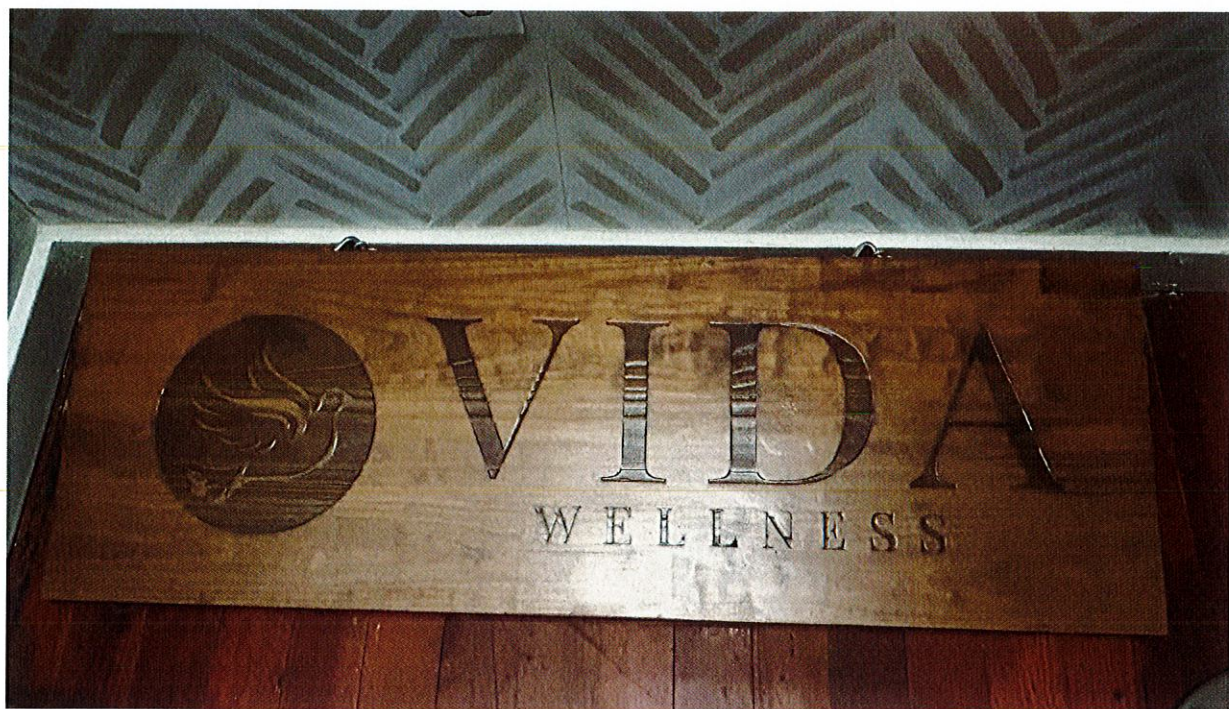
* D. 722 sq ft



VIDA
WELLNESS

512.379.8432

SIRIS
Skin Esthetics
737.277.5916





Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA-25-18

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Yolanda Dunkin

ADDRESS 117 E San Antonio St.

DAY-TIME TELEPHONE 512.379.8432

Lockhart, TX 78644

E-MAIL Yolanda@vidawellnesslockhart.com

OWNER NAME Beverly Hays

ADDRESS 1320 Clearfork St.

DAY-TIME TELEPHONE 512-995-8167

Lockhart 78644

E-MAIL _____

PERSON DOING WORK self (Yolanda Dunkin)

ESTIMATED COST wood sign was a gift from a client. Decals on door were purchased from Printing Solutions - decals were \$35 each

PROPERTY

LEGAL DESCRIPTION Original Town of Lockhart, Block 23, part of Lot 3

ADDRESS 117 E San Antonio St.

ZONING CLASSIFICATION CCB

Lockhart, TX 78644

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:

wood sign measures 48 inches wide and 16 inches high. It will be hung on hooks that were already in the building. The vinyl signs were stuck to the glass of the door and are removable.

APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: R01395593

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 Yolanda Dunkin

DATE 8.15.2025

PROPERTY OWNER SIGNATURE Beverly Hays

DATE 8.15.2025

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

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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>
Check one: Historic Landmark <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"? |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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? _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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? |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____
Has any work actually started? _____ Describe: <u>Signs are already in place.</u> |

Section Three

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted? |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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? |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 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: Karin Waller

Date of Verification: 8/25/25

Certificate No. CFA-25-18 Date Submitted 8/18/25

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.

SIGN PERMIT APPLICATION

SP - 25 - _____

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

Property Owner

CONTRACTOR NAME Beverly Haug

LICENSE NO. _____

DAY-TIME TELEPHONE 512-993-8167

ADDRESS 1320 Clearfork St.

E-MAIL _____

Lockhart 78644

Business

OWNER NAME Yolanda Dunkin

ADDRESS 117 E. San Antonio St

DAY-TIME TELEPHONE 51239798432

Lockhart, TX 78644

E-MAIL yolanda@vidawellnesslockhart.com

PROPERTY

ADDRESS OR GENERAL LOCATION 117 E. San Antonio St, Lockhart, TX

ZONING CLASSIFICATION commercial ccb HISTORIC LANDMARK OR DISTRICT (Y/N) Y

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE business-massage office

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN VIDA Wellness

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) Window & Hanging ☐ WALL ☐ MARQUEE

☐ LOW PROFILE ☒ MEDIUM PROFILE ☐ HIGH PROFILE

☐ INSTITUTIONAL ☒ DEVELOPMENT ENTRANCE ☐ RESIDENTIAL IDENTIFICATION

71% of 266.78 = 18.78 max. allowed sign area
Proposed signage = 6.4728

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 266.7 SQ. FT.

IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE FT.

HEIGHT TO TOP OF SIGN FT. TOTAL SIGN FACE AREA (One side only) 6.472 SQ. FT.

ILLUMINATION ☒ NONE ☐ INTERNAL ☐ REFLECTED ☐ BARE BULB

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 \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$ 106.47
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 Yolanda Dunkin

DATE 8.11.2025

PRINTED OR TYPED NAME Yolanda Dunkin

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 - 25 -

CERT. FOR ALTERATION NUMBER CFA - 25 - 18

DATE

FEE \$106.47

RECEIPT #



CFA-25-19

106 E WALNUT ST

SIGNAGE & VARIOUS EXTERIOR IMPROVEMENTS



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'



200 Feet
100
0

E WALNUT ST

N COLORADO ST

S COLORADO ST

E SAN ANTONIO ST

S COMMERCE ST

N COMMERCE ST

E WALNUT ST

N MAIN ST

S MAIN ST

E PECAN ST

W PECAN ST

W WALNUT ST

N CHURCH ST

W SAN ANTONIO ST

S CHURCH ST

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-25-19
REPORT DATE: August 26, 2025
MEETING DATE: September 3, 2025
APPLICANT'S REQUEST: New signage and various exterior improvements
STAFF RECOMMENDATION: ***Approval, with the exception of the rear sign on the south wall façade***
CONDITIONS: None

BACKGROUND DATA

APPLICANT AND NEW OWNER: Terry Black
PREVIOUS OWNER: Michelson Investments, LLC
SITE LOCATION: 106 East Walnut St.
LEGAL DESCRIPTION: Part of Lot 5, Block 23, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant commercial building
PROPOSED USE OF PROPERTY: Commercial
ZONING CLASSIFICATION: CCB (Commercial Central Business)

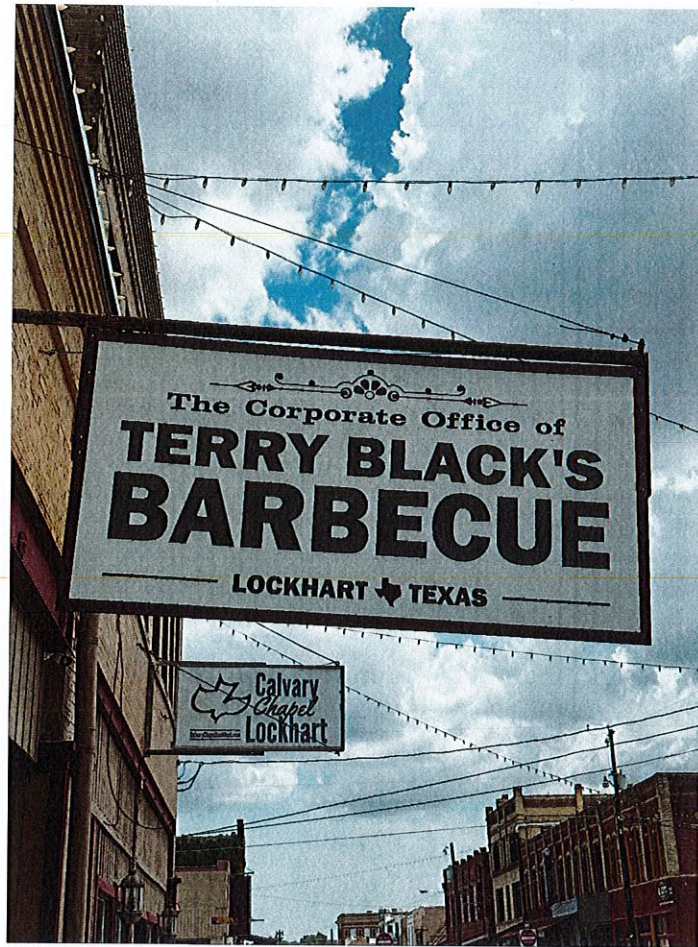
ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes new signage and various exterior improvements to the building for the proposed relocation of the Terry Black's Barbecue corporate office onto the subject property. Exterior improvements include those to both the front (north) and rear (south) wall facades. As to the front façade, a new wooden awning with corrugated metal roof will replace the existing awning, to be four feet deep to match the existing awning depth, mounted in the same location as the existing, with the addition of four new awning supports using existing eye-hooks. The front entry on the right (west) side of this façade will be removed and relocated to the current location of the center garage door bay, with new glass-panel double-doors and brick added on either side of the lower half of the doors, which will match the existing brick. New wood-framed windows will be added above the new brick, including above the double-doors. Two new downward-facing lights will be added on either side of the new windows. New brick will be added in the place of the lower half of the existing entry door location, which will match the existing brick. New wood-framed windows will be added in the upper half of the current entry door location, with the lower portion of the windows textured for privacy. A projecting wall sign will be hung from the existing bracket at the east end of the front façade, pending the bracket's structural capability. The sign will measure 32 square feet, and read "The Corporate Offices of Terry Black's Barbecue", with "Lockhart Texas" at the bottom. This sign is the same sign to be relocated from the front façade of the current corporate office location at 208 North Main St. Regarding the rear (south) façade of the subject property, a new exit door will be added to the east end of the façade, which requires the removal of the easternmost window on this façade. A flush-mount wall sign is proposed for the rear façade as well, which is the same sign to be relocated from the north façade of the current corporate office location. This sign reads the same as the sign proposed for the front façade, but is twice the size of that sign. As such, the proposed rear façade sign will exceed the allowed sign area threshold, as further discussed below. It should also be noted that any future proposed window signage will also require a Certificate for Alteration approval from the Commission. According to the application, interior improvements are also proposed, but will not affect load-bearing features. Please

refer to the enclosed photos and conceptual illustrations for the proposed signage and other improvements.

COMPATIBILITY: The proposed improvements will not detract from the character of the Courthouse Square Historic District. Other wall signs can be found on the same block and throughout the Square, including the projecting, "blade"-style sign for Fields Stable Antiques on the adjacent building to the west. The proposed improvements would help to revitalize a block along the north boundary of the Historic District that has not been improved in many years.

COMPLIANCE WITH STANDARDS: The sign proposed for the front façade complies with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. The other improvements, representing a change of outward appearance to both the front and rear facades of the building, are also subject to approval of the Certificate for Alteration, and building permits as necessary. Staff, however, recommends denial of the proposed sign for the rear façade, as it will exceed the 7% maximum sign area threshold established in Section 46-11(b) of the Sign Ordinance. The applicant is encouraged to contact Staff to discuss options and any remedies for this matter.

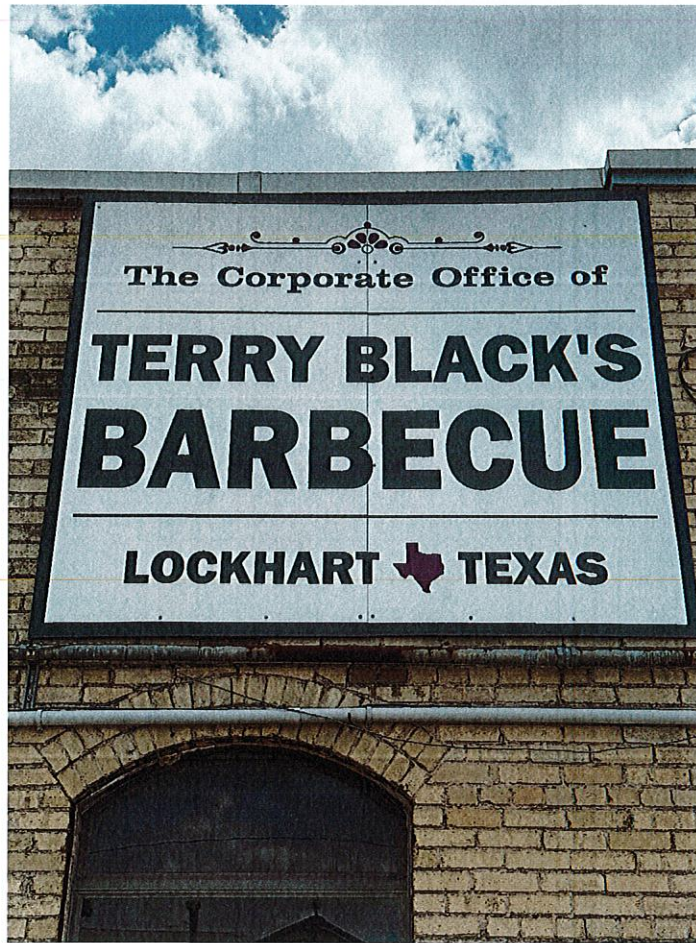


4' x 8'

FRONT



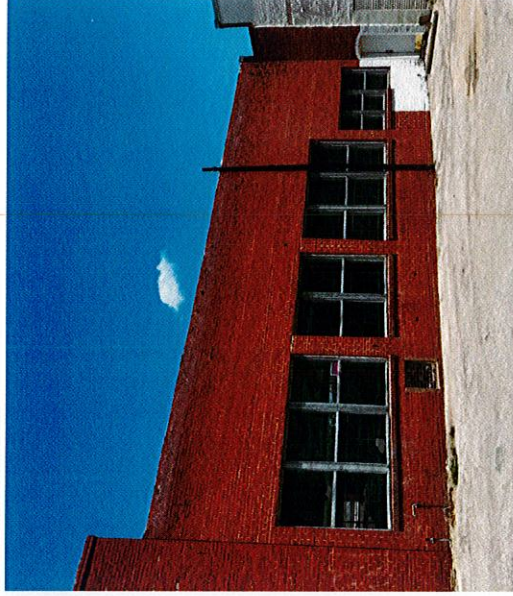
106 E. WALNUT ST.
FRONT



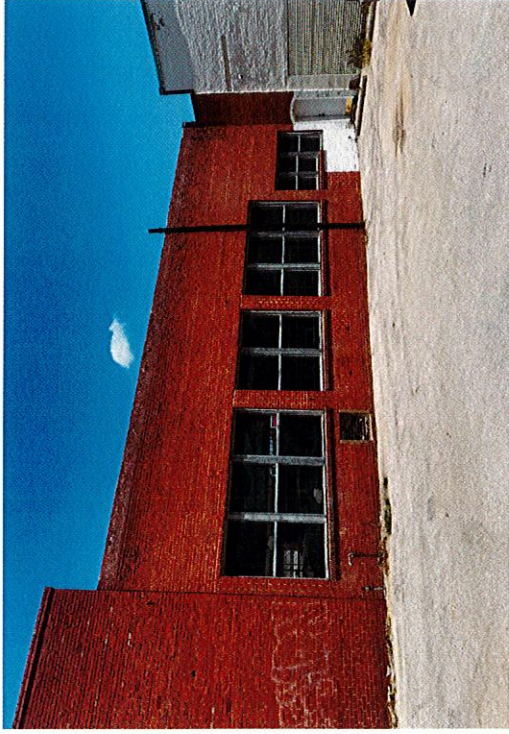
8' x 8'

Rear

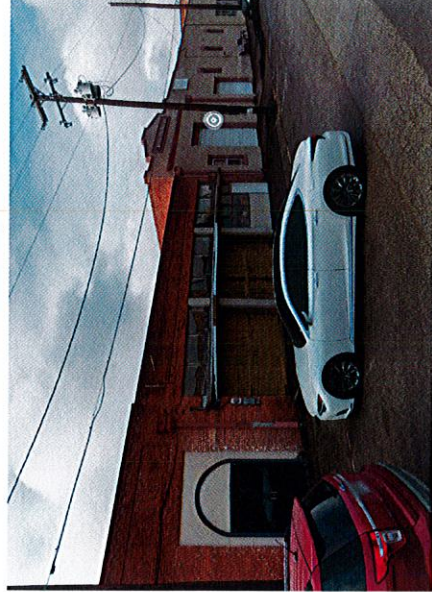
REAR ELEVATION



REAR ELEVATION

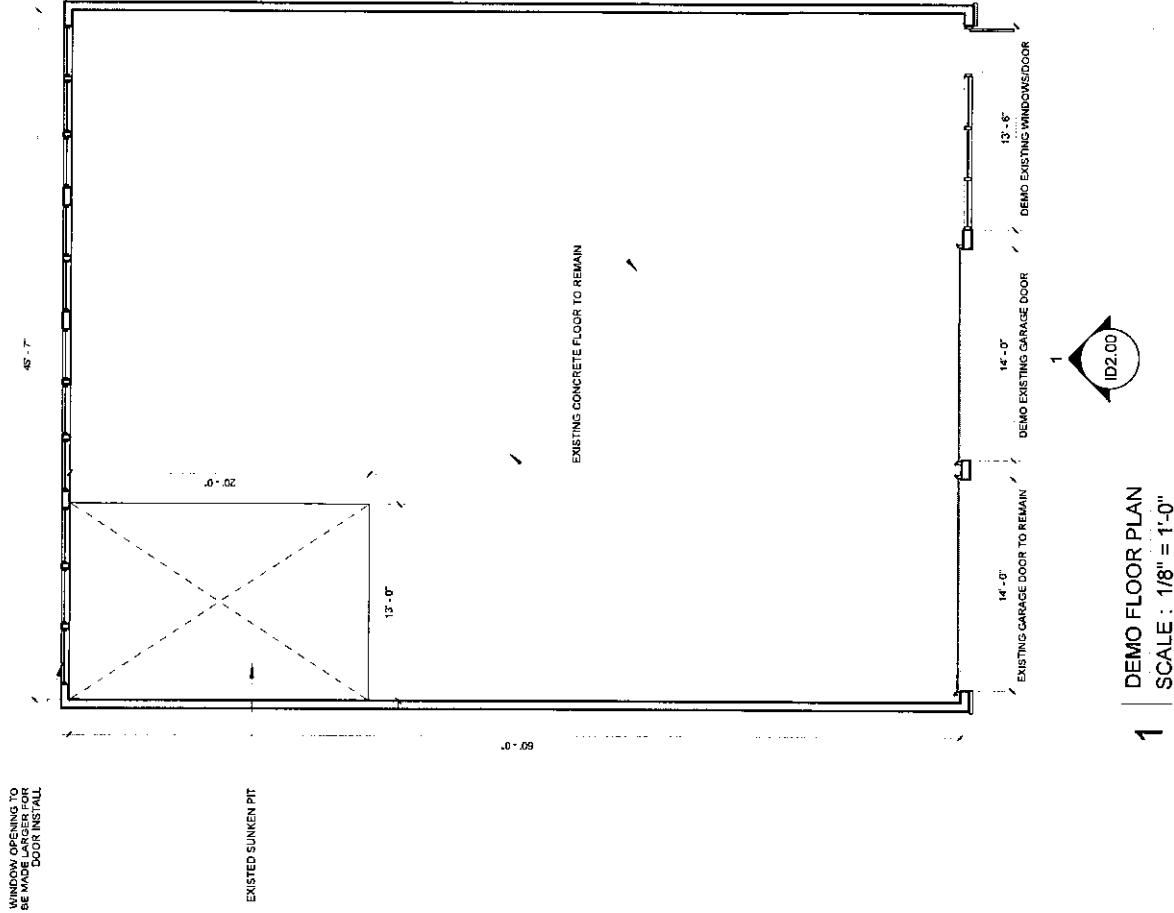


FRONT ELEVATION



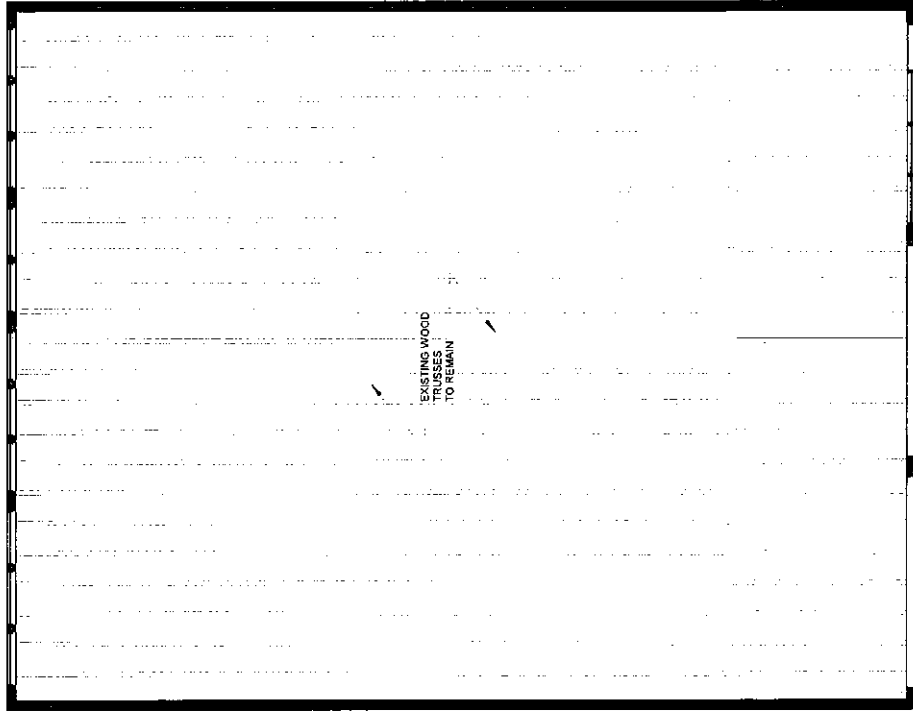
FRONT ELEVATION







1
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

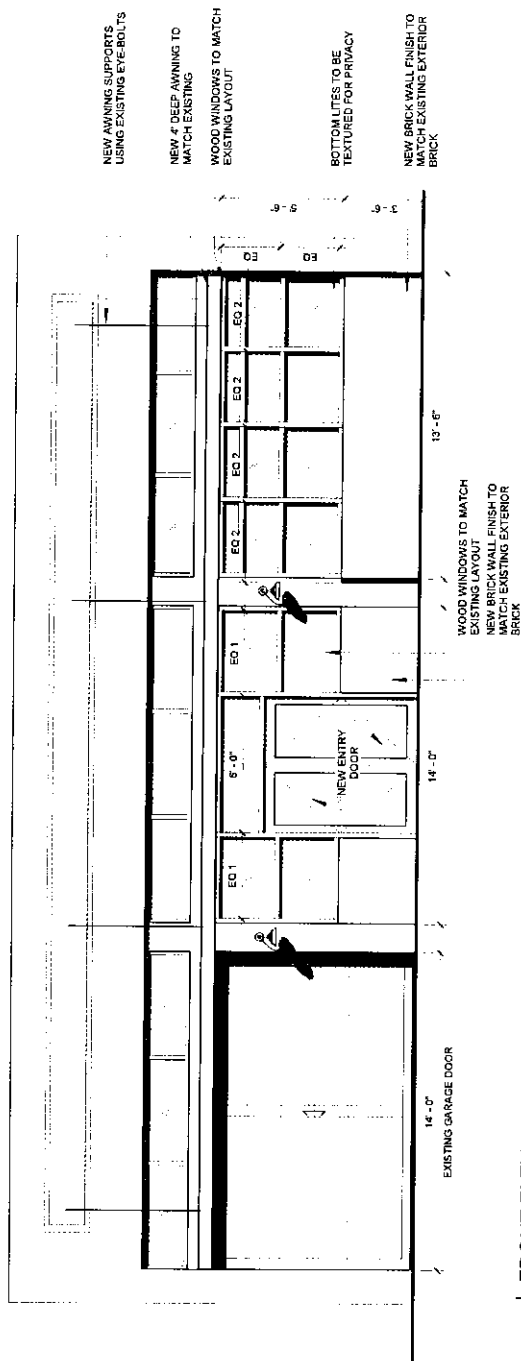


EXISTING
EXTERIOR
AWNING TO BE
REMOVED

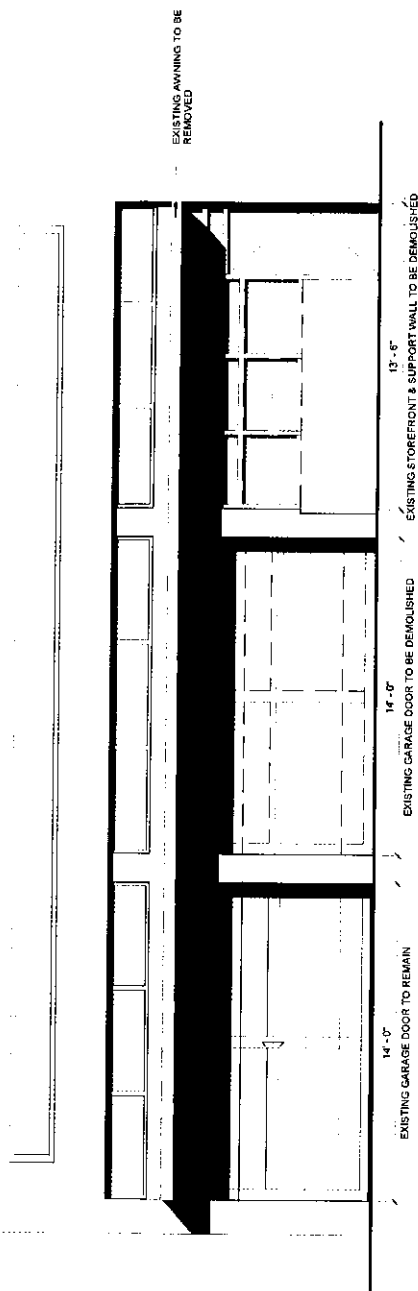
1 DEMO RCP
SCALE : 1/8" = 1'-0"



2 PROPOSED RCP
SCALE : 1/8" = 1'-0"



2 FRONT ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0"



FRONT ELEVATION - DEMO
SCALE : 3/16" = 1'-0" 1 / ID1.00



Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA-25-19

(512) 398-3461 • FAX (512) 398-3833

P.O. Box 239 • Lockhart, Texas 78644

308 West San Antonio Street

APPLICANT / PROPERTY OWNER

APPLICANT NAME TERRY Black

ADDRESS P.O. Box 990

DAY-TIME TELEPHONE 512 398 9300

LOCKHART TX 78644

E-MAIL Terry@BlackFamilyInvestments.com

OWNER NAME Black Market Investments, LLC

ADDRESS P.O. Box 990

DAY-TIME TELEPHONE 512-398-9300

LOCKHART, TX 78644

E-MAIL same

PERSON DOING WORK TERRY BLACK, SCOTT WIELAND,
GAB MOREY

ESTIMATED COST FRONT / BACK FACADE
ONLY - \$50,000.00

PROPERTY

LEGAL DESCRIPTION O.T. LOCKHART, BLOCK 23, LOT PT 5

ADDRESS 106 E. WALNUT ST., LOCKHART

ZONING CLASSIFICATION ~~HD AND~~ 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:

SEE ATTACHED. REGARDING INTERIOR WORK, THERE IS NO WORK AFFECTING
load-bearing walls.

APPLICATION FEE OF \$50.00, payable to the City of Lockhart

Receipt Number:

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

Terry W. Black

DATE 8/15/25

PROPERTY OWNER SIGNATURE

Terry W. Black

DATE 8/15/25

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

- | | | | |
|-------------------------------------|-------------------------------------|-----------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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>HD and CCB</u>
Check one: Historic Landmark <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 2. Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it <u>more</u> than limited "Ordinary Maintenance"? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</u> | 4. Will the construction or alteration covered by this application remove or physically change any <u>structural</u> elements of the property (i.e. interior or exterior load-bearing walls, columns, posts, foundations, footings, etc.)? |

Section Two

- | | | | |
|-------------------------------------|-------------------------------------|-----------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</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>N/A</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</u> | 4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____
Has any work actually started? <u>NO</u> Describe: <u>IN PROCESS.</u> |

Section Three

- | | | | |
|-------------------------------------|-------------------------------------|-----------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have <u>not</u> been previously painted? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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: Kevin Waller

Date of Verification: 8/20/25

Certificate No. CFA-25-19 Date Submitted 8/18/23

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.

SIGN PERMIT APPLICATION

SP - 25 - _____

CITY OF

Lockhart

TEXAS

- Front Wall Facade -

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

CONTRACTOR/OWNER

CONTRACTOR NAME Gab Morey / ^{SCOTT} WIELAND

LICENSE NO. ON FILE

DAY-TIME TELEPHONE 512-644-2550

ADDRESS 512 Bois D'Arc

E-MAIL GABmorey@gmail.com

LOCKHART, TX 78644

OWNER NAME Terry Black
BLACK MARKET INVESTMENTS, LLC
DAY-TIME TELEPHONE 512-398-9300

ADDRESS P.O. Box 990

LOCKHART, TX 78644

E-MAIL Terry@BlackFamilyINVESTMENTS.com

PROPERTY

ADDRESS OR GENERAL LOCATION 106 E. WALNUT

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

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

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE OFFICE

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Terry Black's BARBECUE
CORPORATE OFFICE

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)

☒ Projecting
WALL
(SOUTH SIDE) ☒ MARQUEE
NORTHSIDE

☐ LOW PROFILE ☐ MEDIUM PROFILE ☐ HIGH PROFILE

☐ INSTITUTIONAL ☐ DEVELOPMENT ENTRANCE ☐ RESIDENTIAL IDENTIFICATION

710 of 8108 = 56.7% total allowed sign area
Proposed Sign = 32 SF

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 810 SQ. FT.
(45' x 18') each side

IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE N/A FT.

HEIGHT TO TOP OF SIGN — FT. TOTAL SIGN FACE AREA (One side only) 32 SQ. FT.

ILLUMINATION ☒ NONE ☐ INTERNAL ☐ REFLECTED ☐ BARE BULB

* NORTH SIDE - FRONT - 32 SF

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. SEE ATTACHED

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).
NONE

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

NOT APPLICABLE

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

PERMIT FEE OF \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$ 132.00

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
owner

Terry Black

DATE

8/15/2025

PRINTED OR TYPED NAME

Terry Black-owner

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 - 25 -

CERT. FOR ALTERATION NUMBER CFA - 25 - 19

DATE

FEE

\$132.00

RECEIPT #

SIGN PERMIT APPLICATION

SP-25

CITY OF

Lockhart**TEXAS**

— South Wall Facade —
↑
(Rear)
(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

CONTRACTOR/OWNERCONTRACTOR NAME Gab Morey / SCOTT WIELANDLICENSE NO. ON FILEDAY-TIME TELEPHONE 512-644-2550ADDRESS 512 Bois D'ArcE-MAIL GABmorey@gmail.comLOCKHART, TX 78644OWNER NAME Terry Black
BLACK MARKET INVESTMENTS, LLC
DAY-TIME TELEPHONE 512-398-9300ADDRESS P.O. Box 990LOCKHART, TX 78644E-MAIL Terry@BlackFamilyINVESTMENTS.com**PROPERTY**ADDRESS OR GENERAL LOCATION 106 E. WALNUTZONING CLASSIFICATION ~~HD~~ CCBHISTORIC LANDMARK OR DISTRICT (Y/N) YESNUMBER OF STREET FRONTAGES (Property lines abutting a public street) ONEREARPRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE OFFICESOUTHSIDENAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Terry Black's BARBECUE
CORPORATE OFFICE**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
(SOUTH SIDE)☐ MARQUEE☐ LOW PROFILE☐ MEDIUM PROFILE☐ HIGH PROFILE☐ INSTITUTIONAL☐ DEVELOPMENT ENTRANCE☐ RESIDENTIAL IDENTIFICATION

790 of 810.8 = 56.78 total allowed sign area

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 810 SQ. FT.
(45' x 18') each side
IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE N/A FT.
HEIGHT TO TOP OF SIGN 64 FT. TOTAL SIGN FACE AREA (One side only) 64 SQ. FT.
ILLUMINATION ☒ NONE ☐ INTERNAL ☐ REFLECTED ☐ BARE BULB
* Southside-Rear - 64 SF (Alley)

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. SEE ATTACHED

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).
NONE

COPY OF STATE PERMIT OR AUTHORIZATION IF APPLICATION IS FOR AN OFF-PREMISE SIGN.
NOT APPLICABLE

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

PERMIT FEE OF \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$ 164.00
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 Terry Black Terry Black DATE 8/26/2025
OWNER
PRINTED OR TYPED NAME TERRY BLACK-OWNER

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 - 25 - _____ CERT. FOR ALTERATION NUMBER CFA - 25 - 19
DATE _____ FEE \$164.00 RECEIPT # _____

Scale 1" = 100'



W SAN ANTONIO ST

E MARKET ST

S COMMERCE ST

E PRAIRIE LEA ST

S MAIN ST

W MARKET ST

S CHURCH ST

W PRAIRIE LEA ST

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-25-20
REPORT DATE: August 27, 2025
MEETING DATE: September 3, 2025
APPLICANT'S REQUEST: Signage and window film
STAFF RECOMMENDATION: **Approval**
CONDITION: Mounting of wall sign and announcement board through the mortar joints only, and not brick

BACKGROUND DATA

APPLICANT: Paul Farley
OWNERS: Miguel and Frances Lozano
SITE LOCATION: 205 South Main St.
LEGAL DESCRIPTION: Parts of Lots 4 and 5, Block 12, Original Town of Lockhart
EXISTING USE OF PROPERTY: Church (first floor), residential (second floor)
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes the relocation of an existing announcements board from the rear building façade to the front façade, the relocation of a hanging sign from the left (south) end of the front façade to the center of the façade, a new sign on the front façade, and the addition of privacy film to three windows on this façade for the St. Andrew Orthodox Church building. The announcements board will be relocated to the leftmost (south) side of the front façade, and features a glass face with a metal frame. The hanging sign, reading "Saint Andrew Orthodox Church", with a cross image to the left of the text and an arrow pointing towards the entry doors, will be relocated such that it is centered with the front double-doors. This sign will be mounted with existing eye-hooks and chains. A new sign will also be placed on the front façade, with an image of Andrew of the Bible, with "Saint Andrew" to the left of the image, and "The First Called" to the right. This sign will be located to the right of the double-door entry, and utilize four, 3 mm. aluminum composite-material pins. Finally, removable privacy film will be applied to the interior side of each of the three lower-level windows on the front façade. Please refer to the enclosed photos and conceptual illustrations for the project, as well as the enclosed samples of the proposed window film.

COMPATIBILITY: The proposed improvements will not detract from the character of the Courthouse Square Historic District. The relocation of the announcements board and hanging sign, along with one new, moderately-sized sign and the addition of window film, is not expected to have a significant impact to the District or block upon which the property is located.

COMPLIANCE WITH STANDARDS: The signage complies with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. The relocation of the announcements board and the addition of window film are also subject to approval of the Certificate for Alteration, and building permits as necessary. A condition of approval is recommended such that the mounting of the announcements board and new sign on the front façade must be through the mortar joints, and not brick.

ALTERNATIVES: None necessary.

SUMMARY OF PROPOSAL
St. Andrew Orthodox Church
205 S. Main Street

- 1 Move exterior notice board from back of building to front, left of the main doors.
To be mounted with same hardware as currently used in the back.
- 2 Place new icon sign to front, to the right of the main doors. To be mounted with
four 3mm aluminum composite material pins
- 3 Move existing hanging sign from left edge of front, to the right approximately 15 ft.
so that it is centered over the entrance to the main doors. To be mounted with
existing eye-hooks and chains.
- 4 Apply removable privacy film to the interior side each pane of the three lower-level
windows.





[<= 30' =>]

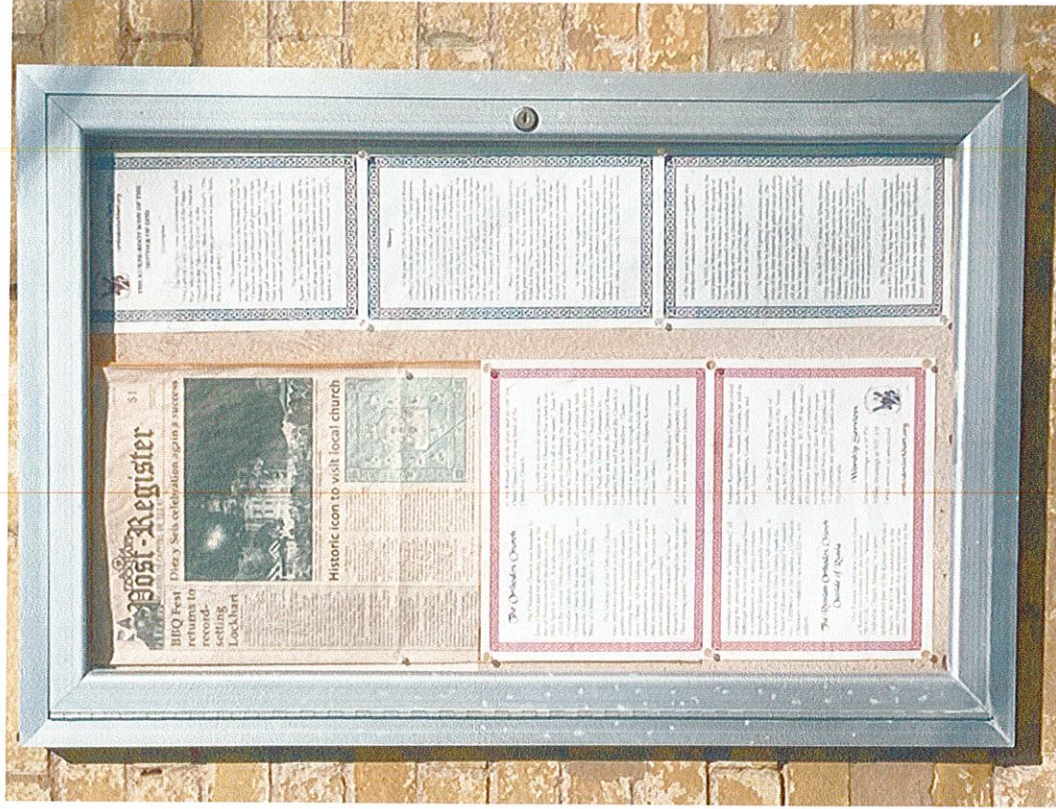
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<= 20 inches =>



3.7 sq. ft.

<= 24" =>



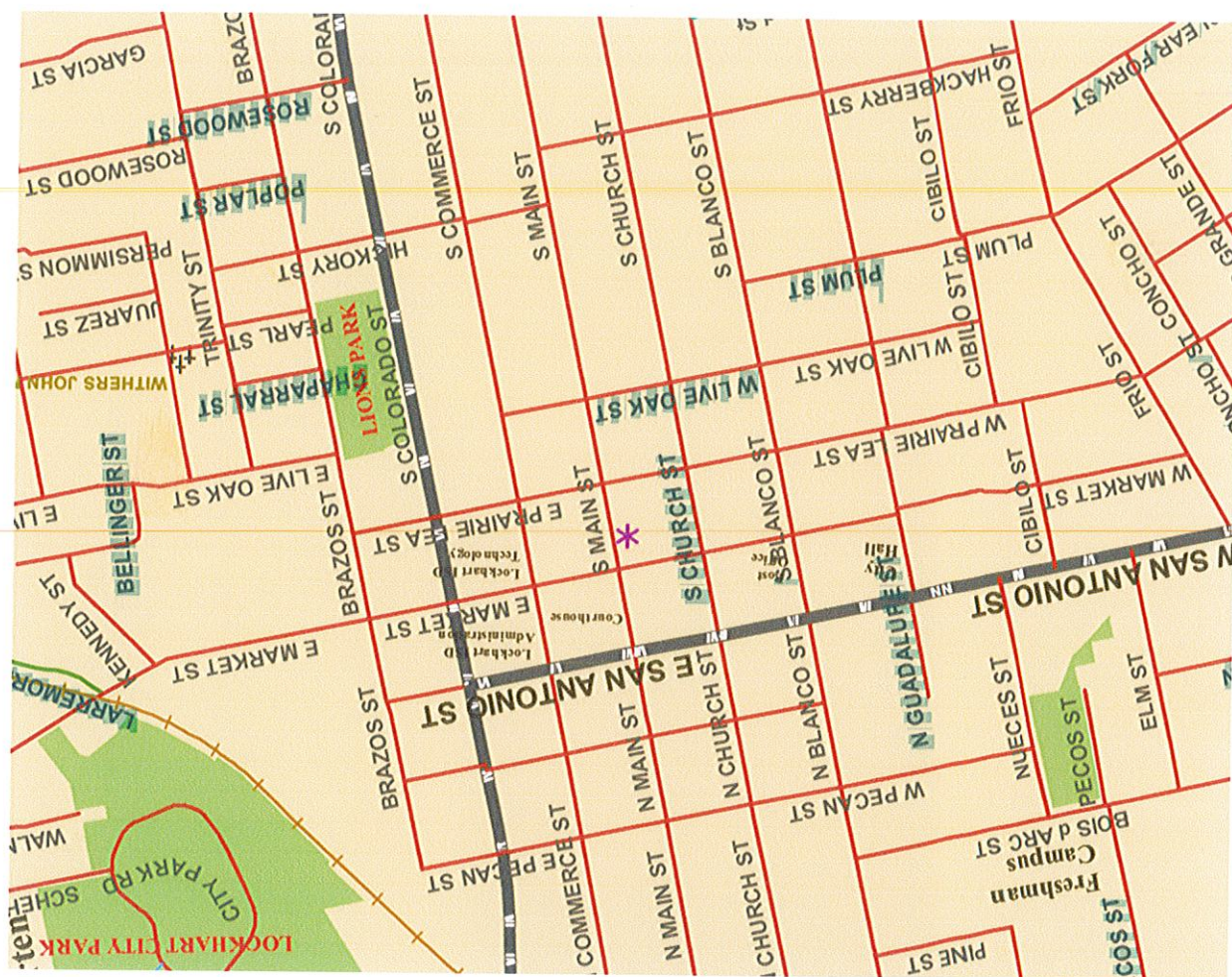
6 sq. ft.

<= 26.5 inches =>

<=

36"

=>



117 W San Antonio



Allstate

FUNK FAMILY AGENCY
512-376-2022

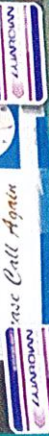
Office Hours:

Weekdays 8:30am - 5:30pm
Sat/ day & Evenings By Appt. Only

allstate.com
1-800-Allstate

Auto, Home, Business, Life,
Annuities, Mutual Funds,
Retirement & College Savings Plans

Securities are offered by
Personal Financial Representatives
through Allstate Financial Services, LLC
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Member FINRA, SIPC



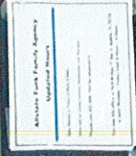
117



Allstate

Funk Family Agency

512-376-2022



SIPC

117 W San Antonio





101 E San Antonio

101 E San Antonio

CHARLOTTE'S

101 E San Antonio

**CERTIFICATE FOR ALTERATION APPLICATION****CFA-25-20**

Lockhart

TEXAS

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

APPLICANT / PROPERTY OWNERAPPLICANT NAME St Andrew Orthodox Church/Paul FarleyADDRESS 205 S Main Street, Suites A-BDAY-TIME TELEPHONE 737.335.6189Lockhart, Texas 78644E-MAIL farleytxn@gmail.comOWNER NAME Miguel A and Frances B LozanoADDRESS 203 S Main StreetDAY-TIME TELEPHONE 512.644.5584Lockhart, Texas 78644E-MAIL franlozano008@gmail.comPERSON DOING WORK applicantESTIMATED COST \$500**PROPERTY**LEGAL DESCRIPTION Lots pt. 4, 5, Block 12, O.T. Lockhart, City of Lockhart, Caldwell County, TexaADDRESS 205 S Main Street, Lockhart, Texas 78644ZONING 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:**

Please see attached Summary of Proposal

APPLICATION FEE OF \$50.00, payable to the City of LockhartReceipt Number: **R-1395659**

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

Paul FarleyDATE 8-19-25

PROPERTY OWNER SIGNATURE

Fran LozanoDATE 8/18/25

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

- | | | |
|------------|------------|-----------|
| <u>X</u> | <u> </u> | <u>kw</u> |
| <u>X</u> | <u> </u> | <u>kw</u> |
| <u>X</u> | <u> </u> | <u>kw</u> |
| <u> </u> | <u>X</u> | <u>kw</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? CCB
Check one: Historic Landmark Historic District x
 2. Is this application for any construction or alteration work that is **NOT** described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
 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> </u> | <u>X</u> | <u>kw</u> |
| <u> </u> | <u>X</u> | <u>kw</u> |
| <u>X</u> | <u> </u> | <u>kw</u> |
| <u> </u> | <u>X</u> | <u>kw</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?
 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?
 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.)
 4. Has a permit been issued for any of the proposed work? Date: Permit No.
Has any work actually started? Describe:

Section Three

- | | | |
|------------|------------|-----------|
| <u>X</u> | <u> </u> | <u>kw</u> |
| <u> </u> | <u>X</u> | <u>kw</u> |
| <u> </u> | <u>X</u> | <u>kw</u> |
| <u> </u> | <u>X</u> | <u>kw</u> |
| <u>X</u> | <u> </u> | <u>kw</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?
 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?
 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
 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?
 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: Kevin Waller

Date of Verification: 8/20/25

Certificate No. CFA-25-20 Date Submitted 8/19/25

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.

SIGN PERMIT APPLICATION

SP - 25 - _____

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 N/A LICENSE NO. _____
DAY-TIME TELEPHONE _____ ADDRESS _____
E-MAIL _____
OWNER NAME St Andrew Orthodox Church/Paul Farley ADDRESS 205 S Main Street
DAY-TIME TELEPHONE 737.335.6189 Lockhart, Texas 78644
E-MAIL farleytxn@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 205 S Main Street, Lockhart, Texas 78644
ZONING CLASSIFICATION CCB HISTORIC LANDMARK OR DISTRICT (Y/N) Y
NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1
PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE _____
Main level: church; Upper level: residential
NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN St Andrew Orthodox Church

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

79. of 735 ft = 51.45% total allowed sign area
Proposed Sign Area = 11.7 ft²

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 735 SQ. FT.

IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE — FT.

HEIGHT TO TOP OF SIGN — FT. TOTAL SIGN FACE AREA (One side only) 11.7 SQ. FT.

ILLUMINATION ☒ NONE ☐ INTERNAL ☐ REFLECTED ☐ BARE BULB

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 \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$ 111.70
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 Paul Farley

DATE 8-19-25

PRINTED OR TYPED NAME

Paul Farley

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 - 25 -

CERT. FOR ALTERATION NUMBER CFA - 25 - 20

DATE —

FEE \$111.70

RECEIPT # —



CFA-25-21

#210
208 S COMMERCE ST

NEW ROOF & A/C CONDENSERS

GUTTERS



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'



BRAZOS ST

S COLORADO ST

E MARKET ST

E PRAIRIE LEAST

S COMMERCE ST

S MAIN ST

W MARKET ST

W PRAIRIE LEAST

0 100 200 Feet

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer / Senior Planner *KW* CASE NUMBER: CFA-25-21
REPORT DATE: August 27, 2025
MEETING DATE: September 3, 2025
APPLICANT'S REQUEST: New roof, gutters, and air conditioning condensers
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

BACKGROUND DATA

APPLICANT: Nina Sells
OWNER: Schmidt Commercial, LLC, c/o Nina Sells
SITE LOCATION: 208 and 210 S. Commerce St.
LEGAL DESCRIPTION: Part of Lot 2, Block 14, Original Town of Lockhart
EXISTING USE OF PROPERTY: Commercial (restaurant)
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes to install a new roof and two new, roof-mounted air conditioning condensers to the Smitty's Market building on the subject property. The two a/c condensers will replace two existing condensers that are roughly the same size as those proposed, to be positioned at the same location on the eastern portion of the roof. The existing tar and gravel roof over the pit area, at the east end of the building, will be replaced with a new standing-seam metal roof. A new gutter system will also be added to the roof's edge, and channeled downward at each end of the roof. Please refer to the enclosed photos and illustrations for further details.

COMPATIBILITY: Other standing-seam metal roofs can be found within the Courthouse Square Historic District, and roof-mounted air conditioning condensers are a common feature of commercial buildings downtown. The new condensers and roof will not be visible from the front of the building along South Commerce Street, much like the existing units and roof, but will be visible from other perspectives, most notably South Colorado Street to the east.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed project in the Historic Districts and Landmarks Ordinance, the project is subject to approval of this Certificate for Alteration and the issuance of building and electrical permits.

ALTERNATIVES: None necessary.

Project Description and Attachments

Smith~~up~~ has two bids proposals for work to be done on the roof over the pit areas and also for a new a/c unit in the main dining room ~~and upstairs~~.

The current roof over the pit area is tar & gravel. The original roof over the old pit area is still there. The gravel will be scraped off and a new standing seam metal roof is to be installed over the old and new (1978) pit areas.

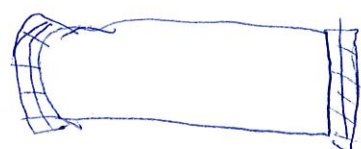
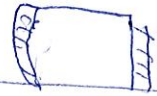
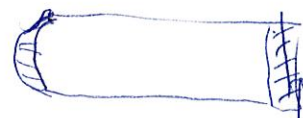
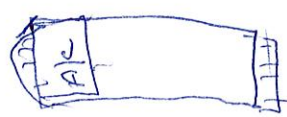
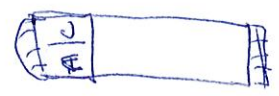
New air conditioning units will be installed to service the main dining room. The condensing units (2) are on the roof. They will be the same size as the ones that are there now.

Reprise



Smith's

MARKET



FAN

FAN

Condenser to be replaced

Condenser to be replaced

ROOF TO BE REPAIRED ABOVE PIT

gutter

gutter

gutter

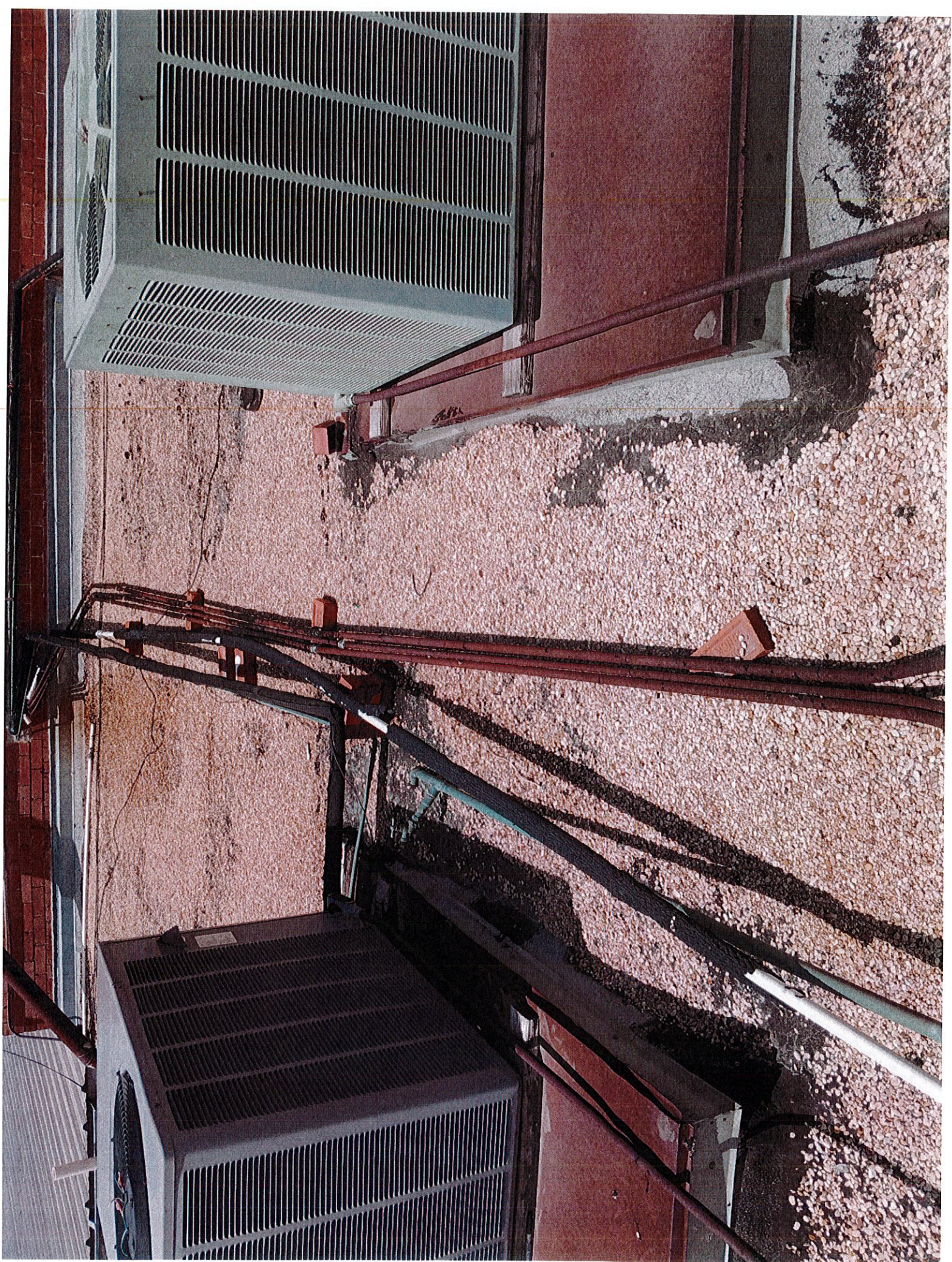
DOOR

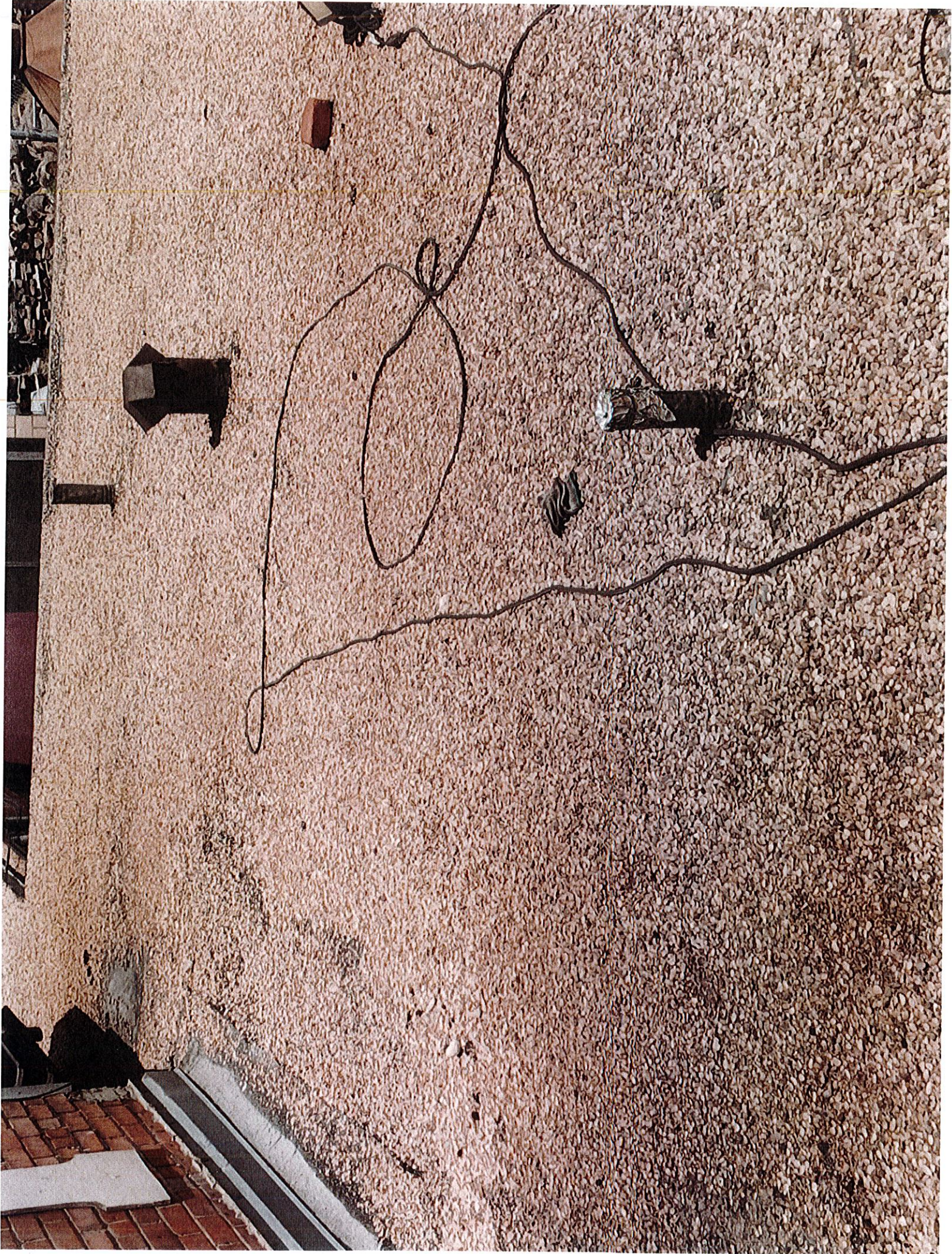
DOUBLE METAL DOORS

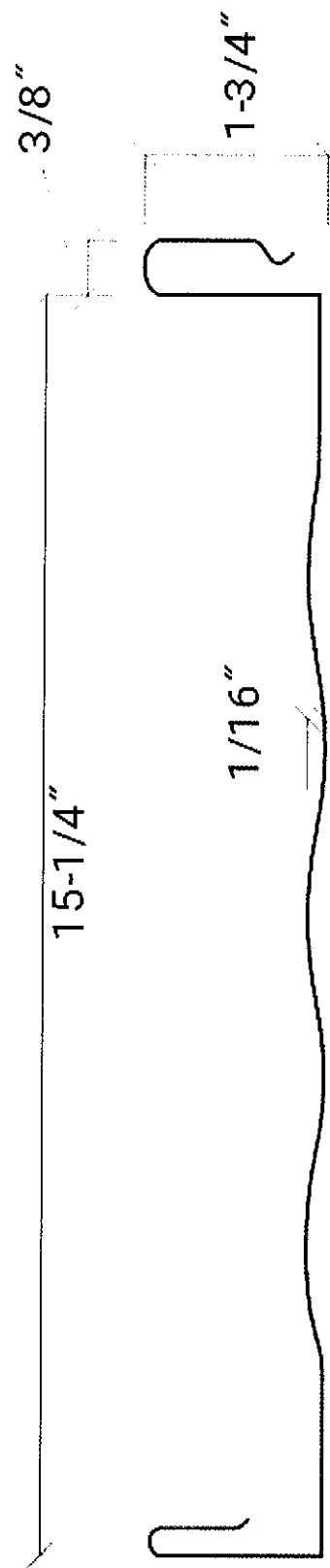
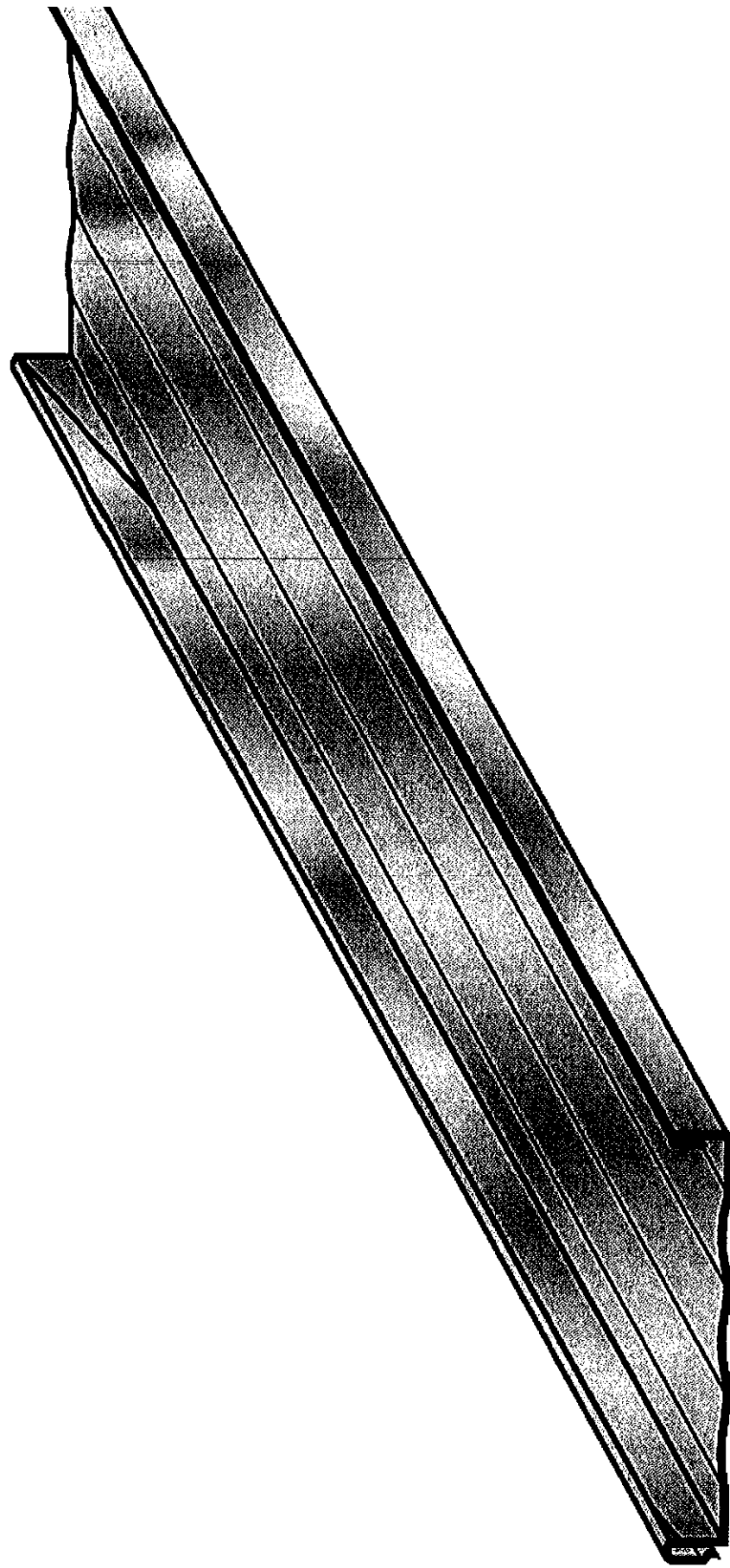
DOOR

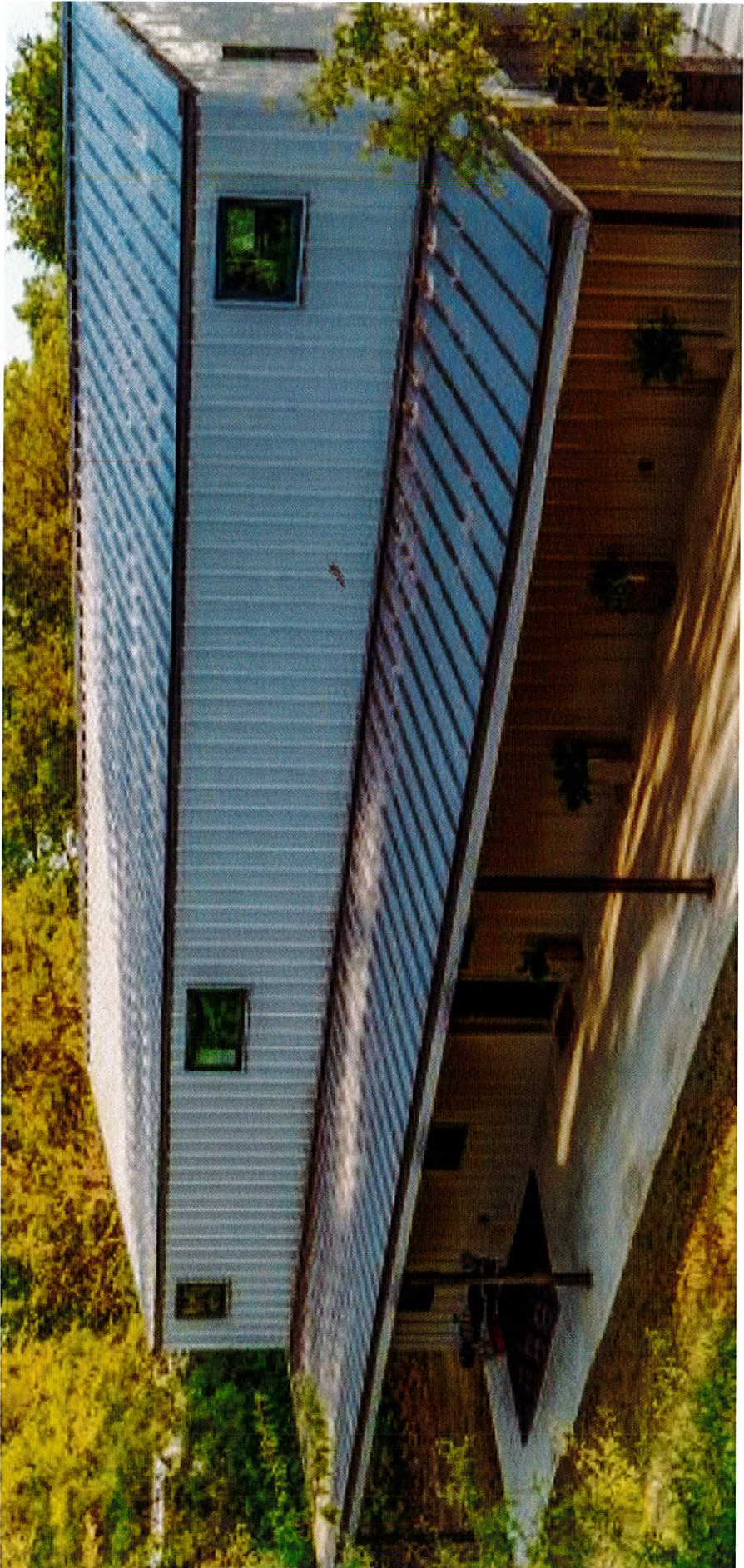
SIGN

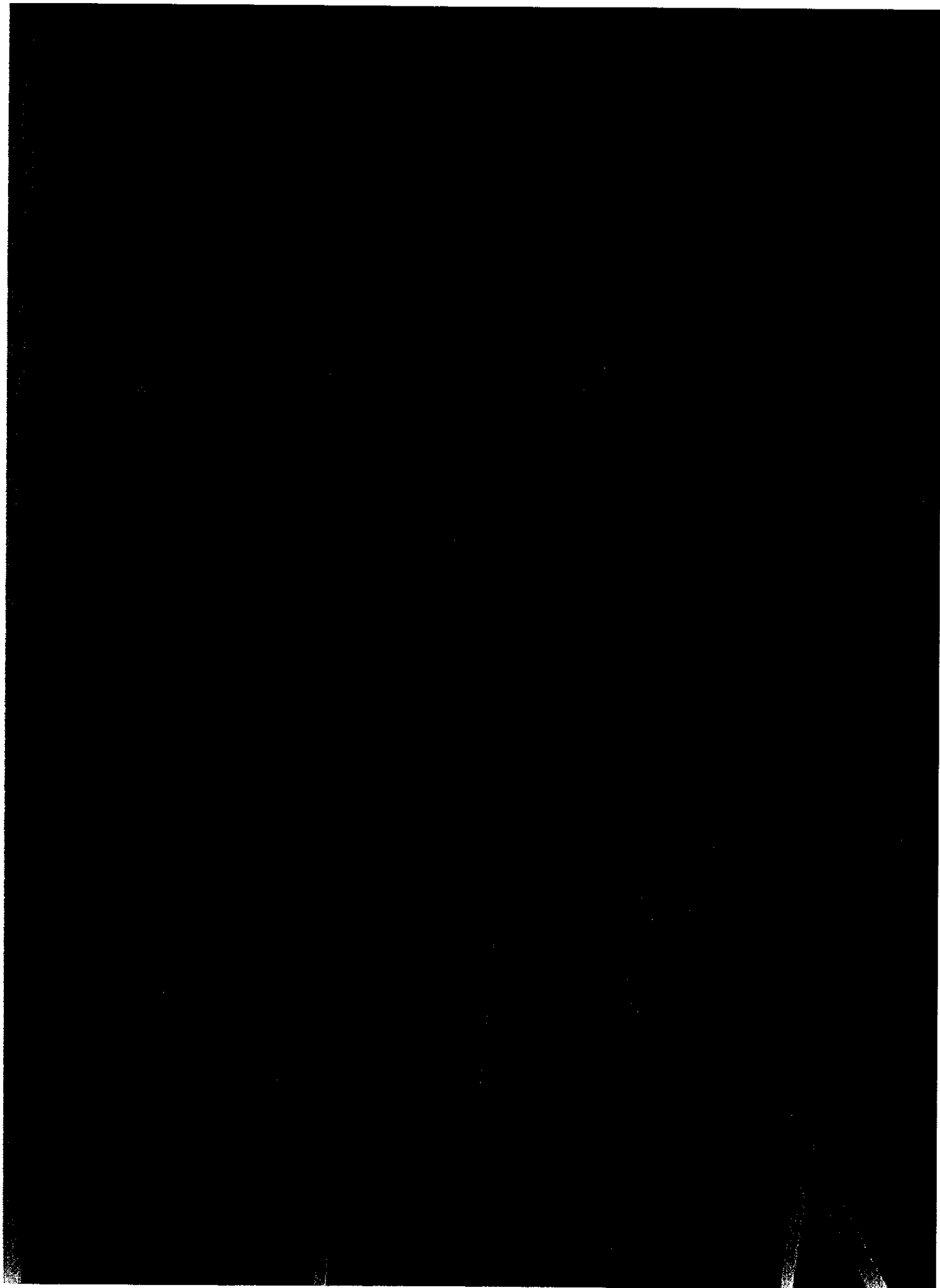
Back











STANDING SEAM (MSL) BENEFITS:

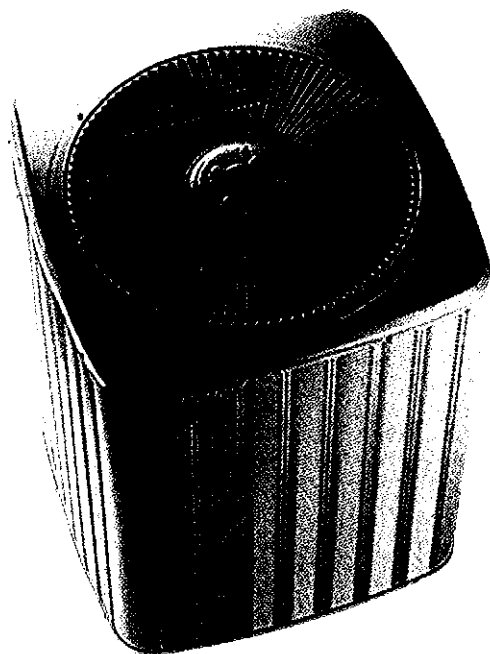
- Up to a 45-Year Limited Paint Warranty
- A Wide Range of Designer Colors
- Hail Resistant - Underwriters Laboratories
- Class-4 Rating
- Fire Resistant
- Wind Resistant
- 24 Gauge - Commercial Grade Steel
- Energy Efficient
- Greater Life Expectancy
- Outstanding Durability
- Possible Insurance Savings



DC3SEA COMMERCIAL

COOLING CAPACITY:
36,000 - 60,000 BTU/H

**3, 4, & 5-TON, THREE-PHASE
SPLIT SYSTEM AIR CONDITIONER**



■ Contents

Nomenclature.....	2
Product Specifications.....	3
Expanded Cooling Data	4
Performance	10
AHRI Ratings	11
Dimensions	12
Wiring Diagram	13
Accessories	14

R32

■ Standard Features

- High efficiency scroll compressor
- Advanced Copeland® CoreSense™ Technology
- Fully charged for 15' of tubing length
- Copper tube/ enhanced aluminum fin coil 5mm diameter
- Factory-installed filter drier
- Sweat connection service valves with easy access to gauge ports
- Enclosed contactor
- High-pressure switch
- Ground lug connection
- Capacitors with extended life
- AHRI Certified
- ETL Listed

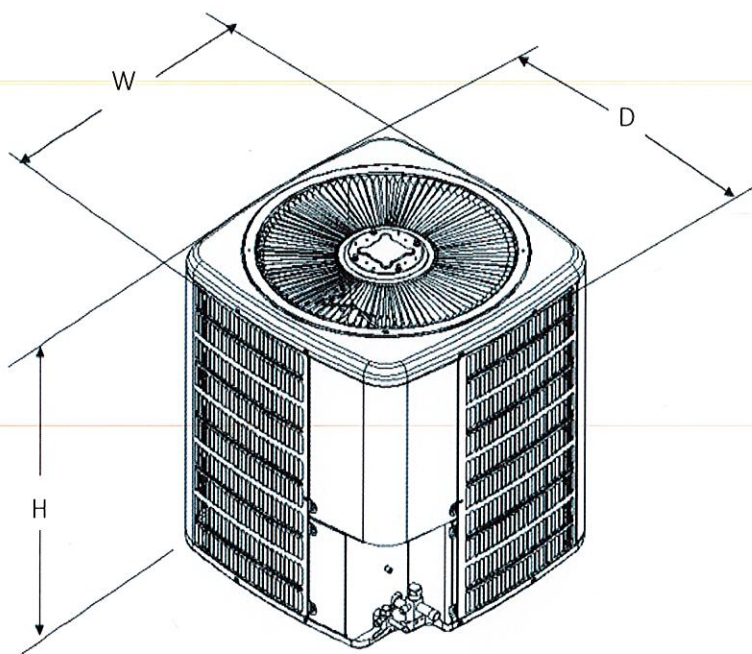
■ Cabinet Features

- Removable grille-style top design compliant with UL 60335-2-40
- Venturi for increased velocity of airflow
- Custom Nickel Gray powder- paint finish with 500- hour salt- spray approval
- Steel louver coil guard with rust-resistant screws
- Wire fan discharge grille
- Steel louver coil guard
- Rust-resistant screws
- Top and side maintenance access
- Single-panel access to controls with space provided for field-installed accessories



* Complete warranty details available from your local distributor or manufacturer's representative or at www.daikincomfort.com.

DIMENSIONS



MODEL	DIMENSIONS		
	W	D	H
DC3SEA363OA*	26	26	32½
DC3SEA483OA*	29	29	39½
DC3SEA603OA*	35½	35½	39½
DC3SEA364OA*	26	26	32½
DC3SEA484OA*	29	29	39½
DC3SEA604OA*	35½	35½	39½



Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA-25-21

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Smitty's Market ADDRESS 208 S Commerce
DAY-TIME TELEPHONE 512 398-9344 Lockhart Tx 78644
E-MAIL nina@smittysmarket.com

OWNER NAME Nina Sells ADDRESS _____
DAY-TIME TELEPHONE 512 376-8083 Burton 24670 roof prep
E-MAIL _____ Shields #k 39500 hvac
PERSON DOING WORK _____ ESTIMATED COST \$74170 total

PROPERTY Part of Lot 3 Blk. 14 Original Town of Lockhart
LEGAL DESCRIPTION Brue Smitty Building 208 & 210 S Commerce
ADDRESS 208 S Commerce St. #210 ZONING CLASSIFICATION CCB

GENERAL INFORMATION

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Please see attached.

APPLICATION FEE OF \$50.00, payable to the City of Lockhart Receipt Number: R01395903

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 Nina Sells DATE 8-12-25

PROPERTY OWNER SIGNATURE Nina Sells DATE 8-12-25

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

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? CB
Check one: Historic Landmark ☐ Historic District ☒
2. Is this application for any construction or alteration work that is **NOT** described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"? tar & gravel roof will be replaced with metal roof
3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
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

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? root leaks
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?
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.)
4. Has a permit been issued for any of the proposed work? Date: Permit No.
Has any work actually started? ☐ Describe:

Section Three

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? tar & gravel roof to standing seam metal roof
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? tar & gravel roof to standing seam metal roof
3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted? no
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?
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? new a/c condensers are the same, just new.

Scope of Work Questions Verified By: Kevin Walker

Date of Verification: 8/27/25

Certificate No. CFA-25-21 Date Submitted 8-19-25

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.



CFA-25-22

211 W MARKET ST

NEW SIGNAGE & REPAINT TO A DIFFERENT COLOR



SUBJECT PROPERTY



ZONING BOUNDARY

Scale 1" = 100'



E SAN ANTONIO ST

N MAIN ST

E MARKET ST

S MAIN ST

N CHURCH ST

W SAN ANTONIO ST

S CHURCH ST

W MARKET ST

N BLANCO ST

S BLANCO ST

W PRAIRIE LEA ST



STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Historical Preservation Officer/Senior Planner *KW* CASE NUMBER: CFA-25-22
REPORT DATE: August 27, 2025
MEETING DATE: September 3, 2025
APPLICANT'S REQUEST: New signage and repainting front façade to a different color
STAFF RECOMMENDATION: **Approval**
CONDITION: Hanging sign must maintain at least 7 feet of clearance above the public sidewalk

BACKGROUND DATA

APPLICANT: Wendy Ramsey
OWNERS: Judy Chapman and Diane Morgan Chapman, Chapman Family Trust
SITE LOCATION: 211 W. Market St.
LEGAL DESCRIPTION: Part of Lot 6, Block 20, Original Town of Lockhart
EXISTING USE OF PROPERTY: Vacant commercial building
PROPOSED USE OF PROPERTY: Commercial (retail)
ZONING CLASSIFICATION: CCB (Commercial Central Business)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: Proposed are two new window signs, a hanging sign, and the repainting of the front façade to a different color, for the soon-to-be relocated Wendy R. Gift Shop to the subject property. A new window decal will be placed on the right glass panel of the double-door entry, to simply read: "hello". Another decal will be added to the window panel located to the right of the entry doors, to read "curated with heart and sparkle". The proposed hanging sign will be hung from the existing awning, to read "wendy R. gift shop" in white lettering, with arc graphics in the upper-left and lower-right corners of the sign, surrounded by a white border. This sign, with dimensions of 16" by 48", and featuring notched corners and a contrasting border, would have qualified as a pre-approved sign, but for the sake of efficiency and paperwork reduction, has been added to this Certificate for Alteration application. The front façade will be repainted, beneath the awning, to a brighter shade of white in certain sections of the façade, and a deep pink/light red color in other sections. Specifically, the wall paneling above and beneath both front windows, as well as the framing surrounding the double-door entry, will be painted the deep pink/light red color. All other sections of the front façade will be painted with the bright white shade.

COMPATIBILITY: The proposed improvements will not detract from the character of the Courthouse Square Historic District. Both hanging and window signage are commonly found in the District. The proposed pink/red paint will echo the coloring of the fire station's garage doors on the adjacent property to the east, and the new white shade will complement the existing white color above the awning, as well as the white coloring featured on the three adjacent businesses to the west.

COMPLIANCE WITH STANDARDS: The signs comply with the Sign Ordinance, and the required Sign Permit is subject to approval of this Certificate for Alteration. Although there are no design guidelines in the Historic Districts and Landmarks Ordinance for the proposed repainting to a different color, it presents a change of outward appearance, and is therefore also subject to approval of the Certificate for Alteration. A condition of approval is recommended such that the hanging sign maintain at least 7 feet of clearance above the public sidewalk.

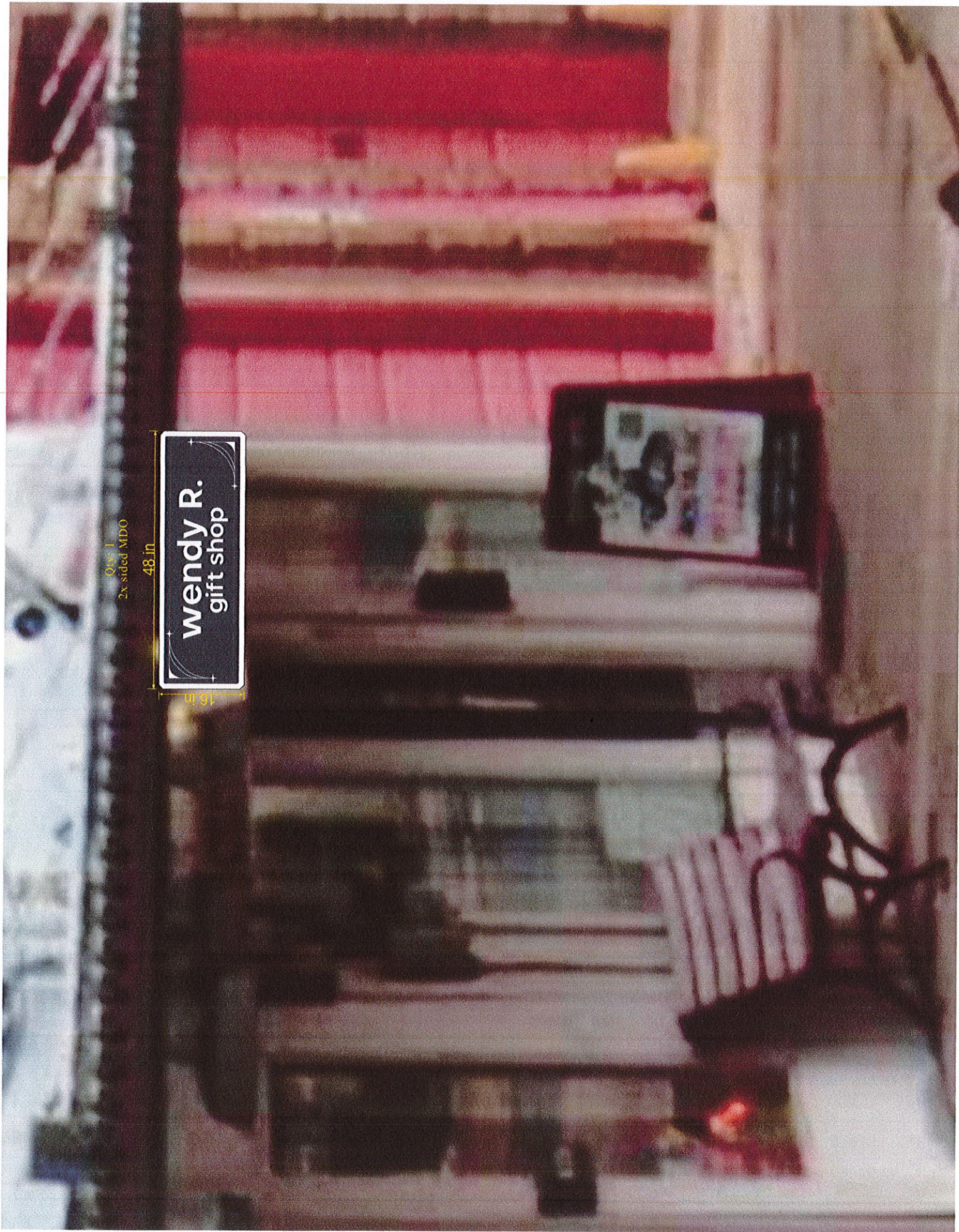
ALTERNATIVES: None necessary.

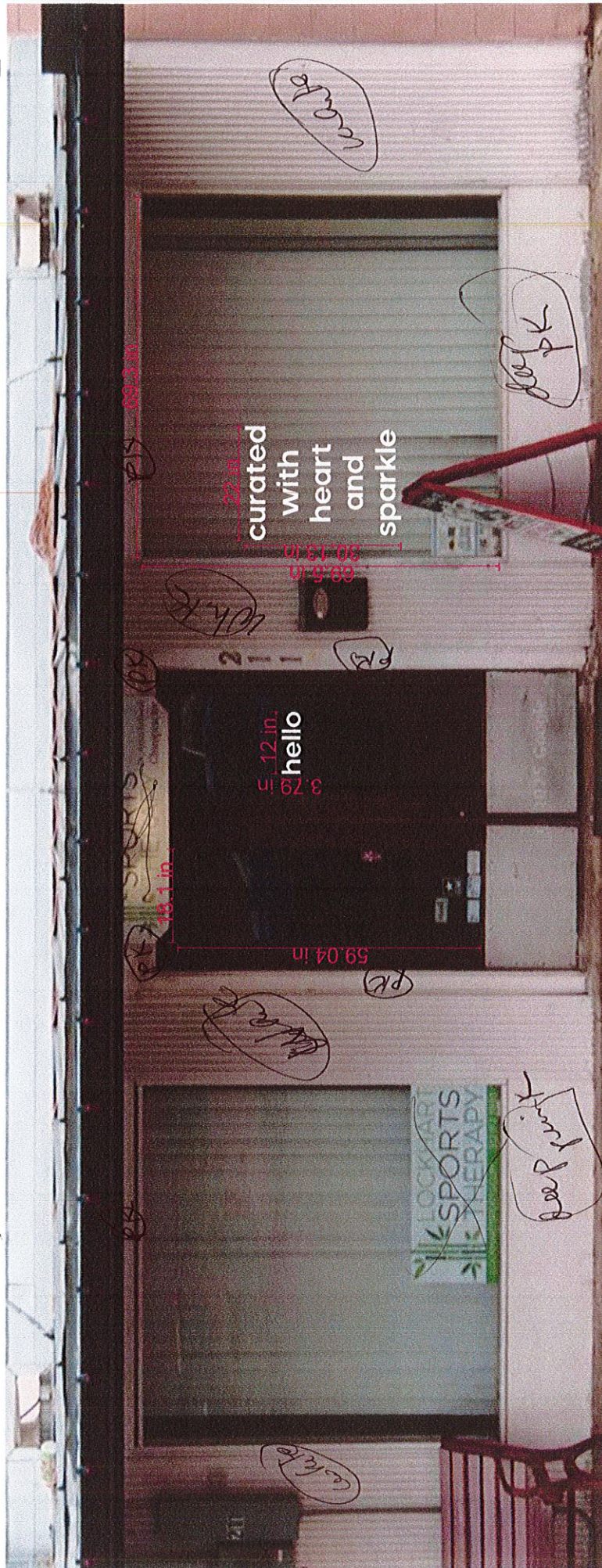
Qty: 1
2x sided MDO

48 in

wendy R.
gift shop

16 in





Wm

PK

curated
with
heart
and
sparkle

22 in

59.13 in

PK

3.29 in
hello

16.1 in

59.04 in

PK

Wm

del print

LOCKYARD
SPORTS
THERAPY

Wm



Lockhart

TEXAS

CERTIFICATE FOR ALTERATION APPLICATION

CFA-25-22

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

APPLICANT / PROPERTY OWNER

APPLICANT NAME Wendy Ramsey
DAY-TIME TELEPHONE 512 787 6067
E-MAIL wendy.ramsey@gmail.com
OWNER NAME Judy Chapman
DAY-TIME TELEPHONE 682 347 7406
E-MAIL jmechag@sbcglobal.net
PERSON DOING WORK Laser Signs
Greg Mitchell

ADDRESS 411 S Main St
Lockhart TX
78644

ADDRESS 2624 E Scruggs Park Dr.
Richardson TX
75081

ESTIMATED COST \$2000

PROPERTY

LEGAL DESCRIPTION Part of Lot 6, Blk. 20, Original Town of Lockhart
ADDRESS 211 W Market 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:

Paint, lettering, sign

APPLICATION FEE OF \$50.00, payable to the City of Lockhart

Receipt Number: R01395910

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 Wendy Ramsey DATE 8-19-25

PROPERTY OWNER SIGNATURE Judy M. Chapman DATE 8-21-25

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. The HPO may approve this Certificate for Alteration, 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 the Certificate for Alteration by the Lockhart Historical Preservation Commission in a public meeting may be 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

- | | | | |
|-------------------------------------|-------------------------------------|-----------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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>
Check one: Historic Landmark <input type="checkbox"/> Historic District <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</u> | 2. Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</u> | 3. Will the construction or alteration covered by this application include any work visible from the exterior of the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</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

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

Section Three

- | | | | |
|-------------------------------------|-------------------------------------|-----------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</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? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</u> | 3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>KW</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? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>KW</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: Karin Waller

Date of Verification: 6/27/25

Certificate No. CPA-25-22 Date Submitted 6/19/25

SIGN PERMIT APPLICATION

SP - 25 - _____

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

Business owner

CONTRACTOR NAME Wendy Ramsey

LICENSE NO. _____

DAY-TIME TELEPHONE 512-787-6067

ADDRESS 411 S. Main St.

E-MAIL wendysgifts@gmail.com

Lockhart 78644

Property

OWNER NAME Judy Chapad

ADDRESS Richland Hills, TX 76118

DAY-TIME TELEPHONE 682-349-7406

2624 Scruggs Park Dr.

E-MAIL jmc@sbcglobal.net

PROPERTY

ADDRESS OR GENERAL LOCATION 211 W Market St

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

NUMBER OF STREET FRONTAGES (Property lines abutting a public street) 1

PRINCIPAL USE OF LAND AND/OR BUILDINGS ON THE SITE retail

NAME OF BUSINESS TO OWN OR USE PROPOSED SIGN Wendy R gift shop

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) Hanging & window glass signs ☐ WALL ☐ MARQUEE

☐ LOW PROFILE ☒ MEDIUM PROFILE ☐ HIGH PROFILE

☐ INSTITUTIONAL ☒ DEVELOPMENT ENTRANCE ☐ RESIDENTIAL IDENTIFICATION

71% of 312.5 sq ft = 21.9 sq ft total allowed sign area
Proposed Signage = 10.1 sq ft

CHARACTERISTICS OF SIGN

IF ATTACHED SIGN, TOTAL AREA OF BUILDING FACADE ON WHICH LOCATED 312.5 SQ. FT.

IF FREESTANDING SIGN, SETBACK FROM NEAREST STREET RIGHT-OF-WAY LINE — FT.

HEIGHT TO TOP OF SIGN — FT. TOTAL SIGN FACE AREA (One side only) 10.1 SQ. FT.

ILLUMINATION ☒ NONE ☐ INTERNAL ☒ REFLECTED ☐ BARE BULB

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 \$100, PLUS \$1.00 PER EACH SQUARE FOOT, (applied to only one side of double-faced signs), APPLICATION FEE OF \$ 110.10
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 Wendy Rausey

DATE 8-19-25

PRINTED OR TYPED NAME WENDY RAUSEY

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 - 25 -

CERT. FOR ALTERATION NUMBER CFA - 25 - 22

DATE:

FEE: \$110.10

RECEIPT #: